



# **Mount Hotham Resort Management Board**

## **Fire and Life Safety in Alpine Regions**

Prepared by Phil Davern  
Municipal Building Surveyor



# Fire and Life Safety in Alpine Regions

- ❁ Maintenance of Essential Safety Measures
  - ❁ Retrospective smoke alarm installations
  - ❁ Retrospective fire sprinkler installations



## Maintenance of essential safety measures

- ❁ MHRMB has statutory obligation to ensure an acceptable level of life safety exists in buildings
- ❁ Satisfies this obligation via inspection program under arrangement with Alpine Shire Council



# Maintenance of essential safety measures

- ❁ Pre 1 July 1994 buildings
- ❁ Owner to establish items that are required to be maintained
- ❁ Undertake necessary testing program
- ❁ Exits and paths of travel to exits also to be included



# Maintenance of essential safety measures

- ❄️ Maintenance/servicing carried out on all required items
  - ❄️ Appropriate records kept
  - ❄️ Annual report completed
- ❄️ Frequency of testing – can be yearly if building not occupied during summer



## Maintenance of essential safety measures

- ❁ Post July 1994 buildings should have items listed on Occupancy Certificate
- ❁ Maintenance will be performed by combination of qualified trades and Club members



# Maintenance of essential safety measures

- ❁ Implications for non-compliance
  - Enforcement is by the Municipal Building Surveyor or an Officer of the fire brigade
    - On the spot fines of up to \$1000
    - Court action can result in fines of \$10,000 for individual and \$50,000 for companies and possible criminal action



# Installation of hard wired smoke alarms

Regulation 709 requires hard-wired smoke alarms or smoke detection systems to be installed in Class 9a residential care buildings and Class 1b or 3 buildings constructed or approved before 1 August 1997. This regulation is required to be complied with by 14 June 2006.





# Installation of hard wired smoke alarms

- ❁ Installation must comply with the Building Commission Practice Note 2005-27
- ❁ In bedrooms, common rooms, kitchens, public corridors, other storeys
- ❁ Hard wired



# Installation of hard wired smoke alarms

- ❁ Not enough to simply hard wire existing detectors
- ❁ Type and location of detectors needs to be verified as compliant to current standards



# Installation of a residential fire sprinkler system

This regulation applies to Class 3 *shared accommodation buildings* constructed, or for which a building approval or building permit was granted, before 1 July 2003. In certain circumstances buildings are exempt from compliance with regulation 710.

The Regulations will require compliance by 14 June 2009.



# Installation of a residential fire sprinkler system

❁ Exemptions split depending on rise in storeys

❁ Two storey buildings

- 6m to an exit or choice of exits
  - Fire hose reels
  - Extinguishers and fire blankets
- Emergency light and exit signage
  - Management Plan



# Installation of a residential fire sprinkler system

- ❁ More than two storey buildings
  - 6m to an exit or choice of exits
  - SOU (Bedrooms) fire separated
    - Fire doors
    - Fire hose reels
  - Extinguishers and fire blankets
  - Emergency light and exit signage
    - Management Plan



# Installation of a residential fire sprinkler system

- ❁ **General (no limit on storeys)**
  - Every storey with sleeping provision has direct access to a street or open space
  - Distance of travel from bedroom doorway to exit or point of choice cannot exceed 6m



# Installation of a residential fire sprinkler system

- ❁ RMB will require confirmation from a registered building surveyor that a building is compliant with Regulation 710
- ❁ Confirmation to be provided to the RMB prior to June 14 2009.