



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)

# Why Conduct AS 4655-2005 based ANNUAL FIRE SAFETY AUDITS??

**Ian Childs** F.IPEA; M.AIES; M.SBSE; M.SFS; Aff.CIBSE; NAM

Standard Australia Technical Committee ME-62 representing  
Engineers Australia's Society of Building Services Engineers and  
Chartered Institute of Building Services Engineers in the development of  
Australian Standards AS1851 and AS/NZS3666.



www.fireassess.com.au

## The Latest thinking

- 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 hath 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 thy possessing 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.





**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)

# Estate Management





**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)

# Fire Protection Capability



**Security**





## 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 a qualified person as being capable of performing not less than that of the standard that that measure was installed to.

## What makes a qualified person?

The person must be capable of assessing the performance of any these systems or inspections carried out by multiple individuals and with a team leader who can consolidate this into a report and prepare the Annual Fire Safety Statement endorsed by the assessor/s and ready for the building owner or nominee's signature



FIRE ASSESS



www.fireassess.com.au

# Fire Protection Capability

It is very important that the qualified person (assessor) possess' professional indemnity insurance. 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.







# 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"/>



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)

# Objectives of Fire Safety Audits

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 alternative.



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)

# Maintenance standards

AS 1851-2012 Maintenance/Performance of fire protection systems  
referencing standards of **installation.**

AS/NZS 2293.2-1995 Maintenance of Emergency Lighting & Exit Signs

AS 1735.2-2001 Maintenance of Elevators

AS/NZS 3009-1998 Emergency Power Supplies in Hospitals





**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)

## 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

ROUTINE SERVICING OF FIRE PROTECTION  
SYSTEMS AND EQUIPMENT

Australian 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 measures installed
2. Establish that fire safety measures installed reflect the fire safety schedule
3. Inspect maintenance records
4. 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





