



Minister's Specification

SA 76A

Fire Safety Requirements in Caravan Parks and Residential Parks

December 2007





Development Act 1993

Minister's Specification SA 76A December 2007

Fire Safety Requirements in Caravan Parks and Residential Parks



Development Act 1993

Minister's Specification SA 76A December 2007

Fire Safety Requirements in Caravan Parks and Residential Parks

1. SCOPE

This specification is a deemed-to-satisfy document for the fire safety requirements for *caravan parks* and *residential parks*. It applies to new parks and to those parts of existing parks which are being upgraded or modified.

This specification should be read in conjunction with Regulation 76A of the Regulations under the *Development Act 1993*.

2. OBJECTIVES

The intent of this specification is:

- (a) to minimise the risk of injury and loss of life due to fire;
- (b) to provide basic fire safety equipment for the use of occupants to extinguish small fires and protect personal property;
- (c) to provide separation between occupancies to minimise the rate of fire spread to adjoining caravans or structures and allow sufficient time for the fire authority to arrive and extinguish the fire;
- (d) to provide fire control services for use of the fire authority.



3. REQUIREMENTS

3.1 Approvals

Under the *Development Act 1993*, approval must be granted by the relevant Council for new *caravan parks, residential parks* and existing parks being upgraded or altered. Where a variation to existing site layouts or fire safety services or equipment is proposed, the *owner* shall ensure that fire safety provisions comply with the requirements of this specification.

In out of Council areas approval must be granted by the Development Assessment Commission as established under the *Development Act 1993*.

Note: When assessing a proposal to develop a new caravan park, residential park or an upgrade to an existing facility, consideration should be given to seeking the views of the fire authority in the following instances:

- (a) where any fire hydrant installation is proposed, or*
- (b) where a modification is sought from this specification, or*
- (c) if highly combustible materials or high fire load risks are involved.*

All permanent residential accommodation that cannot readily be moved (and other buildings) requires Building Rules consent in accordance with the Development Act 1993, before development approval can be granted.

3.2 Park Owner's Responsibility

It is the responsibility of the park *owner* to:

- (a) ensure that the separation distances are maintained to conform with the requirements of this document;
- (b) maintain the fire safety services and equipment provided; and to
- (c) notify the Council when any alterations are made to approved site layouts, separations and fire safety services and equipment;

Note: Staff Training

Training in fire safety procedures and the use of installed fire fighting equipment by accredited fire training organisations should be undertaken by personnel involved in management of caravan parks and residential parks.



4. DEFINITIONS

4.1 Caravan park:

means land for the siting of caravans and tents, or other *recreational accommodation* as defined below, and includes associated support facilities, but does not include any 'group dwellings' as defined in the Regulations under the *Development Act 1993*.

4.2 Owner:

Shall mean the owner of the *Caravan Park* or *Residential Park*.

4.3 Permanent residential accommodation:

A building, annexe, caravan, or manufactured home which is located on a *site* for 60 consecutive days or longer.

4.4 Recreational accommodation:

A caravan, trailer, mobile home or the like where persons sleep, which is temporarily located in the *caravan park* or *residential park*, and can readily be moved.

4.5 Residential park:

means land for the siting of manufactured homes and caravans for long term occupation, including *permanent residential accommodation* as defined above.

4.6 Site:

as defined in the *Development Act 1993* means the area of land on which a building is built, or proposed to be built, including the curtilage of the building. In the case of a building comprising more than one separate occupancy, the *site* is the area of land on which each occupancy is built, or proposed to be built, together with its curtilage.

For the purpose of this document the *site* also means the area of land on which a caravan, trailer, tent, mobile home or manufactured home is located or proposed to be located.

Sites shall not be linked by combustible construction and shall satisfy the requirement for separation distances between adjacent caravans, trailers, tents, mobile homes and buildings as specified in section 5.0.

4.7 United site:

for the purposes of this document a *united site* is two or more adjoining sites which total 1000m² in area.

5. FIRE SEPARATION

5.1 Individual site

A minimum separation distance of 3 metres shall be provided between each individual occupancy. The 3 metre separation distance shall apply between tents, caravans, mobile homes and buildings, including any attached awning, carport or other structure.

Note: The 3 metre separation is to reduce the risk of ignition from radiation to adjoining occupancies. Other means may be employed to reduce the risk from radiation, such as the use of non combustible walls or partitions between occupancies, Further consultation with an authorized officer is recommended for specific applications. Polystyrene filled lightweight structures with timber floors and traditional household furnishings are considered to be a fire load risk.

