

AS 1670.3 Fire Alarm Monitoring or Direct Brigade Alarm (DBA) Requirements

| Building | Cases | Notes / Examples |
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| Characteristics | Building with an effective height of more than 25m | <ul style="list-style-type: none"> Required to be provided with AS 2118 Part 1 & 6 sprinkler system and zone pressurisation system |
| | A building with automatic fire sprinkler system as per AS 2118 Part 1, 4 & 6 | <ul style="list-style-type: none"> AS 2118 Part 1 – automatic fire sprinkler systems AS 2118 Part 4 – sprinkler protection for accommodation buildings not exceeding 4 storeys in height (as applicable ref: BCA S18C3 System requirements) AS 2118 Part 6 – combined sprinkler and hydrant systems Class 2 and 3 buildings not more than 25 m in effective height with a rise in storeys of 4 or more, Class 7a part of building with more than 40 car bays Large Isolated Buildings |
| | A building with smoke detection in accordance with S20C6 smoke detection for smoke control systems provided to activate— <ul style="list-style-type: none"> a smoke exhaust system in accordance with Specification 21; or smoke-and-heat vents in accordance with Specification 22 | <ul style="list-style-type: none"> Class 9b nightclub, discotheque or the like Class 9b theatres, public or exhibition halls |
| | A fire detection alarm system (FDAS) complying with AS 1670.1 | <ul style="list-style-type: none"> Class 3 – a smoke detection system – <ul style="list-style-type: none"> is more than 2 storeys above ground level; or accommodates more than 20 residents within the residential part of a school, accommodation for the aged, children or people with a disability Class 9a – accommodates more than 20 patients Class 9c – aged care facility provided with smoke detection system Large Isolated Buildings |
| Additional Design Requirements | Performance solution(s) requiring AS1670.3 fire alarm monitoring | <ul style="list-style-type: none"> Omission of fire pumps and tanks (not always) Significant fire load Complicated egress strategy Vulnerable occupants |
| | AS 1670.3 fire alarm monitoring required by the Permit Authority or Insurance | <ul style="list-style-type: none"> Required under Permit Authority Occupancy Permit Required under Insurance Policy Where building owners or occupants require an automatic, autonomous response by the fire brigade to AS 1670.1 fire detection alarm system activation |