**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**

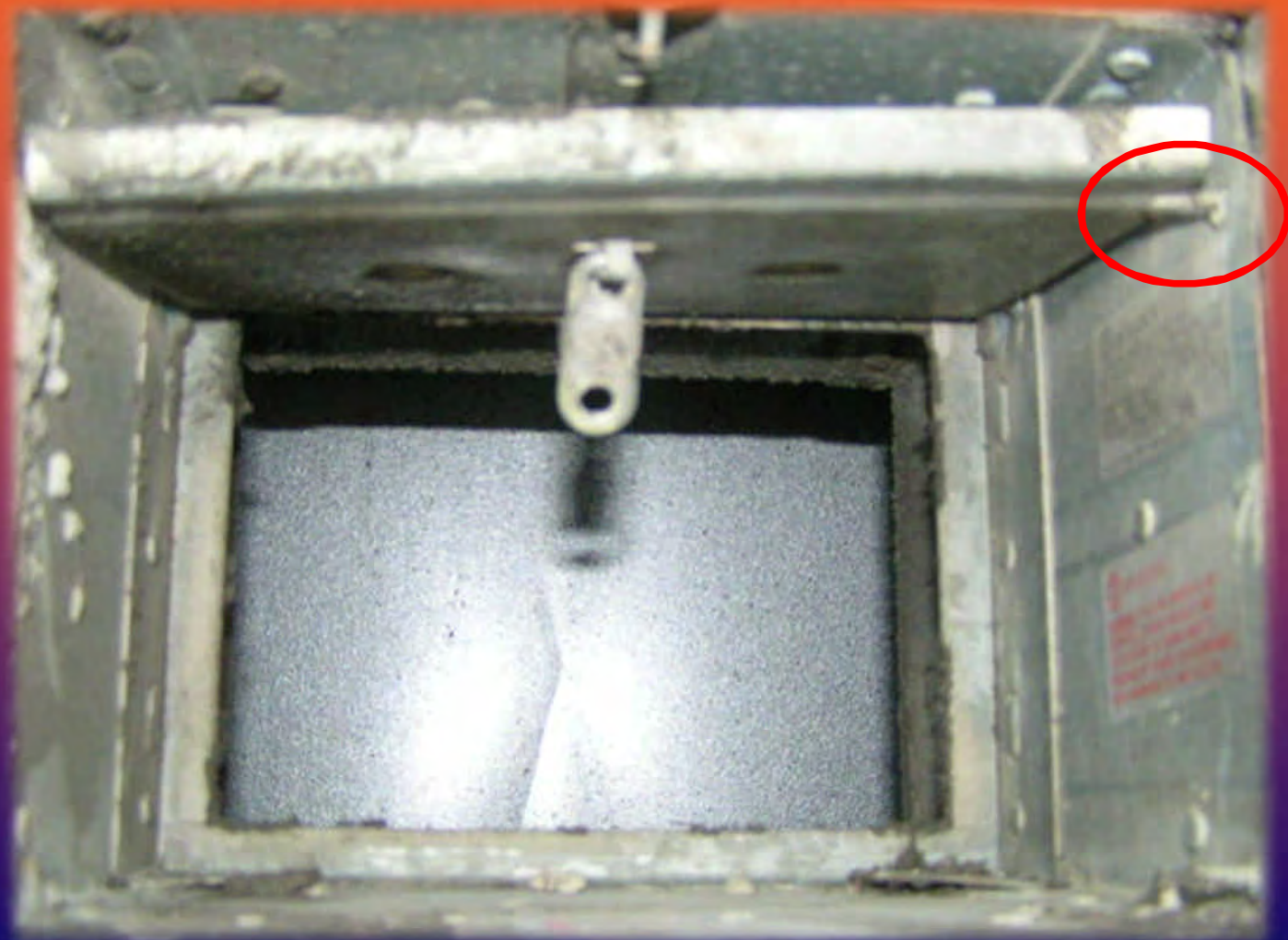


**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)

# Fire Dampers







**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)

# Fire Dampers







**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)







**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)





**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)







**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)

# UPVC Conduit







**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)

# Foam-a-fill







**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)

# Doors





**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)

# Doors







**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)

Hydrant Booster







www.  
**NDIBS**  
.com.au

**FIRE ASSESS**



www.fireassess.com.au



**EWIS was too noisy**





**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)

**Store emergency exit  
from street**







**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)

**Same Store emergency exit  
from inside**







**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)

Same Store emergency exit  
from inside







**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)



There's an extinguisher  
in there somewhere

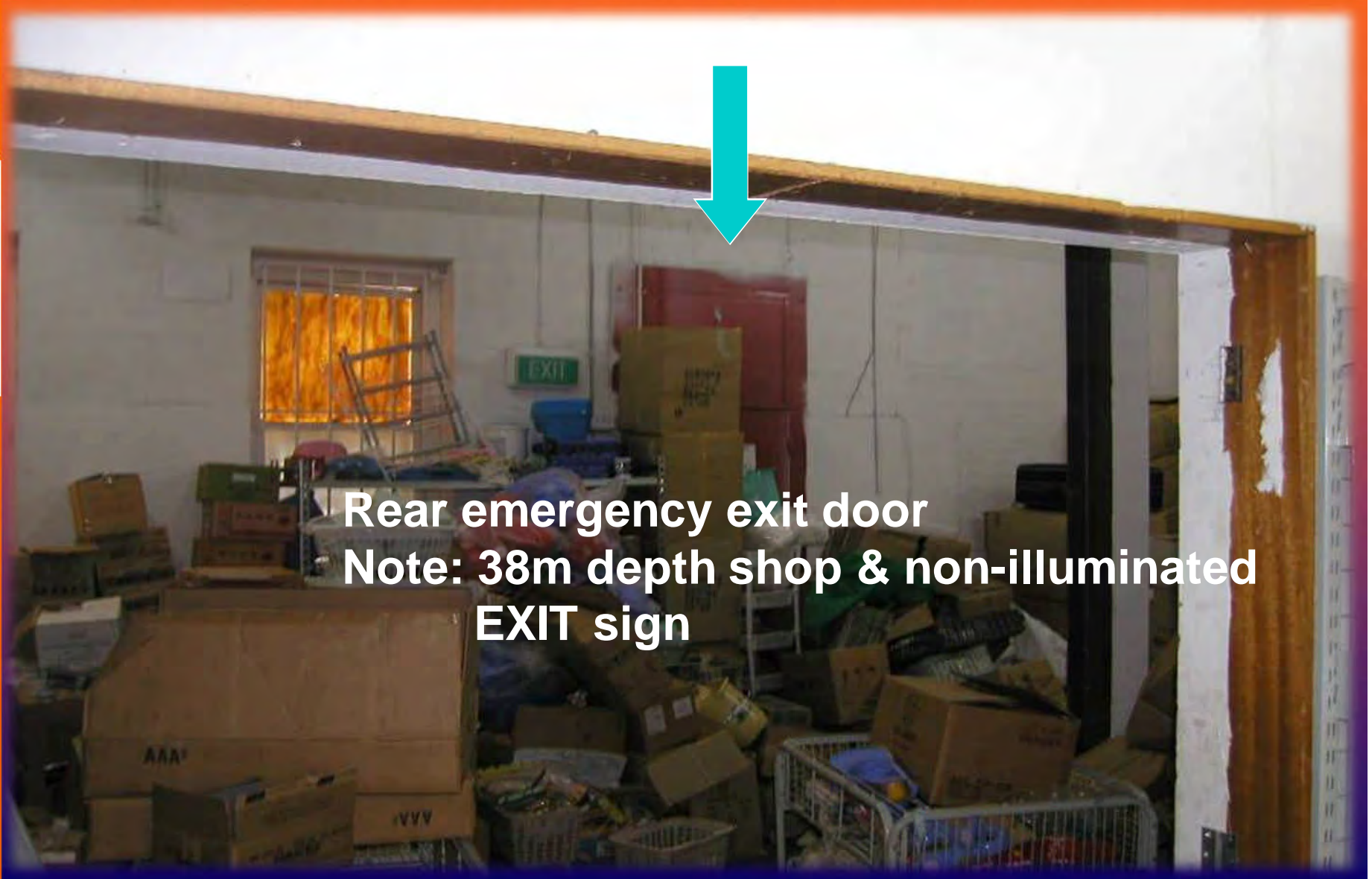




**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)



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





**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)

Stairway from upper level







**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)

**Rear of Store**







**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)

Upper Level







**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)

Here's an emergency rear Exit door







**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)

**Inside view of Emergency rear Exit Door**







**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)



**Council Officer  
shakes his head in dismay**





**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)

**Passageway in a  
Hospital Laboratory**





**NEW DIRECTIONS IN BUILDING SERVICES®**

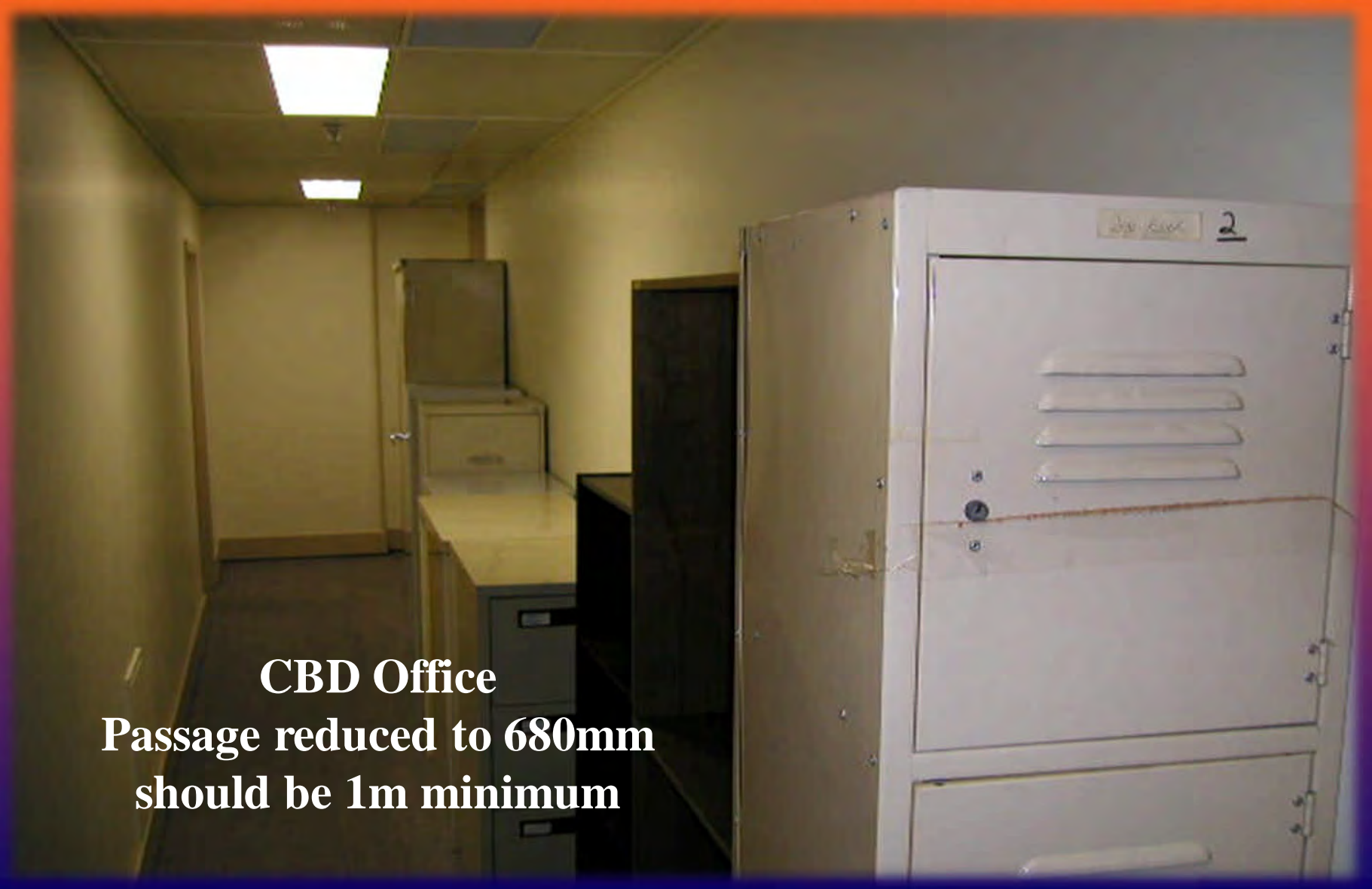
**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)