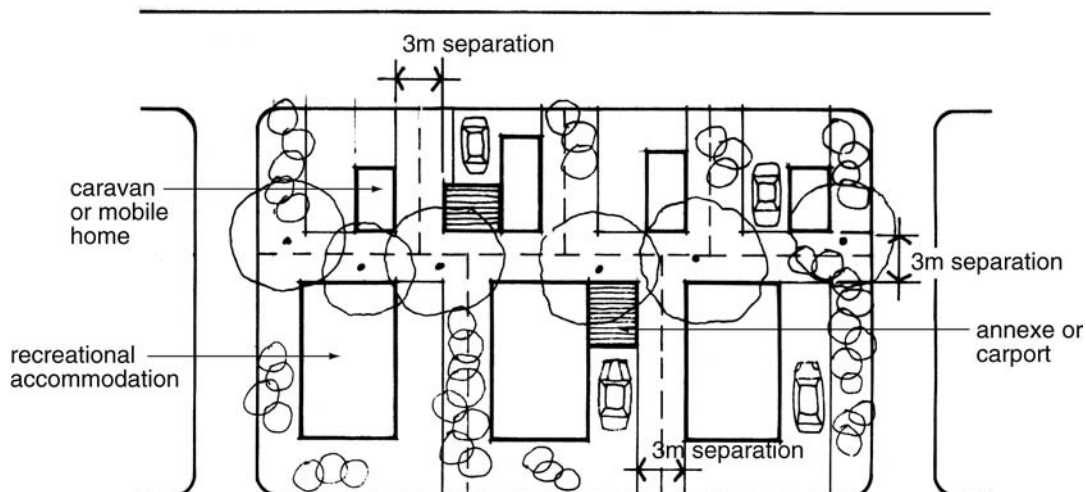


Figure 1

Showing separation distances required between individual sites.

5.2 United Site

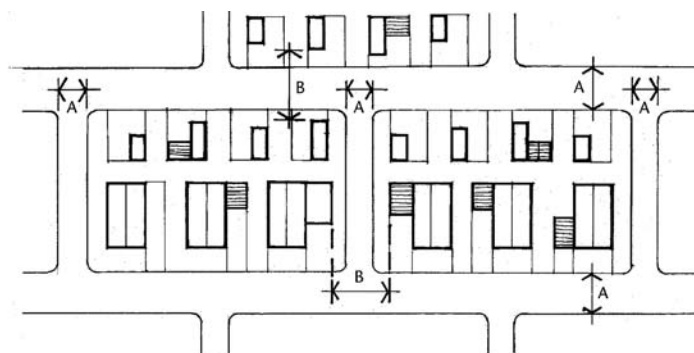
5.2.1 Separation Distances

A minimum separation distance of 4 metres shall be provided between the boundaries of a *united site* and an adjacent *site* or another *united site*. A total separation distance of not less than 6 metres shall be maintained between caravans, trailers, tents, mobile homes and buildings to allow access for fire fighting vehicles.

Note: It is accepted that caravans etc are set back a minimum of 1 metre from boundaries, which will achieve the total separation distance.



Fire Safety Requirements in Caravan Parks and Residential Parks



A = 4m min. separation distance required by Clause 5.2.1 between *united sites*

B = 6m min. total separation distance required by Clause 5.2.1 between caravans, tents, mobile homes and attachments on one *united site* and those on another *united site*.

Figure 2

Showing separation distances required between *united sites*.

5.2.2 Fire Hydrants

Where it is not practical to achieve the required separation distance, fire hydrants shall be provided to serve each *united site*.

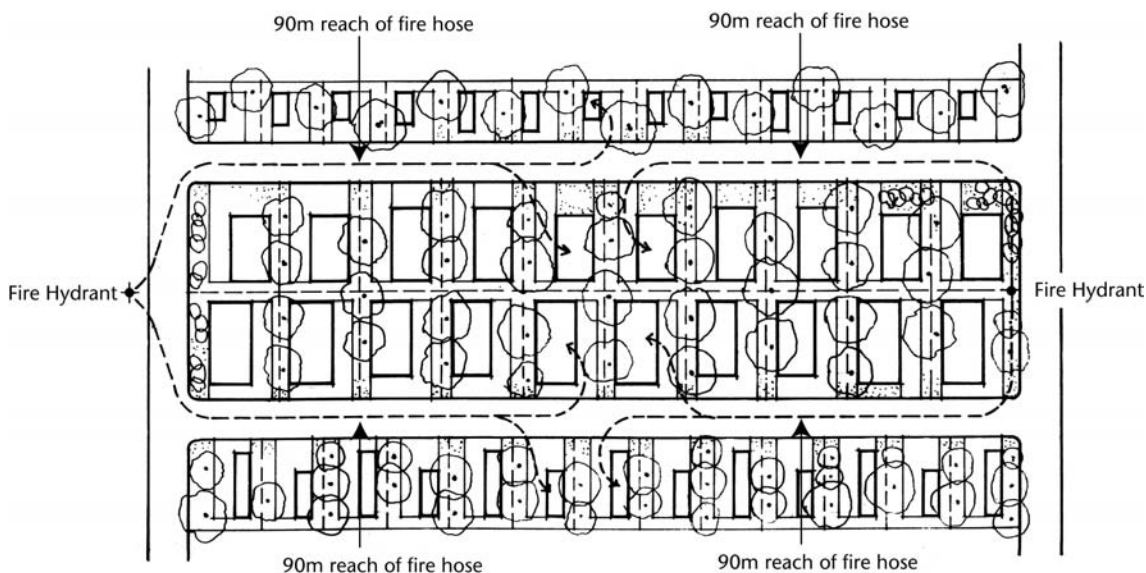


Figure 3

Where the required separation distances are not achieved between *united sites* or individual *sites*, fire hydrants shall be provided to serve each site and each site must be within the reach of a 90m fire hose from the hydrant. Refer Sections 5.1, 5.2 and 6.4.



