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V Conduct AS 4655 based **ANNUAL FIRE SAFETY AUDITS??**

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NEW DIRECTIONS IN BUILDING SERVICES®

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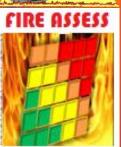
lan Childs F.IPEA; Comp.IEAust; M.AIES; M.SBSE; M.SFS; Aff.AFA; NAM; ESM.

Standard Australia Technical Committee ME-62 representing Engineers Australia's Society of Building Services Engineers in the development of Australian Standards AS1682, AS1851 (sect.13) and AS/NZS3666.
Chairman NSW & National Committee Engineers Australia Soc.Building Services Engineers, Member Engineers Australia Sydney Engineering Practice Forum

Why we're here..

Kingdom

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Sir Hugh was senior advisor to Queen
 Elizabeth on Asset Management.

We developed guide on Life Cycle Costing and a useful reminder to all asset managers (see the following excerpt)

The Latest from **Sir Hugh Platt** of the **United**

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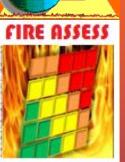
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Estate Management Sir Hugh Platt, 1594

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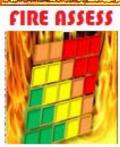


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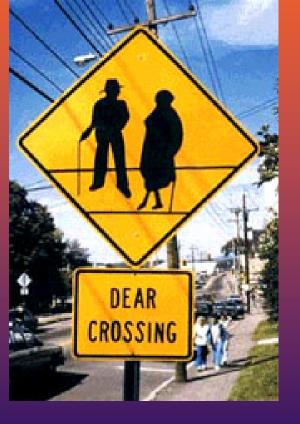
- ...for the animals, hedges, trees, buildings and other things of the estate has each a natural allotment of days; just as we too have an allotment of days.
- Good management of the estate in accordance with this order of things rests, therefore, in your possession of a knowledge of the parts so that each may be upheld for the duration of its allotted time and then left to pass.
- For the wholeness of an estate is not ours alone but also of they who follow and we shall be thanked, not for wonton and untimely outlaying, but for the exercise of good husbandry.

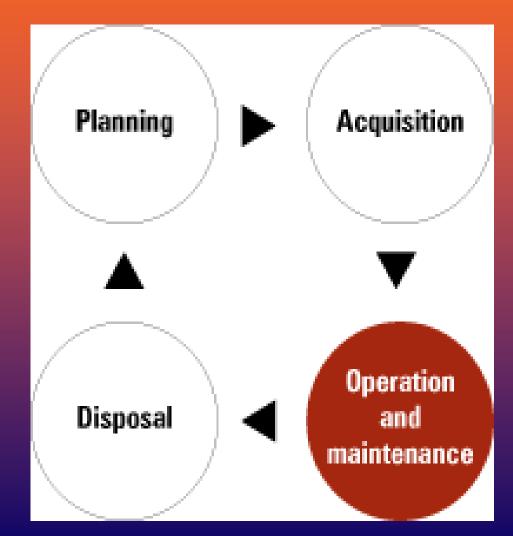


Estate Management



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Fire Protection Capability

Annual Fire Safety Statement Required under the NSW **Environmental Planning and Assessment Regulations -Section 9**

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Fire Protection Capability

in the second state

Each essential services measure must be assessed by an accredited practitioner fire safety [previously known as a competent fire safety paractitioner [CFSP*] and the assessed fire safety measures being found capable of performing not less than that of

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the standard that that measure was installed to.

What makes an Accredited Practitioner? The person must be accredited by the "accrediting authority" (in NSW this is the Fire Protection Association of Australia) who issue those accredited with a registration. They shall have verified capability for assessing the performance of these systems and which may have been carried out by multiple skilled individuals. This assessor uses appropriate evidence of performance to form the view that these measures perform, this is then consolidated into the Annual Fire Safety Statement endorsed by the assessor/s and ready for the building owner or nominee's signature

Fire Protection Capability

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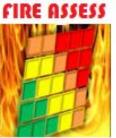
It is very important that **the APFS** (assessor) possess' professional indemnity insurance (checked by FPAA). It is important that this assessor looks after the customers interests by appraising them of changes effecting their business' and a knowledge of other building services such as TMV's, RPZ valves, etc. It is important that the assessor has the capability to provide peer review.