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





**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)



**CBD Office**  
**Passage reduced to 620mm**





**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)

**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**

**WORMALD BUILDING SERVICES**

Ph: (02) 292 6355

**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**



**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)

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







**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)

**Egress Stairway**







**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)

**Doors rust seized in their frames**







**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)

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

**Chained crash bar**





**FIRE ASSESS**



[www.fireassess.com.au](http://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.**





**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)

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





**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)

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







**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**

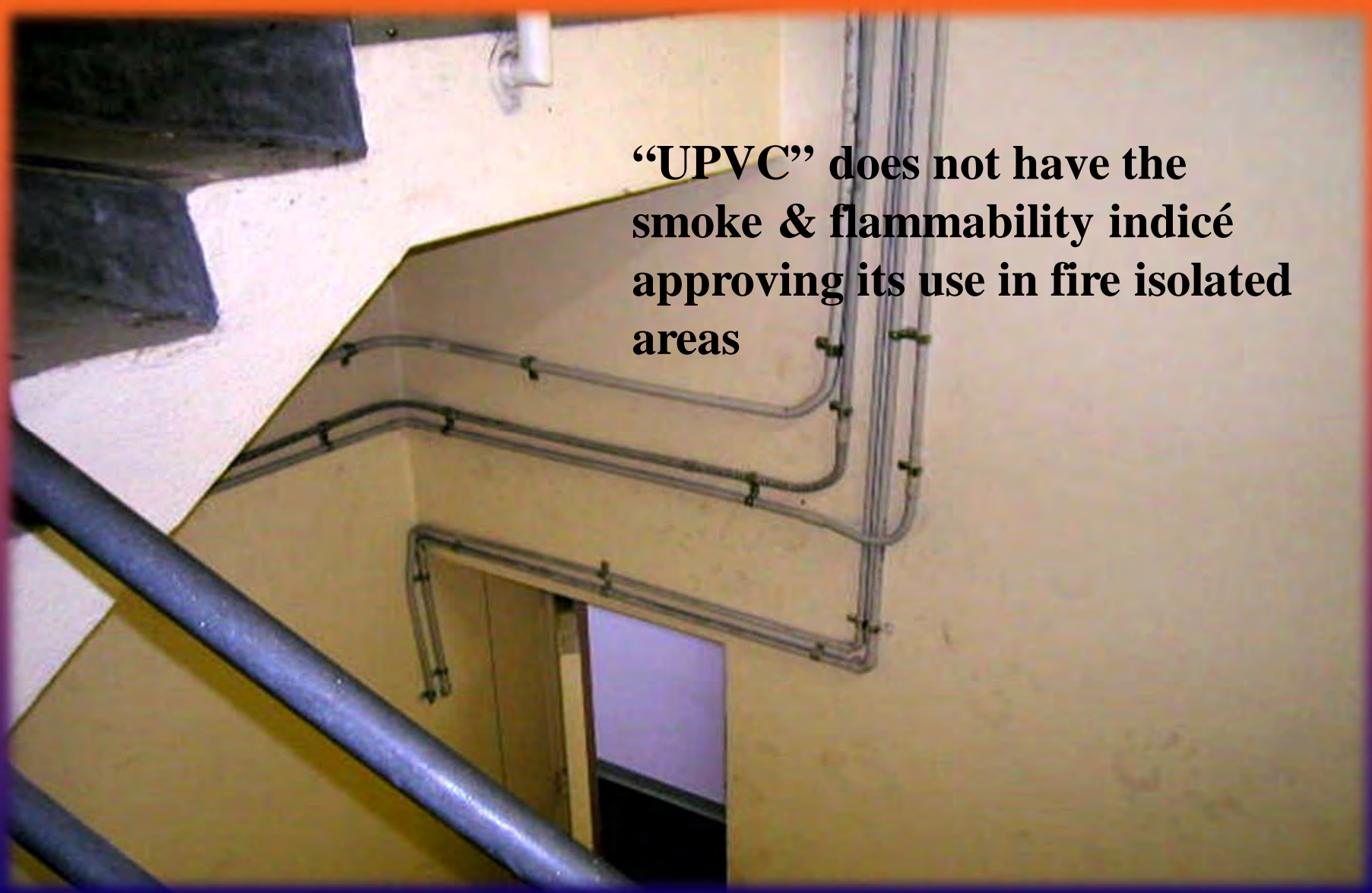


**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)

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







**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)



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





**NEW DIRECTIONS IN BUILDING SERVICES®**

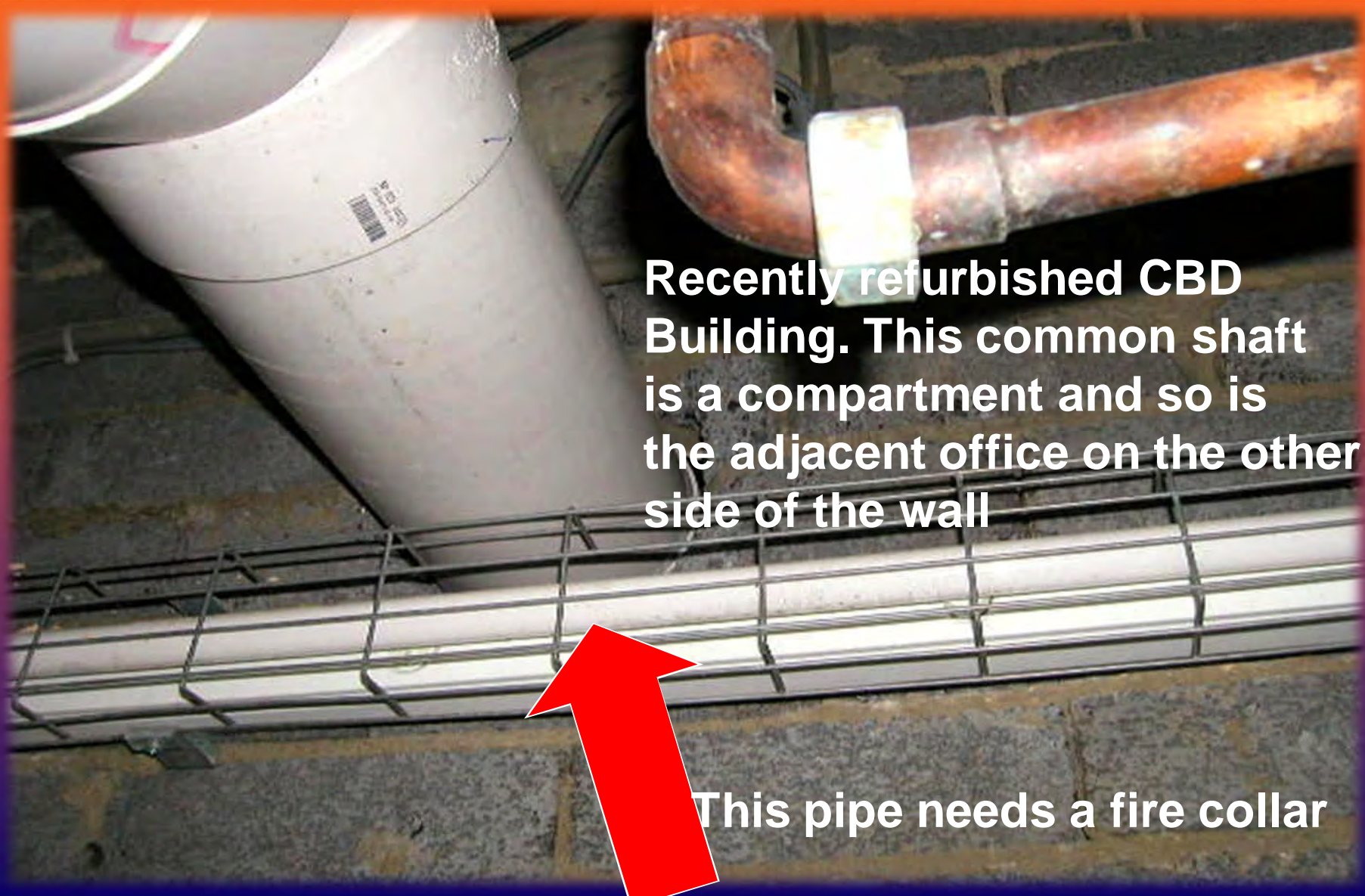
**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)



