

CITY OF MOUNT GAMBIER BUILDING FIRE SAFETY COMMITTEE

Meeting held on Monday 21st November 2016 at 12.00 p.m. in the
Conference Room, Level One - Operational Services, Civic Centre

MINUTES

- PRESENT: Daryl Sexton (Director Operational Services)
Andy Sharrad (Metropolitan Fire Service)
Grant Riches (Professional Building Services)
- APOLOGIES: Grant Riches moved the apology received from Cr Ian Von Stanke be received.
- Daryl Sexton seconded Carried
- APPOINTMENT OF ACTING PRESIDING MEMBER: Nominations were invited for the position of Acting Presiding Member for this meeting of the Building Fire Safety Committee due to the absence of Cr Ian Von Stanke.
- Mr Grant Riches nominated Mr Daryl Sexton to be Acting Presiding Member of this meeting.
- There being no further nominations. Mr Daryl Sexton was elected as Acting Presiding Member of the Building Fire Safety Committee for this meeting only.
- COUNCIL OFFICERS: Chris Tully (Building Officer)
Tania Hassan (Building Officer)
Kathy Allen (Administration - Operational Services)
- OTHER ATTENDANCES: Nil
- MINUTES: Andy Sharrad moved that the Minutes of the Meeting held on Monday, 22nd August 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 - ROTARY MARKET - 4 & 4B KENNEDY AVENUE
- Ref. AF15/632**

The Building Officer reported:

- (a) The Building Fire Safety Committee at its meeting held on Monday, 22nd August 2016 resolved:
- “(a) The report be received;*
- (b) To be determined at the meeting after inspection carried out*
- (c) Chris Tully and Andy Sharrad inspected the site on Monday 22nd August 2016. Internal works have all been completed. External work not yet completed, report on flow test required for external hydrants.*

(d) *Council write to the property owner to request the submission of a flow test result for the external hydrant, with each test to be completed within two months and report submitted to Council.*"

- (b) Council was contacted by the owner John Cleaver after receiving the letter from the Building Fire Safety Committee (dated 23rd August 2016), requesting a flow and pressure test be submitted for all onsite external hydrants (x2). Council was advised the underground pipework of the two (2) onsite fire hydrants require repair works to be carried out; and was in the process of organising a contractor (Raymond Koczak) to carry out repairs.

Recent contact with the owner and the contractor has found the repair works, have now been completed.

Council has been advised that a flow and pressure test will be carried out on the two (2) external onsite fire hydrants (by Metalworx) and the test results forwarded to Council.

- (c) Fire hydrant flow and pressure test results to be tabled at the meeting.

Daryl Sexton moved it be recommended:

- (a) **The report be received;**
- (b) **The proprietor of the Rotary Markets has advised that all the requirements of the Building Fire Safety Committee (BFSC) have now been met, noting that to date the BFSC has only considered the downstairs portion of the building complex only.**

Andy Sharrad seconded

Carried

2. BUILDING FIRE SAFETY COMMITTEE - KALGANYI CARAVAN PARK - 250 PENOLA ROAD - Ref. AF16/175

The Building Officer reported:

- (a) The Building Fire Safety Committee at its meeting held on Monday, 22nd August 2016 resolved:

“(a) The report be received;

- (b) *Council advise the proprietor of Kalganyi Caravan Park that all rentable units are to be equipped with 10 year long life non-replaceable, non-removable permanently connected battery type smoke alarms (detectors) and fire blankets by 30th September 2016.*

Any unit not so equipped by 30th September 2016 is not to be used for any purpose until so equipped and inspected by Council.

- (c) *The Building Fire Safety Committee endorse the plan of hoses and signage as attached to the agenda and require all works shown on the plan to be completed by Wednesday 30th November 2016.”*

- (b) As per the BFSC directive to the proprietor of the Kalganyi Caravan Park (Gavin Fraser), for all rentable units to be equipped with 10 year long life non-replaceable, non-removable permanently connected battery type smoke alarms (detectors) and fire blankets;

an inspection of Kalganyi Caravan Park was carried out by Council and noted the following:

(Council was advised at the time of the inspection by the proprietor of Kalganyi Caravan Park, that all rentable units now included smoke alarms fitted to either the consumer mains power or powered with 10 year lithium battery and fire blankets)

- A random number of units (including single and two (2) storey) were inspected and found to contain, photoelectric smoke alarm with 9 volt 10 year lithium battery and fire blankets (photo's and product manual attached).
- Permanently connected hose reels (20m length) with suitable nozzles for fire fighting have been located through out the site (photo's attached).
- Sited but not installed at the time of the inspection, were signs to be placed above hose reels for use as fire fighting only.

