



Advisory Notice Building 01/25

NCC 2022 SA farm building variations

This Advisory Notice provides guidance on the South Australian variations for farm buildings and bulk grain storage facilities within NCC 2022.

Background

The South Australian requirements set out in Minister's Specifications SA H3.2 *Concessions for farm buildings* and SA H2.2 *Construction of bulk grain storage facilities* were amalgamated into the National Construction Code (NCC) with the adoption of NCC 2019 Amendment 1 in 2021.

Discussion

The provisions of *NCC 2022 Part I3 Farm buildings and farm sheds* do not apply in South Australia (refer SA I3D1 Application of part). The additional requirements for *farm buildings* and *bulk grain storage facilities* in South Australia are contained in individual variation clauses. The variations will be contained in *SA Part I3 Farm buildings and farm sheds* and a new *SA Part I4 Bulk grain storage facilities* in the next NCC edition.

NCC 2022 SA variations – Schedule 1 Definitions

The following definitions apply in South Australia:

- Farm building** 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 Table SA 1 for the type of farm building; and
 - (d) the building does not contain occupancies of excessive fire hazard as listed in E1D5 to E1D13; and
 - (e) if the building is used for the storage of hay, an open space complying with C3D5(1) is provided around the perimeter of each building.

<i>Agriculture</i>	Cropping, grazing, animal husbandry, intensive animal keeping, horticulture, aquaculture, wool shearing or dairy, but not viticulture or forestry.
<i>Bulk grain storage facility</i>	A building or structure used for the commercial bulk handling or storage of granular materials such as grain, ore, or the like, where only a small number of occupants are present at one time and includes <i>cell type silos</i> and <i>storage sheds</i> .
<i>Cell type silo</i>	A type of <i>bulk grain storage facility</i> similar to that illustrated in diagram (a) of Figure SA 1.
<i>Storage shed</i>	A type of <i>bulk grain storage facility</i> similar to that illustrated in diagram (b) of Figure SA 1.

While the NCC 2022 definition and provisions for *farm sheds* do not apply in South Australia, the *farm building* variations apply if the building meets the South Australian definition of *farm building*.

Table SA 1 below categorises *farm buildings* into building groups according to their use or type and specifies the floor area/volume that must not be exceeded for the variations to apply.

Table SA 1 – Farm building categories and maximum floor area

Building group	Type of farm building	Max floor area	Max volume
Group A	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	5,000 m ²	30,000m ³
Group B	Buildings used for packing, sorting and/or storage of produce and may include workshops	2,000 m ²	12,000 m ³
Group C	Greenhouses with non-rigid, plastic or fabric covering material	5,000 m ²	30,000m ³

NCC 2022 SA variations – Farm buildings

The clauses that have been varied for *farm buildings* in South Australia include:

- SA D2D5 Exit travel distances – (7) varies travel distances to exits.
- SA D2D6 Distance between alternative exits – (e) limits distances between required exits.
- SA D3D16 Thresholds – (2) allows doorway to incorporate step not more than 700mm where necessary due to operational requirements.
- SA D3D23 Fixed platforms, walkways, stairways and ladders – (c) allows compliance with AS 1657 for areas within a *farm building*.
- SA D3D25 Swinging doors – (1)(b)(iii) allows doors to swing away from direction of egress.

