

CITY OF MOUNT GAMBIER BUILDING FIRE SAFETY COMMITTEE

Meeting held on Wednesday 24th February 2016 at 12.00 p.m. in the
Conference Room, Level One - Operational Services, Civic Centre

MINUTES

PRESENT: Mr Daryl Sexton (Director – Operational Services)
Mr Andy Sharrad (Metropolitan Fire Services)
Mr Grant Riches (Professional Building Services)

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 Andy Sharrad 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: Hayden Cassar – (Building Officer)
Chris Tully – (Building Officer)

OTHER ATTENDEES: Mr Dave Collier – SA Regional Metropolitan Fire Service Manager

APOLOGY/IES: Nil

NOT PRESENT Cr Ian Von Stanke (Presiding Member)

MINUTES: Mr Andy Sharrad moved that the Minutes of the Meeting held on Wednesday, 26th August 2015 be taken as read and confirmed.

Mr 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 Acting Presiding Member reported:

(a) The Building Fire Safety Committee at its meeting held on Wednesday, 26th August 2015 resolved:

“(a) the report be received

(b) the Building Fire Safety Committee, pursuant to Section 71(3)(a) of the Development Act 1993 require the property owner of 7 Percy Street, Mount Gambier (as defined in attached plan) to submit a report no later than 30th November 2015. The required report is to be prepared by a suitably qualified and recognised fire safety expert and to address, as a minimum but not limited to, the following key issues.

- *door hardware*
- *thermal detection*
- *emergency lighting*

- egress issues / emergency exits
- hose reel coverage / commissioning

(c) *the Building Fire Safety Committee vary its previous order of 7th December 2012 and allow, until the next meeting of the Building Fire Safety Committee, the operation of the kitchen (in its current location and without variation) and noting that access to other areas of the third level are locked (and such locks are to remain in place until the Building Fire Safety Committee determines otherwise) and that emergency lighting and exit signs have been provided. The existing fire extinguishers are to be serviced and remain in an operatable condition. Complying door hardware is to be installed on all doors forming part of an exit - to be done within seven (7) days of date of notification."*

- (b) in accordance with part (c) of the above resolution the complying door hardware was installed within seven (7) days of notification;
- (c) the owners have verbally advised that Chapman Herbert Architect have been engaged to provide the report to Council as part of the Section 71(3)(a) Notice;
- (d) at the time of issuing this agenda a formal report has not yet been received from Chapman Herbert Architects.

Mr Andy Sharrad moved:

- (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.**

Mr Grant Riches seconded

Carried

2. BUILDING FIRE SAFETY COMMITTEE - WEHL STREET THEATRE - 7 WEHL STREET SOUTH - Ref: AF15/631

The Acting Presiding Member reported:

- (a) Council requests the Building Fire Safety Committee to review the current building fire safety at Council's Wehl Street Theatre building, located at 7 Wehl Street South;
- (b) an inspection of the building is to be undertaken prior to the Building Fire Safety Committee meeting and a verbal report to be given at the meeting.

Mr Grant Riches moved:

- (a) **The report be received;**

- (b) **The Building Fire Safety Committee advise Council that it recommends the sprinkler system in the Wehl Street Theatre remains in place and be correctly maintained and monitored and that the external sprinkler system to the adjacent classroom could be removed.**
- (c) **The sprinkler booster coupling be changed to comply with the appropriate standard.**

Mr Andy Sharrad seconded

Carried

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

The Acting Presiding Member reported:

- (a) Council has received a request from the Rotary Market for a building fire safety inspection of the building currently leased by the Rotary Market, at 4 & 4B Kennedy Avenue (formerly known as Fletcher Jones);
- (b) the floor area is approximately 1050m² and has two (2) floors (the ground floor is currently leased by the Rotary Market). The first floor is currently unoccupied (at the time of inspection) and not accessible by the Rotary Market;
- (c) an initial inspection carried out by Council found a number of anomalies in regards to building fire safety. The Rotary Market was advised at the time to address these anomalies (exit signage, appropriate door handles/lock on exit doors and emergency lighting) and the building in question would be referred to the Building Fire Safety Committee at its next meeting;
- (d) an inspection of the building is to be undertaken prior to the Building Fire Safety Committee meeting and a verbal report to be given at the meeting.

Mr Daryl Sexton moved:

- (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.**

Mr Grant Riches seconded

Carried

MOTIONS WITHOUT NOTICE

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

Mr Grant Riches moved:

- (a) The owner of the International Motel, Jubilee Highway West, be advised that the Building Fire Safety Committee requires the installation of the external fire hydrant no later than 30th April 2016.

Mr Andy Sharrad seconded

Carried

GENERAL BUSINESS

- (a) The next Building Fire Safety Meeting is to be held Wednesday, 11th May 2016 at 12:00 p.m.

The meeting closed at 12:32 p.m.

Ref: AF15/571
25th February 2016
KMA