

Minister's Specification SA H3.2

Concessions for farm
buildings

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SCOPE AND APPLICATION

This Specification contains additional variations to the deemed-to-satisfy provisions in Volume One of the National Construction Code - Building Code of Australia Class 2 to 9 buildings (including variations and additions in the SA Appendix) for *farm buildings* in South Australia.

The concessions allowed by the variations contained in this Specification only apply to Class 7 and Class 8 *farm buildings* that comply with all of the following-

1. The building is not more than one storey.
2. The total number of people accommodated in the building does not exceed 1 person per 200m² of total *floor area*, or six people, whichever is the greater.
3. The *floor area* of each building does not exceed the maximum *floor area* and volume specified in Table 1 for the type of *farm building*.
4. The building does not contain occupancies of excessive fire hazard as listed in Table E1.5 of Volume One of the National Construction Code.
5. If the building is used for the storage of hay, an open space complying with clause C2.4(a) of Volume One of the National Construction Code is provided around the perimeter of each building.

Building Group	Type of farm building	Maximum floor area	Maximum volume
Group A	Buildings used for the keeping, growing and/or harvesting of animals and/or plants. Includes greenhouses with rigid covering material and implement/vehicle storage sheds.	5,000m ²	30,000m ³
Group B	Buildings used for packing, sorting and/or storage of produce and may include workshops	2,000m ²	12,000m ³
Group C	Greenhouses with non-rigid, plastic or fabric covering material	5,000m ²	30,000m ³

Table 1: *Farm building* categories and maximum *floor area* (scope of this Specification)

SECTION A GENERAL PROVISIONS

PART A1 INTERPRETATION

A1.1 is varied by adding the following definitions under SA A1.1—

SA A1.1 Definitions

Agriculture means cropping, grazing, animal husbandry, intensive animal keeping, horticulture, aquaculture, wool shearing or dairy, but does not mean viticulture or forestry.

Farm building means a Class 7 or Class 8 building associated with *agriculture* and located on land used primarily for *agriculture*. For the purposes of this Specification, *farm building* includes a *farmer's shed*.

Farmer's shed means a shed associated with *agriculture* where the building-

- (a) has a *floor area* not more than 1000m²; and
- (b) is not used for the carrying out of any process for the production, packaging, finishing, or cleaning of goods or produce for trade, sale or gain; and
- (c) is not used for storage or display of goods or produce for sale by wholesale; and
- (d) is not used for storage of hay; and
- (e) is separated from any other building or allotment boundary by a distance of not less than 6m.

SECTION D ACCESS AND EGRESS

PART D1 PROVISION FOR ESCAPE

D1.4 is varied by adding SA D1.4(g) as follows—

SA D1.4 Exit travel distances

- (g) **Farm buildings** – Notwithstanding (c), in a *farm building*-
 - (i) no point on the floor must be more than 20m from an *exit*, or a point from which travel in different directions to 2 *exits* is available, in which case the maximum distance to one of those *exits* must not exceed 60m; and.
 - (ii) in a machinery room, plant-room or the like, the distance to a single *exit* serving a *storey* at the level of access to a road or *open space* may be increased to 30m.

D1.5 is varied by adding SA D1.5(e) as follows—

SA D1.5 Distance between alternative exits

- (e) Notwithstanding (c) for a *farm building exits* that are *required* as alternative means of egress must be not more than 80m apart.

PART D2 CONSTRUCTION OF EXITS

D2.15 is varied by adding SA D2.15(e) as follows-

SA D2.15 Thresholds

- (e) Notwithstanding the requirements of D2.15, where necessary due to the operational requirements of the building a doorway serving an area in a *farm building* may incorporate a step that is not more than 700mm above the finished floor level.

D2.18 is varied by adding SA D2.18(c) as follows-

SA D2.18 Fixed platforms, walkways, stairways and ladders

- (c) areas within a *farm building*.

D2.20 is varied by adding SA D2.20(b)(iii) as follows-

SA D2.20 Swinging doors

- (b) (iii) it serves a *farm building*.

PART D3 ACCESS FOR PEOPLE WITH A DISABILITY

D3.4 is varied by adding SA D3.4(d) as follows-

SA D3.4 Exemptions

- (d) In a *farm building* it is not necessary to provide access for people with disabilities to any area if access would be inappropriate because of the particular purpose for which the area is used.

SECTION E SERVICES AND EQUIPMENT

PART E1 FIRE FIGHTING EQUIPMENT

E1.3 is varied by adding SA E1.3(c), (d) and (e) as follows-

SA E1.3 Fire hydrants

- (c) In a *farm building*, in lieu of providing a fire hydrant system in accordance with E1.3(b)(i), the building may be provided with-
- (i) a fire hydrant system installed in accordance with AS 2419.1 with the following variations—
 - (A) in lieu of a 4 hour water supply the minimum on-site water supply quantity must be as set out in Table SA E1.3 for the particular building group; and
 - (B) for Group A and Group B buildings over 1 000m² in *floor area* each tank used must have a capacity not less than 72 000 litres; and
 - (C) for single tank systems compliance with clause 4.3.3 of AS 2419.1 is not *required*; and
 - (D) compliance with clause 4.3.1 of AS 2419.1 is not *required*; and
 - (E) for buildings incorporating non fire resistant polystyrene sandwich panel construction, the minimum water supply quantities in Table SA E1.3 must be increased by 50%; and
 - (F) an on-site pumpset is not *required* if the design performance of section 2.3 of AS 2419.1 is achieved based on use of a fire truck pump with a capacity at the booster inlet of 1 900 litres per minute at 1 000 kPa; and
 - (G) in lieu of the coverage specified in AS 2419.1, external fire hydrants are located so that every part of the perimeter of a building is within 100m from a hydrant outlet measured along the shortest distance of travel between or around buildings; or
 - (ii) a water supply system comprising single or multiple on-site water storage tanks with connections for use by the *fire brigade* and complying with the requirements of AS 2419.1 for water supplies and water storage, except that—

