

5 STEPS TO MAKING YOUR SHAREHOUSE LEGAL



WWW.IANUGARTE.COM.AU

A GUIDE TO MAKING YOUR SHAREHOUSE LEGAL IN FIVE SIMPLE STEPS



Share housing is steadily becoming more and more popular as a solution to our growing housing crisis. Developers now have an opportunity to generate profit **and** maintain community!

It may seem straightforward, but setting up multiple occupancy dwellings involves **rules and regulations**. Non-compliance can result in **heavy fines** of up to \$650,000 or even **jail time!**

This guide will run you through the **five most important steps** to creating a legally compliant share house to ensure the safety of your residents, and yourself.

TABLE OF CONTENTS

CHAPTER 01

Smoke Detectors and Lighting

CHAPTER 02

Emergency Signage and Extinguishers

CHAPTER 03

Exit Door Hardware

CHAPTER 04

Universal Access

CHAPTER 05

Building Classification



CHAPTER 01

Smoke Detectors and Lighting

The first requirement for any share house is to ensure that your smoke detectors are up to scratch. By updating, linking and connecting emergency lighting.

SMOKE DETECTORS

Smoke detectors must be installed in all habitable areas; any room that can be slept in. This includes bedrooms, studies, lounge rooms, dining areas and kitchens. As crazy as it may seem to sleep in a kitchen!

INTERLINKED WIRING

All the smoke detectors in the house will need to be hard wired and interconnected so they all go off at once in the event of a fire. In almost all states, a 10 year *lithium battery* detector can be used with *RF connection* between all the detectors.

EMERGENCY LIGHTING

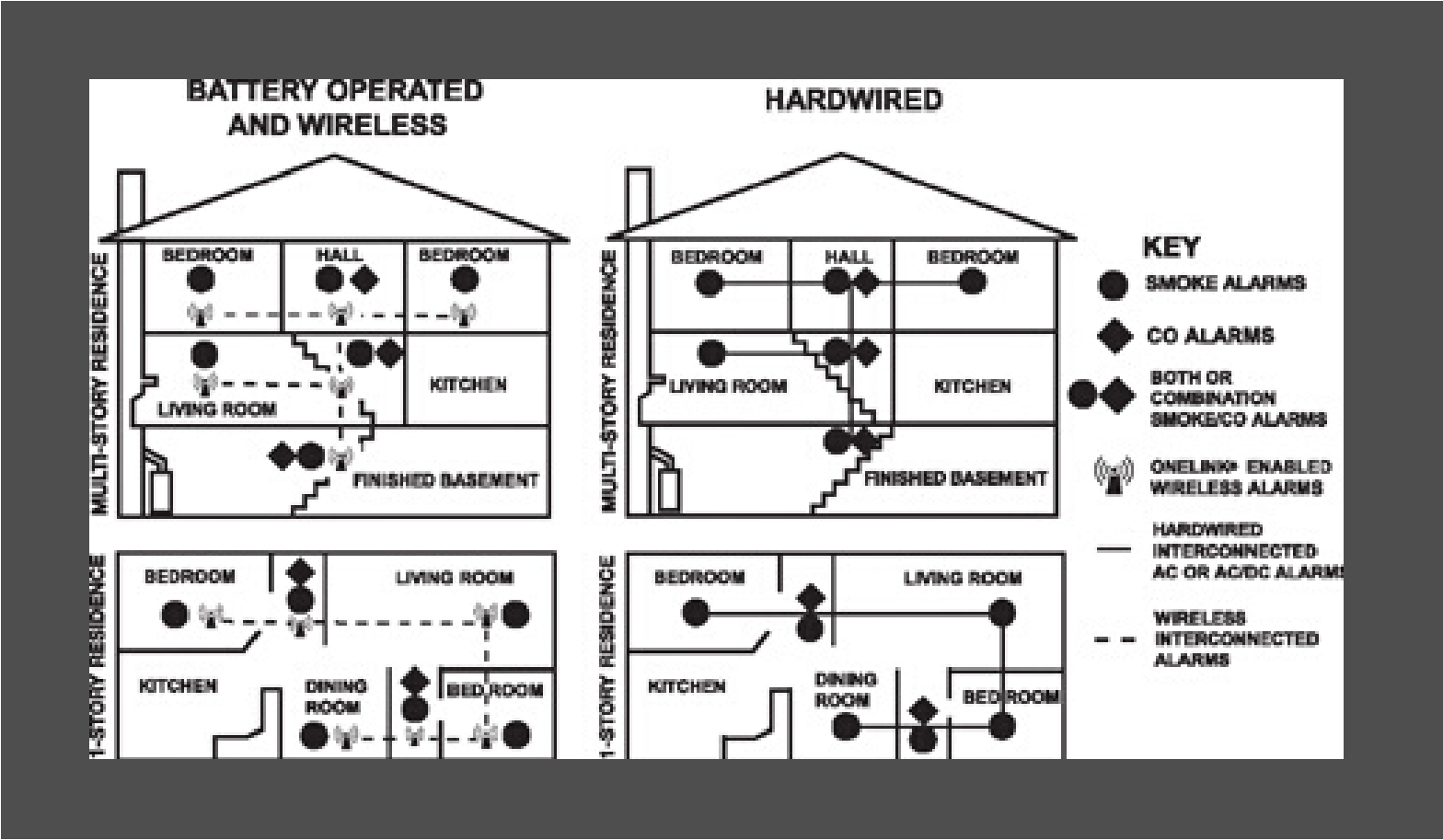
Lighting in key areas is required so that residents can find safe passage toward an exit during a fire. These lights will need to be hardwired with battery backups and connected to the smoke detectors. They should be in hallways, near exits and above stairwells.

