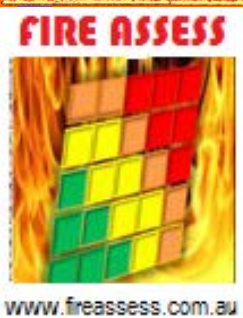


NEW DIRECTIONS IN BUILDING SERVICES®

NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™



Why Conduct AS 4655 based ANNUAL FIRE SAFETY AUDITS??




Ian 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..

-  The Latest from Sir Hugh Platt of the United Kingdom
-  Sir Hugh was senior advisor to Queen Elizabeth on Asset Management.
-  He developed guide on Life Cycle Costing and a useful reminder to all asset managers (see the following excerpt)



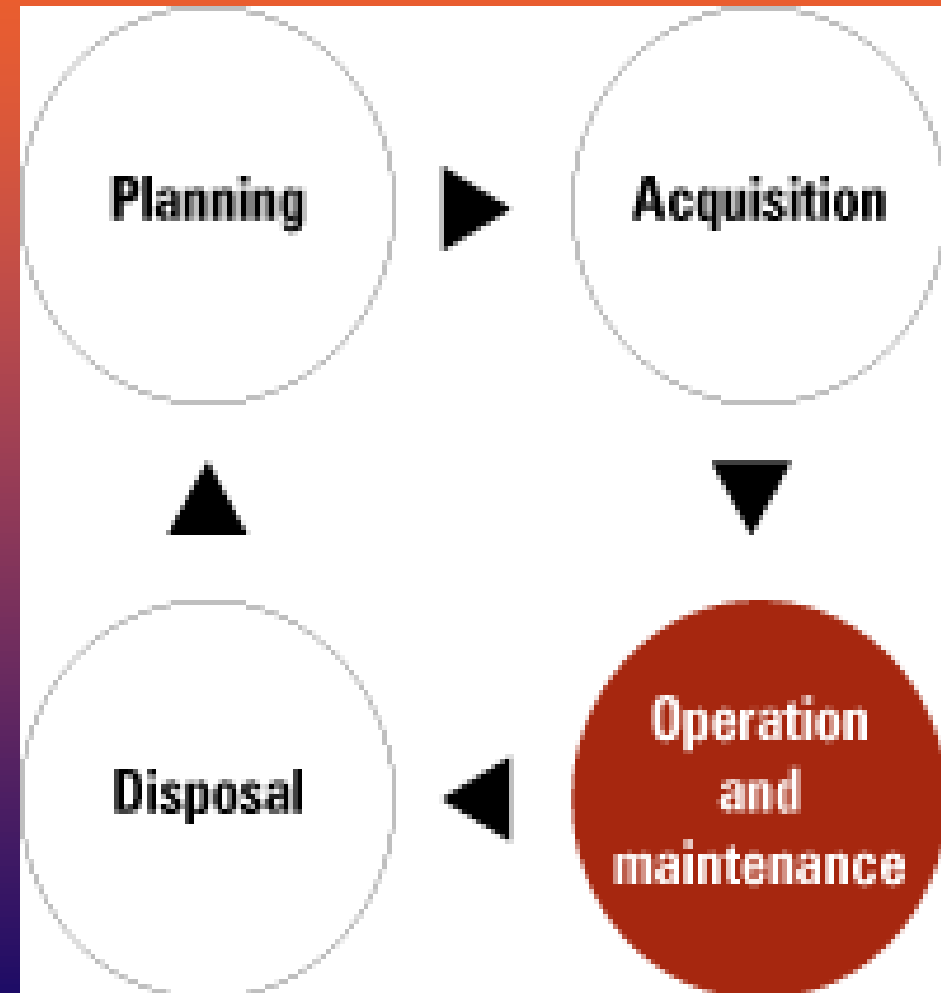
Estate Management

Sir Hugh Platt, 1594

- ...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

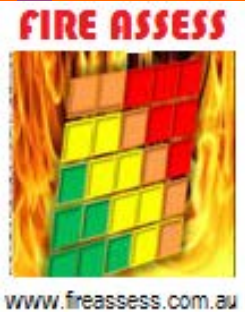


NEW DIRECTIONS IN BUILDING SERVICES®

NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™



Fire Protection Capability



NEW DIRECTIONS IN BUILDING SERVICES®

NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™



Fire Protection Capability

Annual Fire Safety Statement

***Required under the NSW
Environmental Planning and
Assessment Regulations -
Section 9***



Fire Protection Capability

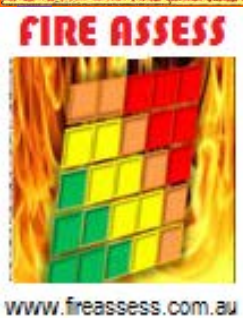
Each essential services measure must be assessed by an accredited practitioner fire safety *[previously known as a*

competent fire safety practitioner [CFSP]* and the assessed fire safety measures being found capable of performing not less than that of 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

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.**



Approved Supplier



STANDARDS
Australia



ENGINEERS
AUSTRALIA
Society of Building
Services Engineers



The
Institution
of Engineers,
Australia

SOCIETY OF
FIRE SAFETY





Fire Protection Capability

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.



Approved Supplier



NEW DIRECTIONS IN BUILDING SERVICES®

NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSES™



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.

Annual Fire Safety Statement

1. Type of statement

2. Building the subject of this statement

3. Description of building or part of building the subject of this statement

4. Name & address of the building owner

5. Fire safety measures

Fire safety measure	Is it essential?	Is it alternate?	Minimum standard of performance
Automatic fire detection & alarm system	Yes	No	NSW Fire & Rescue 2017, Table 27.3.6, minimum standard AS1829-1986 1.108 (Annex 1) AS1829-2:1991
Automatic fire suppression system	Yes	No	NSW Fire & Rescue 2017, Table 27.3.6, minimum standard AS1829-1.1004 (Annex 1) AS1829-2:1991
Building occupant warning system	Yes	No	NSW Fire & Rescue 2017, Table 27.3.6, minimum standard AS1829-1.1004 (Annex 1) AS1829-2:1991
Emergency lighting	Yes	No	NSW Fire & Rescue 2017, Table 27.3.6, minimum standard AS1829-1.1004 (Annex 1) AS1829-2:1991
Fire alarm warning monitoring system	Yes	No	NSW Fire & Rescue 2017, Table 27.3.6, minimum standard AS1829-1.1004 (Annex 1) AS1829-2:1991
Fire barriers	Yes	No	NSW Fire & Rescue 2017, Table 27.3.6, minimum standard AS1829-1.1004 (Annex 1) AS1829-2:1991
Fire doors & fire shutters	Yes	No	NSW Fire & Rescue 2017, Table 27.3.6, minimum standard AS1829-1.1004 (Annex 1) AS1829-2:1991
Fire hose reel system	Yes	No	NSW Fire & Rescue 2017, Table 27.3.6, minimum standard AS1829-1.1004 (Annex 1) AS1829-2:1991
Fire risk management system	Yes	No	NSW Fire & Rescue 2017, Table 27.3.6, minimum standard AS1829-1.1004 (Annex 1) AS1829-2:1991
Lighting contribution	Yes	No	NSW Fire & Rescue 2017, Table 27.3.6, minimum standard AS1829-1.1004 (Annex 1) AS1829-2:1991

6. Details of completed fire safety practicable (CSP) 5

7. Annual fire safety statement declaration

8. Signatory's declaration

9. Owner's authorisation

10. Contact details of person issuing this statement

11. Fire safety schedule

12. Schedule of additional measures arising under the alternate solution

13. Additional measures arising under the alternate solution

14. Additional measures arising under the alternate solution

15. Additional measures arising under the alternate solution

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99. Additional measures arising under the alternate solution

100. Additional measures arising under the alternate solution



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



- 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;
- 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>



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

https://connect.fpaa.com.au/Shared_Content/FPAS_Register/FPAS_Register_Search.aspx

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.*



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.



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 Safety Statement
Part 9 of the Environmental Planning and Assessment Regulation 2000

Fire Safety Statement
Part 9 of the Environmental Planning and Assessment Regulation 2000

Fire Safety Statement
Part 9 of the Environmental Planning and Assessment Regulation 2000

Fire Safety Statement
Information to help building owners complete the Fire Safety Statement form

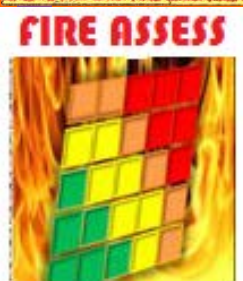
Fire Safety Statement
Information to help building owners complete the Fire Safety Statement form

Fire Safety Statement
Information to help building owners complete the Fire Safety Statement form

Fire Safety Statement
Information to help building owners complete the Fire Safety Statement form

Typical AFSS Template 3 form

www.fireassess.com.au



www.fireassess.com.au

Levels of AS4655 Fire Safety Audits

Audit	Document	Critical component checks	Interviews	Witness full verification of performance
Level 1	<input checked="" type="checkbox"/>			
Level 2	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Level 3	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>



Objectives of Fire Safety Assessment

1. To meet requirements of authority having jurisdiction
2. To verify conformance with contractual obligations
3. To obtain/maintain the confidence of insurer
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

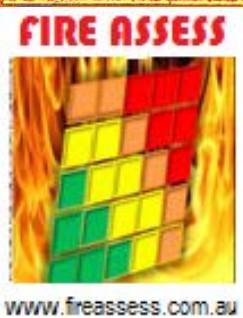
AS/NZS 3009-1998 Emergency Power Supplies in Hospitals