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Fire Protection Capability



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It is very important that **the EFSM** service provider possess' contractor all risk insurance. It is important that these technicians are competent in their field by demonstratable knowledge, education and experience (minimum is knowledge of the standards). Until such competence is by a Dept.of Fair Trade & NSW Planning endorsed accreditation scheme, this is something for which the Building Owner must manage.







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NSW Environmental Planning & Assessment Amendment (Fire Safety & Building Certification) Regulation 2017

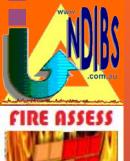
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IS IN BUSINESS SAFETY® FIRE ASSESS™

Require fire safety certificates and statements **in the form** approved by the secretary of the Department of Planning & Environment.

Annual Fire Safety Statement	Mechanical air handling systems IIOC BCA Spec E2.2, Spec E2.2, Annuae formor, ASH251008.1:1008,kmm 1).	Fire safety measure Minimum clanized of performance Automatic fail.safe devices (rear entry door) BCA 02.19, 02.21 Spec.03.4	12. Schedule of additional measures arising under the alternate solution	The hydromy system 2.1 No hydrom action ranks the budge is according to the bit 11.2, in complete with a 25 in 160001. Use 1 has been activated to the Activated constraint instead, draw Destroyan the complete re-
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2. Building the subject of this statement	AS/N251050.1-1098 (Aviid: 1) & AS/N70.3-2004	4 Building occupant warning availant BCA E1.5 (B), Spec E2 2x87, Annuel Involution	The properties to automative The automative and the Driver flow result against contacting and the Automatic	Energients gifting Prospect Grant & control incomplete with 45 200, 1900 to the period states
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39 Button Street 🗧	Sound systems used for emergency IGC BCA E4.8, AS1970.4-2004	Emergency Sphing BCA E42, E44, AS2283,1,2005 Entry spin & alternate solution BCA E45, NSW E43, E43, AS2203,1,2005	Brove from & Ground from I practice. The compartmentation I provide an apparate from an analyzing or the blackbill promitiant.	Internation for non-reactivity to compare the second in figure 2 of the test of second reactivity of an end of the second reactivity of a second reactivity of the second r
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Description of the building or part of the building PBED_515865	Warning & operational signs IGC BCA E3.3 & Part E1		provisions in general agrees provisions comparation provide the providence of the comparation of the providence of the p	Except when a set a second of the residence of the tradem rates of the test of the set of the second
Engainty Fightense (Theater)	Other: Alternate solution to BCA2012 10C Earnia Warrington Fire Engineering Record #2020000.PP106 (alternational and alternative)	10 Fire doors & five shutters BCA CSA, CS 10, CS 11, Spec CS 4, A51005 1-2006 strengt, A51005 2-2006	The Terry Article and a formation of primers	Conversion of the second secon
This statement applies to: 🖬 where holding 🗆 that holding	T25ep11 and all subsequent revisions.	100-00-01 AS1725 11-1268 (10-00-01)	End soutions Erits serve the lark as parts of the number of the number of the number of the serve the serv	In smart Australian charge and incoming a statement. The National properties of the same work building more than best of the same as a may prese
