

Advisory Notices are issued to assist in the interpretation of the Planning, Development and Infrastructure Act 2016

TECHNICAL: South Australian variations for farm buildings

The South Australian Appendix to Volume One of NCC 2019 Amendment 1 (as amended by *Ministerial Building Standard MBS 007 – Modifications to the Building Code of Australia*, dated March 2021) contains several variations and additions relating to farm buildings that override the provisions in **Part H3 Farm buildings and farm sheds** of Volume One of NCC 2019 Amendment 1.

Before 1 May 2019, the South Australian variations and additions for farm buildings were published in Minister's Specification SA H3.2, which became redundant with the transfer of these provisions into the South Australian Appendix to Volume One of NCC 2019. The South Australian variations and additions for farm buildings can now be found within individual clauses of our State's Appendix to Volume One.

For South Australia the definition of 'farm building' is varied and defined as follows-

Farm building means a single storey Class 7 or 8 building that is-

- (a) *primarily associated with agriculture and located on land used primarily for agriculture; and*
- (b) *the total number of people accommodated in the building does not exceed one person per 200m² of total floor area, or six people, whichever is the greater; and*
- (c) *the floor area of each building does not exceed the maximum floor area and volume specified in SA Table 2 for the type of farm building; and*
- (d) *The building does not contain occupancies of excessive fire hazard as listed in Table E1.5; and*
- (e) *if the building is used for the storage of hay, an open space complying with C2.4(a) is provided around the perimeter of each building.*

SA Table 2 Farm building categories and maximum floor area shown below, categorises farm buildings into three different building groups according to their use or type and the floor area/volume that the buildings must not exceed if the SA variations for farm buildings in the SA Appendix are to apply.

SA Table 2 Farm building categories and maximum floor area

Building group	Type of farm building	Maximum floor area	Maximum volume
Group A	<i>Buildings used for the keeping, growing and/or harvesting of animals and/or plants. Includes greenhouses with rigid covering material and large implement/vehicle storage sheds</i>	5,000 m ²	30,000m ³
Group B	<i>Buildings used for packing, sorting and/or storage of produce and may include workshops</i>	2,000 m ²	12,000 m ³
Group C	<i>Greenhouses with non-rigid, plastic or fabric covering material</i>	5,000 m ²	30,000m ³

In relation to Part H3 of Volume One of NCC 2019 Amendment 1, **SA H3.1 Application of Part** states, ‘*This Part does not apply in South Australia, refer to individual clauses for SA variations that are applicable to farm buildings.*’

The individual clauses that have been varied for farm buildings in South Australia include-

- **D1.4 Exit travel distances** - SA D1.4(g) varies the travel distance to exits for farm buildings;
- **D1.5 Distance between alternative exits** - SA D1.5(e) varies the distance between alternative exits for farm buildings;
- **D2.15 Thresholds** – SA 2.15(e) allows a doorway in a farm building to incorporate a step;
- **D2.18 Fixed platforms, walkways, stairways and ladders** – SA D2.18(c) allows the use of fixed platforms, walkways, stairways and ladders within a farm building;
- **D2.20 Swinging doors** – SA D2.20(b)(iii) allows doors serving a farm building to swing away from the direction of egress;
- **D3.4 Exemptions** – SA 3.4(d) confirms that in a farm building it not necessary to provide access for people with disabilities to any area if access would be inappropriate because of the particular purpose for which the area is used;
- **E1.3 Fire hydrants** – SA E1.3(c) and (d) offer a number of options for the provision of a water supply systems for fire-fighting purposes and SA E1.3(e) make it clear that a water supply system for fire-fighting purposes is not required for a farm shed.
- **E1.4 Fire hose reels** – SA E1.4(a)(v) provides a concession whereby fire hose reels do not have to be provided in a farm building not used for hay storage exceeding 500m² or 1000m³.
- **E1.6 Portable fire extinguishers** – SA E1.6(c) allows other options for occupants to use when undertaking initial attack on a fire, in lieu of providing fire hose reels in farm buildings and SA E1.6(d) relates to the location of fire extinguishers;

- **E4.2 Emergency lighting requirements** – SA E4.2(b)(iii) provides concessions for the provision of emergency lighting in farm buildings;
- **E4.5 Exit signs** – SA 4.5(e) clarifies where exit signs must be installed and located in a farm building; and
- **E4.8 Design and operation of exit signs** – SA 4.8(c) varies the requirements for exit signs in farm buildings and clarifies that exit signs are not required in a farm shed.

For further information, the additions and variations for South Australia contained in Volume One of NCC 2019 Amendment 1 can be accessed through the Australian Building Codes Board’s website at www.abcb.gov.au/

Further Information

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