AS/NZS 3010-2017 Standby Power Systems

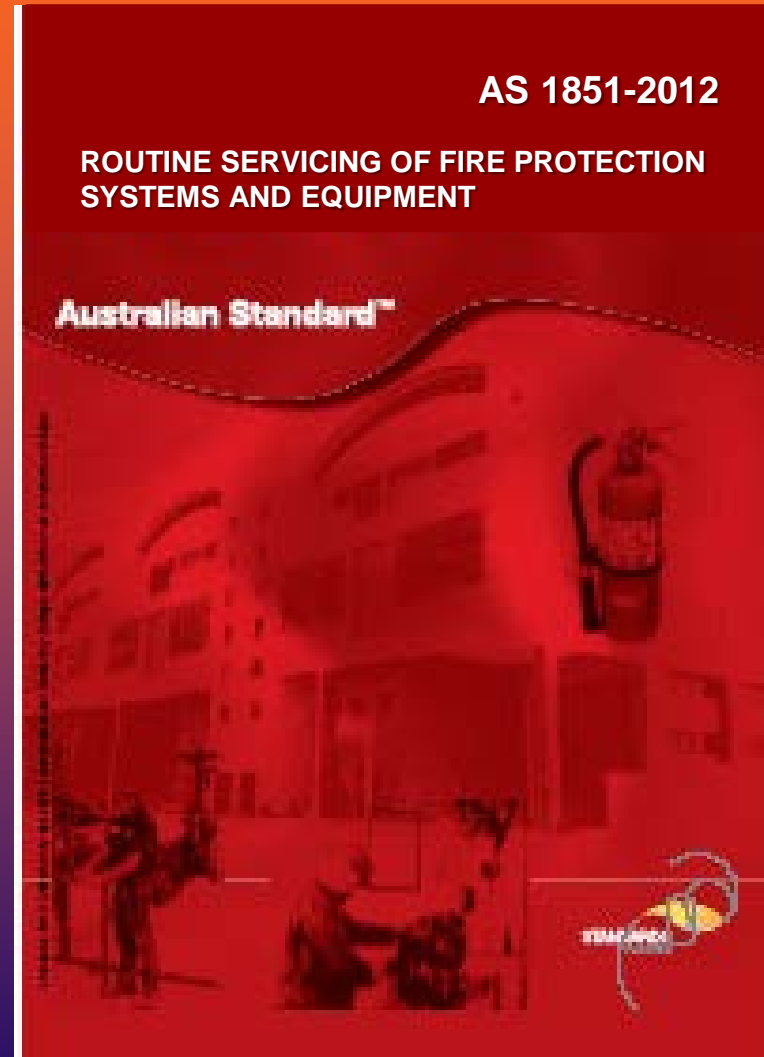


AS 1851-2012

Maintenance standards make obsolete previous standards concerning 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)



AS 1851-2012 What's new?



- ❁ 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**.



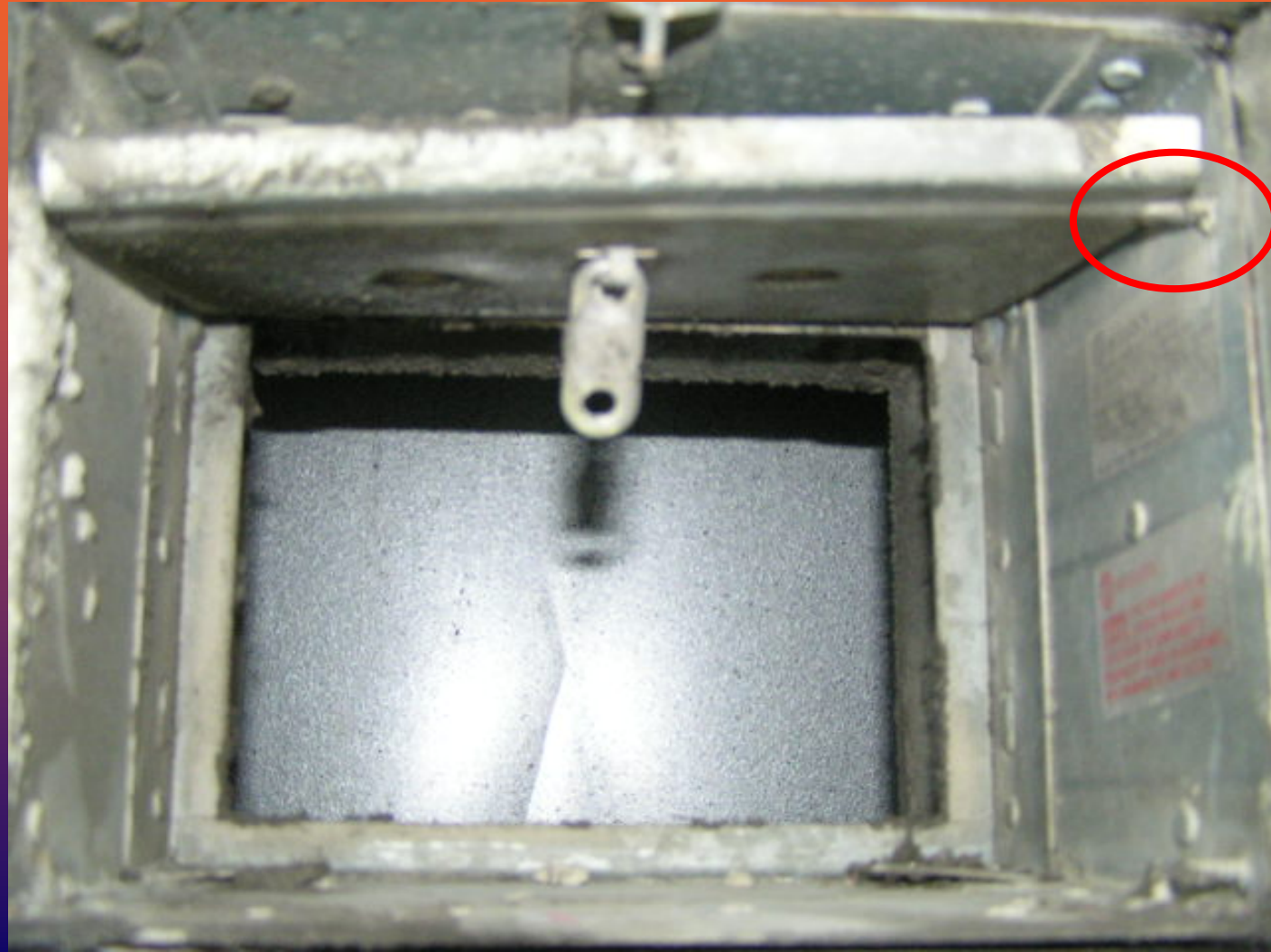
AS 4655 Level 2 Audit

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



www.fireassess.com.au

Fire Dampers

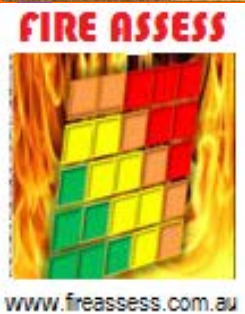


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NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™



Fire Dampers



NEW DIRECTIONS IN BUILDING SERVICES®

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FIRE ASSESS

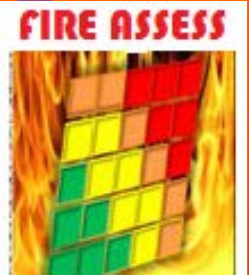


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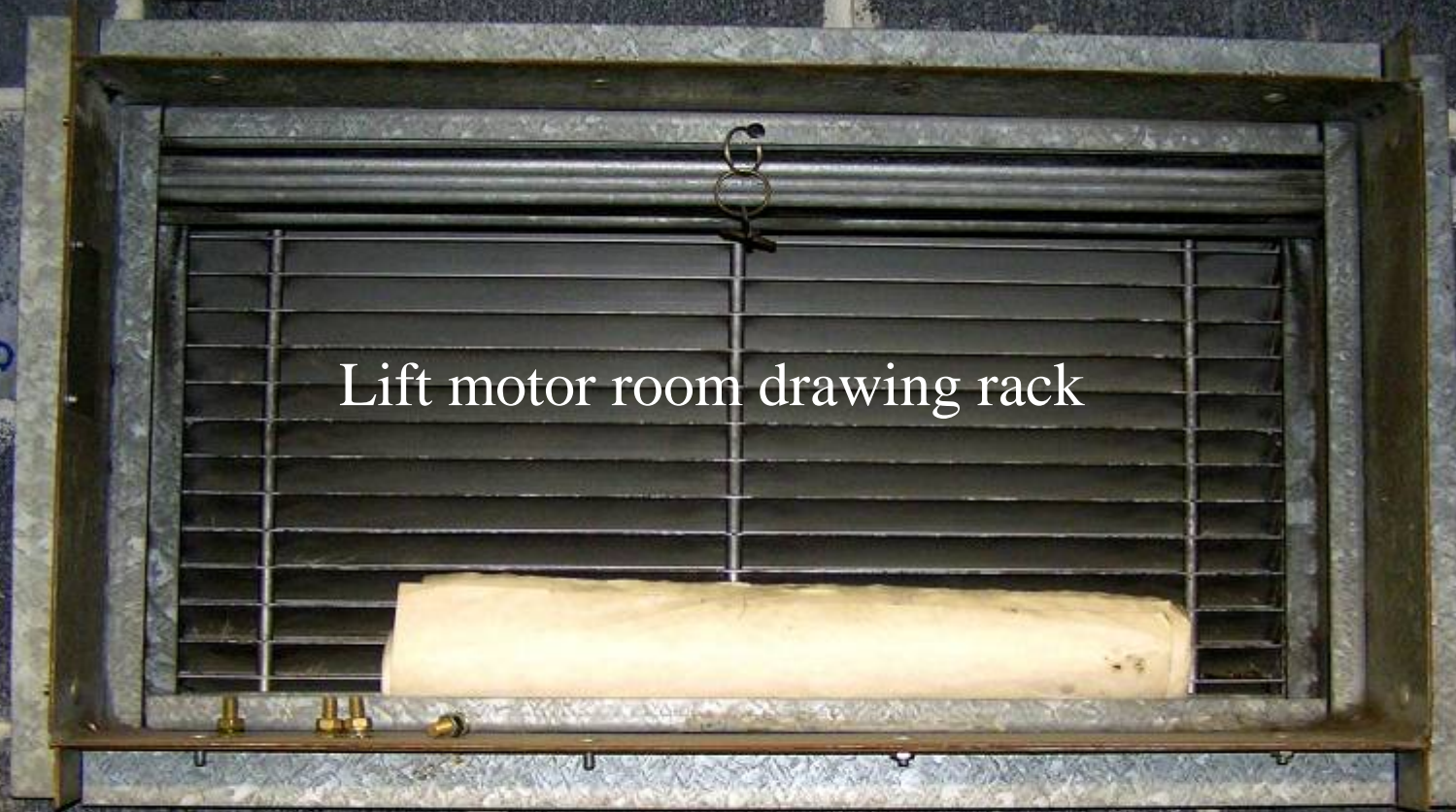