3. Description of building or part of building the subject of this statement	6. Details of competent fire safety practitioners (CFSP's)	Fire hose real system BCA E14, AS2441,2005 Fire hydrawl system (sheet hydrawl) BCA E13, AS2410,1,2005	with of the electric discretinging limit formations and the restriction operations approach any financial and of the blueing discretinging its decurs from and human Direct risk the second act estimation	If the subset is the project for any near for the property of reviewing the subset is the first second and the first for the property of the subset is the first for the property of the subset is the first for the property of the subset is the subset is the first for the property of the subset is the subset is the first for the property of the subset is the subset is the first for the subset is the subs
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If statement relates to part of the building, describe that part and its location	Each CFSP who inspected the building in accordance with dl 175(3) of the regulation (shaded row) Instein Boust Asnats Family Asna Plana anal S. L signature	14 The seals protecting openings in fire rated BCA C3.15. Spec.A2.4-Searc.C3.15.5 Internate components of the building	Events addressing the real state and the international distance of the home-mails of the builting managing is the cavar Sound from and Burlin Stream.	Investory a provided.
n/a	NOC Ian Garry Childs 04144/2042 Ian@holds.com.av	15 Uphweight construction BCA C1.8. Spec A2.4. Spec C1.8. AS1530.3-	Levelshing advantage over a served on two and, being the permanentation on the Bearship of the output advantages to Remark Smart are the reported advantation was the Reported and prove	and the close them are a content with the first added, are seen that as the basis of the first and here the and here the second se
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4. Name & address of the building owner	Kit lan Gany Childs 6414472042 And Stores a	 Machanical air handling systems DCA Spec E2 2. Spec E2 28. Annual Instance. ASN251980.1:1998.neuro. AS1688.2:1991 	Anomenia agressi from Levani Allina politik na la sera a sina si na mananen dina. On adalam a king dise anomba Secure from ta Buren Secari. Interactione del agressi for persona vito matematica del foculari.	Including 10% A remaining anti- the entropy of a second in sprage share in according to the original or protocol formation of the second secon
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Council of the City of Sydney of OPO Box 1591 Sydney 1229 Phone (52)4051-7838	1. Jun G. Chida	Solution Spec E2 26, Spec E2 26, Aleman to Aleman ASIN2S1008, 1-1990 (Arms), 15	(iii) in the event of a general the tim, the doors are to extend their span to uncore, and in the event of manipulation of failure, of the time and indicate burnet is to intermine this granted by the addition.	Present to the Price Reported Stretch Sciences of a story of a story interaction of the story and
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dop1 100 A01670.5-2004 (med.1)	() In the case of an essential fire safety measure applicable by virtue of a fire safety softextue, to a standard not less than their a time safetylet; or	22 Wat welling spinitive and device systems BCA C3 K ACT113 1:1200 (Ave.t 1) 23 Watring & operational spin BCA E3 3 K Fart E1 Cher, Remains outpon to SCA2012 Excess Warrington free Engineering Report	Experiment Instance of the second se Second second seco	as by a name interval of any first software the area to be present it units partitionareas
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1985	Annual Fire Safety Date ment + 2010 IDAID \$16085 Page 2	Annual Fire Safety Statement = 2010 INVO 516085 Page 3	Annual Res Tarlay Data-res nt - 3212 PAUS - 515888 Page 4	Annal Ris Educ Tutaman - 2010 Rot - 1500 Page 1



