

TASMANIA



DEFINED TERMINOLOGY

- Essential Building Services

REGULATORY FRAMEWORK

- Development Act 1993
- Development Regulations 2008
- Ministers Specification SA76

ANNUAL CERTIFICATION REQUIREMENTS

No requirement for annual certification exists, however TEGS recommend building owners / occupiers engage regular reviews of the maintenance documentation and process to ensure compliance is being achieved. Maintenance records must be made available to the relevant statutory authorities upon request.

BUILDING OCCUPANCY TYPES REQUIRED TO COMPLY WITH SAFETY MEASURES REGULATIONS

All Class 1b – 9c occupancy buildings as defined by Part A3.2 of the National Construction Code are required to be maintained regardless of floor area size or whether the building is occupied or vacant. Where applicable plumbing features are installed in a Class 1a of 10a building, these features must be maintained as Essential Building Services.

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ADOPTION OF AS1851

AS1851-2012 is the referenced standard of maintenance under the Director's Maintenance of Prescribed Essential Building Services Determination.

DEFINED ESSENTIAL SAFETY MEASURES

The Director's Maintenance of Prescribed Essential Building Services Determination defines essential building services terminologies:

Part 1.1 – Building Fire Integrity

- Building elements required to satisfy prescribed fire-resistance levels
- Materials and assemblies required to have fire hazard properties
- Elements required to be non-combustible, provide fire protection, compartmentation or separation
- Wall-wetting sprinklers (including doors and windows required in conjunction with wallwetting sprinklers)
- Fire doors (including sliding fire doors and their associated warning systems) and associated self-closing, automatic closing and latching mechanisms
- Fire windows (including windows that are automatic or permanently fixed in the closed position)
- Fire shutters
- Solid core doors and associated self-closing, automatic closing and latching mechanisms
- Fire protection at service penetrations through elements required to be fire-resisting with respect to integrity or insulation, or to have a resistance to the incipient spread of fire
- Fire protection associated with construction joints, spaces and the like in and between building elements required to be fire-resisting with respect to integrity and insulation
- Smoke doors and associated self-closing, automatic closing and latching mechanisms
- Proscenium walls (including proscenium curtains)

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DEFINED ESSENTIAL SAFETY MEASURES CONT.

Part 1.2 Means of Egress

- Paths of travel to exits
- Discharge from exits (including paths of travel from open spaces to the public roads to which they are connected)
- Exits (including fire-isolated stairways and ramps, non fire-isolated stairways and ramps, stair treads, balustrades and handrails associated with exits, and fire-isolated passageways)
- Smoke lobbies to fire-isolated exits
- Open access ramps or balconies for fire-isolated exits
- Doors (other than fire or smoke doors) in a required exit, forming part of a required exit or in a path of travel to a required exit, and associated self-closing, automatic closing and latching mechanisms

Part 1.3 Signs

- Exits signs (including direction signs)
- Signs warning against the use of lifts in the event of fire
- Warning signs on sliding fire doors and doors to non-required stairways, ramps and escalators
- Signs, intercommunication systems, or alarm systems on door of fire-isolated exits stating that re-entry to a storey is available
- Signs alerting persons that the operation of doors must not be impaired
- Signs required on doors, in alpine areas, alerting people that they open inwards
- Fire order notices required in alpine areas

Part 1.4 Lighting

- Emergency lighting
- Artificial lighting required to assist occupant movement and egress

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DEFINED ESSENTIAL SAFETY MEASURES CONT.

