



DEFINED TERMINOLOGY

- Essential Safety Measures

REGULATORY FRAMEWORK

- Building Act 1993, Building Regulations 2018
- VBA Practice Note No. 23-2018 Maintenance of Essential Safety Measures

ANNUAL CERTIFICATION REQUIREMENTS

Annual Essential Safety Measures Report (AESMR) to be prepared and signed by the building owner (or agent of owner).

No requirement exists to display the AESMR, however a building owner must keep records and be able to provide copies within 24 hours upon request by council or fire brigade authorities

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.



ADOPTION OF AS1851

Maintenance can be conducted to the version of AS1851 listed on the Occupancy Permit or Maintenance Determination for the building. Alternatively, the owner may decide to adopt maintenance to AS1851-2012.

Maintenance can be carried out using any version of AS1851, the requirements of a building performance solution, a determination made by a suitably qualified person or maintenance requirements specified by supplier or manufacturer.

Best practice dictates that maintenance, where possible, should be carried out to the most current version of AS1851, being the 2012 version, except where specified differently on the FSS or an impediment exists.

DEFINED ESSENTIAL SAFETY MEASURES

A building surveyor may determine any measures they determine to be an essential safety measure on an Occupancy Permit or Maintenance Determination as they deem required. Schedule 8 of the Building Regulations 2018 defines safety measures terminologies:

Part 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 wall-wetting 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)



DEFINED ESSENTIAL SAFETY MEASURES CONT.

- 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)

Part 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-fireisolated 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



DEFINED ESSENTIAL SAFETY MEASURES CONT.

Part 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 4 - Lighting

- Emergency Lighting

Part 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 Portable fire extinguishers Fire control centres (or rooms)

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DEFINED ESSENTIAL SAFETY MEASURES CONT.

Part 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
 - g) other air handling systems
- Carpark mechanical ventilation system
- Atrium smoke control systems

Part 7 – Automatic Fire Detection and Alarm Systems

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

Part 8 – Occupant Warning System

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

Part 9 – Lifts

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



DEFINED ESSENTIAL SAFETY MEASURES CONT.

Part 10 – Standby Power Supply System

- Standby power supply system

Part 11 – Building Clearance and Fire Appliance Access

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

Part 12 – Mechanical Ventilation and Hot, Warm and Cooling Water Systems

- Mechanical ventilation systems incorporating cooling tower systems (other than a system serving a single sole-occupancy unit in a Class 2 or 3 building or a Class 4 part of a building)
- Mechanical ventilation systems incorporating hot and warm water systems (other than a system serving a single sole occupancy unit in a Class 2 or 3 building or a Class 4 part of a building)

This info sheet is intended as a guide only and no reliance should be placed solely on this document. While best endeavours 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 TESG on 1300 725 797 or enquiries@tesg.com.au

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