Building Owners are **required** to submit Annual Fire Safety Statements attesting to the performance of their installed fire safety measures and that their chosen registered **accredited practitioner (fire safety)** has assessed and provided that endorsement attesting to performance for that particular fire safety measure.

- under <u>clause 175</u> of the *Environmental Planning and Assessment Regulation 2000,* fire safety assessment must be carried out by an accredited practitioner (fire safety);
- according to <u>section 52</u> of the *Building and Development Certifiers Act 2018*, this makes it regulated work;

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section 53 of the Building and Development Certifiers Act 2018 says that a person must not carry out regulated work unless they hold an accreditation that authorises them to do so;

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- A trade, contractor or builder's license does not authorise the holder to do fire safety assessment - only FPAS FSA accreditation grants that authority; and
- the maximum penalty for an unaccredited person conducting fire safety assessment is \$110,000 for a company or \$33,000 for an individual.

This is reinforced in Environmental Planning and Assessment Act 1979 and Regulations 2000, the amended regulations 2014 and 2017 as well as the newly introduced Design and Building Practitioners Act 2020

https://legislation.nsw.gov.au/view/pdf/asmade/act-2020-7



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Annual fire safety statements **must be submitted** on or prior to the anniversary of any occupation certificate for a building as a result of a development or construction occurring from July 1987 to any Ord.70 Class II to Class IX or BCA Class 2 to 9 (inclusive). Accredited Practitioner (Fire Safety) were previously known as Competent Fire Safety Practitioners [CFSP]. They must be registered and be listed in <u>https://connect.fpaa.com.au/Shared_Content/FPAS_Register/FPA</u>

<u>S Register Search.aspx</u>

Building Owners or their managing agents must check that the assessor selected not only has an accreditation number, but also **is endorsed for the measure** that **they are signing off for**. *Some assessors will have a number but only accredited for a couple of measures.*



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The register, provides details (including insurer details etc) and individual measure accreditation by clicking on the individual Fire Safety Assessor – which brings up the list of that assessor's accreditations.

The Assessor cannot endorse any measure unless they have personally made the site assessment and physically have visited the site. They cannot rely upon assessment others.

Building owners may also like to consider engaging an accredited assessor who is completely **independent** of their service provider (such as ourselves) as a matter of due diligence.





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NSW Environmental Planning & Assessment Amendment (Fire Safety & Building Certification) Regulation 2017

Require fire safety certificates and statements **in the form** approved by the secretary of the Department of Planning & Environment.

	Fire table instance Minister statistics of performance Control and	NSW		NSW Information to t	elp building owners completi	e the File Safety Statement form	
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Typical AFSS Template 3 form

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Levels of AS4655 Fire Safety Audits							
FIRE ASSESS	Audit	Document	Critical component checks	Interviews	Witness full verification of performance		
www.freassess.com.au	Level 1						
	Level 2						
	Level 3						

Objectives of Fire Safety Assessment

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- 2. To verify conformance with contractural obligations
- **3.** To obtain/maintain the confidence of insurer

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- 4. To comply with lease/sale obligations
- 5. To contribute to improvement of fire safety
- 6. To meet environmental standards
- 7. To meet management in use plan requirements
- 8. To audit the performance of fire based strategy
- 9. To establish compliance with DtS requirements of the BCA or appropriate performance alternative.



Maintenance standards

AS 1851-2012 Maintenance/Performance of fire protection systems referencing standards of installation. AS/NZS 2293.2-2019 Maintenance of Emergency Lighting & Exit Signs AS 1735.2-2001 Maintenance of Elevators **AS/NZS 3009-1998 Emergency Power Supplies in** Hospitals AS/NZS 3010-2017 Standby Power Systems

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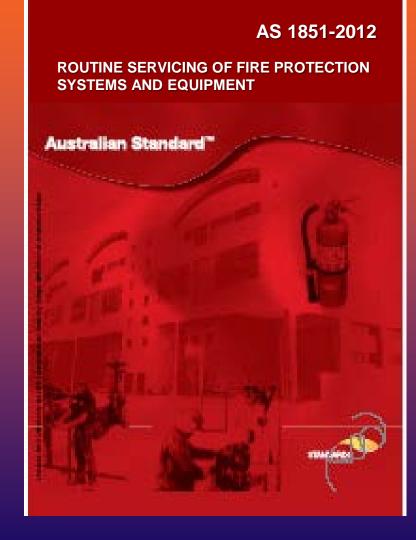
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AS 1851-201

Maintenance standards make obsolete previous standards concering maintenance of the same equipment

The Coroner or other investigator called to assess any incident pertaining to life/safety would consider any failure to ensure that any life/safety equipment performs in a satisfactory manner (latest standard)





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Essentially the tasks, routines remain unchanged from what was previously supposed to be done with AS1851-2005

In many instances the schedule for major maintenance such as overhauls and tests was significantly increased...

