

Short-term Rental Accommodation Fire Safety Standard

1. Application

- 1.1. Pursuant to Division 7D of the *Environmental Planning and Assessment Regulation 2000*, this Short-term Rental Accommodation Fire Safety Standard (**Standard**) sets out the fire safety requirements for:
 - (a) all dwellings providing short-term rental accommodation under *State Environmental Planning Policy (Affordable Rental Housing) 2009*; and
 - (b) all dwellings providing short-term rental accommodation, as defined under *State Environmental Planning Policy (Affordable Rental Housing) 2009*, under any other environmental planning instrument.
- 1.2. Unless otherwise indicated, all references to clauses and paragraphs throughout this document relate to provisions of this Standard.
- 1.3. The objective of this Standard is to provide for the safety of users of short-term rental accommodation, who may be less familiar with the dwelling.

2. Interpretation

Definitions

2.1. In this Standard:

Building Code of Australia has the same meaning that it has under the *Environmental Planning and Assessment Act 1979*.

- **building** has the same meaning that it has under the *Environmental Planning and Assessment Act 1979*.

Class 1a building has the same meaning that it has in the *Building Code of Australia*.

Class 2 building has the same meaning that it has in the *Building Code of Australia*.

Class 4 part of a building has the same meaning that it has in the *Building Code of Australia*.

dwelling has the same meaning as in the *Standard Instrument-Principal Local Environmental Plan*.

short-term rental accommodation has the same meaning that it has under the *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

storey has the same meaning that it has in the *Building Code of Australia*.

Australian Standards

2.2. In this Standard:

AS 1530.7 means the version of the Australian Standard entitled AS 1530.7-2007: Methods for fire tests on building materials, components and structures – Part 7: Smoke control assemblies – Ambient and medium temperature leakage test procedure

AS 1603.3 means the version of the Australian Standard entitled AS 1603.3:2018 – Automatic fire detection and alarm systems – Heat alarms

Note: For the purposes of 4.1.2 and 5.1.2, a heat alarm complying with AS 1603.3-1996 Automatic fire detection and alarm systems – Heat alarms, and installed before 1 May 2022 is deemed to comply with this standard

AS 1670.1 means the version of the Australian Standard entitled AS 1670.1:2018 – Fire detection, warning, control and intercom systems – System design, installation and commissioning – Part 1: Fire

AS 2444 means the version of the Australian Standard entitled AS 2444-2001- Portable fire extinguishers and fire blankets—Selection and location

AS 3786 means the version of the Australian Standard entitled AS 3786:2014 – Smoke alarms using scattered light, transmitted light or ionization

3. Compliance with this Standard

- 3.1. A dwelling in a Class 1a building providing short-term rental accommodation is taken to comply with this Standard if it satisfies Section 4.
- 3.2. A dwelling in a Class 2 building providing short-term rental accommodation is taken to comply with this Standard if it satisfies Section 5.
- 3.3. A dwelling in a Class 4 part of a building providing short-term rental accommodation is taken to comply with this Standard if it satisfies Section 5.

4. Dwellings in a Class 1a building

A **Class 1a** building is a single dwelling being a detached house; or one of a group of attached dwellings being a town house, row house or the like.

4.1. Smoke and Heat Alarms

4.1.1 Smoke alarms must:

- (a) be located in:
 - (i) every corridor or hallway associated with a bedroom, or if there is no corridor or hallway, in an area between the bedrooms and the remainder of the building; and

- (ii) every other storey in the dwelling not containing bedrooms; and
 - (b) be installed on or near the ceiling; and
 - (c) comply with AS 3786, except where the use of the area is likely to result in smoke alarms causing spurious signals, any other alarm deemed suitable in accordance with AS 1670.1 may be installed provided that smoke alarms complying with AS 3786 are installed elsewhere in the dwelling, and
 - (d) be powered:
 - (i) from the mains electricity supply; or
 - (ii) by a non-removable battery with a minimum life expectancy of 10 years that is connected to the smoke alarm; and
 - (e) be interconnected, if there is more than one alarm in the dwelling.
- 4.1.2 A heat alarm must be installed in any private garage attached to the dwelling, that is not associated with the dwelling, that:
- (a) is located on or near the ceiling, and
 - (b) is a class type A1 or A2 heat alarm complying with AS 1603.3, and
 - (c) is powered:
 - (i) from the mains electricity supply; or
 - (ii) by a non-removable battery with a minimum life expectancy of 10 years that is connected to the heat alarm; and
 - (d) is interconnected to and will activate the smoke alarms required in the dwelling.
- 4.1.3 If 4.1.2 applies, durable notices must be permanently fixed to the dwelling and private garage in prominent locations indicating that:
- (a) a heat alarm is installed in the private garage, and
 - (b) the heat alarm is interconnected to the smoke alarms required in the dwelling.

