GREENCAP

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FIRE SAFETY & COMPLIANCE

GREENCAP HAS EXPERIENCE SERVICING CLIENTS WITH A RANGE OF LARGE, NATIONAL PROPERTY PORTFOLIOS

A broad range of Fire Safety and Fire Engineering consulting services are available through Greencap which deliver cost-effective and practical fire safety management strategies for property owners and managers.

Services include:
- Annual Fire Safety Certificates
- Essential Safety Measures (ESM)
- Fire Safety Compliance & Risk Audits
- Full-Function Fire Tests / System Interface Tests
- Fire Safety Order Management
- Fire Engineering Performance Solutions & Peer Reviews

Annual Fire Safety Certificates

Most Australian states and territories require owners or occupiers to prepare and submit annual statements certifying that a building's fire safety measures have been adequately maintained over the course of the preceding year and are fit for purpose. Penalties typically apply for late submissions or failure to submit such statements.

The annual certification process typically involves:
- Facilitate and supervise System Interface Tests against the relevant design specifications
- Review service records relating to the building's fire safety measures against the relevant standards
- Undertake a comprehensive site inspection to verify compliance with nominated standards of performance and fire engineering *'Performance Solutions'*
- Coordinate collation and scrutiny of individual contractor annual statements
- Prepare a report which prioritises defects according to greatest impact on life safety and property protection
- Prepare and submit annual fire safety certification

Where required, Greencap can make representations to local authorities on behalf of the building owner to manage any delays in the submission of annual certification due to critical system defects and similar circumstances.

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Greencap can assist building owners, managers and occupiers in meeting their general risk management obligations; their statutory obligation to provide a safe place of work; and to prepare for loss prevention audits.

Fire Safety Compliance & Risk Audits / Essential Safety Measures (ESM)

Fire Safety Compliance Audits are an integral component of the current fire services maintenance standard AS 1851-2012 and of Greencap's Annual Fire Safety Certification service, but is also offered as a standalone service which may be extended and combined with a risk audit to assist building owners, managers and occupiers in meeting their general risk management obligations; their statutory obligation to provide a safe place of work; and to prepare for loss prevention audits.

A comprehensive building audit to determine any fire safety compliance and risk deficiencies includes:
- Inspection of all fire safety measures and paths of travel with the building to verify consistency with the nominated standards of performance
- Verification that fire safety installations are being maintained to the required standards
- Gap analysis between current fire code requirements and the requirements in force at the time of building construction
- Identification of adverse housekeeping and management practices presenting increased risk to life and property
- Verification that storage practices are consistent with sprinkler / hydrant design parameters

Greencap has experience servicing clients with a range of large, national property portfolios, ensuring compliance with relevant state-based requirements, adding value, and ensuring risk mitigation across the portfolio.

Additionally, Greencap has a range of innovative tools, including the online portal ContinuONE which can assist clients in managing this process.

Full-Function Fire Tests / System Interface Tests

The facilitation and supervision of Fire System Interface Testing (SIT) is an integral component of the current fire services maintenance standard AS 1851-2012 (and of Greencap's Annual Fire Safety Certification service) but is also offered as a standalone exercise to assist property owners, managers and occupiers in ensuring all active fire protection systems that interface through a building's Fire Indicator panel operate according to design and specification.

Annual System Interface Testing typically involves:
- Review system design and specification documentation, including complex fire engineering performance solutions and *Cause and Effect* matrices

- Facilitate pre-test meetings with all contractors and develop a test program to ensure testing is conducted in the most efficient and least-disruptive manner possible
- Coordinate the attendance of relevant contractors associated with each interfaced fire safety system
- Supervise and direct contractor activities during testing and independently witness system functionality
- Report prioritising defects according to greatest impact on life safety and property protection

Fire Safety Order Management

Local and fire-fighting authorities are, in many states and territories, provided with powers under state building and development legislation to issue Fire Safety Orders (or similar) to direct property owners to upgrade part or all of a building to comply with contemporary fire safety requirements, despite complying with all requirements as in force at the time of building construction.

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Local and fire-fighting authorities have legislative powers to isse Fire Safety Orders to direct property owners to comply with fire safety requirements - Greencap can assist owners in managing their response.

Greencap can assist property owners in managing their response to such orders.

This would typically involve the following:
- Review the terms of the Order, including the nature of upgrades being directed and the duration of time being specified for each upgrade
- Undertake an audit of the property to verify deficiencies identified in the Order
- Meet with the property owner and associated stakeholders to discuss the implications of each term of the Order, and to identify opportunities to put forward alternative upgrade strategies or timeframes to those contained within the Order
- Make representations to the authorities in relation to the terms of the Order on behalf of the property owner
- Project-manage agreed upgrade works and subsequent certification

Fire Engineering Performance Solutions & Peer Reviews

The advent of performance-based building codes in the mid 1990's opened up limitless possibilities for the development of aesthetically pleasing and highly functional building stock, unconstrained by prescriptive design requirements.

Greencap's team of experienced and accredited fire engineers can assist property developers, owners and occupiers in preparing detailed and practical fire engineering *'Performance Solutions'* to address proposed non-compliances with the deemed-to-satisfy provisions of the Building Code of Australia.

The development of such solutions includes:
- Attending preliminary and ongoing meetings with the design team, project manager, and other associated stakeholders
- Developing a Fire Engineering Brief and present to fire-fighting authorities as deemed appropriate
- Detailed fire, smoke and egress modelling and analyses in order to justify the nominated departures from the prescriptive requirements
- A Fire Engineering Design Report
- Verification inspection and prepare a Fire Engineering Inspection Report (upon conclusion of the works), to verify that all of the recommendations of the Design Report have been correctly implemented

Greencap can also offer Peer Review services in which an independent review of third-party Performance Solution reports is undertaken to verify conformance with best practice guidelines.

For further information on these services go to:
greencap.com.au

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