

Insurance Fire Safety Requirements

Smoke Alarms	<ul style="list-style-type: none"> • 240 volt photoelectric smoke alarms (or photoelectric with 10yr lithium non-removable battery) installed either on or near the ceiling of any hallway, common areas and every bedroom in accordance with the requirements of AS 3786:2014 and located to satisfy Section 3.7.2.4 of the NCC 2016 Building Code of Australia • All alarms to be interconnected to provide early warning of fire to all members of the household
Evacuation Lighting	<ul style="list-style-type: none"> • Install an evacuation light on each level of the property to assist occupants in the event of fire in accordance with the requirements of Section 3.7.2.5, Volume 2 of the NCC 2016 Building Code of Australia. • Lighting can be incorporated with the smoke alarms or linked via a relay to house lighting.
Exit Door Hardware	<p>The prescribed exit door (generally the front of the building closest to the assembly area or road) is required to satisfy the requirements of Section D2 (construction of exits) , Part 2.20 (b) (i) and D2.21, Volume 1 of the NCC 2016 Building Code of Australia.</p> <ul style="list-style-type: none"> • The main entry door of the property becomes a prescribed exit door and is to be fitted with appropriate hardware (lever action handle, free to exit at all times) • The door is to be fitted with a magnetic or ball type hold open device or latch at the foot of the door, allowing it to be secured in the open position by building occupants in the event of an emergency evacuation.
Evacuation Signs & Diagrams	<ul style="list-style-type: none"> • Each bedroom and common areas is fitted with emergency evacuation diagram identifying the minimum elements of Section 3.5.5 of AS 3745:2010 – Planning for emergencies in facilities
Fire Extinguishers	<p>Though not specifically an occupant protection feature, fire extinguishers (if used correctly) can:</p> <ul style="list-style-type: none"> • Minimise insurable damage to the structure and its contents • Stop a fire spreading to allow occupants further time to safely escape • Selected and installed to meet the requirements of Volume 1 of the NCC 2016 Building Code of Australia and AS 2444, in this instance, a 2.5kg DCP AB:E type extinguisher would be appropriate equipment to manage most domestic [fire] risk • Equipment to be tagged and installed at least 1 metre from any cook top with relevant location signs.
Maintenance	<ul style="list-style-type: none"> • Property inspection and sign-off by a recognised, competent fire safety practitioner or qualified technician by way of a statement of compliance listing the installation date, measure and minimum standard of performance is to be provided, with each of the listed measures signed off as compliant by the above technician and business/building owner/declaration at the completion of initial works and each subsequent year thereafter which provides annual advice that the fire safety installations are being maintained to the correct code or standard.