Many of the 3 & 4 yearly routines pre-2005 are **now 5-yearly.**

- The big change in 2005 was the requirement of auditable
 documentation availability (which is a godsend for those of us
 - endorsing the performance of these systems)
- The big changes in 2012 is the need to establish base building performance data (to measure test performance) as well as the changing from equipment item based servicing to frequency based maintenance tables.
- Mechanical (Section 13) maintainers are still to have specific skillsets for the tasks performed but this is now informative.

AS 4655 Level 2 Audit



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1. Establish the year/era when the building was constructed or verify measures installed

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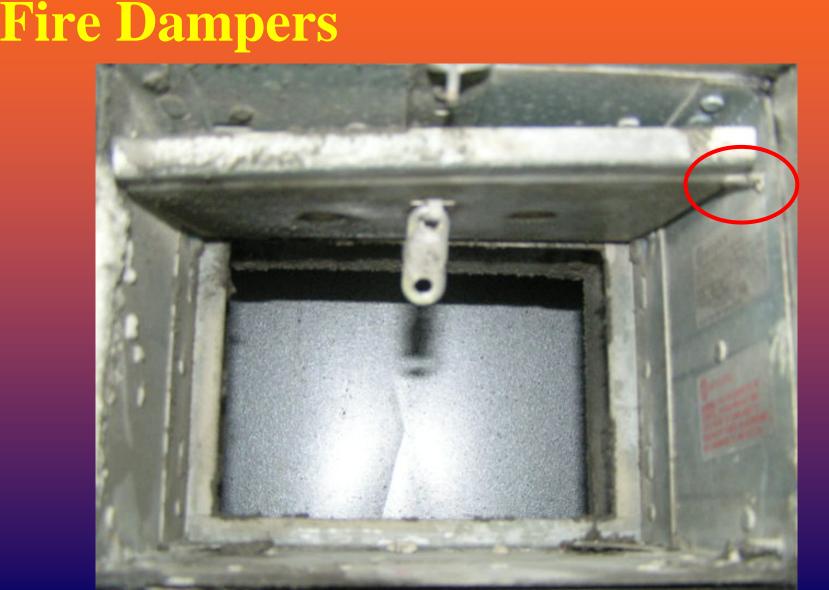
- 2. Establish that fire safety measures installed reflect the fire safety schedule
- **3. Inspect maintenance records**
- 4. Observable sample inspection of measures
- 5. Conduct path of travel inspection
- 6. Check sample door hardware and operation
- 7. Check for undisclosed measures (fire dampers)
- 8. Check for changes
- 9. Check operational signage

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new directions in Business safety® fire assessme MR Fire Dampers





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new directions in Building Services® new directions in Business safety® fire assess Mr Foam-a-fill



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It burns, it shrinks, it expels combustible matter.



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Doors

Multiple locksets & probable deadlock

Lockable Screen door not allowed

NEW DIRECTIONS IN BUILDING SERVICES® RECTIONS IN BUSINESS SAFETY® FIRE ASSESS™ all addin amminitia Doors FIRE ASSESS state of the local lines. STATE OF LEVEL NAMES OF TAXABLE PARTY. Deadlock www.fireassess.com.au the local division in which the











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Same Store emergency exit from inside

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Rear emergency exit door Note: 38m depth shop & non-illuminated EXIT sign



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Stairway from upper level

ADDIMALAN C/NO











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Council Officer shakes his head in dismay

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Passageway in a Hospital Laboratory

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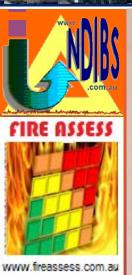
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CBD Office Passage reduced to 680mm should be 1m minimum





NOTICE OFFENCES RELATING TO FIRE EXITS

Local Government Act 1983

 Dy virtue of sector 655 of the Local Government Act 1999 is in an officere.
 (a) to place anything in this cost which may impact the free presence of presence of

(c) to indefine with, or on an obstruction or impactment to the running operation of the closer providing access to the edit of

(c) to remove, change of otherwise interfore with this solution

PENALTY : \$1,000

WORMALD BUILONG SERVICES Phi: (62) 202 6233

Offences Relating to Fire Stairs

EXTINGUISHER

By virtue of Ordinance No. 72 under the Local Government Act, 1919, it is an offence to-

- Place anything in this stairway or any associated passageway leading to the exterior of the building, which may impede the free passage of persons.
- Interfere with of cause obstruction or impediment to the normal operation of the self-closing fire doors providing access to this stairway.
- Remove, damage, or otherwise interfere with this notice.

