



## A MESSAGE FROM THE MANAGING DIRECTOR

### Fire safety in commercial buildings is a multiple challenge

I am often asked what's involved in making commercial buildings fire safe, and I can only say it is a complex and important process and one that requires a concentrated effort from the key stakeholders.

Under the legislation, the building owner is responsible for maintaining the safety and satisfactory operation of the property. Basically he must ensure the Essential Safety Measures are installed, properly maintained and an annual Audit is prepared by a suitably qualified person. This task may become the responsibility of the owner's Managing Agent or a selected Facility Manager. Most often, an independent ESM specialist company like AESI will be contracted to carry out the complete process from the initial inspection, to maintenance and preparation of reports and delivery of the final safety Audit.

Arguably, the most important players in meeting building safety laws is the local Council or Fire Brigade Inspector which is the responsible authority for enforcing the safety regulations of all commercial properties in the Municipality. Where buildings are non-compliant owners may face heavy fines and the building closed down.

Saving lives and making all buildings compliant is in the hands of many stakeholders. In this regard, we encourage Shire Councils to continue to be proactive with their approach to educating commercial property owners and in highlighting any non-compliant enforcement actions that may occur from time to time.

**David Hassett**



## Case Study

### Council lock-out over Mosque non-compliance

Worshippers were locked out when the Moreland Council deemed that the local Fawkner Mosque did not comply with fire safety regulations. It is alleged that repair notices and safety defects were ignored and Essential Safety Measures not maintained including fire hose reels and fire hydrants. Owners were given 30 days to rectify the fire safety deficiency before the Building was shut down indefinitely.

## Did You Know?

Melbourne's famous rectangular stadium AAMI Park, where flares were recently set off by football fans, is covered in material that is classified as combustible; inspections carried out as part of a safety audit have revealed.

Although the combustible classification was confirmed by a Safety Engineer at the University of Melbourne, the Building Authority says the stadium is deemed to be safe due to other safety design features.





## What's New?

### BALCONY SPRINKLERS NOW LAW IN VICTORIA

**Above:** Fire takes hold of the exterior at Docklands high-rise apartment building

In December, the Victorian Building Authority announced a change to the Victorian version of the National Construction Code that now makes sprinklers mandatory on all covered balconies of residential buildings, hotels, healthcare buildings and aged care buildings.

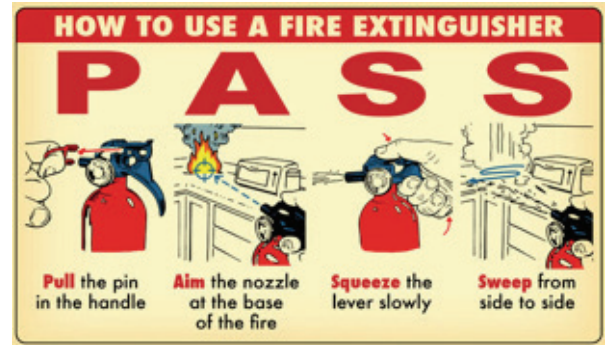
The aim is to help prevent the spread of fire up a building facade or into the interior. Balconies are the site of many potential ignition sources, such as things stored under air conditioning compressors, (which started the Lacrosse Building fire, November 2014) and BBQs or other occupant activities.

### OH&S RESTAURANT ALERT

Owning or operating Commercial premises including commercial kitchens carries Occupational Health and Safety responsibilities. Dirty kitchen filters and air ducts can quickly gain a thick greasy build up inside which can greatly impact on the cleanliness of your kitchen and pose a real fire threat and insurance risk to your business staff & customers.



### AESI – HELPING TO SAVE LIVES



KNOW YOUR FIRE EXTINGUISHER				
CHOOSING THE RIGHT EXTINGUISHER CAN PREVENT PROPERTY DAMAGE AND SAVE LIVES				
Extinguisher Type →	Water	Foam	CO <sub>2</sub>	Dry Chemical
Type of Fire ↓				
<b>A</b> Paper, Wood & Plastic	✓	✓	✗	✓
<b>B</b> Flammable & Combustible Liquids	✗	✓	✓	✓
<b>C</b> Electrical Equipment	✗	✗	✓	✓

## Autumn Tip.....



### TIME CHANGES MEAN BATTERY CHANGES

Get in the habit of changing the batteries and checking your smoke detectors every Autumn and Spring when changing the clocks for Daylight Savings Time. At the same time, it is also a good idea to make it standard procedure in your workplace to verify that all fire extinguishers are fully charged and in working order.

### NEED MORE INFORMATION?

Please locate us on [www.AESI.com.au](http://www.AESI.com.au)

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