

CITY OF MOUNT GAMBIER BUILDING FIRE SAFETY COMMITTEE

Meeting to be held on Wednesday 11th May 2016 at 12.00 p.m. in the
Conference Room, Level One - Operational Services, Civic Centre

AGENDA

1. BUILDING FIRE SAFETY COMMITTEE - OATMILL COMPLEX - 7 PERCY STREET -
Ref: AF11/2131
2. BUILDING FIRE SAFETY COMMITTEE - ROTARY MARKET - 4 & 4B KENNEDY AVENUE -
Ref: AF15/632
3. BUILDING FIRE SAFETY COMMITTEE - LAKES APARTMENTS - 3 LAKE TERRACE
WEST - Ref: AF11/2445
4. BUILDING FIRE SAFETY COMMITTEE – KALGANYI CARAVAN PARK – 250 PENOLA
ROAD – AF16/175

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AGENDA

- PRESENT: Cr Ian Von Stanke (Presiding Member)
Andy Sharrad (Metropolitan Fire Service)
Grant Riches (Professional Building Services)
- APOLOGIES: moved the apology received from Daryl Sexton be received.
- COUNCIL OFFICERS: Chris Tully (Building Officer)
Sally Wilson (Administration Officer)
- OTHER ATTENDANCES: Dave Colliar - SA Regional Metropolitan Fire Service Manager
- MINUTES: moved that the Minutes of the Meeting held on Wednesday, 24th February 2016 be taken as read and confirmed.
seconded
- QUESTIONS: (a) With Notice - nil submitted.
(b) Without Notice -

1. **BUILDING FIRE SAFETY COMMITTEE - OATMILL COMPLEX - 7 PERCY STREET -
Ref: AF11/2131**

The Building Officer reported:

- (a) The Building Fire Safety Committee at its meeting held on Wednesday, 24th February 2016 resolved:
- “(a) the report be received*
- (b) The verbal report from Mr Hayden Cassar advising the meeting that the property owner has cancelled the S71 report previously required by the Committee because he has no tenants for the upper floors of the building be received.*
- (c) The Building Fire Safety Committee requires the property owner place new covers over two existing Exit Lights so that they become Emergency Lighting.*
- (d) The Building Fire Safety Committee withdraw the request of 27th August 2015 for the owner to supply a report under S71(3)(a) of the Act.*
- (e) The Building Fire Safety Committee advise the property owner that under no circumstances is there to be any occupation of the upper floors of the building until such time as a report pursuant to S71(3) of the Development Act is prepared, submitted, considered by the Building Fire Safety Committee and all requirements of the Building Fire Safety Committee have been met.”*
- (b) An inspection was carried out by Council on the 4th May 2016, in response to the directive (item (c)) given to the owner by the Building Fire Safety Committee, to replace the two (2) directional exit light sign covers (identified from the previous inspection/report) to become emergency lighting only.

- (c) The inspection found that the two (2) exit signs in question have now been replaced with clear covers and are emergency lighting only.

moved it be recommended:

- (a) the report be received;
- (b) The owner be advised that the Building Fire Safety Committee is satisfied that all matters previously raised have been satisfactorily addressed and the matter is now closed.

seconded

2. **BUILDING FIRE SAFETY COMMITTEE - ROTARY MARKET - 4 & 4B KENNEDY AVENUE - Ref: AF15/632**

The Building Officer reported:

- (a) The Building Fire Safety Committee at its meeting held on Wednesday, 24th February 2016 resolved:

“(a) The verbal report from Mr Chris Tully be received and the following noted;

- an existing exit door is currently padlocked*
- two external hydrants (one capped) are provided*
- two internal hydrants are provided*

(b) The Building Fire Safety Committee require a pressure and flow test be conducted for all hydrants and the test results submitted to Council no later than 15th April 2016. The capped outlet to one hydrant be removed and the hydrant be made fully serviceable.

(c) The padlock to the existing emergency exit door be removed immediately, the passage way forming the path of travel to this door have a minimum one metre clear width at all times and two additional directional signs be provided directing people to this emergency exit.

(d) The owner of the property be advised that the onsite inspection carried out on 24th February 2016 did NOT include the upstairs area of the building.”

- (b) Council has been contacted by the owner of 4 Kennedy Avenue (Rotary Market location) in regards to the letter received from the Building Fire Safety Committee and the fire safety matters in question.

- (c) Council was advised by the owner of the property, that the current occupants of the building (Rotary Market) would address the issues raised by the Building Fire Safety Committee.

- (d) Recent contact with the Rotary Market found that the fire safety matters concerned had not been addressed, as they had not been informed by the owner.

- (e) These matters are now being addressed by the Rotary Market and an inspection will be carried out prior to the Building Fire Safety Committee meeting and a verbal report on the inspection to be given at the meeting.

moved it be recommended:

- (a) the report be received;

- (b) To be determined at the meeting after inspection carried out.

seconded

3. **BUILDING FIRE SAFETY COMMITTEE - LAKES APARTMENTS - 3 LAKE TERRACE WEST** - Ref: AF11/2445

The Building Officer reported:

- (a) The Building Fire Safety Committee at its meeting held on Wednesday, 27th August 2014 resolved:

“(a) The report be received;

(b) Council write to the owner of the Lakes Apartment, seeking clear and concise details of his/her intentions to complete works as required by the Building Fire Safety Committee including timeframes. On receipt of the required information the Building Fire Safety Committee will reconsider its position in light of the advice received. Advice to be received with 28 days of the date of the letter.”

- (b) Council has received correspondence in relation to the accepted recommendations and proposed upgrades to the Lakes Apartments from System Solutions Engineering, to advise that all works as proposed have now been completed. (Refer to attached).

moved it be recommended:

- (a) The report be received.

- (b) The Building Fire Safety Committee accept the report prepared by System Solutions Engineering dated 26th April 2016.

seconded

4. BUILDING FIRE SAFETY COMMITTEE – KALGANYI CARAVAN PARK – 250 PENOLA ROAD – AF16/175

The Building Officer reported:

- (a) Council attended a site inspection with the Metropolitan Fire Service after they received a concern from the public, in regards to fire safety.
- (b) The inspection found:
Fire extinguishers had not been serviced since December 2011 and some fire extinguishers were missing from existing locations.
- (c) A smoke detector was found to be faulty in one cabin inspected (only one (1) cabin inspected during the inspection)
- (d) As a consequence of the inspection, the current operators of the caravan park were advised that the fire extinguishers would need to be serviced and missing ones replaced and to check all smoke detectors, replace batteries (where required) and where smoke detectors are found to be faulty replaced.
- (e) Due to a number of fire safety anomalies noted during the inspection, the operators were advised that an inspection of the whole site would be carried out, at the next meeting of the Building Fire Safety Committee.
- (g) An inspection time has been arranged for Wednesday 11th May 2016 at 10:30 a.m.

moved it be recommended:

- (a) the report be received;
- (b) To be determined at the meeting, after the inspection has been complete.

seconded

MOTIONS WITHOUT NOTICE

GENERAL BUSINESS

- (a) Date of next Building Fire Safety meeting.

The meeting closed at pm.