



## A MESSAGE FROM MANAGING DIRECTOR DAVID HASSETT

### Victoria Adopts Fire Protection Maintenance

Victoria has regulated to implement the new AS 1851 - 2012 fire safety and maintenance standard across all new and existing buildings in Victoria.

After years of advocacy by FPA Australia, the regulation was proffered as the official routine service of fire protection systems and equipment in Victoria.

Despite what may be indicated on existing occupancy permits or maintenance determinations, the new AS 1851 - 2012 Standard eliminates any guesswork relating to past standards and brings Victoria into line with every other state in Australia.

The changeover to the new Standard is voluntary and not mandatory as to existing fire equipment.

Importantly, if you do elect to changeover to the new AS 1851 - 2012 Standard, then ALL fire equipment at the site must be maintained as such i.e., you are unable to maintain Sprinklers to one standard and Fire Hydrants to another.

Building owners, property managers and facilities managers are encouraged to familiarise themselves with the new Standard ... AND so as to assist our clients, AESI is offering a free cost assessment and advice with any future fire equipment planning you may be considering.

## Did You Know?

Most commercial properties have a number of fire extinguishers with varying fire protection capabilities but how many staff know how to operate them effectively?



## CHOOSING THE RIGHT FIRE EXTINGUISHER SUPPLIER

### 1. *Is the supplier reputable and hold appropriate Insurances?*

The Fire Protection Association of Australia's (FPA) ensures providers are bound by a Stringent Code of Practice that requires insurance cover for public liability and professional indemnity.

### 2. *Is the supplier properly licensed?*

Licences vary across Australia so always select a fire protection supplier that holds all required state and federal licences or certifications, and whose staff are suitably qualified.

### 3. *Does the supplier comply with the Building Code?*

Failure of an organization to comply with workplace standards can compromise safety and result in significant fines.

### 4. *Does the supplier have an accurate maintenance reporting system?*

Smart management reporting technology can make it easier and faster to keep track of fire protection systems and maintenance systems and ensure the workplace is compliant.

## Inspection and Maintenance

Lack of maintenance can lead to an extinguisher not discharging when required, or rupturing when pressurized. For this reason, most countries in the world require regular fire extinguisher maintenance by a licensed provider.

In Australia, inspection and maintenance of hand-held firefighting equipment is required to ensure the equipment is maintained every 6 months in accordance with AS1851-2012 standard. This will allow fire equipment to "operate safely and effectively".

## COULD YOUR BUILDING BE COMPROMISED?

### PASSIVE FIRE PROTECTION

- Passive fire protection (PFP) is an essential component of structural fire protection and fire safety in a commercial building. It is a range of measures designed to prevent, contain or slow the spread of fire through the use of fire resistant walls, floors and doors from the area of origin to other areas in the building.
- PFP compartmentalises a building to prevent and slow the spread of fire, minimise damage and give occupants more time to evacuate.

The Goals of Passive Fire Protection are:

- Protection of life; Protection of property; Continuity of business operations.

Right: blue safety collar protecting the penetration spread of fire from basement level to the floor above



## FIRE BLANKETS CAN BE THE LIFE-SAVER

Fire blankets are ideal for domestic and commercial applications as the blanket will immediately cut off the oxygen supply to the fire. These non-flammable blankets can fight temperatures up to 900F and will smother small fires by not allowing any oxygen to fuel the flames.

### HOW TO USE A FIRE BLANKET:



## NEED MORE INFORMATION?

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

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## Spring Safety Tip



### CHECK YOUR FIRE ALARMS THIS DAYLIGHT SAVING TIME

We urge clients to test their smoke alarms at the same time they move their clocks forward an hour for Daylight Saving Time on October 16th 2016

## LANDLORD WHO 'CUT CORNERS' IS JAILED WITH £100K COSTS!

*(Extract taken from the Grimsby Telegraph August 20, 2016)*

A LANDLORD has been jailed after “cutting corners” and deliberately putting his “wealth” before the “safety of tenants”.

He was “wholly money-orientated” and “woefully inadequate” in his duties – and it was only by “good fortune” that nobody died in a serious fire at one of his properties.

He lied to police and risked the lives of his tenants by failing to have a suitable fire risk assessment, a court heard. The Landlord admitted failing to have a sufficient fire risk assessment, failing to take general fire precautions and failing to have premises equipped with appropriate fire detectors and alarms. He also admitted failing to provide self-closing fire doors and failing to ensure fire doors were not wedged open.

## AUSTRALIAN ESSENTIAL SAFETY INSPECTIONS

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