

**UNIFORM BUILDING REGULATIONS
- VICTORIA - 1974**

STATUTORY RULES 1981

No. 285

Local Government Act 1958

**Uniform Building (Amendment) Regulations 1981,
No. 11**

*At the Executive Council Chamber, Melbourne, the
thirtieth day of June 1981*

PRESENT:

His Excellency the Governor of Victoria

Mr Granter
Mr Lacy

Mr Lieberman
Mr Kennett

IN PURSUANCE of the provisions of Part XLIX of the *Local Government Act 1958*, and all other powers enabling him in that behalf, and after consideration by the Minister for Local Government of the reports and draft Regulations submitted to the Minister by the Committee constituted under the said Part, His Excellency the Governor of the State of Victoria, by and with the advice of the Executive Council thereof, hereby makes the following Regulations:

1. (a) These Regulations may be cited as the Uniform Building (Amendment) Regulations 1981, No. 11 and shall come into operation on 1 October 1981.

(b) In these Regulations the Uniform Building Regulations 1974* are called the Principal Regulations.

2. In clause 102 (a) of the Principal Regulations—

(a) the definition of "Chief Fire Officer" is hereby revoked;

(b) after the definition of "Chief Inspector of Factories" there shall be inserted the following:

"Combustible" means—

(i) when applied to a material, combustible when tested in accordance with AS 1530—Methods for Fire Tests on Building Materials and Structures: Part 1—1976—Combustibility Test for Materials; and

(ii) when applied to a part of a building, constructed wholly or in part of materials which are combustible within the meaning of the Australian Standard referred to in paragraph (i).;

* S.R. No. 348/73 as amended by S.R. Nos. 424/74, 481/74, 107/75, 113/76, 156/76, 226/76, 303/77, 363/78 and 198/80

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(c) after the definition of "New Building" there shall be inserted the following:

' "Non-combustible" means—

- (i) when applied to a material, not combustible when tested in accordance with AS 1530—Methods for Fire Tests on Building Materials and Structures: Part 1—1976—Combustibility Test for Materials; and
- (ii) when applied to a part of a building, constructed wholly of materials which are not combustible within the meaning of the Australian Standard referred to in paragraph (i).';

3. In clause 502 of the Principal Regulations, after sub-clause (k) there shall be inserted the following sub-clause:

'(kk) the proposed details of temporary protection required by clause 3207.'

4. In the Table of Contents of Chapter 32 of the Principal Regulations—

- (a) for the expressions 'Clause 3203.—Fire Services in Buildings containing Class II. Occupancy.' to 'Clause 3209.—Fire Service in High Buildings.' (inclusive) there shall be substituted the following expressions:

'Clause 3201.—Definitions.

Clause 3202.—Provision of Fire Hose Reels.

Clause 3203.—Provision of Portable Fire Extinguishers.

Clause 3204.—Provision of Hydrants.

Clause 3205.—Fire Main Requirements.

Clause 3206.—Equipment where Public Water Supply is not Available or is Inadequate.

Clause 3207.—Temporary Protection during Construction.'

- (b) for the expression 'Clause 3211.—Certain Buildings to be Connected to Fire Station' there shall be substituted the following expressions:

'Clause 3211.—Provision for Special Hazards.

Clause 3211A.—Materials and Sizes of Pipework used in Fire Service Installations.';

- (c) after the expression 'Clause 3218.—Installation of Automatic Fire Alarms.' there shall be inserted the following expression:

'Clause 3219.—Approval of Installations.'

5. For clause 3203 to clause 3209 (inclusive) of the Principal Regulations there shall be substituted the following clauses:

'3201. *Definitions.*—In this Chapter unless inconsistent with the context or subject-matter—

"Class IX Occupancy" means any public building referred to in paragraph (i) of clause 601, other than a public building within the meaning of the *Health Act* 1958.

"Fire Main" means a water service pipe connected to a water supply and installed within a building or building site for fire-fighting purposes and includes any portion of the pipe providing connection between a public water main and the site boundary.

"Hydrant" means a fire hydrant or fire plug connected to a fire main.

"Storey" shall have the same meaning as defined in clause 102 but includes ~~basements and mezzanine floors.~~ *SEE Amend 18.*

"Water Supply" means a water supply to the fire main from a static water supply provided on site for the purpose or a public water supply.

3202. Provisions of Fire Hose Reels.—

- (a) Fire hose reels shall be provided in every storey of a building set out in Table 3202 as requiring the provision of fire hose reels.
- (b) For the purposes of sub-clause (a), where a building contains mixed classes of occupancy the whole building shall be classified as being of that class of occupancy contained in the building for which the most stringent requirements are prescribed.