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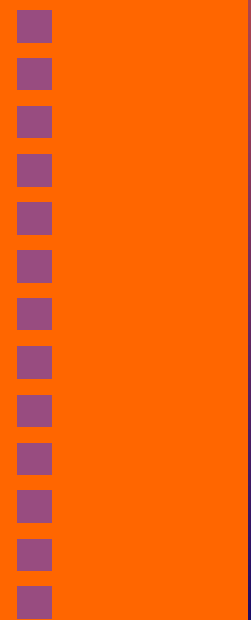


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Lift motor room drawing rack



NEW DIRECTIONS IN BUILDING SERVICES®

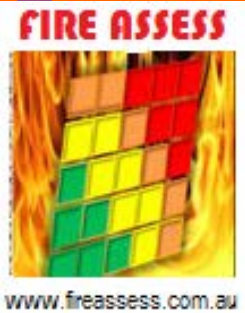
NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™



www.fireassess.com.au

UPVC Conduit in fire stair





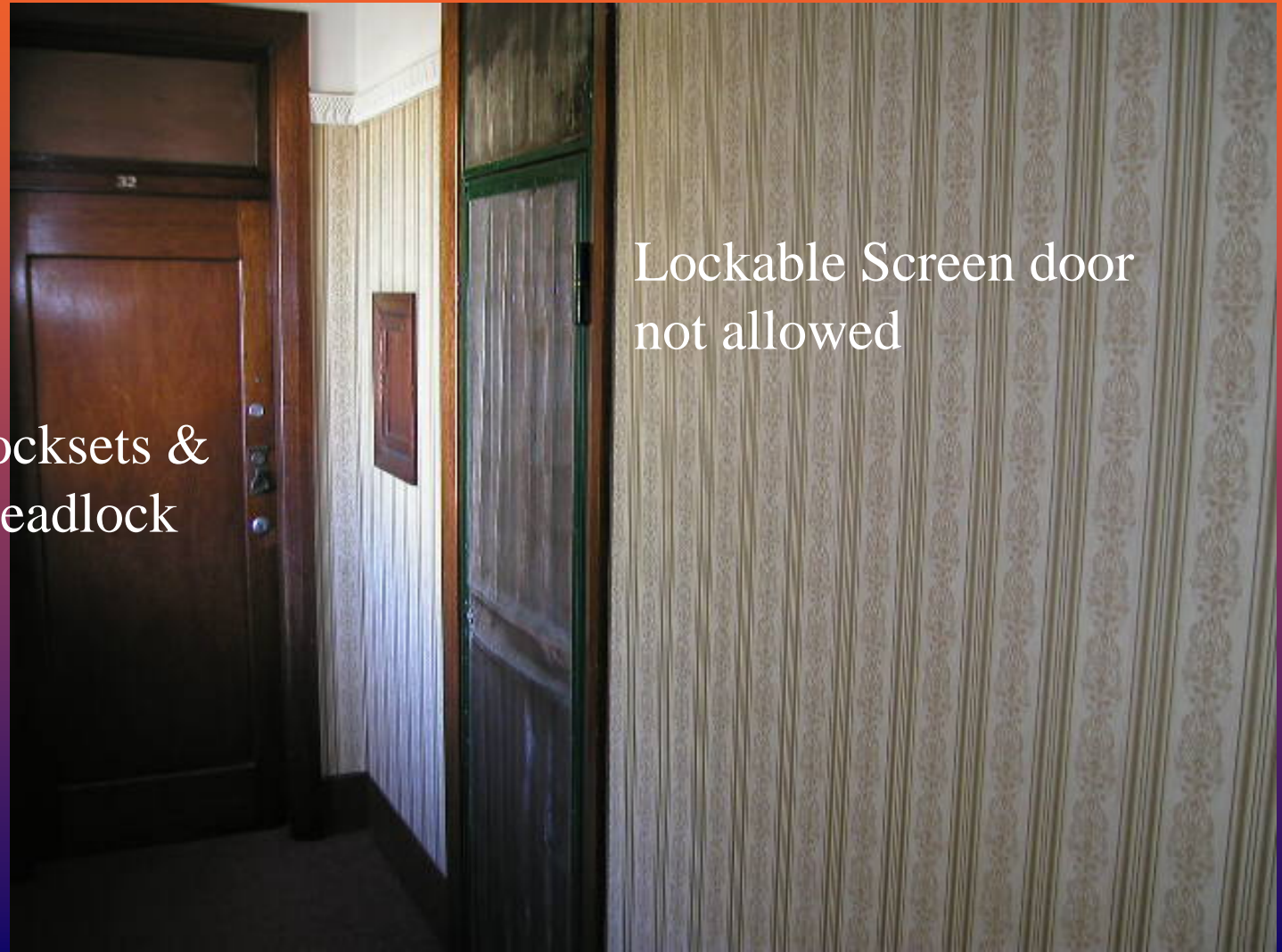
Foam-a-fill



It burns, it shrinks, it expels combustible matter.



Doors



Multiple locksets & probable deadlock

Lockable Screen door not allowed

NEW DIRECTIONS IN BUILDING SERVICES®

NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™



Doors



Deadlock

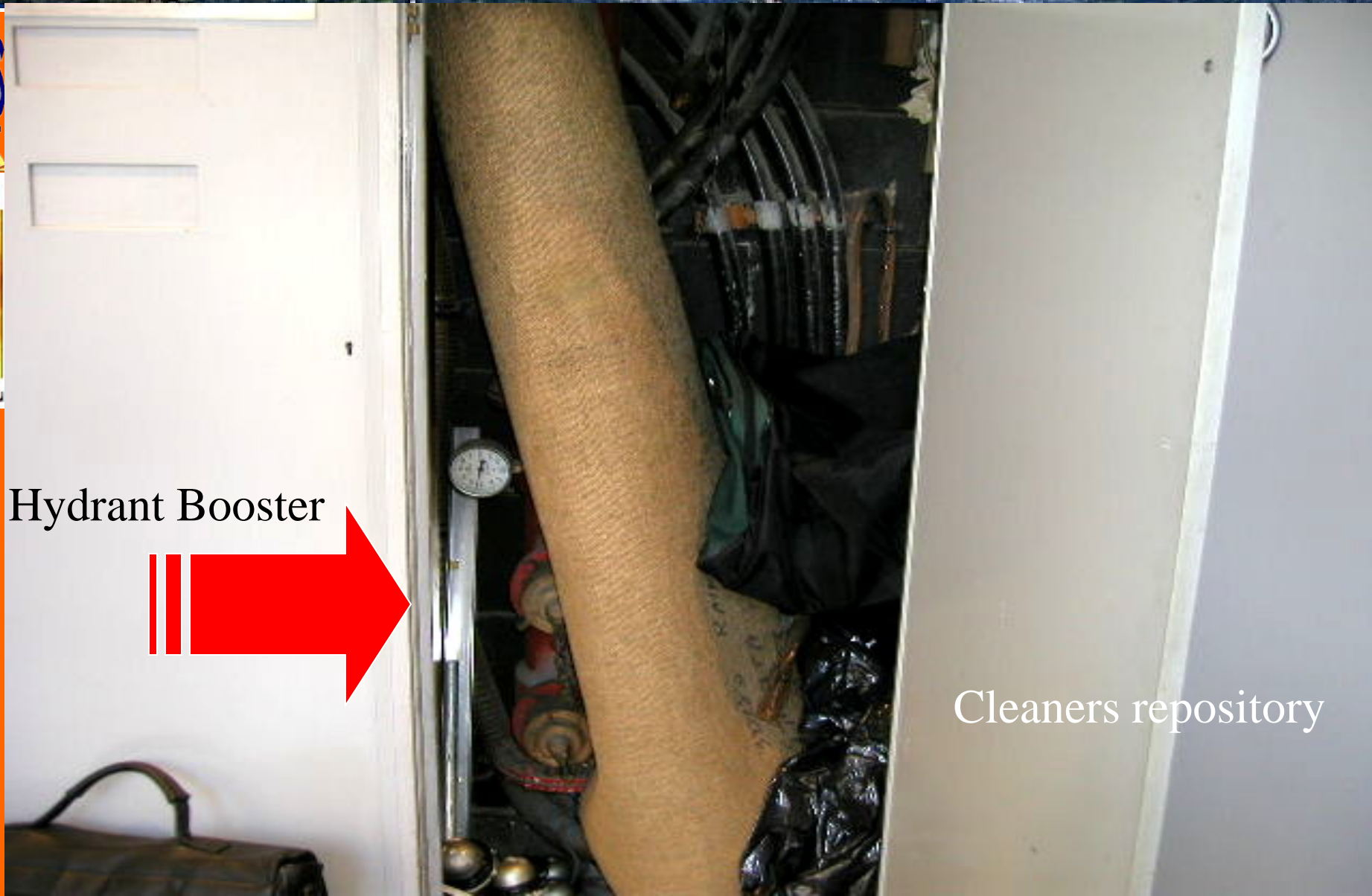




Hydrant Booster



Cleaners repository



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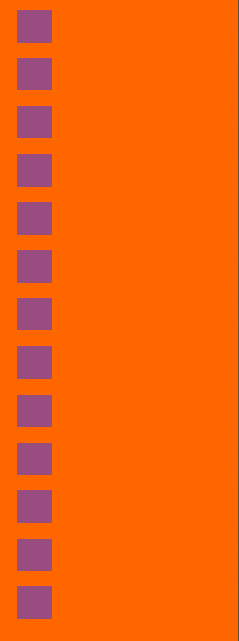
FIRE ASSESS



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EWIS was too noisy





www.fireassess.com.au

**Store emergency exit
from street**





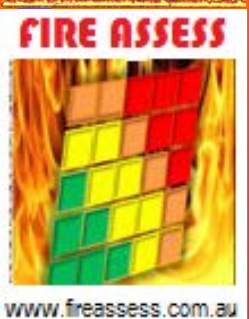
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Same Store emergency exit
from inside





