



POSITION STATEMENT SUMMARY

Self-storage facilities

Position

Effective 9 October 2024, the following is a position of Fire and Rescue NSW (FRNSW):

FRNSW consider self-storage facilities have potential to involve special hazards under E1D17 and E2D21 of the *National Construction Code 2022 (NCC)*. The certifier should identify what additional provisions are being provided, if any, and whether they are commensurate to the hazards and risks when certifying any related building application.

The contents, quantity, and hazardous nature of combustible goods stored within storage units are largely unknown and uncontrolled. Lack of fire separation between storage units means fire can spread rapidly within the facility, however, firefighter access can also be restricted by the barriers between units. Self-storage facilities present a high probability for an extremely dangerous and challenging fire for firefighters.

FRNSW recommends an AS 2118.1 automatic fire sprinkler system be installed within all Class 7b self-storage facilities.

Note: The hazard occupancy classification of the sprinkler system should be commensurate to the possible risks identified.

FRNSW recommends a fire hose reel system be installed within all Class 7b self-storage facilities. FRNSW will also not support the deletion of any required fire hose reel system within a Class 7b self-storage facility.

Note: A fire hose reel can be used to provide first aid fire suppression and can assist with leading occupants back to an exit if visibility is reduced.

Reference must be made to the FRNSW website to ensure this position is current at the time of use, and this position has not been superseded or revoked.

Summary

This position statement identifies the potential for self-storage facilities to involve 'special hazards', falling in the ambit of E1D17 and E2D21 of the NCC. Such hazards must be addressed by way of additional provisions (where applicable) commensurate to the specific hazards and risks. Certifiers must determine the adequacy of same when certifying any building related application.

Fires within self-storage facilities are likely to present an extremely challenging and dangerous environment for firefighters, owing to a range of factors including unknown and uncontrolled composition, quantity, and inherently hazardous nature of stored combustible goods, in addition to lack of fire separation between units promoting rapid fire spread beyond the unit of origin. Barriers between units also present issues in relation to firefighter access.

Within any Class 7b self-storage facility, FRNSW recommends the installation of an AS 2118.1 automatic fire sprinkler system.

Informative commentary notes that the hazard occupancy classification of the sprinkler system, as per Clause 2.2 of AS 2118.1, must adequately address identified possible risks.

FRNSW recommends the installation of a fire hose reel and FRNSW will not support the deletion of any required fire hose reel.

Fire and Rescue NSW

www.fire.nsw.gov.au

Community Safety Directorate
Fire Safety Branch
1 Amarina Avenue
Greenacre NSW 2190

Phone +61 (02) 9742 7434
Email firesafety@fire.nsw.gov.au
Web www.fire.nsw.gov.au/firesafety
LinkedIn linkedin.com/showcase/frnsw-firesafety



Informative commentary notes the ways in which a fire hose reel can be utilised in the event of a fire, including the provision of first aid fire suppression (i.e. an initial response method during a fire's infancy) and leading occupants back to an exit in circumstances involving reduced visibility (i.e. by following the hose back to the reel where smoke has reduced an exit's visibility).

This position statement has been authorised for release by Chief Superintendent Fire Safety, FRNSW.

Contact us

For further information contact the Fire Safety Branch on (02) 9742 7434 or email firesafety@fire.nsw.gov.au.