

CITY OF MOUNT GAMBIER BUILDING FIRE SAFETY COMMITTEE

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

MINUTES

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

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

The Building Officer (Chris Tully) 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.

Cr Von Stanke moved it be recommended:

- (a) The report be received;
- (b) Further to the resolution of the Building Fire Safety Committee meeting held on 24th February 2016, the owner be advised of the following:
1. the Building Fire Safety Committee is satisfied that part (c) of the resolution requiring *“the property owner to place new covers over two existing Exit Lights so that they become Emergency Lighting”* has been satisfactorily addressed and the matter is now closed.
 2. in accordance with part (e) of the 24th February 2016 resolution the owner is reminded 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”*.

Andy Sharrad seconded

Carried

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

The Building Officer (Chris Tully) 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.

Cr Von Stanke moved it be recommended:

- (a) **The verbal report from Mr Chris Tully be received and the following noted:**
 - **Council was unable to arrange an onsite inspection prior to the Building Fire Safety Committee meeting.**
 - **Rotary Market advised by telephone that they have received the report advising of the building fire safety matters and will respond to Council following their WHS meeting scheduled to be held on 11th May 2016.**
- (b) **The matter be adjourned to the next scheduled Building Fire Safety Committee meeting and an inspection to be carried out by the Building Fire Safety Committee prior to the meeting.**

Andy Sharrad seconded

Carried

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

Dave Colliar vacated the meeting at 12:19 p.m. (noting that he is not an appointed member of the Building Fire Safety Committee) while this item was discussed as he is an occupant of the site.

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;*
 - (a) 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 (copy attached to agenda).

Grant Riches 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.**

- (c) **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.**

Andy Sharrad seconded

Carried

Dave Colliar returned to the meeting at 12:21 p.m.

4. BUILDING FIRE SAFETY COMMITTEE - KALGANI CARAVAN PARK - 250 PENOLA ROAD - Ref. AF16/175

The Building Officer (Chris Tully) 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 that 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.
- (f) An inspection time has been arranged for Wednesday 11th May 2016 at 10:30 a.m.

Andy Sharrad moved it be recommended:

- (a) **The verbal report from Mr Chris Tully be received and the following noted:**
- **A random inspection of cabins on the site found that some smoke detectors (working when tested) were hard wired and some were only battery operated and appeared not to be powered by a 10-year life battery (it should also be noted that the smoke detector inspected from the previous inspection and found to be faulty, had not been replaced and was no longer working).**
 - **The inspection of the cabins also found that the majority of the cabins had gas or electrical cooking appliances and at the time of the inspection, only one cabin was noted to have a fire blanket located for use in the event of a fire.**
 - **The inspection also found that the site does not contain any on site fire hydrants, fire hose reels or permanently connected garden hoses, equipped with nozzles suitable for firefighting at the incipient stage of a fire.**
 - **As noted from the previous inspection, the existing fire extinguishers have not been serviced since 2011 and some were missing from existing locations.**
 - **The operator of the caravan site advised the Building Fire Safety Committee on arrival that he had contacted a company to service the existing fire extinguishers located on site, but to date they were yet to attend and carry out this service.**

- (b) Pursuant to Section 71(3)(b) of the Development Act 1993, the property owner of 250 Penola Road, Mount Gambier be required to carry out a programme of works to address the Building Fire Safety of the buildings, with such works to be completed within ten (10) days of the date of the notice (and Council notified for an inspection upon completion).

The works to be undertaken to address the issues are listed below:

1. Existing fire extinguishers to be serviced and where missing from existing locations to be replaced.
2. All smoke alarms (detectors) are to comply with Australian Standard AS 3786 and shall be fitted to either the consumer mains power or powered by a 10-year life non-replaceable, non-removable permanently connected battery and serviced in accordance with AS 1851.
3. Fire blankets are to be fitted in all cabins containing gas or electrical cooking appliances.

- (c) Pursuant to Section 71(3)(a) of the Development Act 1993, the property owner of 250 Penola Road, Mount Gambier be required to submit a report, prepared by an appropriately qualified person, to address the Building Fire Safety of the buildings, 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 below:

1. A plan to be submitted for locations of permanently connected garden hoses 15 metre (minimum) long, to be provided at a ratio of one (1) hose per two (2) sites and located between each site.
2. The garden hoses will also be required to be equipped with nozzles suitable for firefighting at the incipient stage of a fire.

- (d) The current operators of the Kalganyi Caravan Park be included in the above correspondence for their information.

Cr Von Stanke seconded

Carried

MOTIONS WITHOUT NOTICE - Nil

GENERAL BUSINESS

- (a) Next Building Fire Safety Committee meeting to be held on Wednesday, 17th August 2016 at 12 noon.

The meeting closed at 12:45 p.m.