Same Store emergency exit
from inside

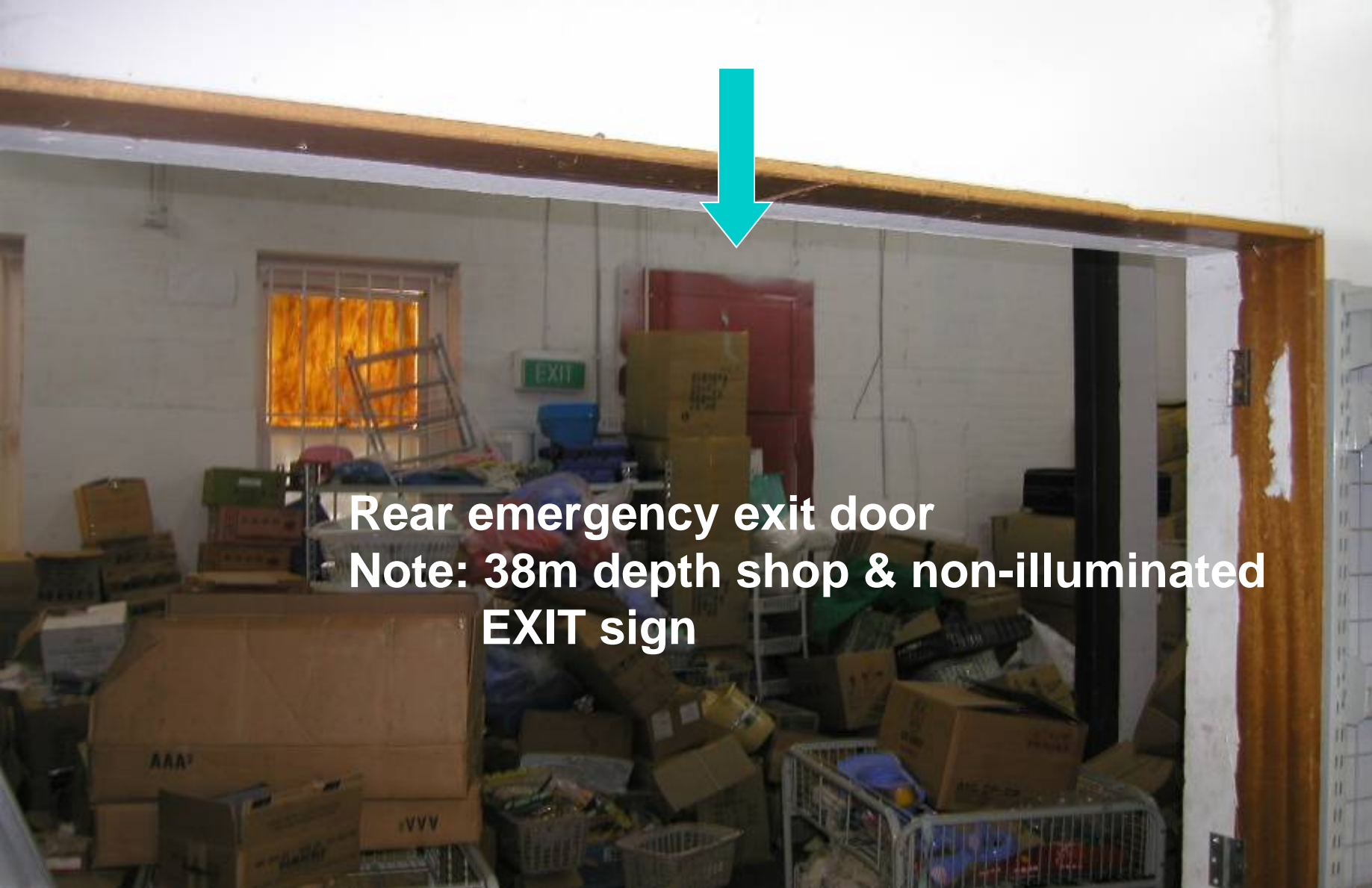


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There's an extinguisher
in there somewhere



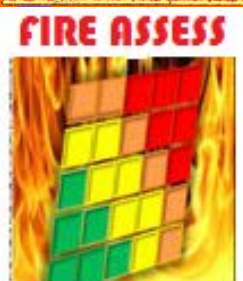
**Rear emergency exit door
Note: 38m depth shop & non-illuminated
EXIT sign**



www.fireassess.com.au



Stairway from upper level



www.fireassess.com.au

Rear of Store





Upper Level





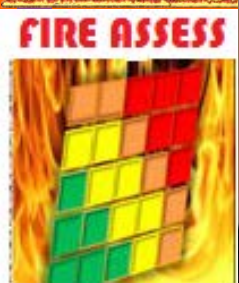
www.
NDIBS
.com.au

FIRE ASSESS

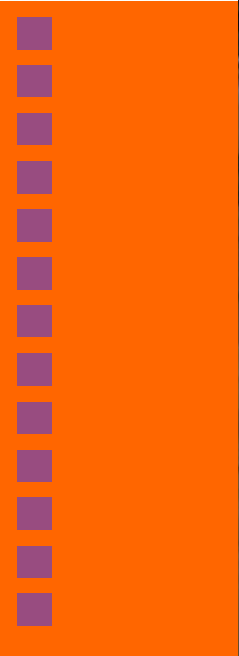
www.fireassess.com.au

Here's an emergency rear Exit door





www.fireassess.com.au



Inside view of Emergency rear Exit Door



**Council Officer
shakes his head in dismay**

NEW DIRECTIONS IN BUILDING SERVICES®

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**Passageway in a
Hospital Laboratory**





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

NEW DIRECTIONS IN BUILDING SERVICES®

NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™



FIRE ASSESS



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CBD Office

Passage reduced to 620mm



FIRE ASSES



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EXTINGUISHER

NOTICE OFFENCES RELATING TO FIRE EXITS

Local Government Act 1993

By virtue of section 655 of the Local Government Act 1993 it is an offence:

- (a) to place anything in this exit which may impede the free passage of persons, or
- (b) to interfere with, or cause obstruction or impediment to, the normal operation of the doors providing access to this exit, or
- (c) to remove, damage or otherwise interfere with this notice.

PENALTY : \$1,000

WORNALD BUILDING SERVICES

Ph: (02) 202 6335

Offences Relating to Fire Stairs

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

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

MAXIMUM PENALTY: \$200



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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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Egress Stairway





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Doors rust seized in their frames



www.fireassess.com.au

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



Chained crash bar



www.fireassess.com.au

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 hasn't.

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.





