

CITY OF MOUNT GAMBIER BUILDING FIRE SAFETY COMMITTEE

Meeting to be held on Wednesday 26th August 2015 at 12.15 p.m. in the
Conference Room, Level One - Operational Services, Civic Centre

MINUTES

- PRESENT: Cr Ian Von Stanke (Presiding Member)
Mr Daryl Sexton (Director – Operational Services)
Mr Andy Sharrad (Metropolitan Fire Services)
- COUNCIL OFFICERS: Hayden Cassar – (Building Officer)
Chris Tully – (Building Officer)
Kathy Allen – (Administration Officer)
- APOLOGY/IES: Cr Ian Von Stanke moved the apology received from Mr Grant Riches be received.
- Mr Daryl Sexton seconded Carried
- MINUTES: Mr Daryl Sexton moved that the Minutes of the Meeting held on Wednesday, 3rd August 2015 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 - 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.
- (e) 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.
- (f) 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.
- (g) The other areas of the building were found to be compliant with fire safety services.
- (h) 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.
- (i) 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.
- (j) Mr Andy Sharrad provided additional comment regarding fire hydrant coverage and indicated that the MFS was satisfied with the location of the on street plugs.
- (k) Mr Chris Tully advised that additional emergency lighting and replacement of emergency lighting in the pool area has been completed.

Mr Daryl Sexton moved it be recommended:

- (a) The report be received;**
- (b) The owner of 29 Percy Street be advised he has now satisfied the requirements of the Building Fire Safety Committee for building fire safety services.**

Cr Ian Von Stanke seconded

Carried

MOTIONS WITHOUT NOTICE

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

The Director Operational Services reported:

- (a) The Building Fire Safety Committee at its meeting held of Wednesday, 5th December 2012 required the third level of the building know as “Belgiorno’s” (corner of Percy Street/Mitchell Street) to remain vacant pending further actions from the building owner.
- (b) It was brought to the attention of Council last week that part of the third level is now being used as a kitchen to service the “CJ’s Steakhouse” restaurant.
- (c) Mr Andy Sharrad, Mr Hayden Cassar and Mr Chris Tully inspected the property on 26th August 2015 and provided the following comments to the Building Fire Safety Committee:
 - MFS recommend that the building owner be required to obtain a fire service report pursuant to Section 71(3)(a).
 - That the Building Fire Safety Committee could allow the interim occupation of the third level kitchen area until such time as the Committee considers the report recommended by the MFS.
 - It was noted that there is no access to restricted areas apart from the kitchen.
 - The kitchen area has been provided with emergency exit signs, emergency lighting, portable fire extinguishers (still to be commissioned) and complying door hardware (for exits) is currently being fitted.

Cr Ian Von Stanke moved it be recommended:

- (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 operable 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.**

Mr Andy Sharrad seconded

Carried

GENERAL BUSINESS

- (a) The next Building Fire Safety Meeting is to be held Wednesday, 9th December 2015 at 12:00 p.m.

The meeting closed at 12:30 p.m.

Ref: AF14/336
27 August 2015
KMA