- (A) in lieu of a 4 hour water supply the minimum on-site water supply quantity must be as set out in Table SA E1.3 for the particular building group; and
 - (B) for Group A and Group B buildings over 1 000m² in *floor area* the minimum tank size must not be less than 72 000 litres; and
 - (C) for single tank systems compliance with clause 4.3.3 of AS 2419.1 is not required; and
 - (D) for buildings incorporating non fire resistant polystyrene sandwich panel construction, the minimum water supply quantities in Table SA E1.3 must be increased by 50%; and
 - (E) an on-site pumpset need not be provided; and
 - (F) for Group A or B buildings water storage tanks must be distributed so every part of the perimeter of a building is not more than 100m from a tank suction point, measured along the shortest distance of travel between or around buildings; and
 - (G) for Group C buildings water storage tanks must be distributed so that every part of the perimeter of a building is within a 200m radius of a tank suction point; and
 - (H) all pipes, valves and fittings for water storage tanks and connections must comply with section 5 and sections 8.2, 8.3, 8.6 and 8.7 of AS 2419.1 as relevant; and
 - (I) a hardstand area and vehicular approach from the site entrance, suitable for use by the *fire brigade* must be provided adjacent each water storage tank.
- (d) A dam may be regarded as a water storage tank if it complies with the requirements of section 5 of AS 2419.1, and the water level is maintained above the top of the highest *fire brigade* suction point at all times.
- (e) The requirements of (a), (b), SA E1.3(c) and SA E1.3(d) do not apply to a *farmer's shed*.

Building group	Building floor area	Minimum water supply quantity
Group A	500m ² - 1 000m ²	36 000 litres
	1 001m ² - 2 000m ²	72 000 litres
	2 001m ² - 5 000m ²	144 000 litres
Group B	500m ² - 1 000m ²	72 000 litres
	1 001m ² - 2 000m ²	144 000 litres
Group C	5L/m ² or 36 000 litres at each location, whichever is the greater	

Table SA E1.3 Minimum quantities for on-site site water supplies

Note: A single water supply with the minimum quantity of water outlined in Table SA E1.3 can serve more than one building.

E1.4(a) is varied by adding SA E1.4(a)(v) as follows-

SA E1.4 Fire hose reels

- (v) a *farm building* not used for hay storage exceeding 500m² or 1 000m³.

E1.6 is varied by adding SA E1.6(c) and (d) as follows-

SA E1.6 Portable fire extinguishers

- (c) for Class A fire risks in a *farm building* the requirements of (a) need not be provided if-
 - (i) portable fire extinguishers for Class A fire risks are provided in accordance with SA E1.6(d); or
 - (ii) notwithstanding the exemption provided by SA E1.4(a)(v), a fire hose reel system is provided in accordance with clause E1.4; or
 - (iii) wash-down hoses or similar hoses that are—
 - (A) not more than 36m long; and
 - (B) equipped with a spray nozzle suitable for fighting a fire at the incipient stage; and
 - (C) permanently connected to a water supply which is sufficient to supply two hoses discharging at the rate of 20 litres per minute for 60 minutes; and
 - (D) arranged to provide coverage to all points on the floor within the building.
- (d) Portable fire extinguishers provided to comply with SA E1.6(c)(i) must be-
 - (i) located at or adjacent to every *required exit* door; and
 - (ii) in open walled farm buildings, one extinguisher is provided for every 500m² of *floor area* or part thereof.

PART E4 EMERGENCY LIGHTING, EXIT SIGNS AND WARNING SYSTEMS

E4.2(b) is varied by adding SA E4.2(b)(iv) and as follows—

SA E4.2 Emergency lighting requirements

- (iv) except that:
 - (A) in a *farm building* any area primarily used for the storage of hay can be excluded when calculating the *floor area* of the storey or room of the building for the purpose of determining emergency lighting requirements; and
 - (B) emergency lighting is not *required* in a *farm building* where *automatic* back-up power is provided by a fuel-driven back-up generator or where no artificial lighting is provided in the building; and
 - (C) an emergency lighting system is not *required* in a *farmer's shed* or a Group C farm building.

E4.5 is varied by adding SA E4.5(e) as follows-

SA E4.5 Exit signs

- (e) *required exit* in a *farm building*.

E4.8 is varied by adding SA E4.8(c) and (d) at the end of the clause as follows—

SA E4.8 Design and operation of exit signs

- (c) the requirements of (a) and (b) do not apply to a *farm building* where-
 - (i) The use of illuminated exit signs could adversely affect the behaviour or welfare of animals being kept in the building; and
 - (ii) *Non-illuminated exit signs* are provided that comply with clauses 6.5, 6.6, 6.8 and 6.9 of AS 2293.1.
- (d) The requirements of E4.8 (a), (b) and SA E4.8(c) do not apply to a *farmer's shed*.