

Farm buildings in South Australia Revised Minister's Specification and Fact Sheet with layout examples

Pork SA Producers and Agribusiness Members

RE: Final determinations - Revised fire safety specifications for farm buildings used for livestock production – refer to attached Fact Sheet and Minister's Specification

Please find attached Gazetted changes to the Minister's Specification for Farm Buildings in SA. **These will come into effect on 1 May 2015.**

Already specified and maintained

- Ministers Specs apply to NEW buildings only, does not include refurbished/remodelled unless foot print is enlarged and development approval is sought
- Fire engine is the pump; farms do not have to provide pumps for CFS

Concessions

- Deemed-to-Satisfy Provisions (see attached Fact Sheet) i.e. compliance with Minister's Specification means no requirement to refer the application to the fire authority under regulation 28(3) of the Development Regulations
- Reductions in amount of water required
- 36000L/500-1000m² shed (50% more if non-fire retardant).
- Only need one tank regardless of the number of sheds provided hydrants are as specified. Therefore could have 6 x 600 m² shelters serviced by one tank/water supply if properly situated (see examples of layouts in attached Fact Sheet).
- Greater distance from hydrants to buildings - The increase of Fire hydrants located so that every part of the perimeter of a building is within 100 m from a hydrant outlet (previously 70m)
- Use of existing infrastructure – tanks with residual amounts assured, dams
- Allowance for tanks with fire service connections to be used instead of hydrants
- Hydrant ring mains not required
- Other concessions regarding distances between exits, portable fire extinguishers, lighting are provided (see Minister's Specification attached), hose reels as an alternative to wall mounted fire extinguishers

Not conceded

- The Ministers Specs only apply to Class 8 and I think we have achieved some quite reasonable concessions if the buildings are class 8!! Unfortunately classification is up to the building surveyor and is not specifically in the Ministers Specs that pig sheds should be one or the other.
- From Matt - The definition of a 10 v 8 is if it is used for a commercial activity. I can't see why I can get our boom spray out of our large implement shed to spray our commercial wheat crop versus pigs in a shed and one is classed commercial and one not. We may be able to argue on this point BUT do run the risk of dragging large farm sheds that are currently class 10 into class 8 and make it worse for all.
- Different classification for eco-shelters
- Fire hydrants and tanks may still look like an unnecessary cost to business, but I think we have made progress from the previous position, where the fire authority (CFS, MFS) could order the installation of a water main completely surrounding a farm ('ring main'), with not one but two diesel pressure pumps, and no point of any building more than 70 metres from a hydrant or a CFS-specific tank that cannot be used for farm purposes.

Retrospectivity

- “Retrospectivity” sits under the Development Act (Division 6 – Building Safety, Part 71 – Fire Safety) and was implemented as a means of raising concerns where real safety issues remain e.g. nightclubs, Nursing homes
- CFS/MFS cannot force retrospectivity as they attempted at SABOR, they can recommend but not enforce.
- If the property/premises ends up on the local Building Fire Safety committee agenda then an inspection can be done on the property and changes enforced.

Unresolved

- As line testing requirements is at the Aust Standard of 1700 kPa for a minimum 2 hours this is seen as impractical as the providers of most pipe (Blue-brute) for this purpose warranty their product for use at maximum 1600 kPa. Additionally it was noted that as pressure spikes are about 1200, that 3) testing could be to 1500 (which is 25% greater than 1200 spikes). However changing the Australian Standard to a lower test pressure will not be simple and will require solid financial and engineering evidence.
- It was also noted that laying of pipes to 1100mm below ground is a hang-over from the requirements at the London blitz to protect the supply from bombing....with 40-60T feed trucks, 900mm may be more relevante has taken on board the hydrant specs (depth, pressure) and working through to get changed.