



## 1 Introduction

The report has been commissioned by the Chief Ministers, Treasury and Economic Development Directorate, Facilities Management to identify the condition of the existing fire systems and shortfalls in those systems at Building 22 Health & Clinical Records Portable Building at The Canberra Hospital.

### 1.1 Executive Summary

Generally the systems installed are appropriate for the risk and therefore are considered adequate.

However, the systems must be maintained in accordance with AS 1851 to ensure correct operation in the event of a fire or other emergency.

### 1.2 Limitations

This report has been prepared in good faith and due care. It has been based on a walk through inspection and review of the available documentation.

Verification of design, disassembly of equipment, or inspection of services in concealed spaces has not been included. This site did not have any concealed spaces.

The standards used and referred to in this report are those that were in operation at the time of installation of the equipment. Where the equipment does not meet current standards, this is noted in the report. We note that any new and some replacement works required are to be in accordance with all current standards and the Building Code of Australia.

The audit was undertaken on the date of this report and issues that may have arisen after that date have not been included in this report.



## 2 The Building

This facility is a portable demountable type building structure being utilised for Health and Clinical electronic records. The building also has external fire rated panelling on the areas of the building that would encroach on the 6 meter spacing requirement from windows of the nearby Building 5.

It has the following constructional characteristics:

Summary of Construction Determination		Results
Classification		Class 10
Number of storeys contained		1
Approximate floor area		500m <sup>2</sup>
Type of construction required		Type C
Block 1	Section 58	Garran

### 2.1 Maintenance

The fire safety systems in the building are being maintained by SMI Fire Services.



### 3 Fire Systems Summary

	Provided	Adequacy	BCA	Recommendation
Fire Indicator Panel	No	Yes	Compliant	Nil
Thermal and Smoke Detectors	No	Yes	Compliant	Nil
Sprinkler Systems	Not required	Not applicable	Compliant	Nil
Fire Hose Reels	No	Yes	Acceptable	Nil
Fire Hydrants	Not applicable	External provided	Compliant	Nil
Fire and Smoke Doors and Barriers	No	Yes	Compliant	Nil
Fire Extinguishers and Blankets	Yes	Yes	Compliant	Nil
Evacuation and Warning Systems	No	Yes	Compliant	Nil
Emergency Lighting and Exit Signs	Yes	Yes	Compliant	Nil
Emergency Exit Routes	Yes	Yes	Compliant	Nil
Exit Door Locking Devices	Yes	Yes	Compliant	Nil
Fire Systems Interface Test	Not applicable	Yes	Compliant	Nil
General Housekeeping	Satisfactory	Yes	Compliant	Nil
Maintenance Records	Partial	Partial	Partial Compliance	No summary record of service found on site



#### **4 Fire Indicator Panel**

A fire indicator panel is not installed, required or recommended in this building.

#### **5 Thermal and Smoke Detectors**

Smoke and thermal detectors are not installed, required or recommended in this building.

#### **6 Fire Sprinkler Systems**

A sprinkler system is not installed, required or recommended in this building.

#### **7 Fire Hose Reels**

A fire hose reel is not installed, required or recommended in this building.

#### **8 Fire Hydrants**

Internal hydrants are not provided in this facility.

Ball valve street hydrants are available which will provide adequate coverage externally of the building. It is unclear at this time as to whom is servicing the external hydrants..

#### **9 Fire and Smoke Doors and Barriers**

As this building consists of a single fire compartment, fire doors are not required, provided or recommended.

#### **10 Fire Extinguishers and Blankets**

There are 2 x 9lt Air Water fire extinguishers and 2 x 3.5kg CO2 fire extinguishers installed at the exit points to the building. These were considered adequate for this facility.

All fire extinguishers had their six-monthly testing completed March 2015 however all extinguishers are overdue for 5-yearly pressure testing.

**Fire Services maintenance provider is to conduct 5-yearly pressure testing to extinguishers as part of regular service and maintenance.**

#### **11 Evacuation and Warning Systems**

A Building Occupant Warning System is not installed, required or recommended in this building.





## 12 Emergency Lights and Exit Signs

Emergency lights and illuminated exit signs are installed in this facility. While service records were unavailable at the time of service it is understood that they are maintained under contract by GLS.

