



Minister's Specification

SA 83

June 1995

Staged occupation of multistorey buildings

OBJECTIVES

Where staged occupancy of a partially completed building is permitted, that part of the building occupied should be -

- as safe as if it was a building in its own right; and
- adequately separated from construction areas.

REQUIREMENTS

The occupation of the building must be from the ground floor upwards with no construction space between occupied levels. Basement levels may be used as site offices as noted later.

The lower floors of a partially completed multistorey building must not be occupied unless ALL of the following requirements are met:

1. Council has agreed to such partial occupancy.
2. A clearly defined main entrance must be provided for occupants and emergency services to access the building.
3. All required internal fire safety facilities must be operational and accessible, including fire control rooms, fire indicator panels, main switchroom, emergency lifts, sprinkler valve and pump rooms.
4. The lifting of all heavy equipment for the building must be complete. All in-situ concrete, precast concrete, steelwork, plant and machinery must be installed.
5. All occupied areas must be separated from construction areas by appropriate hoardings and barriers. Any necessary temporary alterations to sprinklers, hydrants and hose reel coverage required to comply with the Regulations under the Development Act 1993 must be made to accommodate such separation barriers.
6. Operational hydrants, hose reels and extinguishers must be provided to all floors including construction levels.
7. Any Fire Authority required vehicular access to the building must be maintained at all times.
8. All external site huts and storage areas must be located not less than 6 metres from any window serving an occupied area.

(continued)



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REQUIREMENTS *(continued)*

In addition to the above requirements, ALL floors up to and including the highest occupied level must comply with the following:

9. All required fire isolated stairs must be complete including any required stair pressurisation.
10. Not less than 2 fire isolated stairs must be provided, each being available for emergency egress. Not less than one of these stairs must be for the sole use of the occupants and not less than one for the use of both occupants and construction workers during normal operation.
11. The stair for the sole use of occupants must discharge into a public place, however, a construction stair may discharge into a builders yard at ground level provided access from this yard to a public place is maintained at all times when the building may be legally occupied.
12. All required stairs must be maintained in a clean and useable condition at all times.
13. All required fire services must be fully tested, maintained and operational at all times.
14. All mechanical services must be fully operational.
15. All required fire separation must be complete, including the fire stopping of all service penetrations within the occupied areas.
16. All required fire services and egress provisions must be complete for those rooms containing electrical, mechanical, lift and other services, necessary for the occupied floors.

Basements may be used as construction administration areas provided they are fully sprinklered in accordance with AS 2118, including internal sprinklering of any site hut and office, and an approved system of smoke hazard management is operational.