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





FIRE ASSESS



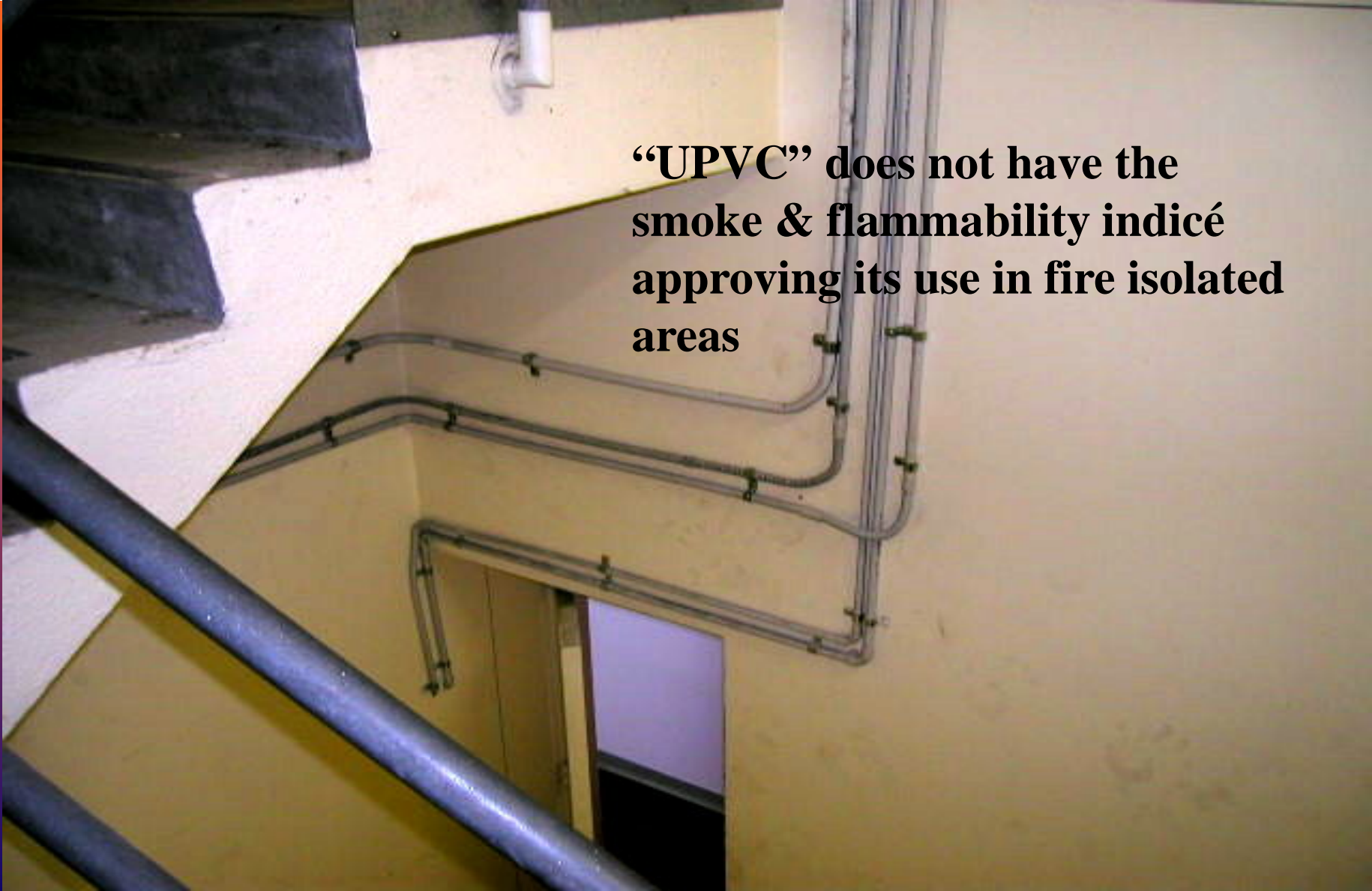
www.fireassess.com.au

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





www.fireassess.com.au



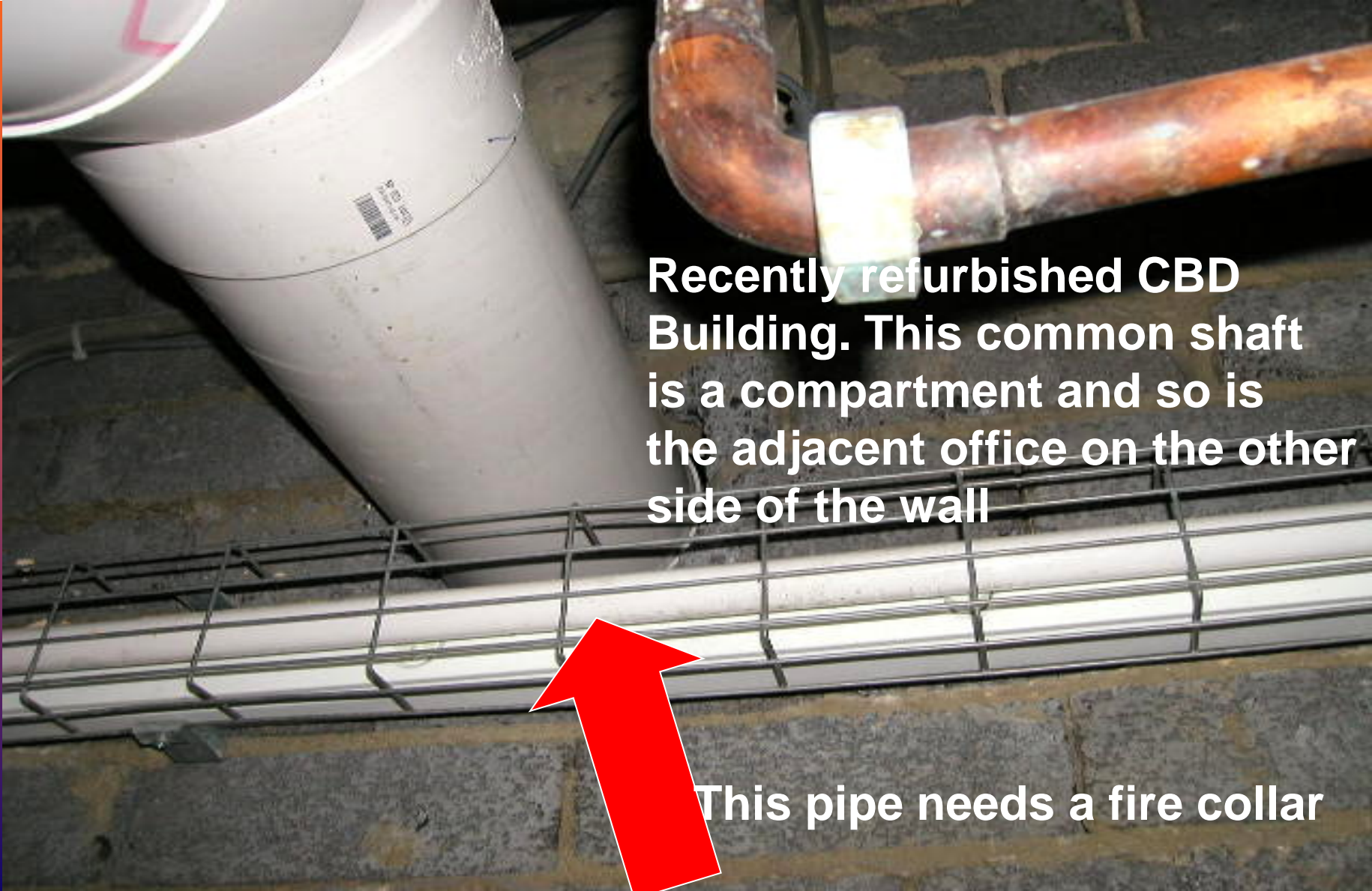
“UPVC” does not have the smoke & flammability indicé approving its use in fire isolated areas