Part 1.5 Fire-fighting Services and Equipment

- Fire hydrant system (including on-site pump set and fire-service booster connection)
- Fire hose reel system
- Sprinkler system
- Sprinkler system designed in accordance with AS2118 as a residential or domestic system
- Fire control centres (or rooms)
- Provision for special hazards
- Portable fire extinguishers
- Fire blankets

Part 1.6 Air-handling systems

- Smoke hazard management systems
 - a) automatic air pressurisation systems for fire-isolated exits
 - b) zone smoke control systems
 - c) automatic smoke exhaust system
 - d) automatic smoke and heat vents (including automatic vents for atriums)
 - e) air-handling systems that do not form part of a smoke hazard management system and which may unduly contribute to the spread of smoke
 - f) miscellaneous air handling systems serving more than one fire compartment to which Sections 5 and 6 of AS/NZS 1668.1, serving more than one fire compartment
 - g) other air handling systems
- Carpark mechanical ventilation system
- Atrium smoke control systems

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DEFINED ESSENTIAL SAFETY MEASURES CONT.

Part 1.7 Automatic Fire Detection and Alarm Systems

- Smoke and heat alarm system
- Smoke and heat detection system
- Atrium fire detection and alarm system

Part 1.8 Occupant Warning System

- Sound system and intercom system for emergency purposes
- Building occupant warning system

Part 1.9 Lifts

- Stretcher facilities in lifts
- Emergency lifts
- Passenger lift fire service controls

Part 1.10 Standby Power Supply System

- Standby power supply system

Part 1.11 Natural or Mechanical Ventilation

- Natural or mechanical ventilation

Part 1.12 Access for persons with a disability

- For access for a person with a disability

Part 1.13 Hot Water, Warm Water and Cooling Water Systems

- Hot water, warm water and cooling water systems in buildings other than a system only serving a single sole occupancy unit in a Class 2 or 3 building or Class 4 part.

Part 1.14 Energy Efficiency

- For the energy efficiency of the building

Part 1.15 Water Efficiency

- For the water efficiency of the building

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DEFINED ESSENTIAL SAFETY MEASURES CONT.

Part 1.16 The Safety of Occupants of Premises in Case of Bushfire, Floor, Landslip or Coastal Inundation

- Features or measures for the safety of occupants in a bushfire-prone area, for the safety of occupants (includes firefighting water supply and access road)

Part 1.17 Building Clearance and Fire Appliance Access

- Open space around large isolated buildings 2. Vehicular access around large isolated buildings

Part 1.18 Building Use and Applicable

- Classification and use of building 2. Occupancy hazard

Part 1.19 Emergency Evacuation Procedures

- Emergency control organisation and procedures

Part 1.20 On-site Wastewater Management Systems

- On-site wastewater management systems (including a non-drinking water, recycled water or greywater treatment system)

Part 1.21 Testable Backflow Prevention Devices

- Testable backflow prevention devices

Part 1.22 Thermostatic Mixing Valves and Tempering Valves

- Thermostatic mixing valves and tempering valves installed in early childhood centres, primary and secondary schools, hospitals and nursing homes, or similar facilities for people with disabilities, young people, elderly people or sick people

Part 1.23 On-site Liquid Trade Waste Pre-treatment Equipment

- On-site liquid waste pre-treatment equipment

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DEFINED ESSENTIAL SAFETY MEASURES CONT.

Part 1.24 – Other Plumbing Installations, Features or Measures

- A swimming pool discharge management system
- A private drinking water supply for a Class 1b building or Class 2 to 9 building
- A pump station, whether domestic or commercial, a wet well or pump-out toilet
- Plumbing work that involves a performance solution or alternative solution
- A unique plumbing product

Part 1.25 – Other Safety Features

- Glazed assemblies
- Balconies
- Balustrades and barriers (including enclosure of outdoor play spaces in an early childhood centre)
- Swimming pool safety fencing
- Refrigerated chambers, strong rooms and vaults
- Bushfire protection measures
- Any feature or measure provided as part of a Performance Solution (building or plumbing work)
- Any other feature or measure designed by the building surveyor or the permit authority as an essential building service

This info sheet is intended as a guide only and no reliance should be placed solely on this document. While best endeavors were made to concisely summarise detailed legislation and regulation at time of publication, the legislation and regulation can and does change and every circumstance is unique and requires individual and professional attention.

For detailed information, professional advice or for any questions you may have, please contact TESSG on 1300 725 797 or enquireis@tesg.com.au

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