## 13 Emergency Exit Routes

The emergency exit routes provided were in accordance with the requirements of the BCA and were clear and available at the time of survey.

## 14 Exit Doors and Locking Devices

Generally the locking devices fitted to exit doors were satisfactory at the time of survey.

## 15 Fire Systems Interface Test

No installed systems are provided, therefore no such testing was required or conducted during survey.

## 16 General House Keeping

Generally the level of housekeeping was considered satisfactory and there are no recommendations in this regard.

## 17 Maintenance Records

The fire extinguisher installed in the building were indicating as being tested by the maintenance tags. No summary record of the service was available on site at the time of survey.

**Fire Services maintenance provider is to rectify maintenance records according to AS 1851 as part of regular service and maintenance.**

## 18 Floor Plan

Drawings were not available.



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Chief Minister, Treasury and  
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# Fire Services Condition Assessment Report



## **BUILDING 23 CANBERRA HOSPITAL**



ABN 35 113 683 417

23 February 2015



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## **1 INTRODUCTION**

The report has been commissioned by the Chief Ministers, Treasury and Economic Development Directorate, Facilities Management to identify the condition of the existing fire safety systems and shortfalls in those systems at Building 23 Canberra Hospital.

### **1.1 EXECUTIVE SUMMARY**

Generally the systems installed are of a high standard and appropriate for the risk and therefore are considered adequate. However, the systems must be maintained in accordance with AS 1851 to ensure correct operation in the event of a fire or other emergency.

### **1.2 LIMITATIONS**

This report has been prepared in good faith and due care. It has been based on walk through inspection and review of the available documentation referred to. Some areas were locked and not available for inspection at the time of survey.

Verification of design, disassembly of equipment, or inspection of services in concealed spaces has not been included.

The standards used and referred to in this report are those that were in operation at the time of installation of the equipment. Where the equipment does not meet current standards, this is noted in the report. We note that any new and some replacement works required are to be in accordance with all current standards and the Building Code of Australia.

The audit was undertaken on the date of this report and issues that may have arisen after that date have not been included in this report.

## 2 THE BUILDING

This facility was purpose designed and constructed to provide additional temporary office accommodation.

It has the following constructional characteristics:

Summary of Construction Determination		Results
Classification		Class 5
Number of storeys contained		2
Approximate Floor Area		1,800 m <sup>2</sup>
Type of construction required		Type A
Blocks 1	Section 58	Garran

### 2.1 MAINTENANCE

The fire safety systems in the building are being maintained by SMI Fire Services.



### 3 FIRE SYSTEMS SUMMARY

	Provided	Adequacy	BCA	Recommendation
<b>Fire Indicator Panel</b>	Yes	Yes	Compliant	Nil
<b>Thermal and Smoke Detectors</b>	Smoke throughout	Yes	Compliant	Nil
<b>Sprinkler systems</b>	Not required	Not applicable	Compliant	Nil
<b>Fire Hose Reels</b>	Two	Yes	Acceptable	Nil.
<b>Fire Hydrants</b>	Not applicable	External provided	Compliant	Nil
<b>Fire and smoke doors and barriers</b>	No	Yes	Compliant	Nil
<b>Fire Extinguishers and blankets</b>	2 X ABE 2 X FB	Yes	Compliant	Nil
<b>Evacuation and warning systems</b>	OWS Provided	Yes	Compliant	Nil
<b>Emergency lighting and Exit signs</b>	Yes	Yes	Compliant	Nil
<b>Emergency Exit routes</b>	Yes	Yes	Compliant	Nil
<b>Exit door locking devices</b>	Yes	Yes	Compliant	Nil.
<b>Fire Systems Interface test</b>	Yes	Yes	Complaint	Nil
<b>General housekeeping</b>	Satisfactory	Yes	Compliant	Nil
<b>Maintenance records</b>	Yes	Yes	Compliant	Nil

#### 4 FIRE INDICATOR PANEL

A Fire Sense IFS 2800 Fire Indicator Panel is installed in the ground floor corridor of this facility.

The System is connected via the required dual path to the ADT Fire Monitoring service, which in the event of an alarm relays the signal to the ACT Fire Brigade.

The on site log book states that the system is being maintained to the requirements of AS 1851 by SMI Fire Services and tested monthly. The last annual test was recorded in April 2014. The FIP batteries were most recently replaced in June 2014.

