

CITY OF MOUNT GAMBIER SPECIAL MEETING BUILDING FIRE SAFETY COMMITTEE

Meeting to be held on Tuesday 7th March 2017 at 1.00 p.m. in the
Conference Room, Level One - Operational Services, Civic Centre

AGENDA

1. BUILDING FIRE SAFETY COMMITTEE - INTERNATIONAL MOTEL - 300 JUBILEE
HIGHWAY WEST - Ref: AF11/255

CITY OF MOUNT GAMBIER (SPECIAL MEETING) BUILDING FIRE SAFETY COMMITTEE

Meeting to be held Tuesday 7th March 2017 at 1.00 p.m. in the
Conference Room, Level One - Operational Services, Civic Centre

AGENDA

PRESENT: Cr Ian Von Stanke (Presiding Member)
Daryl Sexton (Director Operational Services)
Andy Sharrad (Metropolitan Fire Service)
Grant Riches (Professional Building Services)

COUNCIL OFFICERS: Chris Tully (Building Officer)
Tania Hassan (Building Officer)

OTHER ATTENDANCES:

QUESTIONS: (a) With Notice - nil submitted.
(b) Without Notice -

**1. BUILDING FIRE SAFETY COMMITTEE - INTERNATIONAL MOTEL - 300 JUBILEE
HIGHWAY WEST - Ref: AF11/255**

moved it be recommended:

- (a) The report be received.
- (b) The Building Fire Safety Committee note the origins of the requirement of the Building Fire Safety Committee to install an AS1670.1 alarm system to the International Motel, 300 Jubilee Highway West, Mount Gambier and the subsequent compliance with this requirement.
- (c) The Building Fire Safety Committee receive the report from Acting Station Officer Alex Withers (2505) of the MFS Mount Gambier dated 3rd March 2017.
- (d) The Building Fire Safety Committee receive the report of Mr Daryl Sexton (authorised Officer) summarising the results of an inspection at the International Motel conducted on Tuesday 7th March 2017. The report notes that there was no written evidence of detectors working, the fire insulation panel was reporting faults at the time of the inspection, a number of out of date fire extinguishers and evidence of at least one emergency light missing.
- (e) The Building Fire Safety Committee, having considered all the evidence now available, is of the opinion that the occupation and use of the International Motel, 300 Jubilee Highway West, Mount Gambier presents an unacceptable risk to the occupants. Both the owner and manager of the motel be advised that pursuant to Section 71(3)(b)(iii) of the Development Act 1993 they are prohibited from offering occupation and use of the building (apart from the managers occupying the managers residence) until the Building Fire Safety Committee is satisfied that the fire hazard no longer exists (evidenced by the alarm and detection system previously required by the Building Fire Safety Committee being a fully operational system and certified by an independent expert, all fire fighting services have been tested and appropriately tagged by an independent expert and all emergency lighting being fully compliant with the previous requirements of the Building Fire Safety Committee).
- (f) The Building Fire Safety Committee authorises Mr Daryl Sexton (authorised Officer) to monitor the requirements of this notice and when satisfied, remove this notice to allow the motel to recommence use and occupation subject to Mr Sexton providing

immediate notification to the Building Safety Committee of his actions at the appropriate time.

seconded

The meeting closed at pm.

Ref: AF16/447

Kathy Allen

From: Sharrad, Andrew (SAMFS) <Andrew.Sharrad@sa.gov.au>
Sent: Friday, 3 March 2017 5:41 PM
Subject: International Motel, Mt. Gambier
Attachments: IMG_3723.JPG; IMG_3725.jpg; IMG_3724.jpg

Hi Chris

This is the report from our Officer from the inspection that took place with you.

There are significant issues that will need to be addressed ASAP

The MFS are sending down a Commander tomorrow to assess the situation.

Whatever powers the Council has to rectify the situation I would advise that they do at the earliest opportunity.

Regards

Senior Fire Safety Officer Andy Sharrad FIFireE
EngTech Grad. Cert. Fire Safety Engineering
Fire Safety Officer | Community Safety & Resilience Department
South Australian Metropolitan Fire Service | 99 Wakefield Street, Adelaide SA 5000
Ph: (08) 8204 3611 | F: (08) 8204 3781 | Mob: 0408821015 sharrad.andrew@samfs.sa.gov.au

From: Withers, Alex (SAMFS)
Sent: Friday, 3 March 2017 3:59 PM
To: Sharrad, Andrew (SAMFS)
Subject: International Motel, Mt. Gambier
Importance: High

Fire Safety Inspection 3/3/17

Inspection carried out by Acting Station Officer Alex Withers (2505)

International Motel and Function Centre
300 Jubilee Highway West
Mt Gambier

Manager: Shaun Curran Tel: 87254811, Mob: 0437190151

Inspection initiated by Council officer Chris Tully requesting MFS attendance to conduct a fire safety inspection of above premises as there was a potential for significant non-conformances to be present on site.

Mt Gambier Council Representative Chris Tully: Mob: 0408 708 088

Details of Anomalies

- Multiple faults and isolations recorded since 2014 not being attended to or appropriately rectified / reinstated by appropriate service agency.
- Latest isolation dated 10 Feb 2017 not rectified and ongoing at time of inspection 3/3/17.