.....

**"THE SAFETY OF THE PEOPLE
SHOULD BE THE HIGHEST
LAW."**

MARCUS CICERO

.....



CHAPTER 02

Emergency Signage and Extinguishers

The legal signage requirements for share housing is highly specific; you need safe exit paths fire fighting apparatus readily available.

SIGNAGE

All share houses require emergency exit signage on the back of each habitable rooms door, the communal area and any other area that will require the residents or their visitors to find their path to safety.

SAFE PATHS OF TRAVEL

Emergency exit signs **must** have directions illustrating the safest path of travel to the nearest building exit. Hallways and exit areas **must** be clear of any obstacles.

FIRE FIGHTING APPARATUS

Specific fire extinguishers and blankets must be strategically placed around the property. Along with equipment signage and a test tag attached.



.....

**"TIME IS THE FIRE IN WHICH
WE BURN."
GENE RODENBERRY**

.....



CHAPTER 03

Exit Door Hardware

Property exit doors require door hardware that allows residents to exit the property without a key; a push down handle that allows someone with a disability to exit safely.

NO INTERNAL KEYS, LOCKS OR DEVICES

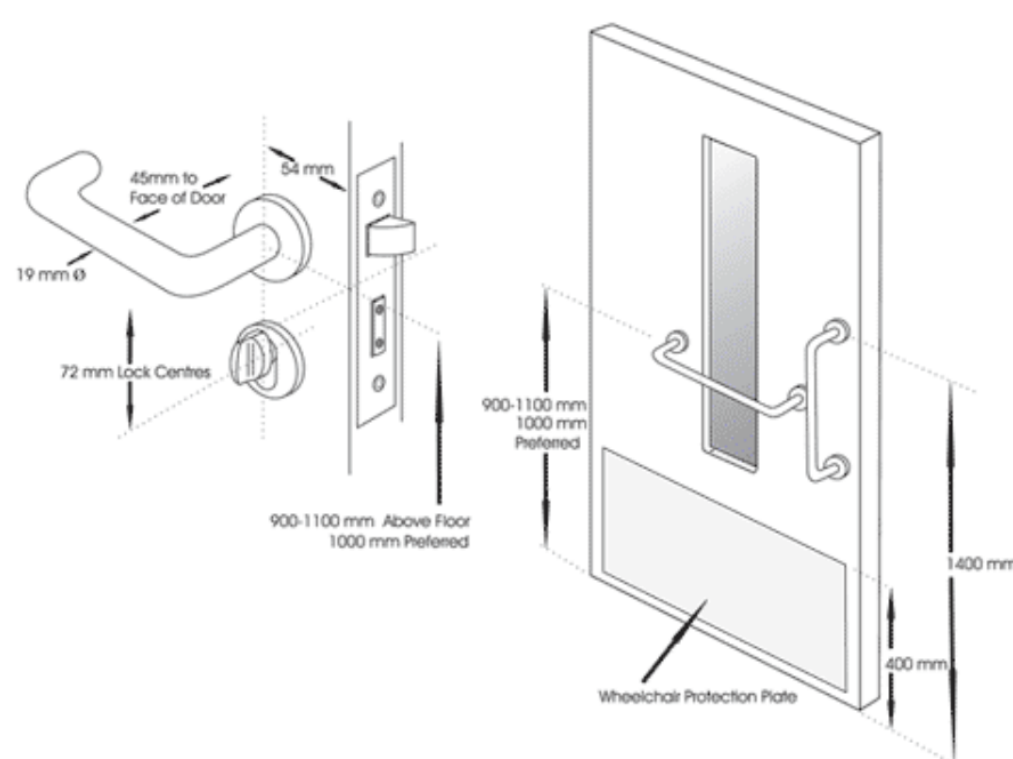
Door hardware for safe paths of exit should require no more than one hand to unlock the door. It must not have any locks, keys or internal locking mechanisms.

ONE PUSH TO EXIT

The door of any path of exit should unlock with a single push down on the handle. This also means that any screen doors are not lockable.

D-SHAPED HANDLES FOR DISABILITY GRIP

Under the *National Construction Code* a handle must meet the standard and sizing of a D-shape to accommodate any disabled persons and provide safe exit from the property.



.....
"THE EXIT STRATEGY IS MORE IMPORTANT THAT THE ENTRY STRATEGY."
.....

CHAPTER 04

Universal Access

All areas of a share house must meet **three requirements** to be classified as accessible.

DOORWAYS

All doorways and hallways must be a specific width for easy wheelchair access. Doors require a minimum clearance of 850mm and hallways 1200mm.

RAMPS AND PARKING

A share house must accommodate for all abilities. The property must be wheelchair accessible through internal and external areas. Ramps must be built at a particular grade and a parking spot that is equal to 2 car spaces must be provided.



ACCESSIBILITY

Under the *Disability Discrimination Act*, disabled persons must be able to access a bedroom, disability bathroom, kitchen, dining and one area of each that able bodied residents can visit.

.....
"MY DISABILITY EXISTS NOT BECAUSE I USE A WHEELCHAIR,
BUT BECAUSE THE BROADER ENVIRONMENT IS NOT
ACCESSIBLE."

ITZHAK PERIMAN

.....

CHAPTER 05

Building Classification

The three *National Construction Code* building classifications that you need to be aware of:

NUMBER OF RESIDENTS

In each state there is a minimum and maximum number of people that can stay in a property. This number determines how many bedrooms, the size of the building, registration and any approval processes.

PLANNING POLICY AND EXEMPTION

In all states of Australia except one, there is an approval process that allows the change of use from a 1A to a 1B building classification *without* council, there are also exemptions available for universal access.