The block plan clearly identifies areas covered by the system.

**No additional works are required at this time.**

#### 5 THERMAL AND SMOKE DETECTORS

Smoke detectors have been installed throughout all area in this facility as required. Thermal detectors are installed in service areas.

It is understood that all detectors are connected to the Fire Indicator Panel.

**No additional works are required at this time.**

#### 6 FIRE SPRINKLER SYSTEMS

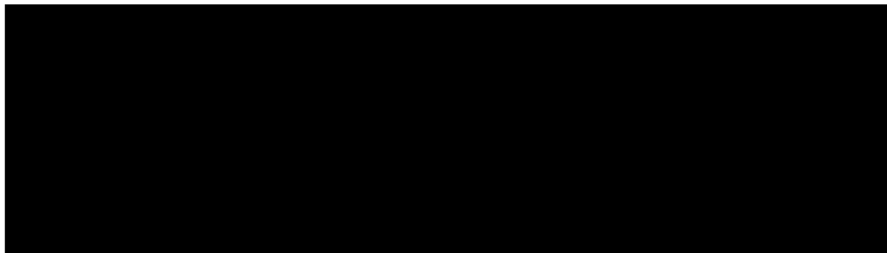
A Sprinkler system is not installed, required or recommended.

**No additional works are required.**



## 7 FIRE HOSE REELS

The following fire hose reels are installed in the building.



Hose reels are tagged as having been maintained as required. The installation is considered satisfactory as all areas will be provided coverage.

**No additional works are required at this time.**

## 8 FIRE HYDRANTS

Internal hydrants are not provided within this facility.

External in-ground Ball Valve and above ground hydrants are available which will provide adequate coverage for the building. These in-ground hydrants appear to be relatively new and the above ground hydrants are being maintained as indicated on the inspection tags.

**No additional works are required.**

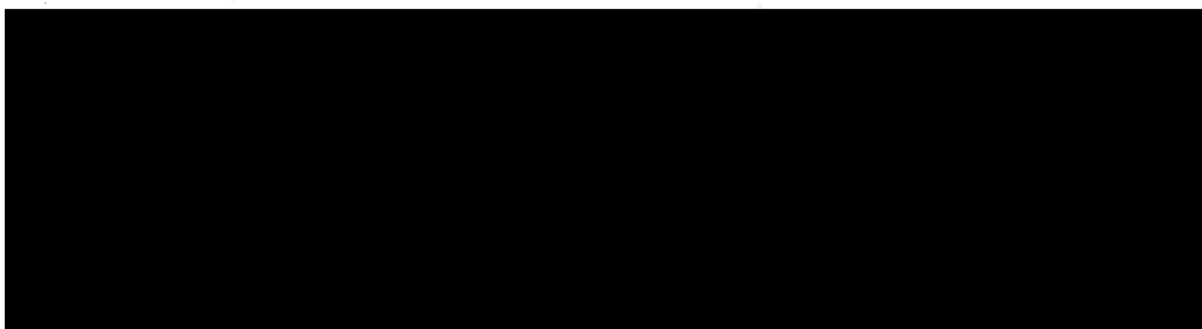
## 9 FIRE AND SMOKE DOORS AND BARRIERS

As this facility consists of a single fire compartment and fire doors are not required, provided or recommended.

**No additional works are required.**

## 10 FIRE EXTINGUISHERS AND BLANKETS

The following fire extinguishers are installed throughout the Facility;



Portable fire extinguishers have been strategically located throughout the facility are considered adequate in number, type and locations.

Both extinguishers in this building appear to be overdue for 5-yearly pressure testing.

**The Fire Services maintenance provider is to conduct pressure testing to extinguishers as part of routine service and maintenance.**

**No additional works are required at this time.**

## 11 EVACUATION AND WARNING SYSTEMS

As a part of the Fire Alarm system Occupant warning is provided as required and considered satisfactory.

The system is integrated with the FIP and operates automatically on fire alarm.

Flush speakers are installed throughout and it is understood that these can be heard in all areas.

**No additional works are required at this time.**

## 12 EMERGENCY LIGHTS AND EXIT SIGNS

Emergency lighting and illuminated exit sign are provided throughout all areas of the Facility. Generally the fittings appear to be in good order and condition and are considered serviceable.