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

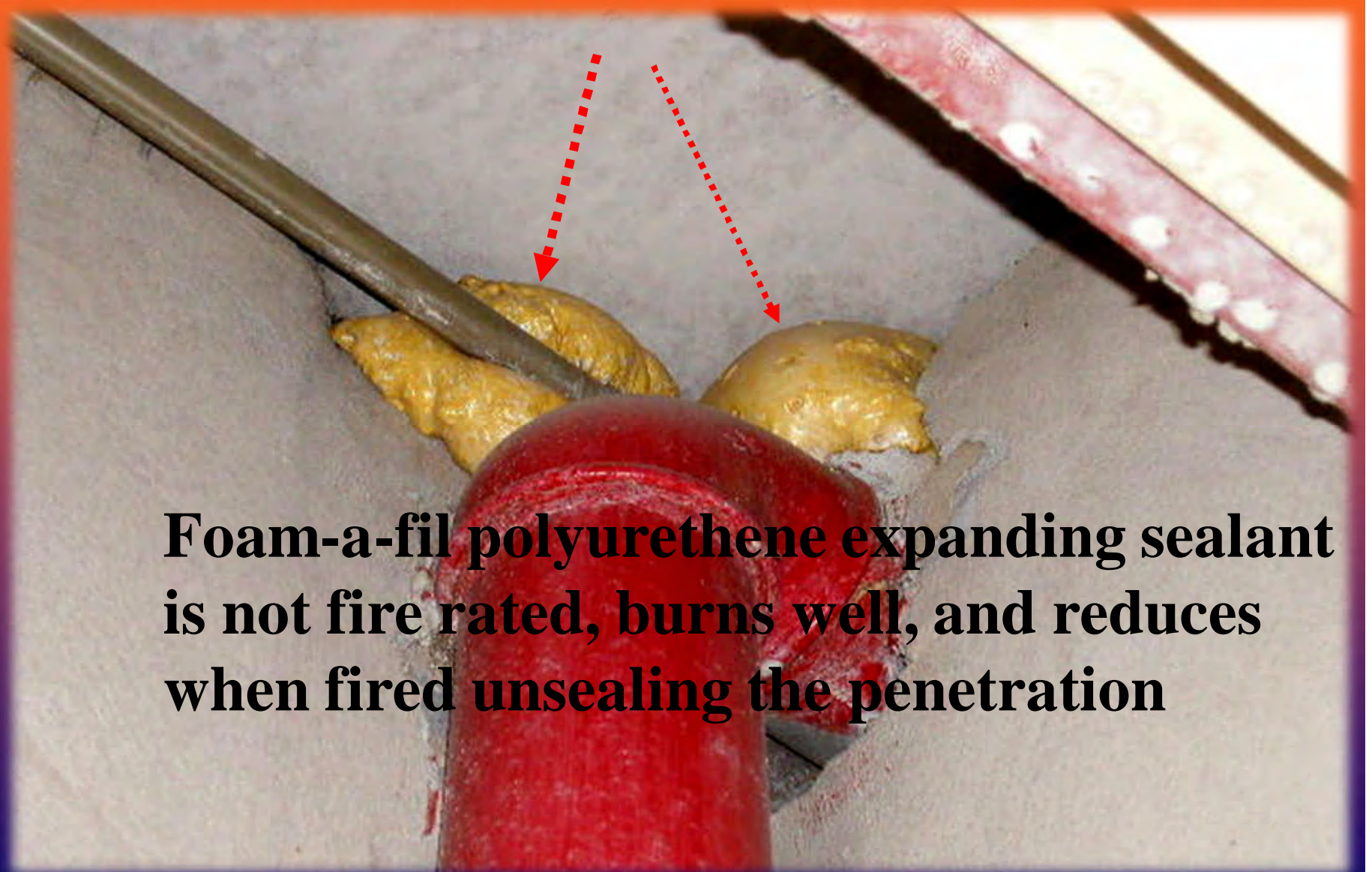




**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)



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





**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)



**More foam-a-fil**





**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)



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





**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)



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





**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)



**Penetrations unsealed in hose reel cupboard**





**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)

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





**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**

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](http://www.fireassess.com.au)