MAXIMUM PENALTY: \$200



Takillard R

and had add



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This car was an immovable wreck Door is rear emergency exit Car removed deadbolt removed & door signed

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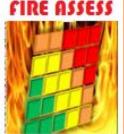


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Egress Stairway







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No exit sign (required secondary exit from upper level Gymnasium) Sydney Inner West

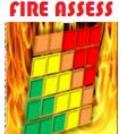
Chained crash bar

HEHDH

WWW DATE

State Barrier Link Link

hasn't.



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Recent fitout Lev.7 Old Building Note that every level has undergone fitout in the last 3-years so upgrade to BCA should apply but

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So, No smoke detection, no sprinklers and hydrant and hose reel are locked behind the steel trellis after hours. This places the safety of the Emergency Response is in jeopardy as they may have to cut in before they can access the hydrant, etc.





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Owner wanted to put in an "I"beam support to an internal stairway to Mezzanine. This was some years old.

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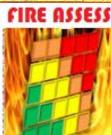
FIONS IN BUSINESS SAFETY® FIRE ASSESS™



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Fire isolated stairway passage Electrician ran some cables some years ago. Yes... that's double layer 13mm "firecheck" plasterboard

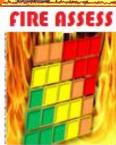




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"UPVC" does not have the smoke & flammability indicé approving its use in fire isolated areas





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Typical older building electrical riser No fire seal - this one on Lev.5 others all the same





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Recently refurbished CBD Building. This common shaft is a compartment and so is the adjacent office on the other side of the wall

This pipe needs a fire collar

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Foam-a-fil polyurethene expanding sealant is not fire rated, burns well, and reduces when fired unsealing the penetration



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This one is at an airport terminal between compartments



ULSI



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Refrigerant pipes in Hose reel cupboard On other levels was binding on the hose-reel

A dillo

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EXIT



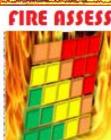


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Firecheck demolished to more easily run telecom cables



and the second with the date



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Open pipe riser between carpark and passing three office levels to roof with metal hatches giving access to the riser at each level.

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Access hatch to riser in defined emergency egress path

FUSH

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Someone decided to build an office around the secondary exit door - then put the desk against it.

NORS .comes

This day surgery rear emergency egress passage has a substantial gap to outside under those doors Then the door to the operating room is propped open and yes it is under negative pressure to OA

EXIT

COLUMN TWO IS NOT

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CONCERNENCE CONCERNENCE CONCERNENCE

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Pray you don't get sick in that area



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This tenant though that it would be a good idea to stop those annoying alarms. So he found a construction cap and fitted it on the detector

The reason for the previous alarms were when his air conditioning maintainer was welding the A/C for his process cooler





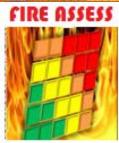


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This is a residential - They couldn't find a construction cap.



Total Land



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New wall needs additional sprinklers to provide effective cover

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Hotel Carpark Bowser That thermal detector is the only fire protection within 15m and at 15m there's a 4.5kg CO2 extinguisher..... Not what I'd consider a good choice for fuel fires

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The sprinkler was interfering with the door swing so they pushed it up into the ceiling space





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Timber furniture manufacturer with "Light Hazard" sprinkler protection but stowing over 3m so needed to change that or install to "Ordinary Hazard". They reduced height to 3m and now has stack height signs at the end of all shelving marked at 3m.



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Textiles stowed >6m require HH Sprinkler suppression had been their 20 years without, new building owner's insurer would claim that policy was void



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Commercial Printer in Basement (Sydney CBD) Sprinkler Very light Hazard which doesn't reflect the occupancy - has been there over 15 years.