www.fireassess.com.au

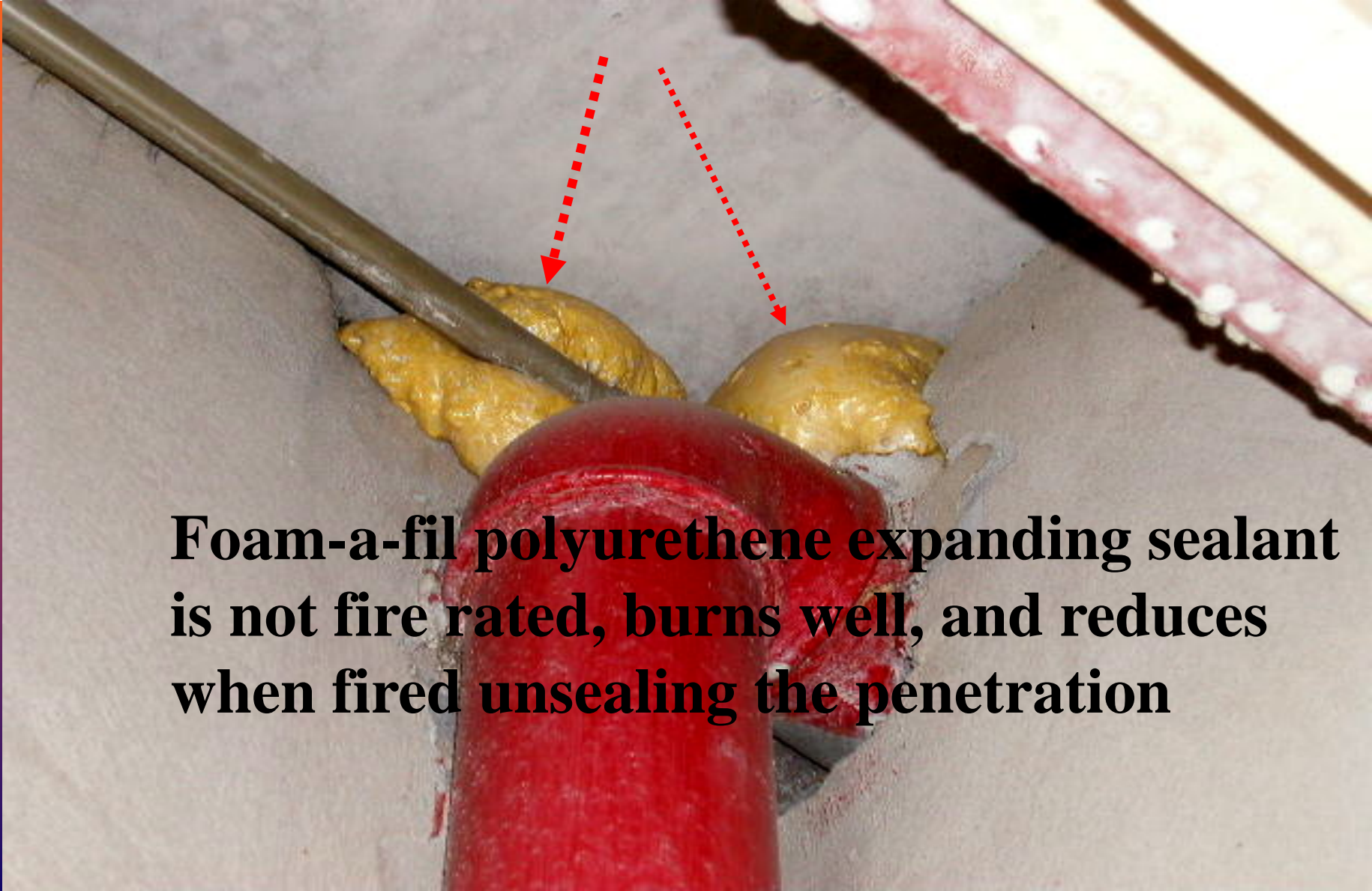


**Typical older building electrical riser
No fire seal - this one on Lev.5 others all the same**



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

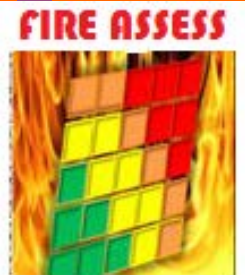
This pipe needs a fire collar



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

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More foam-a-fil



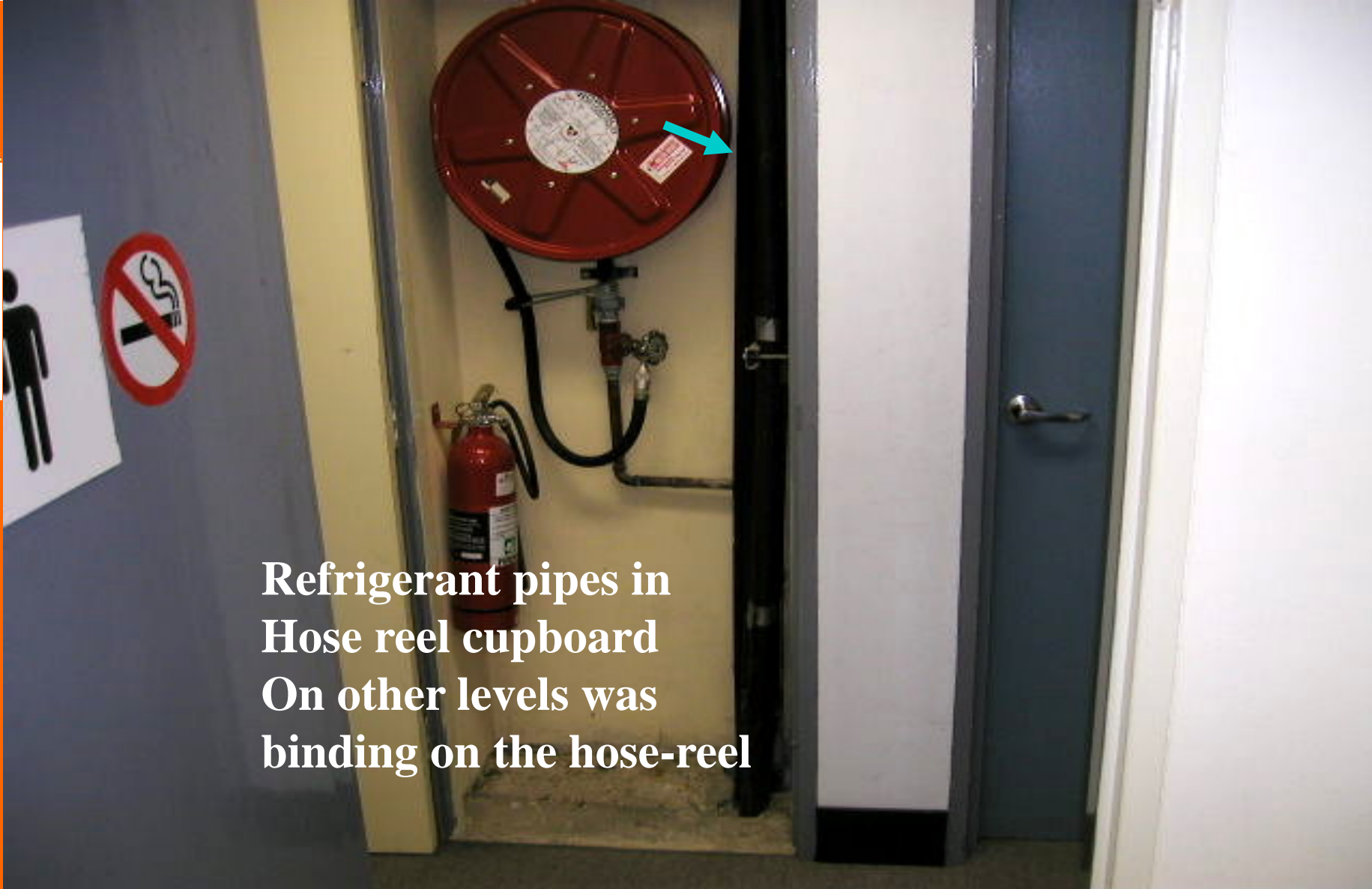
FIRE ASSESS



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**This one is at an airport terminal
between compartments**



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



www.
NDIBS
.com.au

FIRE ASSESS

www.fireassess.com.au

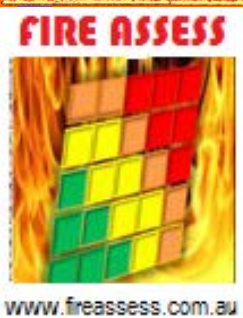


Penetrations unsealed in hose reel cupboard



**Firecheck demolished
to more easily run
telecom cables**





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

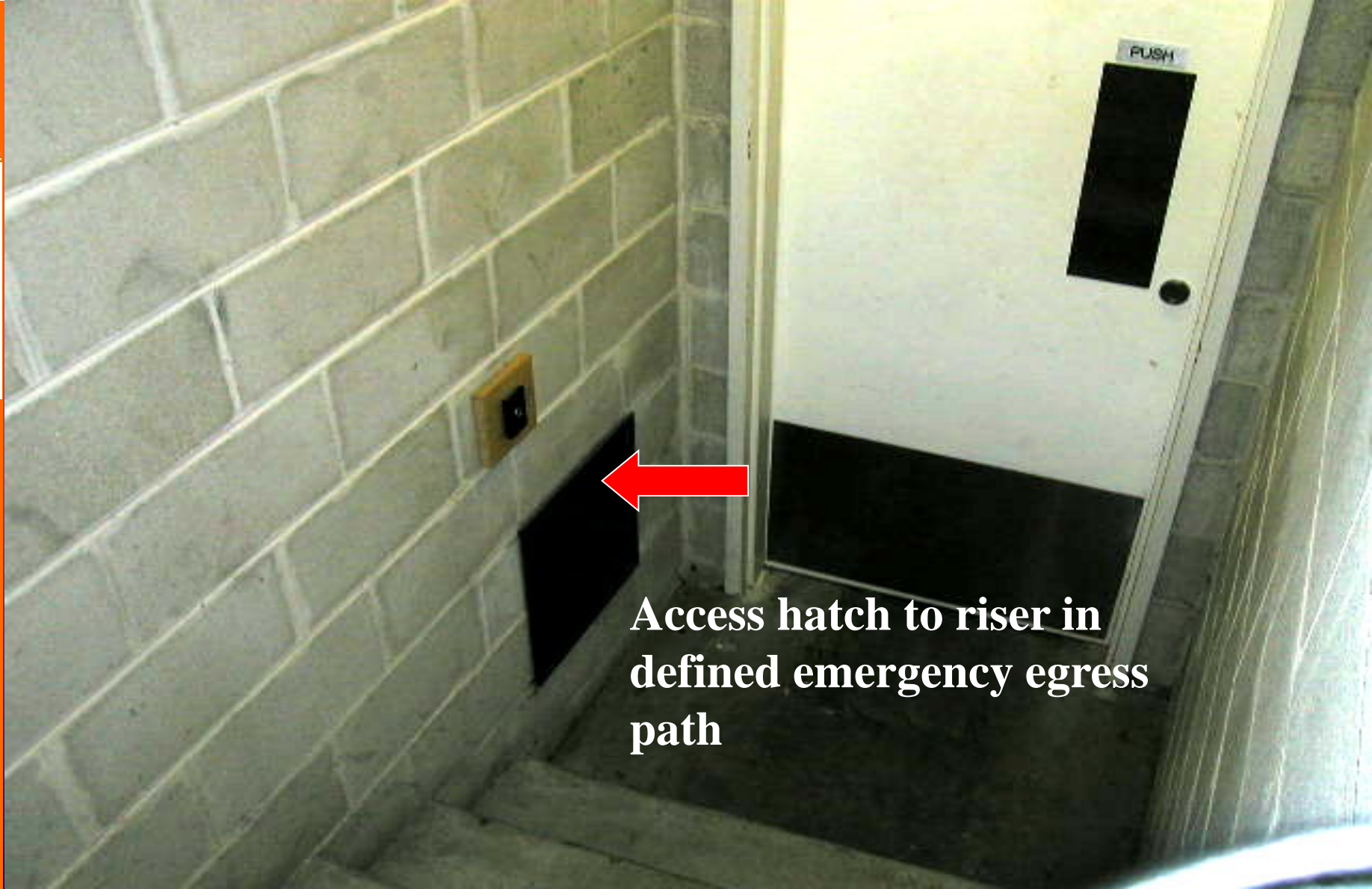




FIRE ASSESS



www.fireassess.com.au



**Access hatch to riser in
defined emergency egress
path**



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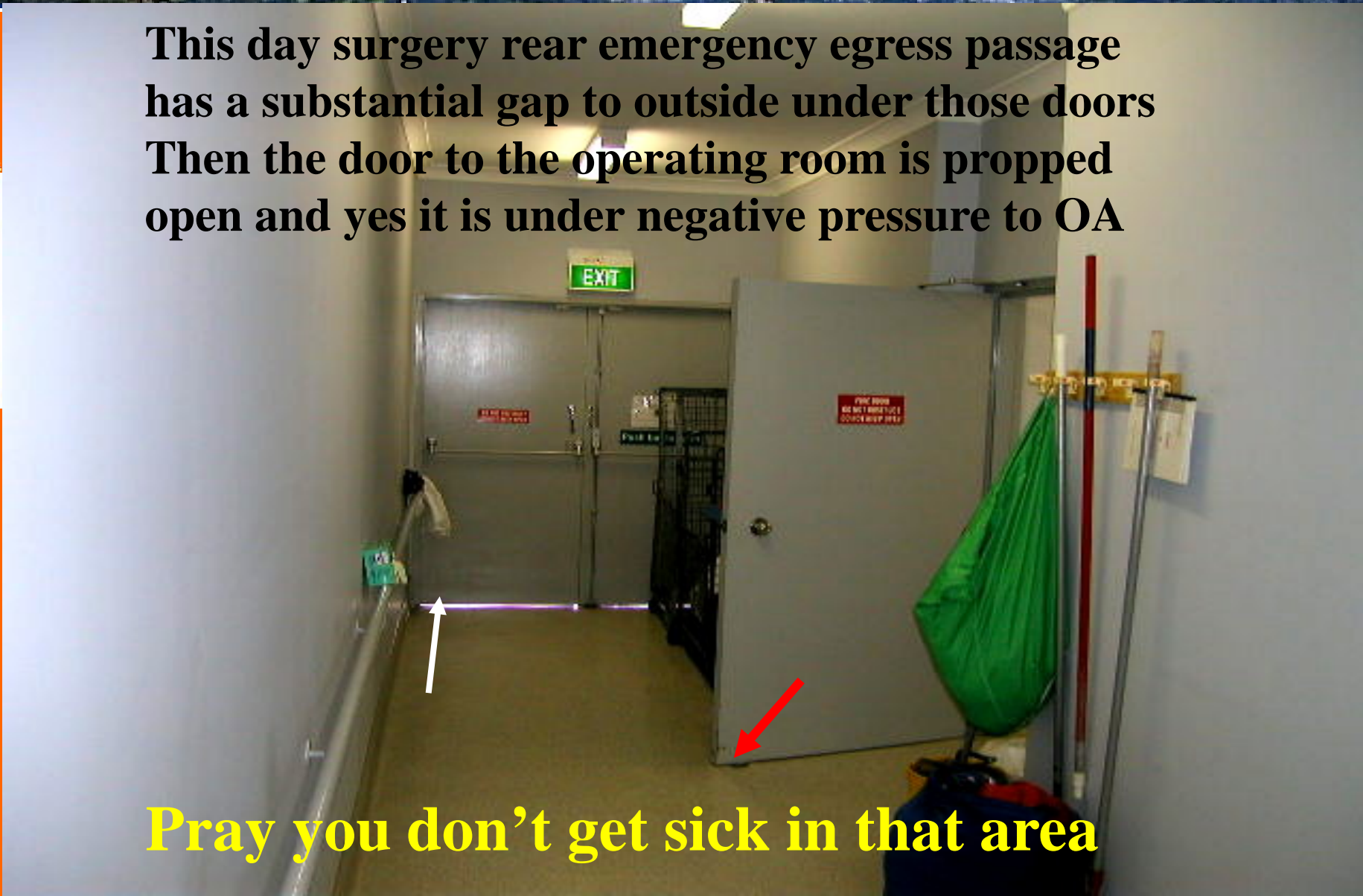


Someone decided to build an office around the secondary exit door - then put the desk against it.