**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)



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



**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**



**FIRE ASSESS**



www.fireassess.com.au



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





**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**

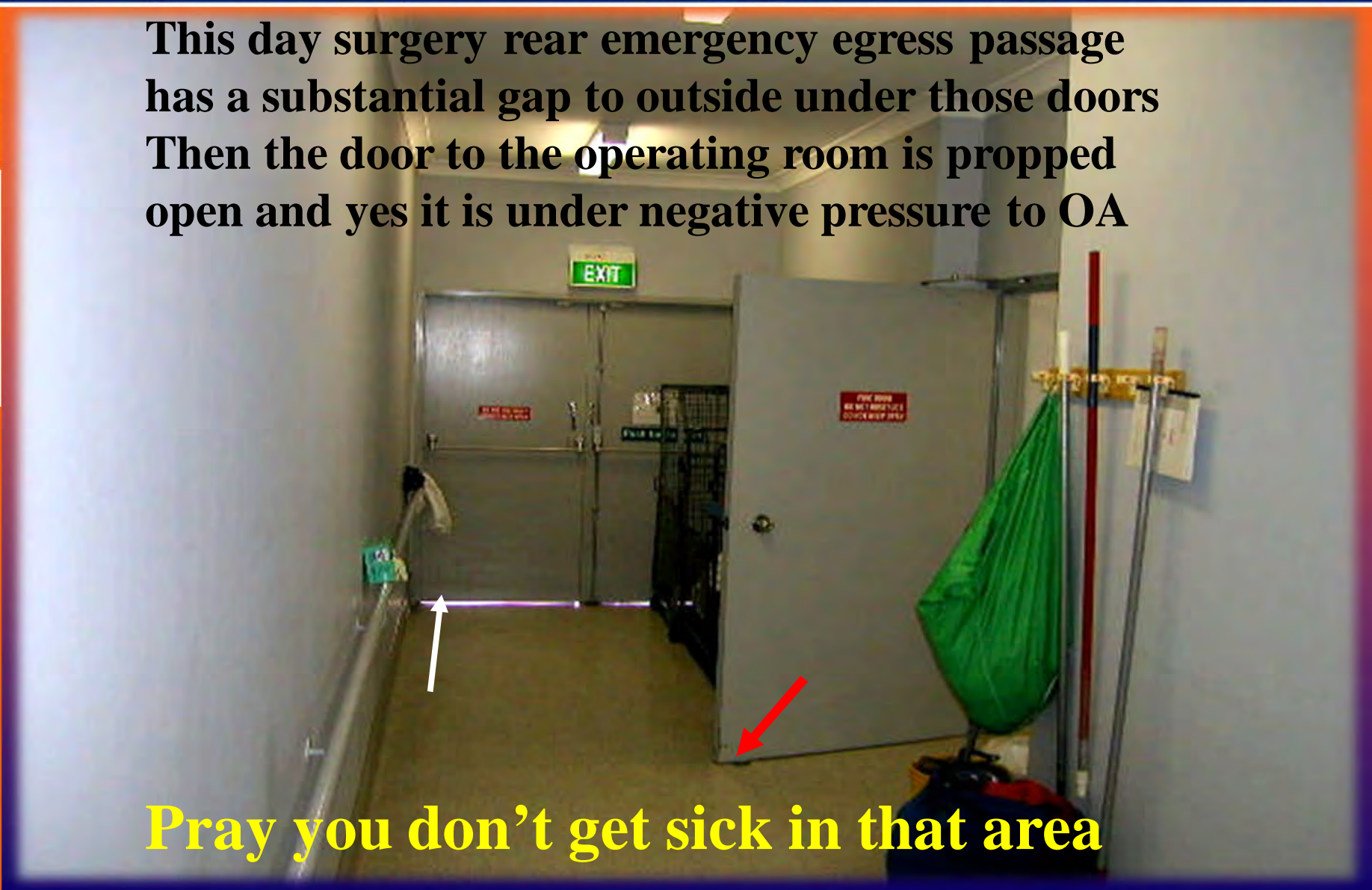


**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)

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**



**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)

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





**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)

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







New wall needs additional sprinklers to provide effective cover





**NEW DIRECTIONS IN BUILDING SERVICES®**

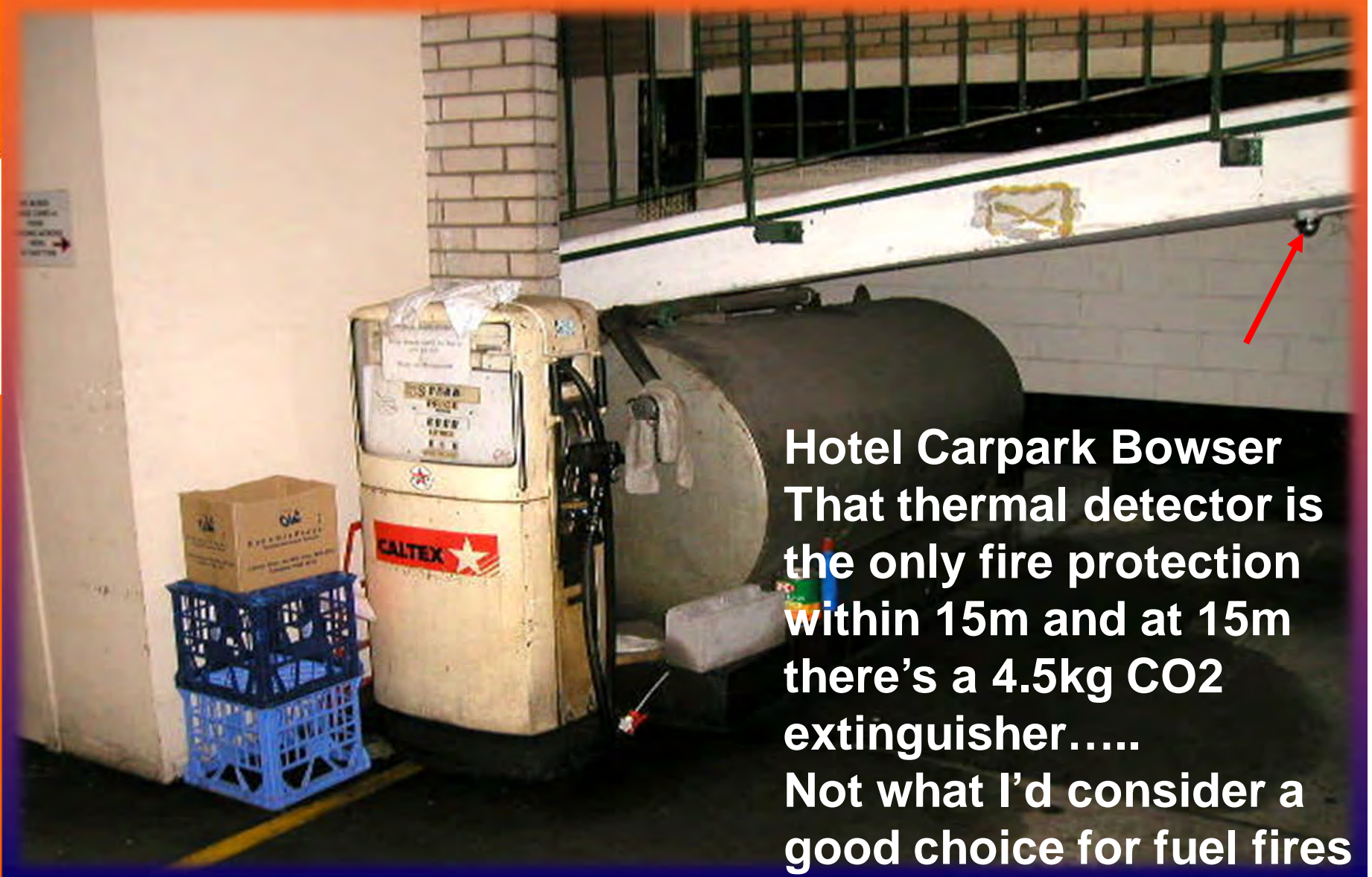
**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS**



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)



