

CITY OF MOUNT GAMBIER BUILDING FIRE SAFETY COMMITTEE

Meeting to be held on Monday 3rd August 2015 at 10.00 a.m. in the
Conference Room, Level One - Operational Services, Civic Centre

MINUTES

PRESENT: Cr Mr Ian Von Stanke (Presiding Member) - arrived 10:07 a.m.
Mr Daryl Sexton
Mr Andy Sharrad (MFS) - by telephone
Mr Grant Riches - by telephone

COUNCIL OFFICERS: Hayden Cassar - Building Officer
Chris Tully - Building Officer
Kathy Allen - Administration Officer

APOLOGY/IES: Nil

MINUTES: Mr Grant Riches moved that the Minutes of the Meeting held on
Wednesday, 27th August 2014 be taken as read and confirmed.

Mr Andy Sharrad seconded Carried

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

1. **BUILDING FIRE SAFETY COMMITTEE - ACTIVE8 COMPLEX - 99 PENOLA ROAD** - Ref:
AF14/10

The Presiding Member reported:

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

“(a) The report be received;

(b) The design report prepared by Chapman Herbert Architects be received.

(c) The Building Fire Safety Committee accept the report prepared by Chapman Herbert Architects (including Meinhardt report dated 23rd July 2014) noting that the report does lack detail in some areas but provided the ‘deemed to satisfy’ provision of the Building Code Australia Volume 1 are met then the Committee is satisfied that its requirements will be met.

(d) The Building Fire Safety Committee indicate that all works are to be completed within 12 months with immediate works being lighting and egress issues followed by hydrants as detailed in the submitted report.” ;

- (b) Council has undertaken inspections of the Active8 building and confirmed the accuracy of the progress report provided by Ms Tara Mullen on the 1st February 2015 (see attached);

- (c) In addition to the contents of the letter, when attending the site Ms Mullen noted that she has tentatively booked in South East Fire for the beginning of April (which is the first opportunity they are available) to remediate the fire hydrant risers as per the report provided by Chapman Herbert;

- (d) Ms Mullen also further explained the delays which are occurring with the installation of emergency lighting in the building. She noted that the designs prepared by Chapman Herbert are not readily available and as such prohibitively expensive. This, in addition to the fact that the lighting placement proposed by Chapman Herbert is not conducive to the required regular maintenance required under forthcoming ESP forms has required that Ms Mullen seek further advice on alternative systems. Given this advice is coming from lighting specialists who only attend the region periodically some delays were expected.

Mr Andy Sharrad moved it be recommended:

- (a) **The report be received.**
- (b) **The Building Fire Safety Committee endorse the progress report and monitor the proposed timeframes for implementation of outstanding items.**

Mr Grant Riches seconded

Carried

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

The Presiding Member 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.

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.

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.

The other areas of the building were found to be compliant with fire safety services.

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.

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.

Mr Andy Sharrad moved it be recommended:

- (a) **The report be received;**
- (b) **The matter be adjourned to the next scheduled meeting of the Building Fire Safety Committee.**

Mr Grant Riches seconded

Carried

3. GOVERNANCE - COMMITTEES - BUILDING FIRE SAFETY COMMITTEE - TERMS OF REFERENCE - REF. AF14/283, AF14/336

- (a) Council at its meeting held on Tuesday, 27th January 2015 resolved:

“Council or the relevant standing committee will review the Terms of Reference of all Committees and Sub-Committees by 31st August, 2015 to provide for the opportunity to alter or amend Terms of Reference to reflect Council’s aims and objectives. This review does not preclude the winding up of any Committee or Sub-Committee.”;

- (b) a copy of the current Terms of Reference for the Building Fire Safety Committee (adopted by Council on 15th April 2008) is attached to the agenda for Members perusal and review.

Mr Grant Riches moved it be recommended:

- (a) **The report be received;**
- (b) **the Terms of Reference (as attached the agenda) be endorsed and adopted by the Building Fire Safety Committee;**

(c) the adopted Terms of Reference be referred to Council for information.

Mr Andy Sharrad seconded

Carried

MOTIONS WITHOUT NOTICE - Nil

GENERAL BUSINESS

(a) The next Building Fire Safety Meeting is to be held Wednesday 26th August 2015, 12:15 p.m.

The meeting closed at 10:10 a.m.

Ref: AF14/336
3 August 2015
KMA