APPROVAL PROCESS

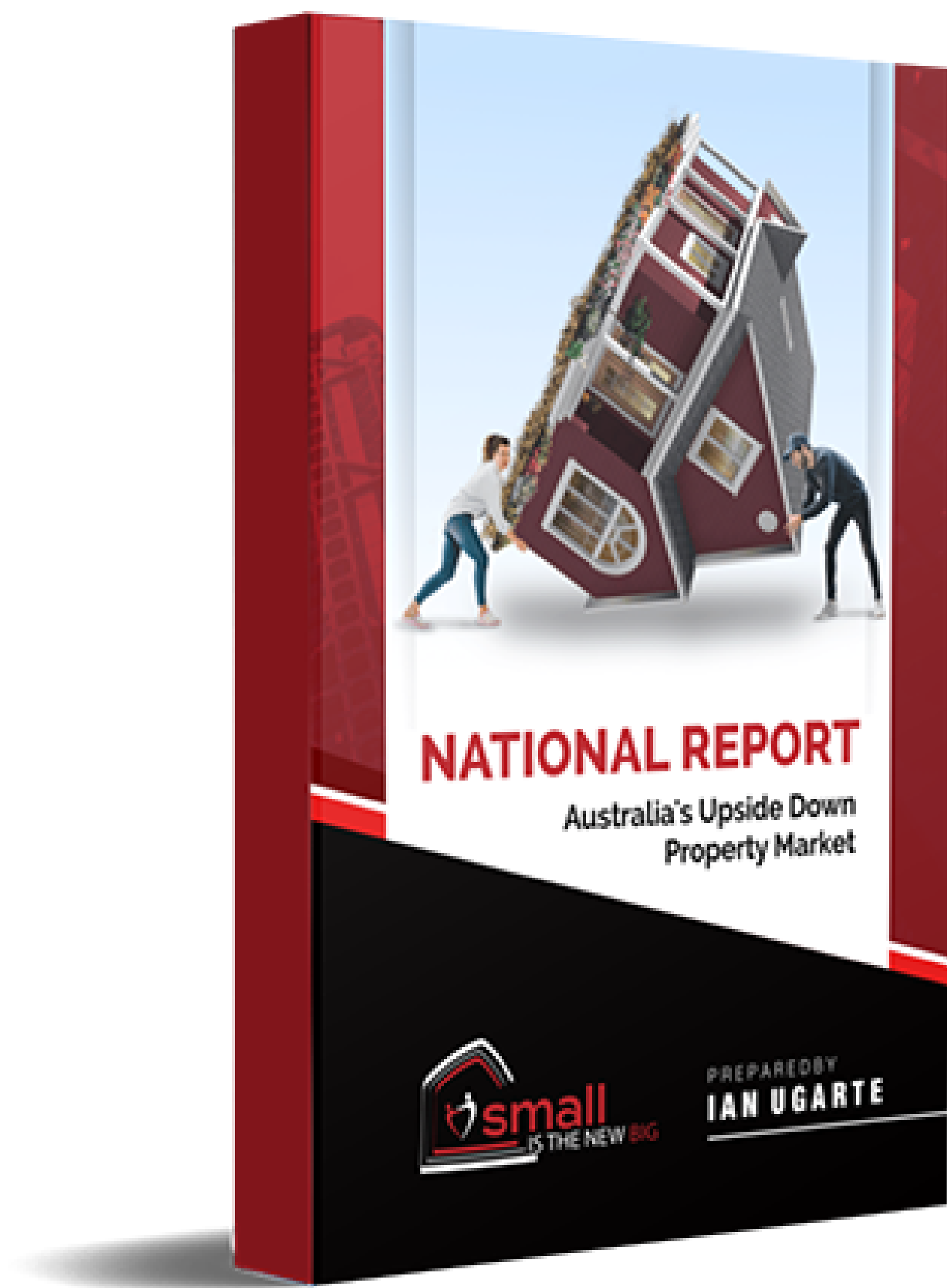
The correct approvals can be achieved by building surveyors or private certifiers in most of the states around Australia, meaning you won't need to deal with council.



.....

**"LIFE WOULD HAVE BEEN EASIER FOR ME IF I HAD TAKEN
THE PATH OF LEAST RESISTANCE." M. GOVE**

.....



FOR YOUR FREE REPORT

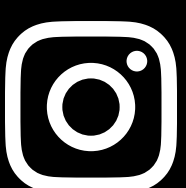
VISIT
WWW.IANUGARTE.COM.AU

Small is the New Big is to creating **1 million** self-contained homes by December 2027.

Will you join the movement?

CONTACT

admin@smallisthenewbig.com.au



@ian.ugarte



@smallisthenewbig