

CITY OF MOUNT GAMBIER BUILDING FIRE SAFETY COMMITTEE

Meeting held on Wednesday, 8th January 2014 at 12:30 p.m. in the
Conference Room, Level One - Operational Services, Civic Centre

MINUTES

PRESENT: Cr Merv White (Presiding Member)
Mr Andy Sharrad, Mr Grant Riches (by telephone) and Mr Daryl
Sexton

COUNCIL OFFICERS: Hayden Cassar - Building Officer
Chris Tully - Building Cadet
Sally Wilson - Team Leader, Administration (Operational Services)
Rene Furlong - Administration Officer

OTHER ATTENDANCES: Nil

APOLOGY/IES: Nil

MINUTES: Mr Andy Sharrad moved that the Minutes of the Meeting held on
Tuesday, 17th September 2013 be taken as read and confirmed.

Mr Daryl Sexton seconded Carried

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

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

The Presiding Member reported:

(a) The Building Fire Safety Committee at its meeting held on Tuesday, 17th September
2013 resolved:

“(a) The report be received;

*(b) the Building Fire Safety Committee write to the property owner and advise that
the Committee requests that all outstanding works as previously identified in
correspondence dated 26th April 2013 be completed by 30th November 2013.”*

(b) the email from Robert Miles, Robert Miles Architects received by Council on 26th
November 2013 was attached to the agenda (L.14);

(c) Mr Robert Miles, Robert Miles Architects attended the meeting and spoke in relation to
this matter at 12:34 p.m.

Mr Grant Riches moved it be recommended:

(a) The report be received;

**(b) the email from Mr Robert Miles, Robert Miles Architects dated 26th November
2013 be received;**

**(c) Mr Miles indicated that the fire separation to the individual building wings will
commence on 8th February 2014 (de Bruin) and will take ten (10) days to
complete;**

- (d) Mr Miles be advised that one (1) onsite fire hydrant is required and needs to be installed as a matter of urgency, but no later than 30th April 2014. The location of the fire hydrant is to be within fifteen (15) metres of the south facing main entry to the restaurant facing Jubilee Highway, in accordance with a plan to be approved by Council prior to installation.

Mr Daryl Sexton 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 Tuesday, 17th September 2013 resolved:
- “(a) The report be received;*
- (b) the correspondence from Mr Robert Miles, Robert Miles Architects dated 8th May 2013 be received;*
- (c) the Building Fire Safety Committee let the item lay on the table pending further advice.”*
- (b) a copy of the correspondence received from Mr Robert Miles, Robert Miles Architects dated 8th May 2013 was attached to the agenda (L.13);
- (c) Mr Robert Miles, Robert Miles Architects attended the meeting and spoke in relation to this matter at 12:50 p.m.

Mr Andy Sharrad moved it be recommended:

- (a) The report be received;
- (b) the correspondence from Mr Robert Miles, Robert Miles Architects dated 8th May 2013 be received;
- (c) Mr Miles advised that the property owner has organised all new exit signs and locks have been changed over. Mr Miles reported that there is no available space on the allotment for an onsite hydrant (closest on street hydrant is in Hedley Street);
- (d) Mr Miles advised that all ground level works have been completed but the owner is waiting to rent the upper level before determining the required fire requirements;
- (e) Council be requested to approach SA Water to investigate the provision of a street fire plug in Percy Street to service this general area;
- (f) The Building Fire Safety Committee advise the property owner that with regard to the upper level that emergency lighting, portable fire extinguisher and exit signs are to be rectified immediately, noting that further works may be required if tenants occupy the upper level.

Mr Grant Riches seconded

Carried

MOTIONS WITHOUT NOTICE

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

The Presiding Member reported:

(a) Mr Andy Sharrad, Mr Chris Tully and Mr Hayden Cassar inspected the Active8 complex at 99 Penola Road on Wednesday, 8th January 2014. The following building fire safety deficiencies were noted:

1. lack of sufficient egress paths from the courts area;
2. insufficient Emergency lighting in the courts area;
3. lack of emergency lighting and exit signage to the shed, cardio room, crèche, men's toilets, ladies toilets, massage room, boxing room, weights room and foyer;
4. lack of emergency lighting above both sets of stairs leading to the boxing room;
5. lack of fire hose reels and portable fire extinguishers to service the cardio room, crèche and boxing room;
6. insufficient egress path from crèche. Council notes that the existing step does not comply with the requirements for required paths of travel to exits;
7. insufficient clearance of hydrants from building;
8. the front hydrant riser is insufficient in construction (only single head, mounted to high and outlets not turned down) and needs to be replaced with a compliant double headed riser;
9. the booster assembly is in a state of disrepair and requires remediation. Upon completion of the remediation you are advised that hydrostatic testing will be required to ensure the booster is operating correctly;
10. a required egress door in the weights room has been obscured by an exercise machine.

Mr Daryl Sexton moved it be recommended:

- (a) **The verbal report from Mr Hayden Cassar be received;**
- (b) **pursuant to Section 71(2) of the Development Act 1993, the property owner of 99 Penola Road, Mount Gambier be required to submit a report, prepared by an appropriately qualified person, to address the Building Fire Safety of the building, with such report to be provided to Council within two (2) months of the date of the notice.**

The notice should pay particular attention to the issues listed:

1. **lack of sufficient egress paths from the courts area;**
2. **insufficient Emergency lighting in the courts area;**
3. **lack of emergency lighting and exit signage to the shed, cardio room, crèche, men's toilets, ladies toilets, massage room, boxing room, weights room and foyer;**
4. **lack of emergency lighting above both sets of stairs leading to the boxing room;**
5. **lack of fire hose reels and portable fire extinguishers to service the cardio room, crèche and boxing room;**
6. **insufficient egress path from crèche. Council notes that the existing step does not comply with the requirements for required paths of travel to exits;**
7. **insufficient clearance of hydrants from building;**
8. **the front hydrant riser is insufficient in construction (only single head, mounted to high and outlets not turned down) and needs to be replaced with a compliant double headed riser;**

9. the booster assembly is in a state of disrepair and requires remediation. Upon completion of the remediation you are advised that hydrostatic testing will be required to ensure the booster is operating correctly;
10. a required egress door in the weights room has been obscured by an exercise machine.

Cr Merv White seconded

Carried

4. **BUILDING FIRE SAFETY COMMITTEE - PAPA'S RICH NOODLES, LAKES VILLAGE BUTCHERS - 18 HELEN STREET - Ref: AF14/11**

The Presiding Member reported:

- (a) Mr Andy Sharrad, Mr Chris Tully and Mr Hayden Cassar inspected the building at 18 Helen Street (owned by Centro and consisting of two shops) on Wednesday, 8th January 2014. The following building fire safety deficiencies were noted:
 1. emergency lighting;
 2. exit signs;
 3. operation of door latches in a required exit;
 4. portable fire extinguishers.

Mr Daryl Sexton moved it be recommended:

- (a) The verbal report from Mr Hayden Cassar be received;
- (b) pursuant to Section 71(2) of the Development Act 1993, the property owner of 18 Helen Street, Mount Gambier be required to submit a report, prepared by an appropriately qualified person, to address the Building Fire Safety of the building, with such report to be provided to Council within two (2) months of the date of the notice.

The notice should pay particular attention to the issues listed:

1. emergency lighting;
2. exit signs;
3. operation of door latches in a required exit;
4. portable fire extinguishers.

Cr Merv White seconded

Carried

GENERAL BUSINESS

- (a) The next Building Fire Safety Meeting is to be scheduled for Wednesday, 9th April 2014.

The meeting closed at 1:31 p.m.