**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



**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**

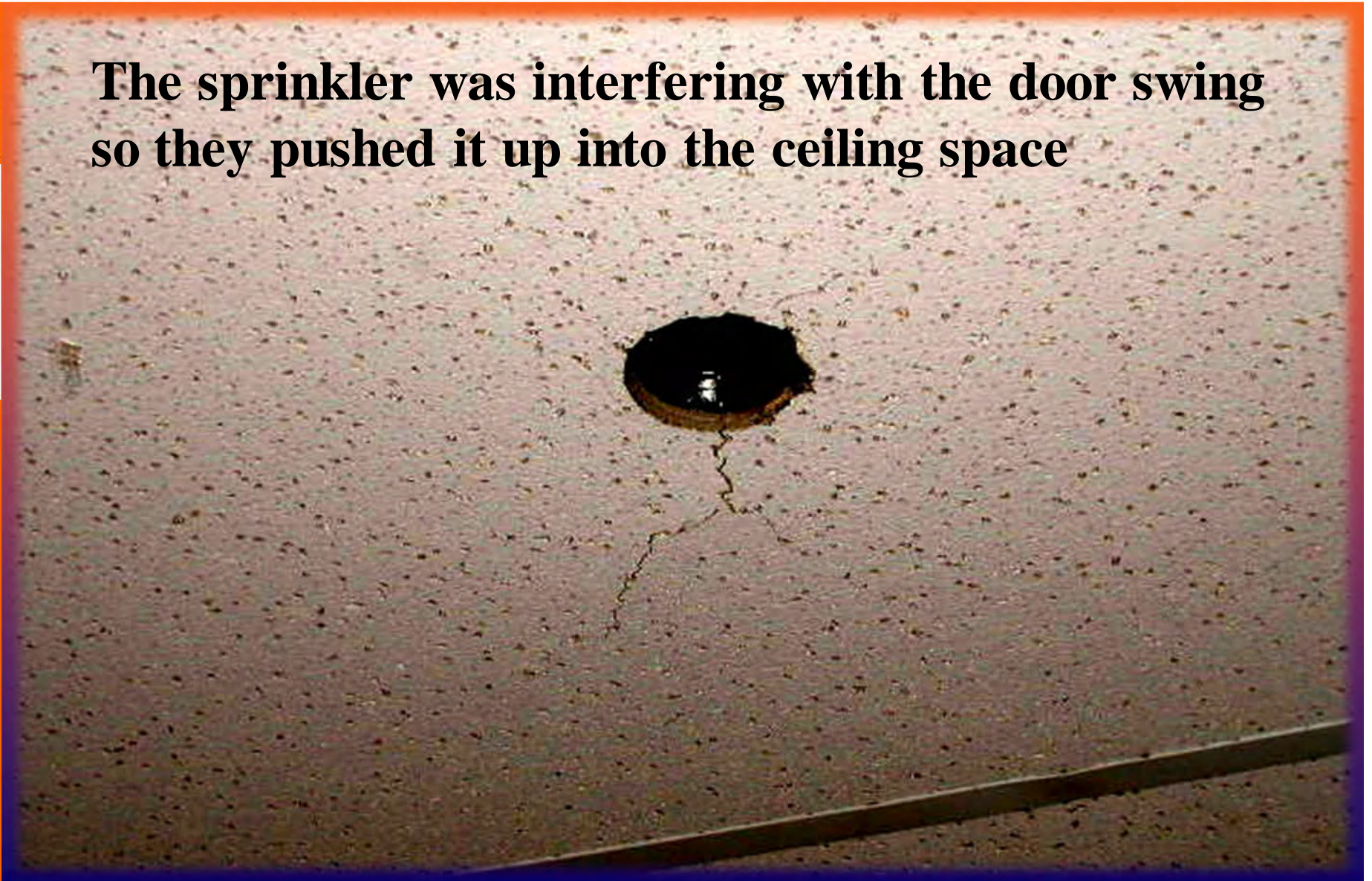


**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)

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







Here's that pushed up sprinkler.  
See the hole





**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)



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





**NEW DIRECTIONS IN BUILDING SERVICES®**

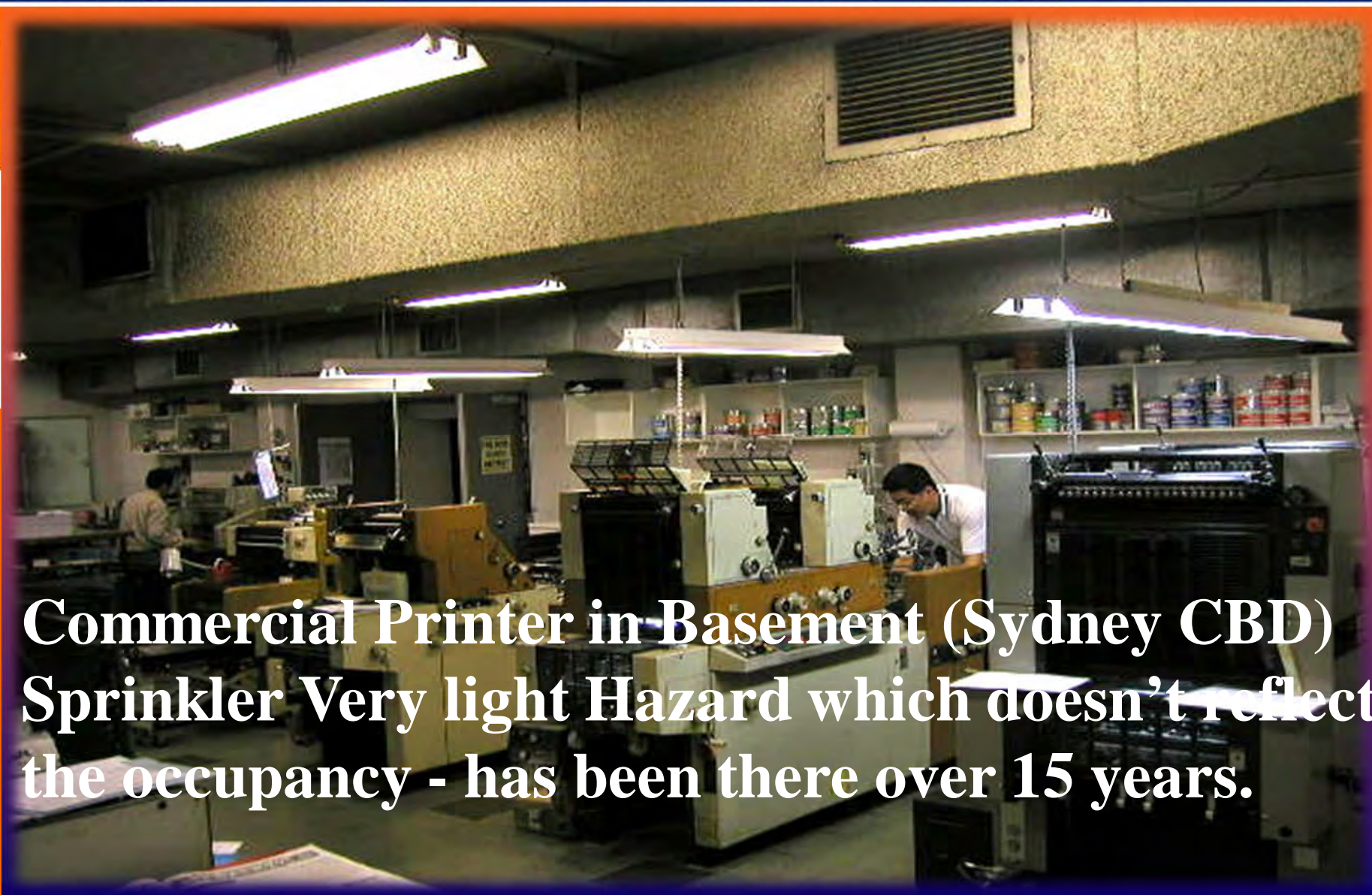
**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)



