



**ACT**  
Government



# SPRINKLERS IN LAUNDRIES

FIRE SAFETY GUIDELINE  
FSG – 24

JUSTICE AND COMMUNITY SAFETY DIRECTORATE  
ACT EMERGENCY SERVICES AGENCY  
ACT FIRE & RESCUE

OCTOBER 2024 V1.3



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### GLOSSARY OF TERMS

Acronym / Term	Definition
<b>ACTF&amp;R</b>	ACT Fire & Rescue.
<b>NCC</b>	National Construction Code.
<b>SOU</b>	Sole Occupancy Unit.
<b>Euro Style Laundry</b>	Any cupboard or wardrobe or compartment which contains or has the potential to contain a washing machine, dryer, combination washing machine and dryer or similar appliance.
<b>AS2118</b>	A suite of standards that cover Automatic fire sprinkler systems.
<b>AS2118.1:2017</b>	Automatic fire sprinkler systems: General Systems
<b>AS2118.4:2012</b>	Automatic fire sprinkler systems: Sprinkler protection for accommodation buildings not exceeding four storeys in height.
<b>FPAA101D</b>	Technical Specification FPAA101D Automatic Fire Sprinkler System Design and Installation - Drinking Water Supply.
<b>FPAA101H</b>	Technical Specification FPAA101H Automatic Fire Sprinkler System Design and Installation - Hydrant Water Supply.

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## 1. PURPOSE

This guideline has been developed by ACTF&R to provide consistent advice in the application of sprinkler installations within buildings containing Euro Style Laundries (i.e., laundry facilities in cupboards, not limited to – washing machines, tumble dryers or combination type appliances).

## 2. INTENT

To reduce the impact of a fire type event in a confined Euro Style Laundry. This is primarily for the safety of occupants within the SOU, and to promote the safety of firefighters when managing an incident in the SOU. Automatic sprinkler systems provide safer access and egress for firefighters and occupants in the event of a fire.

## 3. APPLICATION

This fire safety guideline applies to all buildings requiring sprinkler protection under the NCC.

## 4. POLICY POSITION

Washers and dryers are a major cause of fire in the ACT. When these appliances or similar are installed within a cupboard type compartment the compartment or area is not considered a cupboard but a laundry. Any concessions provided to omit sprinkler protection to a cupboard or wardrobe do not apply in these circumstances. Similarly, if a bathroom or ensuite serves as a dual-purpose laundry any concessions provided to the bathroom or ensuite do not apply.

## 5. EURO STYLE LAUNDRIES

A Euro Style Laundry is a compartment which contains or has the potential to contain a washing machine, dryer, combination washing machine and dryer or similar appliance. These compartments may also include mechanical ventilation, waterproofing and floor wastes, and water connections.

When these items are placed in a cupboard like compartment the compartment is no longer considered a cupboard. The provision of cupboard doors or otherwise and the type of room the laundry compartment is in does not affect this determination.

## 6. PLACEMENT OF SPRINKLERS

### **AS2118.1:2017**

Protection is required throughout the entire building except:

Areas permitted to be exempt under 3.1.3 of AS 2118.1:2017; and some concessions described within the standard.

Clause 5.9.17 of AS2118.1-2017 provides a concession where sprinklers may be omitted from cupboards and wardrobes in certain circumstances.

As a Euro Style Laundry is not considered a cupboard clause 5.9.17 of AS2118.1-2017 is not applicable. These areas require sprinkler protection to be installed within the compartment.

### **AS 2118.4:2012**

Sprinkler protection is required in all areas with exceptions covered in 2.2.2 and 2.2.3 of AS 2118.4:2012.

Clause 2.2.3 of AS 2118.4 does not require sprinkler protection in:

Cupboards less than 3.0m<sup>2</sup> provided the cupboard does not contain a clothes dryer, gas water heater, cooking appliances; or a cupboard used for the storage of flammable liquids or cleaning equipment; or in Toilets and bathrooms excluding dual use as a laundry.

The standard states the exception to coverage would not apply in a cupboard if a clothes dryer was contained or if a bathroom or sanitary area contains laundry facilities. The intent is consistent with this guideline. Any Euro Style Laundry or bathroom area that serves a dual purpose as a laundry requires sprinkler protection.

### **FPAA101D and FPAA101H**

These standards require protection throughout the entire building except:

Areas permitted to be exempt under 3.1.3 of AS 2118.1:2017; and some other areas including Sanitary facilities, bathrooms and ensuites, excluding dual use as a laundry; and Cupboards, wardrobes, alcoves, recesses, etc under 3m<sup>2</sup> (provided they don't contain dryers, gas water heaters, cooking appliances) or storage of flammable liquids.

The intent is consistent with this guideline. Any Euro style laundry or sanitary area that serves a dual purpose as a laundry requires sprinkler protection.

## **7. SPRINKLER ACTIVATION TEMPERATURE**

The sprinkler activation temperature should be selected to avoid accidental activation of the sprinkler system during normal operation of the appliances in a Euro Style Laundry. The sprinkler temperature rating should be not less than 30° above the highest anticipated temperature conditions. In most cases this will result in the standard red 68° bulb being unsuitable for installations in a Euro Style Laundry. ACTF&R recommend that at least a yellow bulb sprinkler head (79°) is used in this situation.

## **8. FURTHER CLARIFICATION**

For further information or clarification please consult the original legislation and referenced documents or contact the ACTF&R Community Safety Section [ACTFRFireSafety@act.gov.au](mailto:ACTFRFireSafety@act.gov.au).

### RELATED Forms AND DOCUMENTS

#### Related legislation and documents

Building Act, 2004 (ACT)

Building Regulation, 2008 (ACT)

Emergency Act, 2004 (ACT)

Emergency Regulation, 2004 (ACT)

National Construction Code (NCC)

AS2118.1-2017 Automatic fire sprinkler systems, Part 1: General systems

AS2118.4 -2012 Automatic fire sprinkler systems, Part 4: Sprinkler protection for accommodation buildings not exceeding four storeys in height

FPAA101D - Technical Specification FPAA101D Automatic Fire Sprinkler System Design and Installation - Drinking Water Supply.

FPAA101H - Technical Specification FPAA101H Automatic Fire Sprinkler System Design and Installation - Hydrant Water Supply.

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