

Dave,

My reading of the BCA the roller shutter door is fine subject to the following;

- 1) It being held open whilst in trading – eg lock it in the open position.
- 2) It's under 200sqm (part) it's the only door
- 3) It serves a class 6

I have highlighted the " bold parts " which form part of the interpretation so you can follow the advice above.

Deemed-to-Satisfy Provisions

D2.19 Doorways and doors

(a) A doorway in a resident use area of a Class 9c aged care building must not be fitted with—

- (i) a sliding fire door; or
- (ii) a sliding smoke door; or
- (iii) a revolving door; or
- (iv) a roller shutter door; or
- (v) a tilt-up door.

(b) A doorway serving as a required exit or forming part of a required exit, or a doorway in a patient care area of a Class 9a health-care building—

- (i) must not be fitted with a revolving door; and
- (ii) must not be fitted with a roller shutter or tilt-up door unless—
 - (A) it serves a Class 6, 7 or 8 building or part with a floor area not more than 200 m²; and
 - (B) the doorway is the only required exit from the building or part; and
 - (C) it is held in the open position while the building or part is lawfully occupied; and
- (iii) must not be fitted with a sliding door unless—
 - (A) it leads directly to a road or open space; and
 - (B) the door is able to be opened manually under a force of not more than 110 N; and
- (iv) if fitted with a door which is power-operated—
 - (A) it must be able to be opened manually under a force of not more than 110 N if there is a malfunction or failure of the power source; and

(B) if it leads directly to a road or open space it must open automatically if there is a power failure to the door or on the activation of a fire or smoke alarm anywhere in the fire compartment served by the door.

NSW D2.19(b)(v)

(c) A power-operated door in a path of travel to a required exit, except for a door in a patient care area of a Class 9a health-care building as provided in (b), must be able to be opened manually under a force of not more than 110 N if there is a malfunction or failure of the power source

Kind regards
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