

1.2 EXIT DOORS

BCA 1990: Section D
BCA 1996: DP4 (Section D)

PURPOSE

To provide a means of egress from any part of a building.

REQUIREMENTS OF THE EQUIPMENT

To provide sufficient and safe egress from a building, with a minimum of effort and delay and to present a minimum of obstruction in an exit path.

METHOD OF OPERATION

An exit door must be capable of simple operation to fulfil its designed purpose.

It must be able to be opened readily without a key, from the side facing a person seeking their way out, by a single-handed downward or pushing action on a single device located between 900 mm and 1.2 m from the floor.

It could be fitted with a fail-safe device which unlocks the door automatically when any sprinkler, smoke or heat detector system in the building is activated, or open automatically if fitted with a door which is power operated upon malfunction or failure of the power source.

MAINTENANCE CHECKS

It is recommended that the relevant building surveyor should require exit doors to be inspected every three months. The owner may delegate this function to another person or body where necessary or appropriate.

Maintenance checks should be carried out to ensure the exit door is:-

- a) Intact
- b) Operational
- c) Fitted with hardware that conforms to the requirements of the *Building Code of Australia*, Section D (the hardware necessary to enable its operation as outlined above)

MAINTENANCE RECORDS

A sheet to record the maintenance and inspections carried out is included Appendix C of this manual.