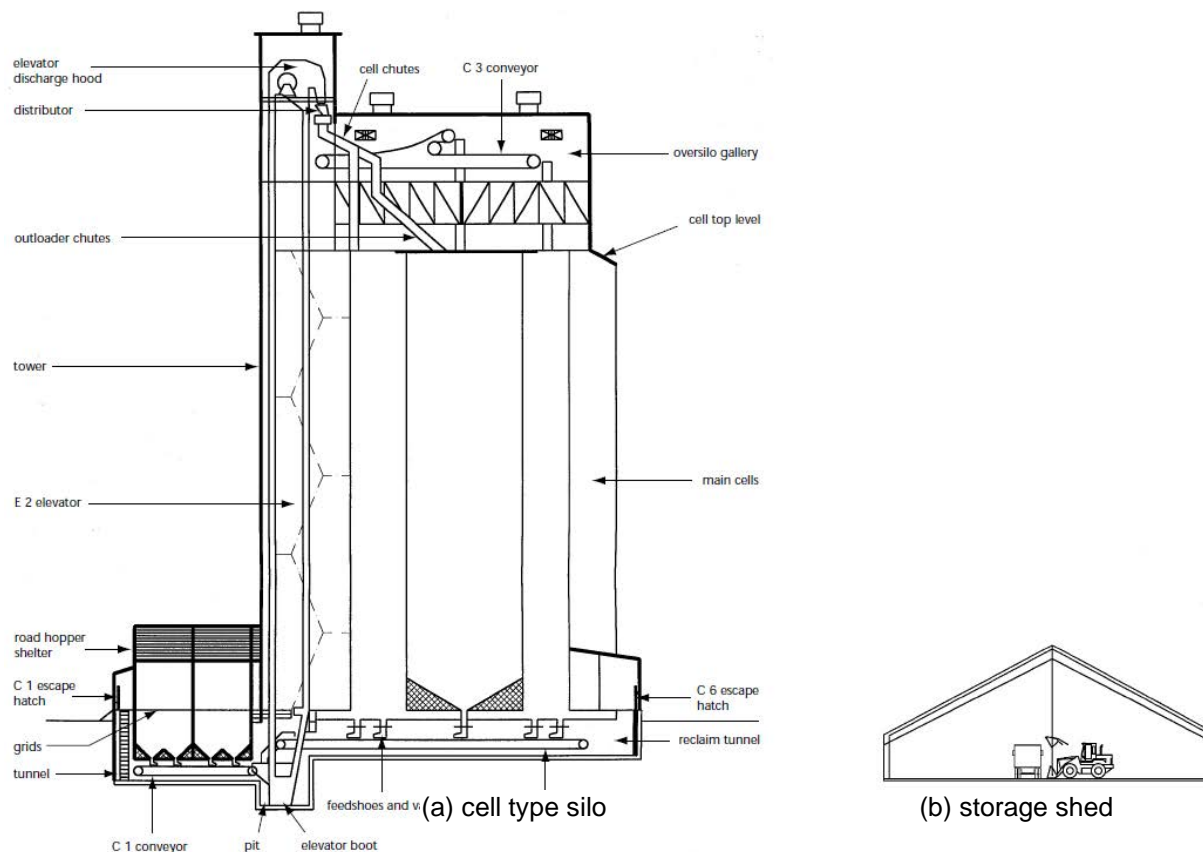
- SA D4D5 Exemptions – (d) allows exemption to provision of access for people with disabilities to any area if access would be inappropriate because of the particular purpose of that area.
- SA E1D2 Fire hydrants – (5) provides options for water supply for firefighting purposes and (7) confirms a water supply for firefighting purposes is not required for a *farm shed*.
- SA E1D3 Fire hose reels – (1)(e) allows concession if not used for hay storage within limits.
- SA E1D14 Portable fire extinguishers – (7) provides options to address Class A fire risks in lieu of extinguishers and (8) specifies location of portable fire extinguishers where provided.
- SA E4D2 Emergency lighting requirements – (b)(iii) varies requirements for some buildings.
- SA E4D5 Exit signs – (e) where exit signs must be installed.
- SA E4D8 Design and operation of exit signs – (2) varies requirements for some buildings.

NCC 2022 SA variations – Bulk grain storage facilities

The clauses that have been varied for *bulk grain storage facilities* in South Australia include:

- SA C2D2 Type of construction required – (1)(e) allows Class 7b construction to SA C2D16.
- SA C2D16 Class 7b bulk grain storage facilities – allows concession to fire-resisting construction requirement for some external walls.
- SA C3D17 Bulk grain storage facilities – requires separation of underground passageways.
- SA C4D18 Protection of openings – bulk grain storage – varies requirements for openings within 6m of exit stairs, ramps or ladders.
- SA D2D3 Number of exits required – specifies exits required from (2)(c) a *storage shed* or (2)(d) gallery level of a *cell type silo*.
- SA D2D4 When fire isolated stairways and ramps are required – (2)(d) varies requirements for required exits where no openings within 3m.
- SA D2D5 Exit travel distances – (8) varies distance limitation for some facilities.
- SA D2D14 Travel by non-fire-isolated stairways or ramps – (7) varies distance limitation.
- SA D2D21 Plant rooms, lift machine rooms and electricity network substations: concession – (3) allows stair or ladder complying with AS 1657 as means of egress from a *cell type silo*.
- SA D4D5 Exemptions – (d) allows exemption to provision of access for people with disabilities to any area if access would be inappropriate because of the particular purpose of that area.
- SA E1D2 Fire hydrants – (8) provides options for water supply for firefighting purposes.
- SA E1D3 Fire hose reels – (1)(f) allows concession to requirements.
- SA E2D22 Smoke venting in bulk grain storage facilities – requires smoke venting to top of elevator towers and overhead galleries in a *cell type silo*.
- SA E4D2 Emergency lighting requirements – (b)(iii) varies requirements for some facilities and (j) requires emergency lighting in an underground passage.

Figure SA 1 – Two types of bulk grain storage facilities (refer to NCC 2022 for details)



Additional information

South Australia variations contained in Schedule 8 of NCC 2022 Volume One can be accessed via the Australian Building Codes Board's website at www.abcb.gov.au.

For more information:

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