6. ESSENTIAL SAFETY PROVISIONS

6.1 Smoke Alarms

Smoke alarms complying with Australian Standard AS 3786 - *Smoke Alarms* shall be fitted to permanent residential accommodation and shall be either:

- (a) connected to the consumer mains power; or
- (b) powered by a 10-year life non-replaceable, non-removable permanently connected battery.

Note: It is desirable that all types of sleeping accommodation have smoke alarms installed, however in caravans false alarms may be prevalent due to cooking in confined spaces and the installation of photo-electric (optical) smoke alarms with a 'hush' facility is recommended. This type of alarm can be isolated for a short period during cooking and will automatically reset.

Smoke alarms to all other buildings shall be fitted in accordance with the requirements of the *Building Code of Australia*.

6.2 Fire Extinguishers

6.2.1 Application

Fire extinguishers shall be provided to ancillary facilities in accordance with the requirements of the *Building Code of Australia*.

Note: Section 88 of the Fire and Emergency Services Act 2005 requires fire extinguishers to be provided in each caravan. Regulation 51 of the Fire and Emergency Services Regulations prescribes the minimum requirements for these extinguishers.

6.3 Hose Reels

6.3.1 Application

On site hose reels shall be provided to service the following areas:

- (a) each individual site; and
- (b) individual buildings where hose reels are required by part E1 of Volume One of the *Building Code of Australia*

Fire hose reels exposed to the weather shall be enclosed in cabinets and shall comply with part E1 of Volume One of the *Building Code of Australia*, with respect to construction, performance and water supply requirements, as though they were located within a building.

6.3.2 Deemed to comply

Fire hose reels complying with Australian Standard AS/NZS 1221 - *Fire hose reels*, installed in accordance with Australian Standard AS 2441 - *Installation of fire hose reels*, are deemed to comply with clause 6.3.1 herein.



Fire Safety Requirements in Caravan Parks and Residential Parks

6.3.3 Concessions

A fire hose reel is not required where permanently connected garden hoses 15 metre (min) long, equipped with nozzles suitable for fire fighting at the incipient stage, are provided at a ratio of one hose per two *sites* and are located midway between each *site*.

6.4 Fire Hydrants

6.4.1 Application

Where the required separation distances specified in Section 5.0 herein cannot be achieved, a suitable fire hydrant system shall be provided in addition to hose reels so that each *site* shall be within 90 metres of a fire hydrant, measured along the access road.

A suitable fire hydrant system shall be provided to serve each *united site* containing 10 or more occupancies.

6.4.2 Deemed to comply

A fire hydrant system satisfies clause 6.4.1 herein if it is installed in accordance with Australian Standard AS 2419.1 - *Fire hydrant installations - System design, installation and commissioning*.



7. GAS AND ELECTRICAL INSTALLATIONS

7.1 Gas

All gas installations shall be designed and installed in accordance with Australian Standard *AS 601 - Gas Installation Code*.

7.2 Electrical

All electrical installations shall be designed and installed in accordance with the requirements of Australian Standard *AS 3000 - SAA Wiring Rules*.

Note: In existing caravan parks, consideration should be given to the installation of earth leakage breakers to each permanent site and to all distribution boards.

8. HAZARD REDUCTION

- (a) All defined *sites* shall be kept clear of combustible or hazardous materials.
- (b) The underside of all permanent units, caravans, manufactured homes and the like, shall be enclosed using approved materials to prevent the entry of wind-blown debris and to prevent the storage of goods or materials underneath.
- (c) Wind-blown debris and other matter, shall not be permitted to accumulate against walls, fences and the like.

Note: In Bush Fire Prone Areas, special consideration shall be given to the following points:

- (i) *Removal or control of site perimeter vegetation.*
- (ii) *Regular removal of leaves and other wind-blown material from roof and gutter systems.*



9. MAINTENANCE OF ESSENTIAL SAFETY SERVICES & EQUIPMENT

9.1 Maintenance requirements

Essential safety provisions and equipment installed in *caravan parks* and *residential parks* must be maintained as prescribed in Clause SA 11.1 *Safety Installations* of the South Australian Appendix to Volume One of the *Building Code of Australia*.

9.2 Council notification

The *owner* must provide adequate proof annually to the relevant council that maintenance and testing has been carried out for all essential safety provisions installed in the park.



Development Act 1993

Minister's Specification SA 76A December 2007

Fire Safety Requirements in Caravan Parks and Residential Parks