

CITY OF MOUNT GAMBIER BUILDING FIRE SAFETY COMMITTEE

Meeting to be held on Wednesday 26th August 2015 at 12.15 p.m. in the
Conference Room, Level One - Operational Services, Civic Centre

AGENDA

1. BUILDING FIRE SAFETY COMMITTEE - VACANT BUILDING (FORMERLY KNOWN AS
TONIC) - 29 PERCY STREET - Ref: AF12/397

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**Meeting to be held on Wednesday 26th August 2015 at 12.15 p.m. in the
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AGENDA

- PRESENT:** Cr Mr Ian Von Stanke (Presiding Member)
Mr Daryl Sexton (Director (Operational Services))
Mr Andy Sharrad (Metropolitan Fire Service)
- APOLOGY:** Mr Grant Riches
- COUNCIL OFFICERS:** Hayden Cassar (Building Officer)
Chris Tully (Building Officer)
Kathy Allen (Administration Officer)
- OTHER ATTENDANCES:** Mr Dave Colliar - SA Regional Metropolitan Fire Service Manager
- APOLOGY/IES:** moved the apology received from be received.
seconded
- MINUTES:** moved that the Minutes of the Meeting held on Wednesday,
3rd August 2015 be taken as read and confirmed.
seconded
- QUESTIONS:** (a) With Notice - nil submitted.
(b) Without Notice -

**1. BUILDING FIRE SAFETY COMMITTEE - VACANT BUILDING (FORMERLY KNOWN AS
TONIC) - 29 PERCY STREET - Ref: AF12/397**

The Building Officer (Chris Tully) reported:

- (a) The Building Fire Safety Committee at its meeting held on Wednesday, 27th August 2014 resolved:
- “(a) *The report be received;*
- (b) *Mr Chris Tully gave a verbal update on this matter. An inspection was carried out on Wednesday 27th August 2014, no works to the lower storey have been commenced at this time.*
- (c) *The Building Fire Safety Committee, pursuant to Section 71(6) of the Development Act 1993 advise the property owner that:*
- (i) *there is to be no additional occupancy of the building at 29 Percy Street until such time as all works required by the Building Fire Safety Committee (as previously advised) are completed to the satisfaction of the Committee.*
- (ii) *with respect to occupancy of the Indoor Heated Pool (ground level) the Building Fire Safety Committee requires the emergency lighting to the pool area and the exits (including illuminated directional signage) be installed and door hardware be modified to comply with the requirements of the Building Fire Safety Committee as stated on 24th April 2013, with such works to be completed within 30 days of this notice OR the building be entirely vacated*

within 30 days of this notice and the building to remain vacant until all works are completed.

(iii) All travel paths and exists to be clear and unobstructed at all times.”;

- (b) Council has been advised by the owner of 29 Percy Street (building formerly known as Tonic) that all outstanding fire safety issues have now been addressed;
- (c) a plan was also submitted to Council showing the location of the fire safety services and equipment located through out the building;
- (d) an inspection was carried out on the 24th July 2015 to confirm that all building fire safety services are now in place as per the Building Fire Safety Committee’s previous direction. The owner of the property in question (David Hill) was present during the inspection carried out by Council.
- (e) it was noted during the inspection that additional emergency lighting is required to the male/female change rooms on the first floor and in the passage way linking offices 2, 3, 4 and 5, also located on the first floor.
- (f) an inspection of the pool area located on the ground floor found that the emergency twin spot lights, previously located central to the pool area on the northern side wall, has been replaced with a single ceiling type emergency light fitting (mounted on the wall) and as a consequence emergency light coverage is now deficient in this area.
- (g) the other areas of the building were found to be compliant with fire safety services.
- (h) from the inspection carried out by Council, the owner was directed to install additional emergency lighting (as noted) and to reinstate emergency twin spot lights in the pool area.
- (i) as detailed in a previous report to the Building Fire Safety Committee (18th June 2014), there are two (2) street fire plugs located in the vicinity of the property in question:
 - Plug one (1) is located on Percy Street and is 33 metres from the main entrance
 - Plug two (2) is located on Alexander Street and is 56 metres from the main entrance and 35 metres from the side doors on the north/east side of the building.

moved it be recommended:

- (a) The report be received;
- (b) upon completion of additional emergency lighting and replacement of emergency lighting in the pool area (work to commence on the 29th July 2015), that the owner of 29 Percy Street be advised he has now satisfied the requirements of the Building Fire Safety Committee for building fire safety services.

seconded

MOTIONS WITHOUT NOTICE

GENERAL BUSINESS

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

The meeting closed at pm.

Ref: AF14/336
10 August 2015
KMA