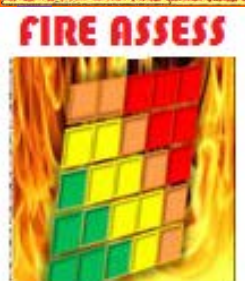


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This day surgery rear emergency egress passage has a substantial gap to outside under those doors. Then the door to the operating room is propped open and yes it is under negative pressure to OA.



Pray you don't get sick in that area



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This tenant thought 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

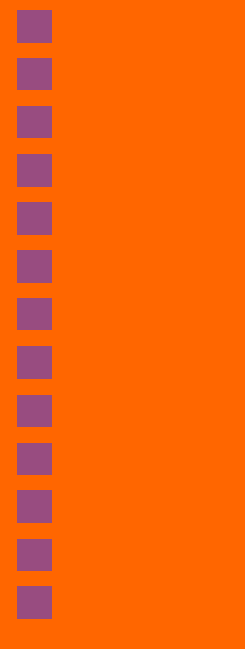


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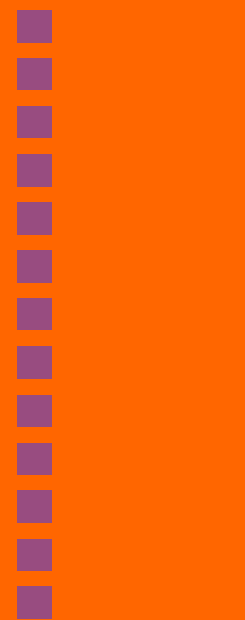
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This is a residential - They couldn't find a construction cap.





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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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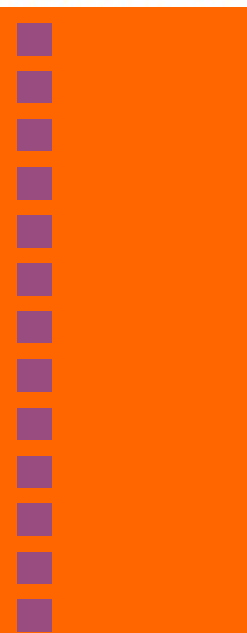
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**Here's that pushed up sprinkler.
See the hole**



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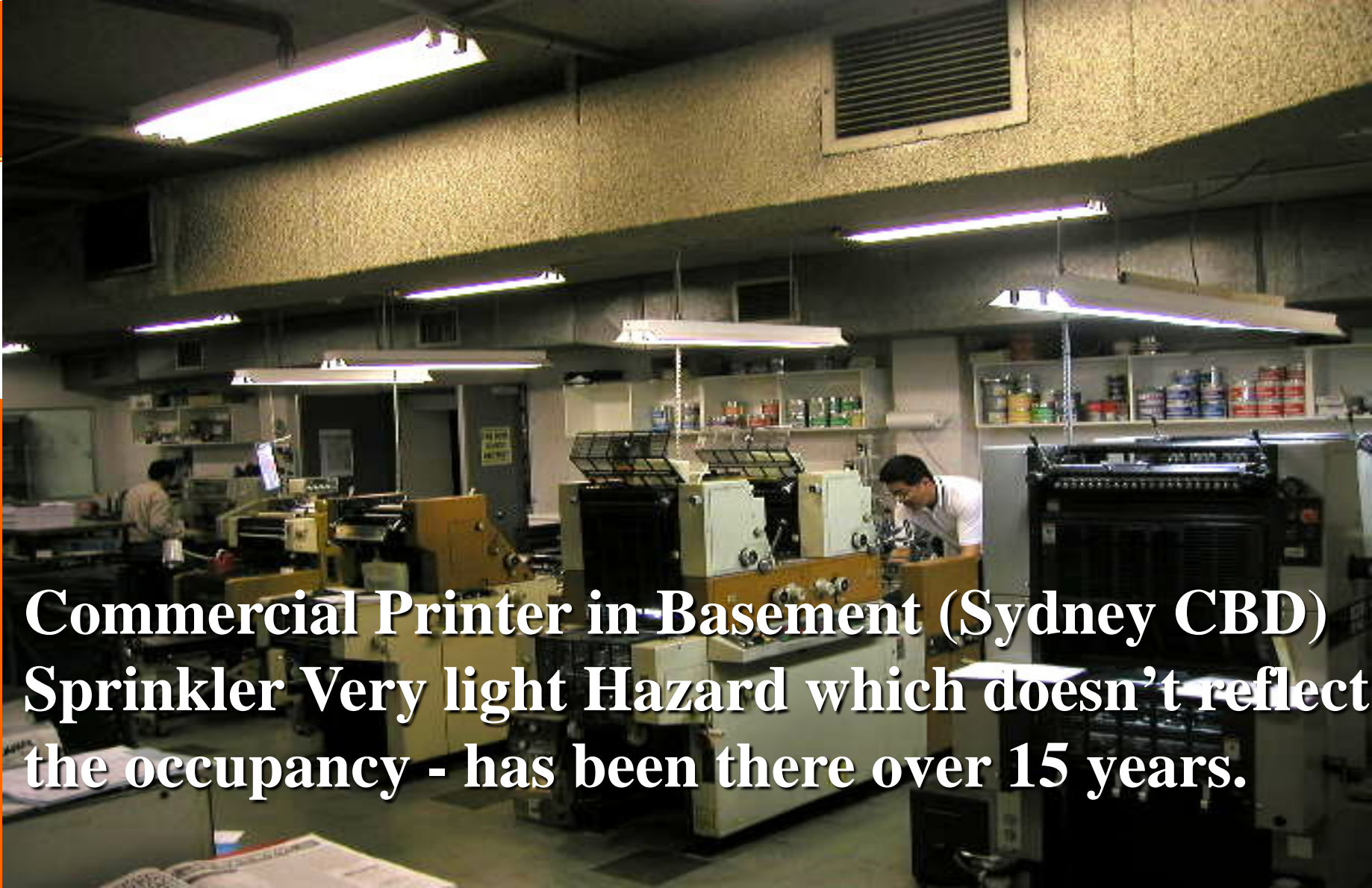
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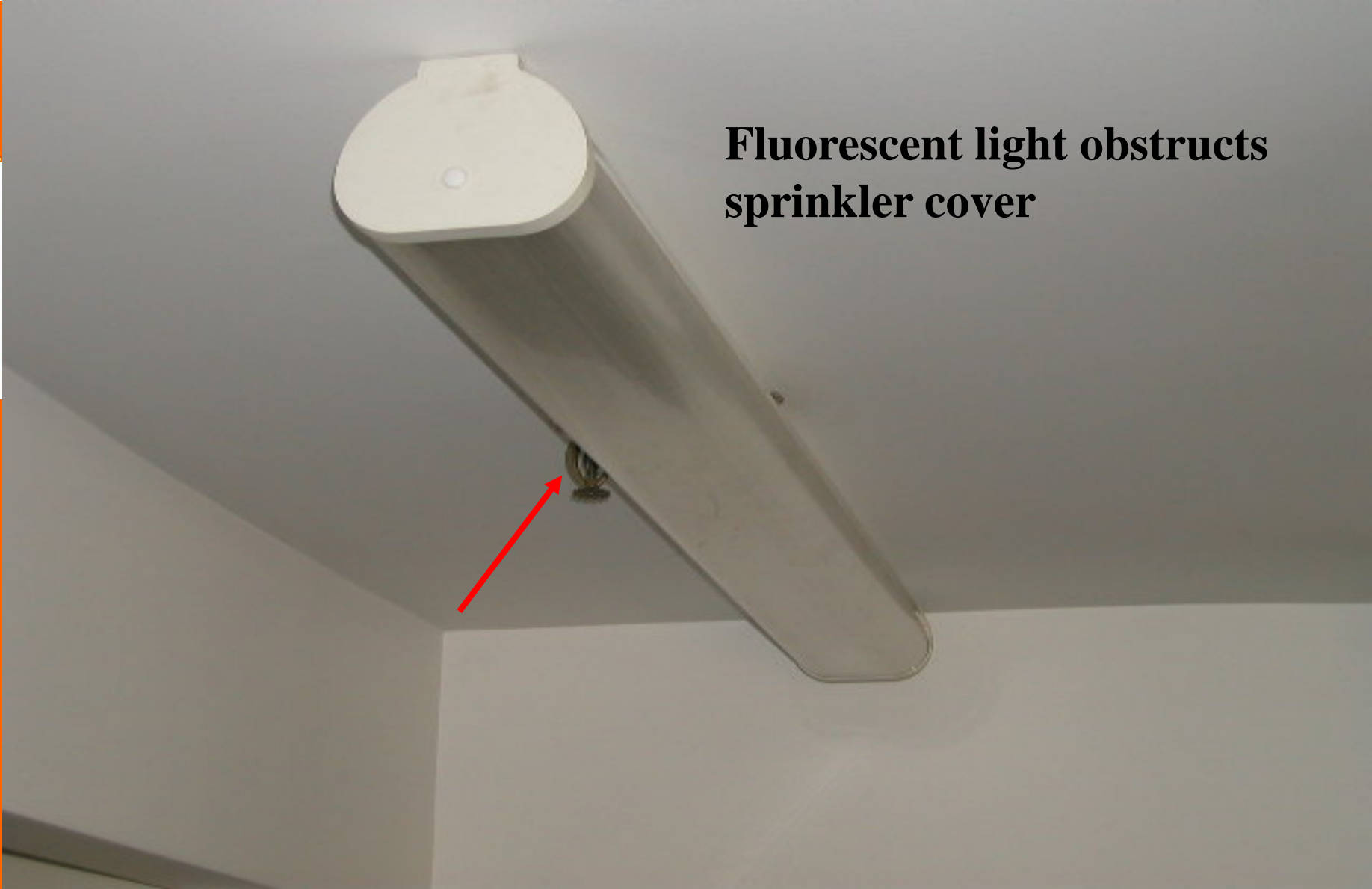
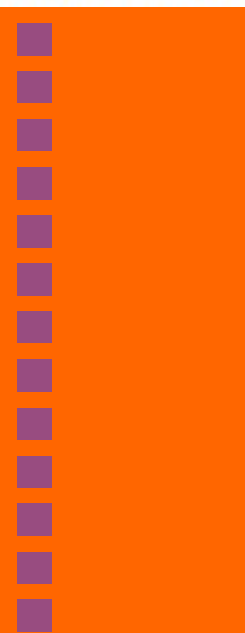
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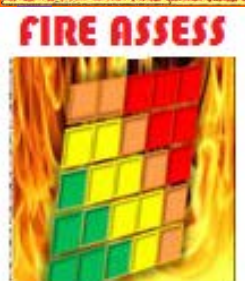
**Commercial Printer in Basement (Sydney CBD)
Sprinkler Very light Hazard which doesn't reflect
the occupancy - has been there over 15 years.**