(c) The report to be discussed at the meeting.

Grant Riches moved it be recommended:

- (a) The report be received;
- (b) The BFSC advise the proprietor of the Kalganyi Caravan Park that upon installation of the signs to be placed above the hoses, the Committee is satisfied that all of its requirements have now been met.

Daryl Sexton seconded

Carried

3. BUILDING FIRE SAFETY COMMITTEE - COMMERCIAL HOTEL - 72-76 COMMERCIAL STREET WEST - AF16/490

The Building Officer reported:

- (a) The Building Fire Safety Committee at its meeting held on Monday, 22nd August 2016 resolved:

“(a) The report be received;

(b) Andy Sharrad to follow up with local Fire Brigade to determine any outstanding issues or concerns and report back to Council and/or Building Fire Safety Committee.”

- (b) Mr Sharrad has advised that the local brigade has not identified any issues or concerns at this time.

Daryl Sexton moved it be recommended:

- (a) The report be received and contents noted.

Andy Sharrad seconded

Carried

4. BUILDING FIRE SAFETY COMMITTEE - MOGAS - 389A COMMERCIAL STREET WEST - AF16/491

The Building Officer reported:

- (a) The Building Fire Safety Committee at its meeting held on Monday, 22nd August 2016 resolved:

“(a) the report be received;

(b) Hose reels on site, concern with lack of hydrant cover at present. Council will follow up the previous DA’s to determine position with required hydrants.”

- (b) Concerns are raised with the apparent lack of hydrant cover for the Mogas fuel storage depot located at 389 Commercial Street West.

Investigation of previous DA’s for the property located at 389 Commercial Street West found the following:

- Installation of a 25,000 litre water tank for fire fighting purposes, located on the southern end of the property.

- (c) Inspection of the whole site was arranged for Monday 21st November 2016 before meeting.

Andy Sharrad moved it be recommended:

- (a) The report be received;**

- (b) Council staff undertake a detailed desk top review of the approved plans and compare the plans to the “as built” conditions. MFS to undertake a similar review of there files and send through to Council to include in the review. A consolidated report of findings be prepared and presented to the next meeting of the BFSC.**

Grant Riches seconded

Carried

5. BUILDING FIRE SAFETY COMMITTEE - BOWLING ALLEY - 103 COMMERCIAL STREET WEST, MOUNT GAMBIER - AF16/500

The Building Officer reported:

- (a) Mr Chris Tully, Mr Andy Sharrad, Mr Grant Riches inspected the building at 103 Commercial Street West on Monday 21st November 2016. The following building fire deficiencies were noted:

- Main exit to Elizabeth Street - Non Complying;
- Only one Emergency Light in circular stair well;
- External Fire escape - balustrade non complying
 - to many gaps
 - lack of external lighting
- Emergency lighting in bowling alley
 - None at back of the lanes
 - Some smoke detectors in this area (but on the lower ceiling level, not the highest).

Andy Sharrad moved it be recommended:

- (a) The verbal report from Mr Chris Tully be received;
- (b) Pursuant to Section 71(2) of the Development Act 1993, the property owner of 103 Commercial 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 report should pay particular attention to the issues listed below (noting this list may not be exhaustive):

- Main exit to Elizabeth Street - Non Complying;
- Only one Emergency Light in circular stair well;
- External Fire escape - balustrade non complying
 - to many gaps
 - lack of external lighting
- Emergency lighting in bowling alley
 - None at back of the lanes
 - Some smoke detectors in this area (but on the lower ceiling level, not the highest).

Grant Riches seconded

Carried

6. BUILDING FIRE SAFETY COMMITTEE - FLANAGANS IRISH PUB - 6 FERRERS STREET, MOUNT GAMBIER - AF11/2088

The Building Officer reported:

- (a) Mr Chris Tully, Mr Andy Sharrad, Mr Grant Riches inspected the building at 6 Ferrers Street on Monday 21st November 2016. The following was noted:
 - One person (employee) sleeping upstairs, but not aware of previous resolution of the BFSC.
 - Council to address issues of non-checking at fire services/appliances (form 3)
 - Tape found to be covering over smoke detector (due to smoke machine).
 - No issues identified for the BFSC.

Daryl Sexton moved it be recommended:

- (a) The verbal report be received and contents noted.

Andy Sharrad seconded

Carried

MOTIONS WITHOUT NOTICE - Nil

GENERAL BUSINESS

- (a) Next Building Fire Safety Committee meeting to be held on Monday, 27th February 2016 at 12 noon.

The meeting closed at 12:35 p.m.