TABLE 3202

Buildings in which Fire Hose Reels are Required

<i>Class of Occupancy</i>	<i>Conditions Requiring Provision of Fire Hose Reels</i>
II III V	(a) If the total floor area of the building exceeds 500 m² irrespective of the number of storeys; or (b) If the building is on land which is situated 1200 m or more above the Australian Height Datum or which in the opinion of the Council is likely to be subject to significant snow falls and the total floor area of the building exceeds 300 m² irrespective of the number of storeys, or (c) If the building contains more than two storeys.
VI VII VIII IX	(a) If the total floor area of the building exceeds 300 m² irrespective of the number of storeys; or (b) If the building contains more than two storeys.

(c) In a building in which fire hose reels are required pursuant to sub-clause (a)—

- (i) every fire hose reel shall be provided with a length of hose between 18 m and 36 m long;
- (ii) every fire hose reel shall be installed in a part of the storey that is accessible to all occupants of that storey;
- (iii) fire hose reels shall not be installed in a fire isolated exit unless such installation is approved by the Chief Officer; and *Revised Amend 18*
- (iv) sufficient fire hose reels shall be provided in each storey so that no point on the floor of that storey shall be beyond an arc formed by a radius of two-thirds ($2/3$) of the length of the installed hose measured from the location of the hose reel concerned. *

(d) Every fire hose reel shall—

- (i) be connected to a fire main;
- (ii) comply with the provisions of AS 1221—1981—Fire Hose Reels;
- (iii) be installed in accordance with the relevant provisions of AS 2441—1981—Installation of Fire Hose Reels; and
- (iv) be maintained in accordance with the relevant provisions of AS 1851—Rules for the Maintenance of Fire Protection Equipment: Part 2—1981—Fire Hose Reels.

(e) See Amend 18

3203. Provision of Portable Fire Extinguishers.—

- (a) In every building of Class III, V, VI, VII, VIII or IX Occupancy where fire hose reels are not required, the Chief Officer may require the provision of such number, type and location of portable fire extinguishers as he considers necessary and approves but not less than one such fire extinguisher shall be provided for every 200 m² or part thereof of floor area.
- (b) In every building where fire hose reels are required pursuant to clause 3202, fire extinguishers shall be provided in areas of special risk including electrical switchboards and areas used for the storage of flammable liquids. The number, type and position of fire extinguishers shall be to the approval of the Chief Officer.

- (c) Every portable fire extinguisher shall be installed in accordance with the relevant provisions of AS 1851—Rules for the Maintenance of Fire Protection Equipment: Part 1—1976—Portable Fire Extinguishers.

(d) SEE Amend 18.

3204. Provision of Hydrants.—

- (a) Hydrants shall be provided in every storey of a building set out in Table 3204 as requiring the provision of hydrants.
- (b) For the purposes of sub-clause (a), where a building contains mixed classes of occupancy the whole building shall be classified as being of that class of occupancy contained in the building for which the most stringent requirements are prescribed.

TABLE 3204

Buildings in which Hydrants are Required

<i>Class of Occupancy</i>	<i>Conditions Requiring the Provision of Hydrants</i>
II III	Every building containing more than three storeys irrespective of the floor area.
V	(a) Every building containing more than three storeys irrespective of the floor area; or (b) If the total floor area of the building exceeds 1000 m ² .
VI VII VIII IX	(a) Every building containing more than three storeys irrespective of the floor area; or (b) If the total floor area of the building exceeds 600 m ² . 390

- (c) In the following buildings, every hydrant required pursuant to sub-clause (a) shall have a 63 mm outlet and be equipped with a 38 mm hose of a length approved by the Chief Officer but not exceeding 30 m, a 12 mm nozzle and appropriate fittings—
- buildings of Class II, III or V Occupancy containing more than four storeys irrespective of floor area; or
 - buildings of Class VI, VII, VIII or IX Occupancy.
- (d) In every building of more than 25 m in height, measured above finished grade, one or more hydrants shall be provided on each roof not being—
- a roof having a pitch of more than 10 degrees; or
 - the roof of a plant room or other subsidiary structure erected on or above the main roof of the building.

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(e) Every hydrant shall be—

- (i) connected to a fire main;
- (ii) suitable for connection to the fire hoses of the fire brigade serving the locality; and
- (iii) positioned and housed to the approval of the Chief Officer.

(f) In a building where hydrants are required under sub-clause (a) no point on the floor of a storey shall be more than 36 m from a hydrant.