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Fluorescent light obstructs sprinkler cover





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A/C duct obstructs sprinkler cover

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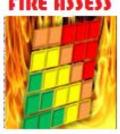
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Fan too close to sprinkler and detector



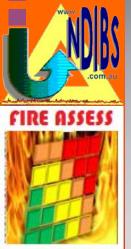


Tool I Land



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CBD Office Building Items on top of compactus + compactus itself obstruct required sprinkler cover 500mm clear from ceiling required Note that AS2118.1-2006 allowed increased sprinkler density & reduced clearance to as low as 150mm



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Architect/Planner's Offices Bulkhead ceiling over compactus obstruct sprinkler cover Ceiling is being removed and sprinkler installed

OPTUS



FIRE ASSESS



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Smoking

Retailers do it to..... Items on top of shelving obstruct sprinkler cover 500mm clear from ceiling required _____

SMOKEZONE



The section

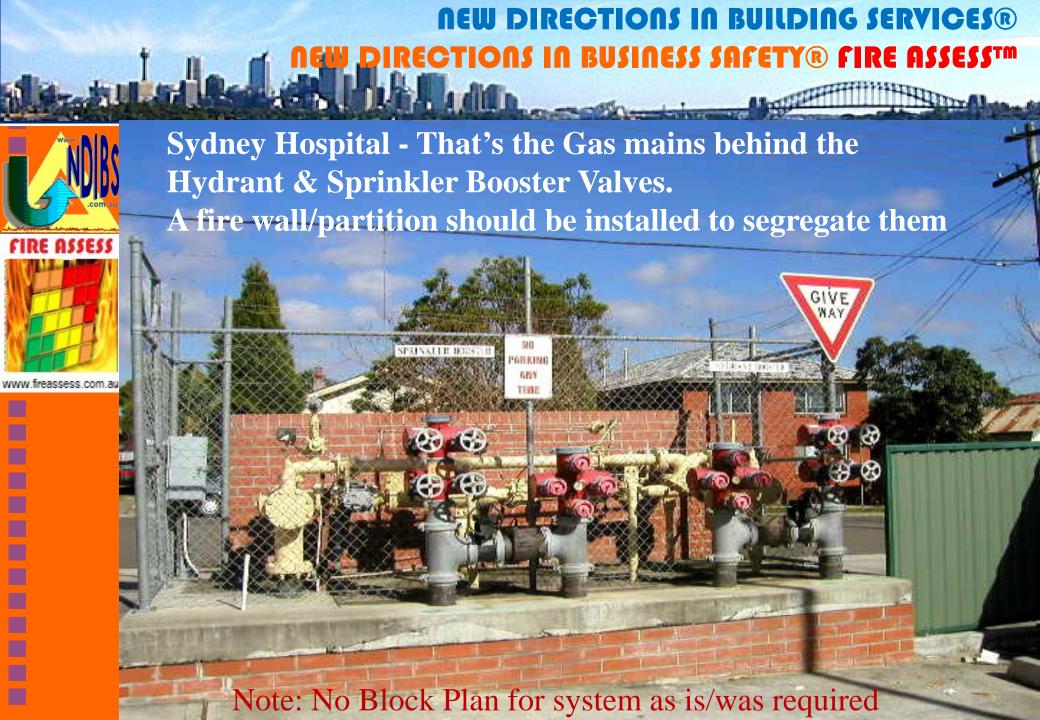
Vermiculite cover is missing from steel "I"Beams in this Regional Shopping Centre Loading Dock

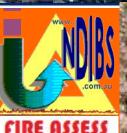
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State of the state This is the intake of a 2m dia. Richardson supply fan in a Sydney Shopping Centre

RECTIONS IN

Yes it is a Fire Fan controlled by the FFCP

Do you think that the lint causing over 98% obstruction to the intake will cause a degrade of the fan's performance. This fan was said to be maintained: Grease, check motor temperature, check belts

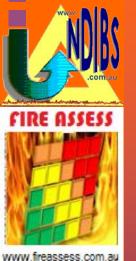
That was it - Maintenance???