- Evidence that staff is interfering with the fire fighter facility and being instructed by management to actively acknowledge and isolate any activations of the fire safety system (see image attached including sticky notes showing now to do above).
- Recent correspondence from alarm company indicated that prior to the 23rd Fe 2017 the last service was in 2014 and in this time 4158 events have occurred in which the management has isolated and acknowledged alarm activations.
- Alarm is not currently monitored either privately or by MFS and as such activation of alarm does not result in any fire service notification
- Detectors not polling in any of the residential accommodation resulting in NO coverage or effective fire safety system activation in the event of fire.
- Exit lights in the main dining facility not working
- Extinguishers spot checked an 7 years out of date for testing
- Extinguishers missing from kitchen

ON INSPECTION I WAS NOT SATISFIED THAT THE CURRENT STATUS OF THE ALARM SYSTEM OFFERED ADEQUATE FIRE PROTECTION TO ANY OCCUPANTS INHABITING THE RESIDENTIAL WINGS OF THE FACILITY.

Actions Taken by Station Officer

- Advised staff that it is an offence to tamper with the fire fighting facility and can be fined \$5000 on each occurrence
- That the fire alarm / fire safety system is not properly functioning and that no coverage was being offered to any of the residential compartments at the time of inspection
- That the SAMFS community safety department was being contacted given the serious nature of the anomalies especially the lack of effective fire safety system / alarm to residential facilities
- That SAMFS community safety and the Council will be in contact to discuss future tenancy of the dwelling.
- Referred to council representative Chris Tully

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International Motel - Timeline

18 th May 2011	<p>Building Fire Safety Committee:</p> <ul style="list-style-type: none">• Resolved Section 71(2) Report be prepared.• Notice sent on 31st May 2011.• Notice re-sent to David Wong on 31st May 2011.
9 th August 2011	<p>Robert Miles advised that he was appointed by owners to respond to the Notice.</p>
11 th August 2011	<p>Building Fire Safety Committee:</p> <ul style="list-style-type: none">• Resolved to extend time to comply with Notice to 30th September 2011.
29 th September 2011	<p>Robert Miles Report received by Council.</p>
23 rd November 2011	<p>Building Fire Safety Committee:</p> <ul style="list-style-type: none">• Resolved installation and maintenance of an AS1670.1 alarm system to the entire motel complex, including roof voids.• Resolved Installation of complying emergency lighting and exit signage to BCA.• To be completed by 15th February 2012.• Notification of BFSC resolutions sent to David Wong on 28th November 2011.
28 th December 2012	<p>Email from Robert Miles to Council advising fire detection system currently being worked on.</p>
14 th March 2012	<p>Inspection by Grant Riches and Marc van Riet, alarms and detection system still not complete.</p>
14 th March 2012	<p>Building Fire Safety Committee:</p> <ul style="list-style-type: none">• Noted report from Grant Riches and Marc van Riet, resolved to inspect prior to next meeting of the Building Fire Safety Committee.
10 th July 2012	<p>File note from Marc van Riet - alarm/detection system still not complete.</p>
19 th November 2012	<p>Building Fire Safety Committee:</p> <ul style="list-style-type: none">• Reported that alarm/detection system 95% complete.
5 th December 2012	<p>Grant Riches and Chris Tully reported that the only outstanding matters were fire separation and water supply.</p>

File Note - International Motel - Fire Safety Inspection

Date of Inspection: Tuesday, 7th March 2017 at 9:15 a.m.

Council Officers: Daryl Sexton, Director Operational Services (Authorised Officer)
Chris Tully, Building Officer

- 9:20 a.m. - met Natalie at Reception
- Current system not monitored by MFS or private contractor
- Room 50 - only room occupied
- Reception Fire Extinguisher - 2014 last test date
- FIP (in dining area): alarm activity upon arrival
detector in foyer ceiling not working
dining room emergency lights ok, detector not working.
- West Wing 29-50 - Passage EXIT sign ok.

Room 29: (storeroom?) detector not working
Room 30: detector not working
Room 49: detector not working
Room 48: detector not working
Room 31: detector not working
Outside 31: detector in passage not working
emergency light is working

- 9:37 a.m. - Shaun arrived
- Passage 10-28 - East Wing
Room 28: detector not working
passage outside 28 - detector not working
Room 12: detector not working
passage outside 12 - detector not working

Fire button (adjacent exit at mid passage), no light to box, emergency EXIT signs ok.

Emergency EXIT - detector not working, cobwebs around the detector, emergency lighting missing.

Room 22: detector not working.

- South Passage 1-9, 51-60
Entry Foyer: detector not working
Room 52: detector not working
Room 8: detector not working
Passage detector adjacent Room 8 not working
Emergency EXIT: emergency light has no power
detector not working (cobwebs etc around it)
EXIT signs ok
no power to fire alarm box
Room 3: detector not complete!
Room 60: detector not working
Dining Area: Fire Extinguisher 1 - tested 2016

Inspection completed at approximately 10:00 a.m.