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Quick Reference Guide to Compliance
With Fire Safety Requirements Under
The UBBL 84

PAM PRACTICE NOTES

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QUICK REFERENCE GUIDE TO COMPLIANCE WITH FIRE SAFETY REQUIREMENTS UNDER THE UBBL 84

1. Establish Usage / Purpose Group (By-law 134) 5th Schedule for Building.
2. At Schematic Design, establish size and volume of the building. This gives perimeter extent necessary for access of fire fighting appliances (By-law 140).
3. Establish permissible limits of dimensions of building and compartments (By-law 136, 5th Schedule).
4. Re-check perimeter with regard to 6th Schedule (By-laws 142 & 145) to establish extent of unprotected openings allowed or to establish sufficiency of setback.
5. Use 10th Schedule (By-laws 225, 237) to establish fire extinguishment requirements, alarm systems and emergency lighting.
6. After 5 above, establish compliance with maximum travel distances allowable under the 7th Schedule.
7. Using Schematic plan areas and purpose grouping calculate the Occupant Load and capacity of exits to ensure adequacy. Check sufficiency minus one staircase (By-laws 174, 175, 176, 177, 178, 179, 180 and 181).
8. Check placement or position of exits using maximum permissible distances (By-laws 165, 166, 167, 170).
9. Check dead ends, 45° to alternate route, occupancy of last room, etc. (mezzanine floor).
10. Check need for ventilation, smoke lobby or pressurisation of staircases (By-laws 196, 197, 198, 199, 200, 201).
11. Locate Fire Fighting Appliances. (Dry riser, wet riser, hose reel, alarms, breeching inlets, tanks, pumps, gen sets, etc.). Locate Control Panel / Room.
12. If multiple lift cores are used, check Fire Lifts and fire fighting access lobbies (By-law 229(2)) Ht > 18.3m. Check distance between cores (45.75m max).
13. Check internal and external finishes to comply with the 8th Schedule (Restriction of Spread of Flames over surface of wall and ceilings).
14. For single staircase buildings, refer to By-law 194.
 - i) Office or residential purpose only.
 - ii) Only ground floor can be used as shops.
 - iii) Top most floor of building must not exceed 12m height.