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New Hospital Building:-Hose reel supply Isolating cock not secured T-off from hose reel supply is the potable water feed for the adjacent plant room





Government Office Building:-✤Hose reel supply Isolating cock not secured







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Hose reel supply fed through RPZ with unsecured service valves

Note that service value is shut and hose nozzle is not retained in its keeper.

> Current penalty "misuse of a fire appliance" max.\$13,000/incident (would be \$16k if no RPZ)



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gress:-Tenant has an occupancy density of $1-\text{person}/7-\text{m}^2$ in an Sydney heritage building designed for 1-person/ $15m^2$. Then puts these in because they're too hot





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Each of these previous buildings had a fire protection maintenance service provider attesting to the fact that they were carrying out the servicing of the fire protection systems through these buildings.

There exists a train of though by some building owners and managing agents that *MAINTENANCE* = *PERFORMANCE* – if this were so, we would be superfluous and have nothing to report.



NEW DIRECTIONS IN BUILDING SERVICES® ONS IN BUSINESS SAFETY® FIRE ASSESS™ Use NDIBS' Essential (Fire Safety) Systems Impairment Impairment System To Manage Your Building's Essential Services Impairment When Executed Services/Per-Protector Explorent must be later out of service, this Executed Services Impairment System will help you manage that impairment FIRE SAFETY Before Impairment After Impairment NOW Plan to do the work when the facility is not Hate Certain the Essential (Fire Safety) IN SERVICE flervice is placed back in automatic mode. perational, and/or shut down all hazarolaus process' wherever possible. Here everything ready before impairing If the optimizer system was impaired, conduct a 50mm/2⁺ class test at the same key. **During Impairment** Shut down hazardous processes essential (fre-safety) services equipment i.e. Lock all mains water supply valves to Prohibit Smaking Prohibit all "Hat Works" inducting cutting and equipment, parts and personnel. sprinkler, hydrant or hose real systems in the Plan for temporary protection such as entra-May open position. FIRE ASSESS wolding. If Hot Work is essential to effect the work, discuss in advance with Building extinguishers, sharged hose lines, temporary Restore all monitored alerm systems (ASE) geinitie protection, afternate water supply. and notify the monitoring company that works Havegament. etc. as applicable. Hobly the facility wordens, the fire brightle and are completed and system rectored. Have require security pathols of the Notify the facility wordens, the fee brigade and areastrones not being covered due to the the building insurer of the planned imperiment the building insurer that the planned impairment. and precessions being taken. impairment is complete and systems are Continue the work and pressuitons until the Hitle Essential Service Equipment can be restored. systems are record Complete the Essential (Fire Safety) Services prompity restored to service in an emergency, Use the Essential (Fire Safety) Services extans some one is available and prepared to impoliment System and return the restable impoliment Tag. impolyment System and reveable impairment rectore the system whenever requested by an sufficility or owner's representative. Use the Essential (Fire Safety) Services impairment System. D Ô. Notify Existing Management and others, of assistance is needed after business hours to Notity Building Meragement and others www.fireassess.com.au effect the servicing of the equipment (access. Essential (Fire Safety) Services security, parking, stu). IMPAIRMENT SYSTEM EMERGENCY IMPAIRMENT If an emergency impairment occurs, stabilize the situation and initiate the above UTITAL LAND 100000-0000 0.000 precautions. PREGRAMMENT THERE AND ADAPTED AND ADAPTED AND ADDRESS OF ADAPTED AND ADDRESS OF ADAPTED ADAPTE C is exception to itside O Passin Gengelawahi C Service Web Dageri Chester Burner 1 C Reflected CINCLE ROOM

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We hope that we have reinforced that for due-diligence to be achieved with respect to life safety, there needs to be independent fire safety assessments conducted for buildings to AS 4655.

Independent means an assessor without any interest in the service providers providing the maintenance of the essential services measures.





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@ndibs.com.au

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