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**Fluorescent light obstructs
sprinkler cover**



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**A/C duct obstructs
sprinkler cover**



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Fan too close to sprinkler and detector



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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*





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

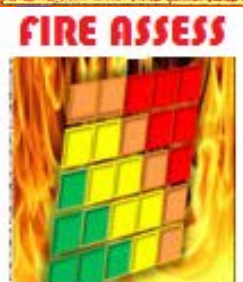




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**Retailers do it to.....
Items on top of shelving obstruct sprinkler cover
500mm clear from ceiling required**





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**Vermiculite cover is missing from steel “I” Beams
in this Regional Shopping Centre Loading Dock**



Sydney Hospital - That's the Gas mains behind the Hydrant & Sprinkler Booster Valves.
A fire wall/partition should be installed to segregate them



Note: No Block Plan for system as is/was required



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

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???



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





👤 Hose reel supply fed through RPZ with unsecured service valves

👤 *Note that service valve 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)*





Egress:-

Tenant has an occupancy density of 1-person/7-m² in an Sydney heritage building designed for 1-person/15m² .

Then puts these in because they're too hot





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.

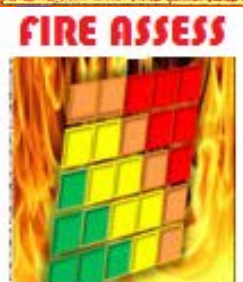
There exists a train of thought by some building owners and managing agents that

MAINTENANCE = PERFORMANCE –

if this were so, we would be superfluous and have nothing to report.

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Use NDIBS' Essential (Fire Safety) Services Impairment System To Manage Your Building's Essential Services Impairment

When Essential Services' Protection Equipment must be taken out of service, the Essential Services Impairment System will help you manage that impairment.

Before Impairment	FIRE SAFETY NOW IN SERVICE During Impairment	After Impairment
<ul style="list-style-type: none"> ▲ Plan to do the work when the facility is not operational, or do it shut down all hazardous process wherever possible. ▲ Have everything ready before impairing essential (fire safety) services equipment (i.e. equipment, parts and personnel). ▲ Plan for temporary protection such as extra extinguishers, charged hose lines, temporary sprinkler protection, alternate water supply, etc. as applicable. ▲ Notify the facility workers, the fire brigade and the building manager of the planned impairment and precautions being taken. ▲ If the Essential Service Equipment can be promptly restored to service in an emergency, ensure someone is available and prepared to restore the system whenever requested by an authority or owner's representative. ▲ Use the Essential (Fire Safety) Services Impairment System. <p style="text-align: right;">▶</p> <p>Notify Building Management and others, if assistance is needed after business hours to effect the servicing of the equipment (access, security, parking, etc).</p> <p style="text-align: center;">EMERGENCY IMPAIRMENT</p> <ul style="list-style-type: none"> ▲ If an emergency impairment occurs, stabilize the situation and initiate the above precautions. 	<ul style="list-style-type: none"> ▲ Shut down hazardous processes ▲ Prohibit Smoking ▲ Prohibit all "Hot Works" including cutting and welding. If Hot Work is essential to effect the work, discuss in advance with Building Management. ▲ Have regular security patrols of the work areas not being covered due to the impairment. ▲ Confine the work and precautions until the systems are restored. ▲ Use the Essential (Fire Safety) Services Impairment System and reusable Impairment Tag. <div style="border: 1px solid red; height: 100px; width: 100%;"></div>	<ul style="list-style-type: none"> ▲ Make Certain the Essential (Fire Safety) Service is placed back in automatic mode. ▲ If the sprinkler system was impaired, conduct a 50mm/2" drain test at the sprinkler KTY. ▲ Lock all mains water supply valves to sprinkler, hydrant or hose reel systems in the fully open position. ▲ Restore all monitored alarm systems (ASE) and notify the monitoring company that works are completed and system restored. ▲ Notify the facility workers, the fire brigade and the building insurer that the planned impairment is complete and systems are restored. ▲ Complete the Essential (Fire Safety) Services Impairment System and return the reusable Impairment Tag. <p style="text-align: left;">◀</p> <p style="text-align: center;">Notify Building Management and others</p>

D

Essential (Fire Safety) Services IMPAIRMENT SYSTEM

IMPACT NO:	01536	ISSUE NO:	
PRELIMINARY CHECKS (CHECK ALL APPLICABLE)			
<input type="checkbox"/> Emergency alarm tested	<input type="checkbox"/> House (Integrated)	<input type="checkbox"/> Logging (In Manual mode)	<input type="checkbox"/> Fire Pump tested
<input type="checkbox"/> Manual (W/I) tested	<input type="checkbox"/> Fire Pump tested	<input type="checkbox"/> Fire Pump tested	<input type="checkbox"/> Fire Pump tested
<input type="checkbox"/> Other (Specify):			
DATE: _____			
BY: _____			
REMARKS:			
DATE OF NEXT CHECK: _____			
DATE OF NEXT CHECK: _____			
DATE OF NEXT CHECK: _____			
DATE OF NEXT CHECK: _____			
REVISIONS:			
<input type="checkbox"/> New design proposed by Client (Specify design) <input type="checkbox"/> New design and code that it is a new system <input type="checkbox"/> New design and code that it is a new system <input type="checkbox"/> New design and code that it is a new system <input type="checkbox"/> New design and code that it is a new system			

E

Essential Fire Safety Service

Out of Service



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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**Thank you
for
your attention**



Check out the other services that we provide:

Ph. (02)9594-4477

1300-AS4655 / 1300-274655

Mob.Ian 0414-472-042

Mob.Alex 0413-416-811

Fax. (02)8569-1015

e-mail ndibs@ndibs.com.au

www.fireassess.com.au

PO Box 115 Boolaroo NSW 2284

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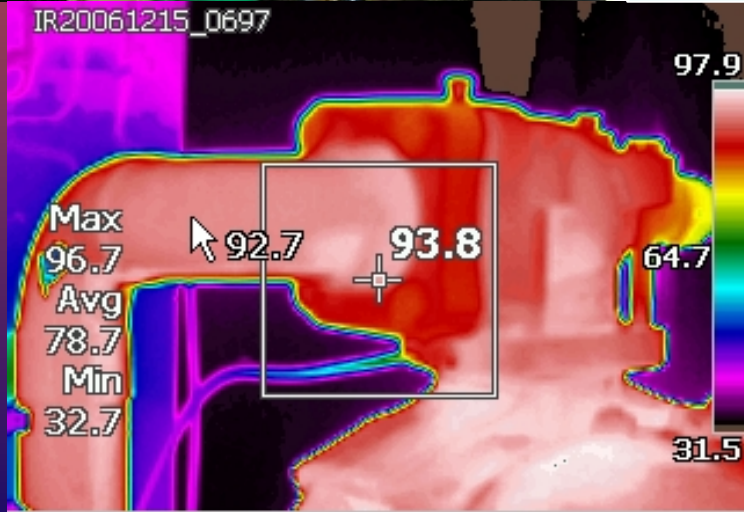
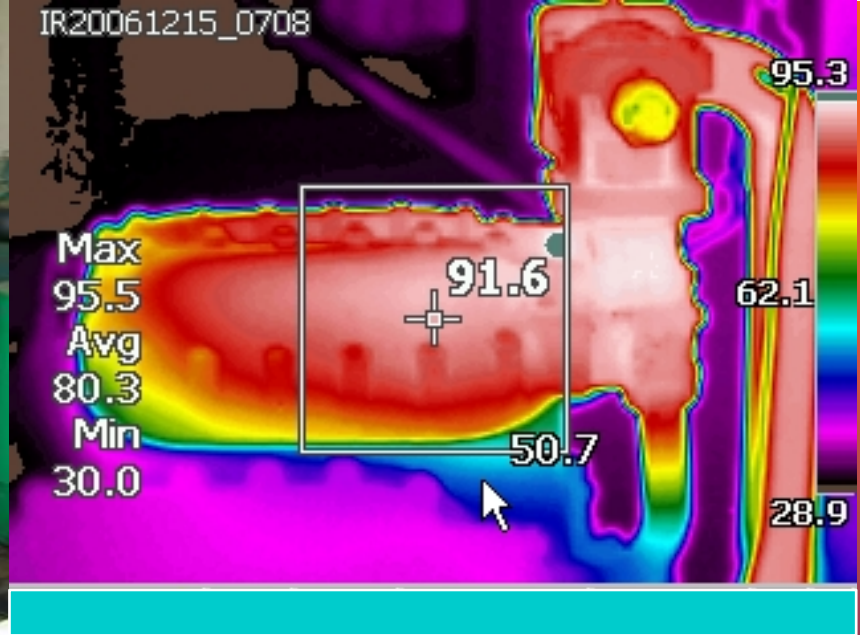
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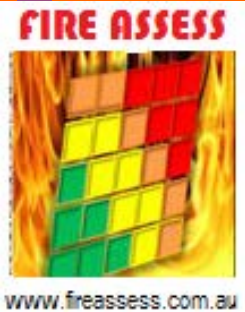


This refrigerant critical temp is 98°C (discharge valve worn)

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Infrared thermography & CT RMP's



Water ponding under tiles



Cooling tower RMP assessment