

ESSENTIAL SERVICES COMPLIANCE

Presentation to
Australian Institute of Hotel Engineers

by
Ian Childs of
NEW DIRECTIONS
INTERNATIONAL BUSINESS SERVICES (NDIBS) PTY LIMITED

WHAT ARE ESSENTIAL SERVICES?

Essential Services are services, equipment & measures which exist within a building to ensure the safety of the occupants in the event of a fire or other emergency.

In NSW there may be over 30 Essential Service items in any one building.

WHAT ARE ESSENTIAL SERVICES?

Essential Services can be broken into 7 basic elements

- Fire** (eg. portable, suppression, detection)
- Electrical** (eg. emergency lighting, exit signs, emergency power)
- Mechanical** (eg. airconditioning, emergency lifts, fire dampers)

WHAT ARE ESSENTIAL SERVICES?

- Structural** (eg. fire isolated stairs, fire resistant shafts & structures)
- Non-Structural** (eg. fire indices of structural materials, fire curtains)
- Egress & Exits** (eg. exit doors, fire doors, paths of travel, fire isolated passages)
- Plus** any other designed items specified on the Occupancy Permit at the time of construction or Development/Building Permit

WHAT ARE THE RISKS?

Non-Compliance with :

- Building Code of Australia
- State-specific building regulations
[eg NSW Environmental Planning and Assessment Regulation 2000 or in Victoria the Building Act 1994]
- Australian Standards
- Occupational Health & Safety Legislation
- Health Regulations Pertaining to Building Services
NSW Public Health Act



WHAT ARE THE OWNERS, CORPORATE RESPONSIBILITIES?

- Duty of Care obligations Gross Negligence
- Common Law requirement
- Occupier's legal obligation to staff and visitors
- Insurance compliance responsibilities



WHAT BUILDINGS REQUIRE AN ANNUAL FIRE SAFETY STATEMENT ?



An Annual Fire Safety Statement is required on all properties which have been required to submit a Fire Safety Certificate (or previously known as a Form 6 or a Form 15). So this then begs the question, which buildings were required to submit a Fire Safety Certificate?



WHAT BUILDINGS REQUIRE AN ANNUAL FIRE SAFETY STATEMENT ?

- A Fire Safety Certificate was and is required where an building, development approval or fire order was issued under Part 59 of Ordinance 70 that was in force from 1 July 1988 (Ord.70.59) to immediately prior to 1 July 1993, or Clause 22 of Local Government Approvals Regulation:1993 from 1 July 1993 to 30 Jun 1997, or Clause 6(1) of Local Government Orders Regulation:1993 from 1 July 1993 to 30 Jun 1997 and Environmental Planning and Assessment Act 1997 from 1 July 1997 to the present.
- So buildings constructed after 1 July 1988 and any other building which has been changed or upgraded or ordered to be upgraded.



WHAT BUILDINGS REQUIRE AN ANNUAL FIRE SAFETY STATEMENT ?

- This applies to all building, development approvals or quantity alterations to all buildings except domestic private unattached dwellings (Class 1a) and non-habitable outbuildings Class 10).
- The Building Code of Australia:1990 was endorsed by Ordinance 70 and became the legislated prime reference for construction from 1 January 1992.
- Reference to the above is also implied by the Environmental Planning & Assessment Regulations - (EP&AR2000) Part 9



WHAT IS THE OBJECTIVE?

To ensure the safe evacuation of the premises and maximise the safety for Emergency Services respondents.

To minimise property losses.



YOU NEED TO PROVIDE

- Essential Services Maintenance for Installed Services
- Statutory Documentation as described in EP&AR2000 currently AS 1851 but this may change with the review (see draft DR03188 / DR04463)

**THE ANNUAL FIRE
SAFETY STATEMENT**



Maintenance = Performance

- This is the Building Owner's Perception
- Sadly while we can fully agree with that naive thought, we are continually faced with maintenance oversights and neglect which degrade essential services below that required. This is compounded by alterations and operating methods which also degrade these services.

**THE ANNUAL FIRE
SAFETY STATEMENT**



Maintenance = Performance

- The problem is that contractors are in a very competitive business therefore they do enough to satisfy the customer at the cheapest operating cost to themselves. This leads to minimal maintenance.
- Most building owners request their service providers to certify the performance of the services that they maintain.

**THE ANNUAL FIRE
SAFETY STATEMENT**



Maintenance = Performance

- Few maintainers who actually inspect and endorse these services possess the **Professional Indemnity** Insurance necessary to protect them, their company and their customer.
- It is **most important** that anyone who endorses the performance of any essential services be covered to an acceptable level by PI insurance.

**THE ANNUAL FIRE
SAFETY STATEMENT**



Maintenance = Performance

- Professional Indemnity is totally different to Public Liability Insurance, which along with workers comp is usually the only insurance that the contractor is requested by the owner to possess.
- PI insurance requires individuals to be named plus details of what they as individuals are testing, advising on or certifying.

**THE ANNUAL FIRE
SAFETY STATEMENT**



Maintenance = Performance

- So, if the certifiers are not named in that Companies PI policy they should be very very concerned about their personal liability for what they sign. This is primarily the reason for the reluctance by Companies to certify performance even though they will readily provide a statement of maintenance. Maintenance records are the maintainers defence for endorsing that maintenance is being performed.

**THE ANNUAL FIRE
SAFETY STATEMENT**

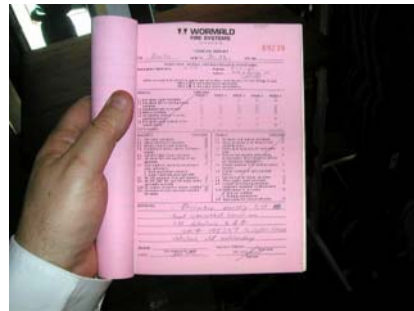


Maintenance = Performance

- However performance certification needs both the review of the maintenance and test records and a physical in-situ inspection to verify that other factors haven't degraded performance.



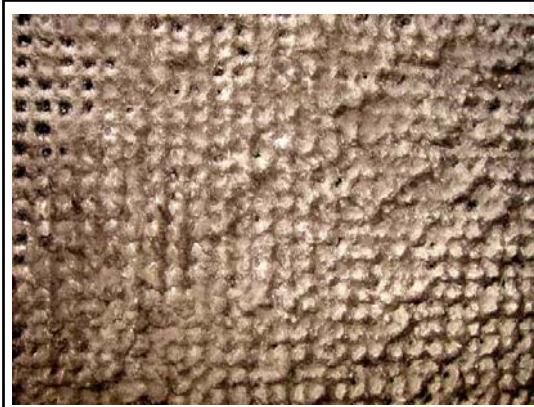
PLANT ROOMS MUST BE LOCKED - PUBLIC HEALTH ACT



Major regional Shopping Centre



2m dia Richardson RA Fan classed as a Fire Fan



INTAKE GRILL ON FAN



Duct degrades sprinkler coverage



Still Confused?



Contact:
Ian Childs

NEW DIRECTIONS

INTERNATIONAL BUSINESS SERVICES (INDIBS) PTY LIMITED
Phone: (02)9570-3358 Ph/ColourFAX: (02)9594-4477
Mobile: 0414-472-042 CellFAX: 0414-472-044
Fax/Message Sydney: (02)8569-1015
Melbourne: (03)8080-1795
Brisbane: (07)3319-8999



e-mail: ian@ndibs.com.au
internet: <http://www.ndibs.com.au>
<http://www.erma.com.au>