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





**NEW DIRECTIONS IN BUILDING SERVICES®**

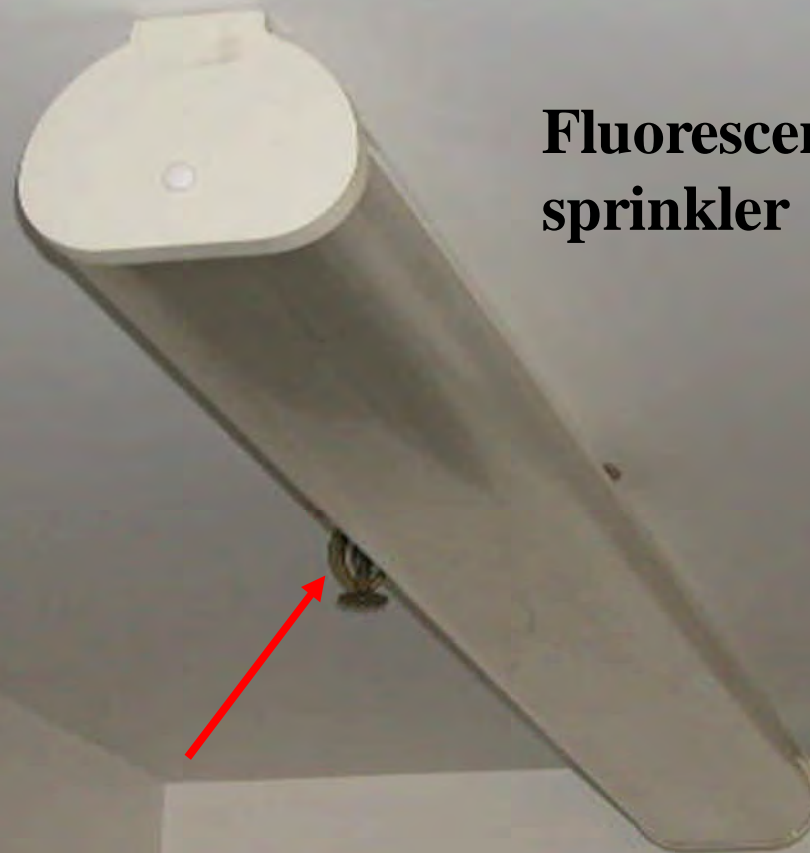
**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)



**Fluorescent light obstructs  
sprinkler cover**





**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)

**A/C duct obstructs  
sprinkler cover**







**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)

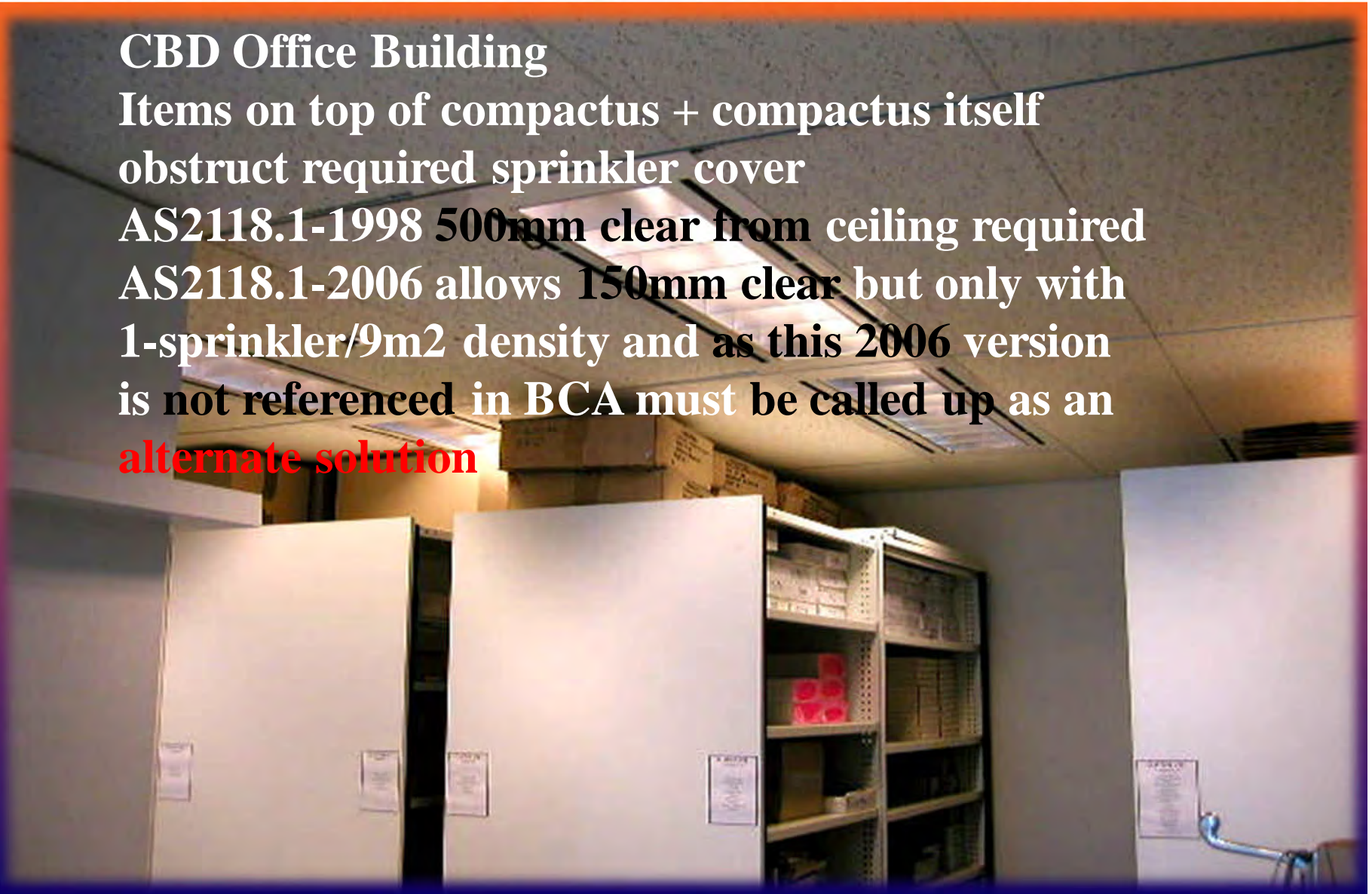
## CBD Office Building

Items on top of compactus + compactus itself obstruct required sprinkler cover

AS2118.1-1998 500mm clear from ceiling required

AS2118.1-2006 allows 150mm clear but only with 1-sprinkler/9m<sup>2</sup> density and as this 2006 version is not referenced in BCA must be called up as an

**alternate solution**







**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)

## Architect/Planner's Offices

Bulkhead ceiling over compactus obstruct sprinkler cover  
Ceiling is being removed and sprinkler installed





**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)

Retailers do it to.....