3205. Fire Main Requirements.—

(a) Where, pursuant to these Regulations—

- (i) fire hose reels are required; or
- (ii) hydrants are required,

at least one fire main shall be provided and every such hose reel or hydrant shall be connected to a fire main.

(b) Every fire main shall have a nominal diameter of not less than 80 mm except where copper piping is used and the fire main only serves fire hose reels in which case such pipe size may be reduced to not less than 50 mm nominal diameter.

(c) Every fire main shall be designed and constructed so that when tested on completion of the building it fulfils the following requirements—

(i) where hose reels are installed the discharge pressure at the nozzle end of each fully extended hose shall—

(A) not be less than 200 kPa with 6 hose reels operating simultaneously where 6 or more hose reels are installed;

(B) not be less than 200 kPa with all installed hose reels operating simultaneously where fewer than 6 hose reels are installed;

(C) not exceed 500 kPa.

(ii) where hydrants are installed the discharge pressure at the nozzle end of each fully extended hose shall—

(A) not be less than 275 kPa with 10 hydrants operating simultaneously where 10 or more hydrants are installed;

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(b) not be less than 275 kPa with all installed hydrants operating simultaneously where fewer than 10 hydrants are installed;

(c) not exceed 620 kPa.

(d) In any test to be carried out to ensure compliance with paragraphs (i) or (ii) of sub-clause (c), fire hose reels shall not be required to be in operation while hydrants are being tested and hydrants shall not be required to be in operation while fire hose reels are being tested.

(e) The Chief Officer may require that the fire main shall be equipped with the necessary valves and connections at an approved location at ground level for the connection of a fire brigade booster pump.

(f) Where the Chief Officer so directs—

(i) additional valves shall be provided for isolating purposes and every such isolation valve shall be strapped and locked in the open position and marked "Fire Service Isolation Valve"; and

(ii) supervisory circuits shall be provided on the valves and every such valve shall be connected to an alarm system.

3206. Equipment where Public Water Supply is not Available or is Inadequate.—

(a) Where the water supply from a water authority is not available or where such supply is insufficient to meet the requirements of paragraphs (i) and (ii) of clause 3205 (c), a static water storage supply shall be provided in accordance with sub-clause (b), (c) or (d) of this clause (as the case may require).

(b) Subject to sub-clause (d), where hose reels are installed the static water storage supply shall be—

(i) 4150 litres for each hose reel; or

(ii) 25 000 litres,

whichever is the lesser amount.

(c) Subject to sub-clause (d), where hydrants are installed the static water storage supply shall be—

(i) 8600 litres for each hydrant; or

(ii) 172 000 litres,

whichever is the lesser amount.

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- (d) Notwithstanding sub-clauses (b) and (c), in the case of a building more than 25 m in height, measured above finished grade, the static water storage supply shall not be less than—
- (i) 45 000 litres when fed by more than one town supply; or
 - (ii) 90 000 litres when fed by a single town supply.
- (e) Where hose reels and hydrants are installed in a building the static water storage supply for fire fighting purposes required under this clause shall need to satisfy only the largest static water storage supply required by sub-clause (b), (c) or (d).
- (f) The means of providing the required pressure from the static water storage supply shall be to the approval of the Chief Officer.

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3207. Temporary Protection During Construction.—

- (a) During construction of a building which is to exceed 25 m in height, measured above finished grade, a fire main not less than 100 mm nominal size fully charged with water shall be provided.
- (b) The fire main shall be extended upwards along with the construction and be available for use not more than two storeys below the highest formed floor level of the building.
- (c) The fire main shall be fitted with a 63 mm hydrant and a fire hose reel containing 36 m of 20 mm hose at each storey served by the fire main.
- (d) The fire main shall be equipped with the necessary valves and connections at ground level for the connection of a fire brigade booster pump.
- (e) The fire main shall be provided with a header tank, pump or other means so that the top most hose reel shall be capable of operating at a pressure of not less than 70 kPa for a period of at least 15 minutes when it is the only hose reel that is in operation.
- (f) The locations of required fire mains, hydrants and fire hose reels shall be subject to the approval of the Chief Officer.

6. For clause 3211 of the Principal Regulations there shall be substituted the following clauses:

'3211. Provision for Special Hazards.—Where in the opinion of the Chief Officer special fire hazards may exist in any building (including any storage yard) by reason of its construction, the

nature of its contents or any other special circumstances, the Chief Officer shall by notice in writing direct that such building shall be provided with a water supply service and the necessary equipment for fire detection and fire extinction purposes.

