



Buildcheck

News

Essential Safety Measures

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Essential Safety Measures

Essential Safety Measures are defined as the fire and life safety items installed or constructed in a building to ensure adequate levels of fire safety over the life of a building. They include all the traditional building fire services such as sprinklers, hydrants, portable extinguishers and mechanical services. They also include passive fire safety equipment such as fire doors, fire rated structures and paths of travel to exits.

Every building owner is obligated to maintain the Essential Safety Measures installed their building under part 12 of the 2006 Building Regulations (Vic).

Buildings constructed or substantially renovated after 1994 are issued with an Occupancy Permit which defines the Essential Safety Measures in the building. The permit also defines the maintenance program required for each Essential Safety Measure. Under part 12 of the 2006 Building regulations (Vic), owners of these properties are required to maintain all Essential Safety Measures installed on the property as prescribed and to annually report on their maintenance by completing an Essential Safety Measures Report.

Buildings constructed before 1994, have no specified schedule of Essential Safety Measures. Owners however, are still required to maintain any Measures installed on the property.

Under new regulations, by June 13, 2009, mandatory reporting of Essential Safety Measure maintenance is required for both pre and post 1994 constructed buildings (excluding Class 1 buildings) by completion of an annual Essential Safety Measures Report.

In order to complete an Essential Safety Measures Report by June 13, 2009, a compliant maintenance program must be in place by **June 13, 2008**.

Buildcheck is available to identify all Essential Safety measures in a building and commence a compliant maintenance program. We have developed low cost inspections starting at \$330 to assist with compliance for small blocks of flats. Alternatively we have comprehensive inspection procedures for larger, more complicated buildings.

Air-conditioning
Emergency Lighting
Emergency Power
Emergency Lifts
Exit Doors
Exit Signs
Fire Control Centres
Fire Doors
Fire Extinguishers
Fire Alarms
Fire detectors
Fire Hose Reels
Fire Hydrants
Fire Isolated Stairs
Paths Of Travel
Penetrations
Smoke Detectors
Sprinkler Systems
Stair Pressurisation
Ventilation
Warning Systems