



A MESSAGE FROM THE MANAGING DIRECTOR

At AESI a significant part of our fire safety business is carried out in factories and warehouses on large industrial estates. Recently I was reminded by a commercial builder and investor that the Covid disruption had caused a change in many business operations with new business plans and survival strategies being developed at the expense of workplace safety practices.

He told me that as a result of the 3 year pandemic, many business's suffered enormous losses as their supply chains were disrupted completely causing goods to perish and a resulting loss of business. Fearing the worst business's stacked their storage facilities to the brim but totally forgot about the safety risks this was placing on the commercial facility and its storage capacity.

An expensive lesson was learnt when his property was severely damaged one night when an unexpected onset of small electrical fires and considerable water damage besetting the factory. Without the Essential Safety Measures and equipment safety checks he was unable to prevent the severe short and long term business losses that followed.

A Professional Fire Safety Plan will allow you to rest easy

Fires affect thousands of companies each year resulting in injury, loss of customer trust and building damage. By establishing a fire prevention and preparedness program, you can protect current business and future planning while helping to avoid injuries to your employees and visitors, costly building damages, and potential fines to your company.

To help you prepare a safety program for your commercial facility, this issue focuses on addressing best practice and experienced advice and answers to a series of customer questions posed to AESI throughout 2022.

We hope you enjoy this issue and please don't hesitate to call us if you have any queries.

David Hassett MD AESI



DID YOU KNOW? WORKPLACE FIRE SAFETY IS A LANDLORD RESPONSIBILITY

If you're an owner, landlord or occupier of a business or commercial premises, you'll be responsible for the workplace and its occupants including:

- Carrying out a fire risk assessment of the premises with regular reviews
- Advising staff or their representatives about the risks you've identified
- Establishing and maintaining appropriate ESM fire safety measures
- Planning for an emergency evacuation
- Provide employee information, and fire safety instruction and training

AESI works closely with experts in both the fire prevention services and the insurance industry so if you have questions which require further clarification please let us know. Call David Hassett MD

OMG! ... WHERE'S OUR FIRE EXTINGUISHER?

Safety trumps home design every time. Hiding a fire extinguisher because it clashes with your decor will cost you valuable time if and when fire strikes. Locate fire extinguishers in plain view so even visitors will be able to find one.

They shouldn't be mounted more than 5 feet from the ground and have a one metre clearance. A location sign will make sure everyone knows where fire extinguishers are located and how to use them.



CASE STUDY

Door blocked – no other way out!

A recent ESM audit undertaken by one of our inspectors revealed a critical rear exit door within a large restaurant, was fully blocked by sizeable and heavy boxes. Blocked pathway and blocked egress can cause a potential fire trap. This example is illegal, can be costly if not rectified and constitutes a serious threat to customers and staff trying escape an internal fire.

A RECENT LANDLORD QUESTION

Q If an injury occurs in my warehouse, is the Landlord or the tenant liable in any way?

A As a general proposition, liability for injuries sustained by an entrant on commercial premises will primarily rest on a tenant-occupier, rather than the landlord. However, each case will be determined on its facts and often be based on whether the tenant or the landlord have breached their duty of care. For example, if owners of commercial premises have undertaken renovations, they must ensure they use appropriately qualified tradesmen and make relevant enquiries to ensure there are no breaches of relevant building standards.

ADDRESSING A CUSTOMER QUESTION ON ASBESTOS



Q Two Fire doors in our building contain ASBESTOS. Should they be replaced?

A As part of their commitment to workplace safety many landlords are conducting routine replacement of old asbestos fire doors that are in disrepair and need new hardware. However providing they are in good condition and functioning under the Australian fire door requirements you may not need to replace them.

However beware! Asbestos is a dangerous product and if you are in doubt AESI can offer qualified ASBESTOS inspections and professional ASBESTOS removal.

OUR SPRING SAFETY TIP

Now is the time for commercial property managers/owners to identify and assess all potential fire hazards in the business and understand the risks associated with lack of Essential Safety Measure maintenance and improper use. Local fire, council and emergency authorities randomly inspect commercial premises and can issue fire safety notices authorising the immediate changes you will need to make.

AESI ... EXPERTS IN FIRE SAFETY & ESSENTIAL SAFETY MEASURES

Making your property fire safe is paramount to saving lives and protecting your valuable investment.

AESI expertise will steer you in the right direction with all aspects of fire safety and building compliance namely: Current Building compliance and safety audits; Essential Safety Measures inspections & maintenance; Asbestos identification and compliance; Evacuation Plans & Training, Repairs and Maintenance, and OH&S Audit and Report.

ANNUAL BUILDING SAFETY AUDITS ARE REQUIRED BY LAW

Owners or their authorised managing agents are required by law to prepare an annual Essential Safety Measures (ESM) report outlining important annual safety maintenance carried out on their building. It is a legal requirement, and failure to produce a building safety audit could void building insurance and attract council penalties.

The building surveyor or the chief fire officer is responsible for the enforcement of these regulations and non-compliance can result in substantial fines and difficult insurance issues.

THE SMALL-FIRE CHAMPION

Fire Blankets are simple to use and are ideal to put out small fires or fires on people's clothing. There are many different types and sizes with restaurants and kitchen's mainly stocking fire blankets in case of fires from hot oils such as frying pans or deep fryers. Fire Blankets are ideal to put out small fires on people's clothing.



AN AESI SPRING OFFER

to our clients and readers of
Landlord News

AESI is pleased to offer free and confidential advice on any aspect regarding Essential Safety Measures, Workplace Safety and Landlord Annual Safety Audits because maintaining the safety of your commercial property is paramount to protecting your investment and saving lives.



AUSTRALIAN ESSENTIAL SAFETY INSPECTIONS

For confidential advice and assistance contact AESI.

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