3211A. Materials and Sizes of Pipework used in Fire Service Installations.—

(a) Subject to the provisions of sub-clause (b), all pipes and pipe fittings used in fire service installations shall comply with whichever of the following British and Australian Standards is appropriate—

- (i) AS 1074—1980—Steel Tubes and Tubulars Threaded or Suitable for Threading with Pipe Threads of Whitworth Form;
- (ii) AS 1159—1979—Polyethylene (Polythene) Pipe for Pressure Applications;
- (iii) AS 1432—1973—Copper Tubes for Water, Gas and Sanitation;
- (iv) AS 1477 Parts 1 to 6—1973—Unplasticized PVC (UPVC) Pipes and Fittings for Pressure Applications (Metric Units);

Part 1—UPVC Pipes for Pressure Applications,

Part 2—Moulded UPVC Fittings for Pressure Applications,

Part 3—Fabricated UPVC Fittings for Pressure Applications,

Part 4—Post-formed UPVC Bends for Pressure Applications,

Part 5—Solvent-welding Joints for UPVC Pressure Pipes and Fittings, and

Part 6—Rubber Ring Joints for UPVC Pressure Pipes and Fittings;

(v) AS 1567—1974—Wrought Copper and Copper Alloy Rods, Bars and Sections for General Engineering Purposes;

(vi) AS 1579—1973—Arc Welded Steel Pipes for Water and Gas;

(vii) AS 1711—1975—Asbestos Cement Pressure Pipes;

(viii) AS ~~1723~~ ²⁵⁴⁴⁻¹⁹⁸²—1975—~~Centrifugally Cast Grey Iron Pressure Pipes~~ ^{Cast Iron Pipes & Fittings} (excluding pipes with bolted gland joints);

(ix) AS 1769—1975—Welded Stainless Steel Tubes for Plumbing Applications;

- (x) AS 1835—1976—Seamless Steel Tubes for Pressure Purposes;
- (xi) AS 1836—1976—Welded Steel Tubes for Pressure Purposes;
- (xii) British Standard 4772—1980—Specification for Ductile Iron Pipes and Fittings.
- (b) Polyethylene (Polythene) and unplasticized PVC (UPVC) pipes and fittings shall be used only below ground and shall not pass through any part of a building or be located within any building.'

7. In sub-clause (a) of clause 3212 of the Principal Regulations for the words 'in accordance with clause 901' there shall be substituted the following words—

'above finished grade'.

8. After clause 3218 of the Principal Regulations there shall be inserted the following clause—

3219. Approval of Installations.—Where a building is required pursuant to these Regulations to be provided with fire detection or suppression equipment—

- (a) All fire detection and suppression equipment shall be inspected and tested when installation is completed;
- (b) The builder shall cause the equipment to be inspected and tested in a manner approved by the Chief Officer and on completion of such inspections and tests shall submit to the Chief Officer a report in writing including evidence of such inspections and tests and the results thereof. If the Chief Officer is satisfied from that report with the inspections and tests and the results thereof he shall issue a certificate to that effect to the builder and if the Chief Officer is not satisfied he shall give notice specifying what work or equipment is necessary to comply with these Regulations;
- (c) The builder shall submit a copy of the certificate provided under sub-clause (b) to the Surveyor;
- (d) Where a certificate of occupancy is required to be issued, the Surveyor shall not issue the certificate of occupancy prior to receiving from the builder the certificate as provided in sub-clause (b).'

9. In the Table of Contents of Chapter 35 of the Principal Regulations, for the expression 'Clause 3505.—Barbed Wire Adjacent to Streets.' there shall be substituted the following expression: 'Clause 3505.—Barbed Wire Fence on Boundary Adjacent to Street or Public Open Space.'

10. For clause 3505 of the Principal Regulations there shall be substituted the following—

'3505. Barbed Wire Fence on Boundary Adjacent to Street or Public Open Space.—Where a barbed wire fence is erected along a boundary adjacent to a street or public open space the barbed wire part of the fence shall be set back not less than 150 mm from the boundary up to a height of 2 m above the level of the street, or public open space but in no case shall any barbed wire part of the fence project beyond the boundary to the street or public open space.'

11. Every reference in the Principal Regulations to 'Chief Fire Officer' shall after the coming into operation of these Regulations be read and construed as a reference to 'Chief Officer'.

And the Honourable Louis Stuart Lieberman, Her Majesty's Minister for Local Government for the State of Victoria, shall give the necessary directions herein accordingly.

TOM FORRISTAL
Clerk of the Executive Council