4.2 Evacuation Diagrams

- 4.2.1 An evacuation diagram complying with 4.2.2 must be affixed:
- (a) within the dwelling on or adjacent to the entrance door to the dwelling; and
 - (b) within each bedroom on or adjacent to the door to the room
- 4.2.2 Evacuation diagrams must:
- (a) be located no less than 1200mm and not more than 1600mm above the finished floor level; and

- (b) be clear, legible and durable; and
- (c) include the date of issue; and
- (d) be at least A4 in size; and
- (e) include the title 'EVACUATION DIAGRAM'; and
- (f) be orientated to the direction of egress; and
- (g) include a legend of symbols; and
- (h) exhibit a "YOU ARE HERE" indicator; and
- (i) identify the property address; and
- (j) include a pictorial representation of the layout of the dwelling and common areas on the storey; and
- (k) identify the location of the exit door from the dwelling; and
- (l) identify the designated exits from the storey of the building on which the dwelling is located (shown in green); and
- (m) identify the path of travel to the exit (shown in green); and
- (n) identify the location of any fire hose reels (shown in red); and
- (o) identify the location of any portable fire extinguishers in the dwelling and any common areas on the same storey (shown in red); and
- (p) identify the location of any fire blankets within the dwelling (shown in red); and
- (q) identify the location of the evacuation assembly area for the building; and
- (r) identify the national emergency services number (000); and
- (s) advise guests to download the *Emergency+* app, developed by Australian Government and State and Territory Emergency Services.

5 Dwellings in a Class 2 building and Class 4 part of a building

Class 2 buildings are apartment buildings. They are typically multi-unit residential buildings where people live above and below each other.

A **Class 4** part of a building is a sole dwelling or residence within a building of a non-residential nature. There can only be one Class 4 part in a building.

5.1 Smoke and Heat Alarms

5.1.1 Smoke alarms must:

- (a) be located in:
 - (i) every corridor or hallway associated with a bedroom, or if there is no corridor or hallway, in an area between the bedrooms and the remainder of the building, and
 - (ii) every other storey not containing bedrooms; and
- (b) be installed on or near the ceiling; and
- (c) comply with AS 3786, except where the use of the area is likely to result in smoke alarms causing spurious signals, any other alarm deemed suitable in accordance with AS 1670.1 provided that smoke alarms complying with AS 3786 are installed elsewhere in the dwelling,
- (d) be powered:
 - (i) from the mains electricity supply; or
 - (ii) by a non-removable battery with a minimum life expectancy of 10 years that is connected to the smoke alarm; and
- (e) be interconnected, if there is more than one alarm in the dwelling.

5.2 Egress Doors

- 5.2.1 The entrance doorway to the dwelling must be capable of being opened from inside the dwelling without recourse to a key and any modification to the lock must not impair the fire resistance of the door.

5.3 Portable Fire Extinguishers

- 5.3.1 A 2.5 kg ABE portable fire extinguisher must be installed in an accessible location in the kitchen in accordance with Section 3 of AS 2444.

5.4 Fire Blankets

- 5.4.1 A fire blanket must be installed in an accessible location in the kitchen in accordance with Section 6 of AS 2444.

5.5 Evacuation Diagrams

- 5.5.1 An evacuation diagram complying with 5.5.2 must be affixed:
 - (a) within the dwelling on or adjacent to the entrance door to the dwelling; and
 - (b) within each bedroom on or adjacent to the door to the room
- 5.5.2 Evacuation diagrams must:
 - (a) be located no less than 1200mm and not more than 1600mm above the finished floor level; and
 - (b) be clear, legible and durable; and

- (c) include the date of issue; and
- (d) be at least A4 in size; and
- (e) include the title 'EVACUATION DIAGRAM'; and
- (f) be orientated to the direction of egress; and
- (g) include a legend of symbols; and
- (h) exhibit a "YOU ARE HERE" indicator; and
- (i) identify the property address; and
- (j) include a pictorial representation of the layout of the dwelling and common areas on the storey; and
- (k) identify the location of the exit door from the dwelling; and
- (l) identify the designated exits from the storey of the building on which the dwelling is located (shown in green); and
- (m) identify the path of travel to the exit (shown in green); and
- (n) identify the location of any fire hose reels (shown in red); and
- (o) identify the location of the portable fire extinguisher(s) in the dwelling and any common areas on the same storey (shown in red); and
- (p) identify the location of the fire blanket(s) within the dwelling (shown in red); and
- (q) identify the location of the evacuation assembly area for the building; and
- (r) identify the national emergency services number (000); and
- (s) advise guests to download the *Emergency+* app, developed by the Australian Government and State and Territory Emergency Services.

© State of New South Wales through Department of Planning, Industry and Environment 2021. The information contained in this publication is based on knowledge and understanding at the time of writing (April 2021). However, because of advances in knowledge, users are reminded of the need to ensure that the information upon which they rely is up to date and to check the currency of the information with the appropriate officer of the Department of Planning, Industry and Environment or the user's independent adviser.