Items on top of shelving obstruct sprinkler cover  
500mm clear from ceiling required





**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)

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





**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)

**Regional 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**





**FIRE ASSESS**



www.fireassess.com.au

This is the intake of a 2m dia. Richardson supply fan in a Regional 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???





**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)

## 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







**FIRE ASSESS**



www.fireassess.com.au

## Government Office Building:-

- 👤 Hose reel supply
- Isolating cock not secured







FIRE ASSESS



www.fireassess.com.au

- 👤 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.*







**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)

**Egress:-**

Tenant has an occupancy density of 1-person/7-m<sup>2</sup> in an old heritage building designed for 1-person/15m<sup>2</sup> .

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.





# NEW DIRECTIONS IN BUILDING SERVICES®

## NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™



### FIRE ASSESS



www.fireassess.com.au

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

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

#### Before Impairment

- ▲ Plan to do the work when the facility is not operational, or the shut down of hazardous process is otherwise 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 insurer 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.

Notify Building Management and others, if available, if needed after business hours to effect the servicing of the equipment (access, security, parking, etc).

#### EMERGENCY IMPAIRMENT

- ▲ If an emergency impairment occurs, stabilize the situation and include the above precautions.

#### FIRE SAFETY HOW

#### IN SERVICE During Impairment

- ▲ 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 zones not being covered due to the impairment.
- ▲ Continue the work and precautions until the systems are restored.
- ▲ Use the Essential (Fire Safety) Services Impairment System and reusable Impairment Tag.

#### After Impairment

- ▲ Make Certain the Essential (Fire Safety) Service is placed back in automatic mode.
- ▲ If the sprinkler system was impaired, conduct a 50mm/2" leak test at the sprinkler XCV.
- ▲ Lock off main water supply valves to sprinkler, hydrant or hose reel systems in the fully open position.
- ▲ Restore all monitored alarm systems (ASIS) 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.

Notify Building Management and others



#### Essential (Fire Safety) Services IMPAIRMENT SYSTEM

PROPERTY NO.	01526	DATE OF SERVICE	
IMPAIRMENT TYPE (CHECK ALL APPLICABLE)			
<input type="checkbox"/> Sprinkler Control Valve	<input type="checkbox"/> Manual Alarm Control	<input type="checkbox"/> Fire Alarm Control Panel	<input type="checkbox"/> Fire Alarm Control Panel
<input type="checkbox"/> Fire Alarm Control Panel	<input type="checkbox"/> Fire Alarm Control Panel	<input type="checkbox"/> Fire Alarm Control Panel	<input type="checkbox"/> Fire Alarm Control Panel
REASON FOR IMPAIRMENT			
DATE OF IMPAIRMENT			
TIME OF IMPAIRMENT			
TIME OF RESTORATION			
REASON FOR RESTORATION			
REMARKS			
1. Please do not allow anyone to enter the work area until the system is fully restored. 2. Please do not allow anyone to enter the work area until the system is fully restored. 3. Please do not allow anyone to enter the work area until the system is fully restored. 4. Please do not allow anyone to enter the work area until the system is fully restored.			

Essential (Fire Safety) Services  
 Impairment System  
 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.*





**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**



**FIRE ASSESS**



[www.fireassess.com.au](http://www.fireassess.com.au)



# Thank you for your attention



**Check out the other services that we provide:**

Ph. (02)9594-4477

Fax Sydney (02)8569-1015

e-mail [ndibs@ndibs.com.au](mailto:ndibs@ndibs.com.au)

[www.fireassess.com.au](http://www.fireassess.com.au)

Mob. Ian 0414-472-042

Mob. Alex 0414-472-044

[www.ndibs.com.au](http://www.ndibs.com.au)

[www.safeworkmethod.com.au](http://www.safeworkmethod.com.au)





**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**



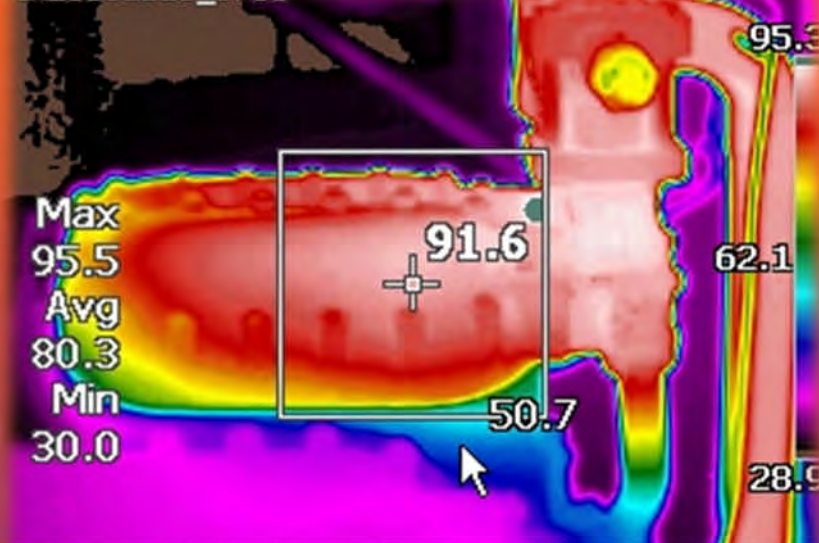
**FIRE ASSESS**



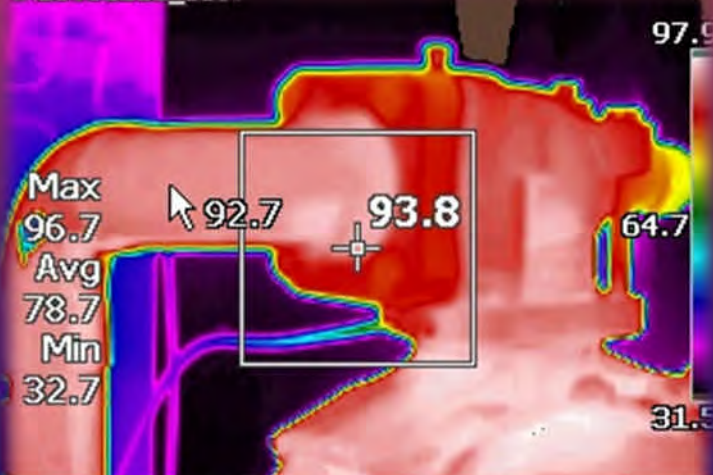
[www.fireassess.com.au](http://www.fireassess.com.au)



IR20061215\_0708



IR20061215\_0697







**NEW DIRECTIONS IN BUILDING SERVICES®**

**NEW DIRECTIONS IN BUSINESS SAFETY® FIRE ASSESS™**



**FIRE ASSESS**



www.fireassess.com.au

