

1991—No. 594

LOCAL GOVERNMENT ACT 1919—ORDINANCE

(Relating to automatic doors, smoke detectors, alarm systems and
heat detectors in certain buildings)

NEW SOUTH WALES



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(L.S.) P. R. SINCLAIR, Governor.

HIS Excellency the Governor, with the advice of the Executive Council,
and in pursuance of the Local Government Act 1919, has been pleased to
make the Ordinance set forth hereunder.

G. B. PEACOCKE
Minister for Local Government.

Commencement

1. This Ordinance commences on 31 December, 1991.

Amendment

2. Ordinance No. 70 under the Local Government Act 1919 is amended:

- (a) by inserting in paragraph (a) of the definition of “automatic” in clause 1.3 (1) after the words “smoke door,” the words “solid core door,”;
- (b) by inserting after clause 22.7 (2) the following subclauses:
 - (3) In a Class III building, an automatic door that is fitted with an approved device for holding it open may be used instead of a self-closing door required by subclause (2).
 - (4) The closing of the automatic door must be actuated by smoke detectors that are:

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- (a) located, in each of the areas separated by the doorway, at a horizontal distance of not more than 1.5m from the door opening measured at 90 degrees to the opening; and
 - (b) installed in accordance with the provisions (other than Clauses 6.3 and 6.4) of AS 1670.
- (c) by inserting after clause 22.9 (3) the following subclauses:
- (3A) In a Class III building, an automatic door that is fitted with an approved device for holding it open may be used instead of a self-closing door required by subclause (3).
 - (3B) The closing of the automatic door must be actuated by smoke detectors that are:
 - (a) located, in each of the areas separated by the doorway, at a horizontal distance of not more than 1.5m from the door opening measured at 90 degrees to the opening; and
 - (b) installed in accordance with the provisions (other than Clauses 6.3 and 6.4) of AS 1670.
- (d) by inserting after clause 27.4 (5) the following subclauses:
- (5A) A Class I building that is used for the purposes of a boarding-house, guest-house, hostel or lodging-house must have approved single-station smoke detector alarms that are:
 - (a) installed in approved locations in all habitable rooms (excluding kitchens), corridors, hallways, passageways and the like; and
 - (b) connected to a permanent 240 volt power supply; and
 - (c) provided with a battery operated backup device which cuts in if the permanent power supply fails.
 - (5B) A Class III building that is 25m or less in height:
 - (a) must have both a smoke detector system and an alarm system that are designed and installed throughout the building in accordance with the provisions (other than Clauses 2.3.2.10, 6.3 and 6.4) of AS 1670; and
 - (b) may have heat detectors connected to the alarm system (instead of smoke detectors) in kitchen and car parks; and
 - (c) may have any smoke detectors required by clause 22.7 or 22.9 to actuate the closing of an automatic door also connected to the alarm system.
- (e) by omitting from clause 27.4 (7) and (7A) the words “A required fire alarm system” wherever occurring and by inserting instead the words “Except where located in a Class I building, a required fire alarm system”.
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EXPLANATORY NOTE

The object of this Ordinance is improve the protection of the occupants of residential buildings (other than single dwelling-houses or residential flat buildings) against fire by amending Ordinance No. 70 so as to provide:

- (a) that, in a Class 3 building, a smoke sensing device must be installed to close an automatic door protecting a doorway which opens onto a fire-isolated stairway, passageway or ramp, or which provides access from one sole-occupancy unit to another, or access from or to a room not within such a unit or access to a public corridor, hallway or internal stairway; and
 - (b) that each Class 1 building used as a boarding-house, guest-house, hostel (including a backpackers hostel) or lodging-house must have a single-station smoke detector alarm (connected to a permanent electricity power supply with a battery operated backup device) installed in each habitable room (other than a kitchen), hallway or the like; and
 - (c) that each Class 3 building 25m or less in height must have both a smoke detector system and an alarm system interconnected and installed throughout the building; and
 - (d) that the alarm system may use heat detectors (instead of smoke detectors) in kitchens and car parks; and
 - (e) that the smoke detector system, the alarm system and the smoke sensing devices for closing automatic doors must be installed in accordance with Australian Standard AS 1670; and
 - (f) that smoke detector alarms may be installed in a Class 1 building without the system being able to transmit an alarm signal to a fire station and without requiring a prior report concerning the alarms' compliance with the Australian Standard.
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