No installation or maintenance details were available on site. It is understood they are being maintained by GLS.

**No additional works are required at this time.**

## 13 EMERGENCY EXIT ROUTES

The emergency exit routes provided were in accordance with the requirements of the BCA and were clear and available at the time of survey.

**No additional works are required at this time.**

## 14 EXIT DOORS AND LOCKING DEVICES

Generally the locking devices fitted to exit doors were satisfactory at the time of Survey.

**No additional works are required at this time.**

## 15 FIRE SYSTEMS INTERFACE TEST

The installed system was tested during the survey and the FIP provided the required signal to;

- OWS
- ADT Fire Monitoring (Fire Brigade)

**No additional works are required at this time.**

## 16 GENERAL HOUSE KEEPING

Generally the level of housekeeping was considered satisfactory and there are no recommendations in this regard.

**No additional works are required at this time.**

## 17 MAINTENANCE RECORDS

The maintenance records in this facility were log books for the FIP which are up to date and considered satisfactory, and maintenance tags only for extinguishers, blankets and fire hose reels.

The maintenance records for extinguishers and fire hose reels were incomplete. No hardcopy summary records were available during the time this audit was completed.

**The Fire Services maintenance provider is to rectify maintenance records as part of routine service and maintenance.**







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Health

# Building 24

## The Canberra Hospital



# Fire Services Condition Assessment Report

Address: Yamba Drive, Garran ACT  
Customer: Chief Minister, Treasury and Economic Development Directorate  
Date: 19 March 2015



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## **1 Introduction**

The report has been commissioned by the Chief Ministers, Treasury and Economic Development Directorate, Facilities Management to identify the condition of the existing fire systems and shortfalls in those systems at Building 24 double storey Portable Building at The Canberra Hospital.

### **1.1 Executive Summary**

Generally the systems installed are appropriate for the risk and therefore are considered adequate.

However, the systems must be maintained in accordance with AS 1851 to ensure correct operation in the event of a fire or other emergency.

### **1.2 Limitations**

This report has been prepared in good faith and due care. It has been based on a walk through inspection and review of the available documentation.

Verification of design, disassembly of equipment, or inspection of services in concealed spaces has not been included. This site did not have any concealed spaces.

The standards used and referred to in this report are those that were in operation at the time of installation of the equipment. Where the equipment does not meet current standards, this is noted in the report. We note that any new and some replacement works required are to be in accordance with all current standards and the Building Code of Australia.

The audit was undertaken on the date of this report and issues that may have arisen after that date have not been included in this report.



## 2 The Building

This facility is a portable demountable type building structure and was purpose designed and built for offices and meeting rooms.

It has the following constructional characteristics:

Summary of Construction Determination		Results
Classification		Class 10
Number of storeys contained		2
Approximate floor area		1100m <sup>2</sup>
Type of construction required		Type C
Block 1	Section 58	Garran

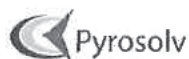
### 2.1 Maintenance

The fire safety systems in the building are being maintained by SMI Fire Services.



### 3 Fire Systems Summary

	Provided	Adequacy	BCA	Recommendation
Fire Indicator Panel	Yes	Yes	Compliant	FIP Block Plan requires updating
Thermal and Smoke Detectors	Yes	Yes	Compliant	Nil
Sprinkler Systems	Not required	Not applicable	Compliant	Nil
Fire Hose Reels	Yes	Yes	Compliant	Nil
Fire Hydrants	Yes	Yes	Compliant	Nil
Fire and Smoke Doors and Barriers	No	Yes	Compliant	Nil
Fire Extinguishers and Blankets	Yes	Yes	Compliant	Nil
Evacuation and Warning Systems	No	Yes	Compliant	Nil
Emergency Lighting and Exit Signs	Yes	Yes	Compliant	Nil
Emergency Exit Routes	Yes	Yes	Compliant	Nil
Exit Door Locking Devices	Yes	Yes	Compliant	Nil
Fire Systems Interface Test	Yes	Yes	Compliant	Nil
General Housekeeping	Satisfactory	Yes	Compliant	Nil
Maintenance Records	Partial	Partial	Partial Compliance	No summary record of service found on site



#### 4 Fire Indicator Panel

A FireNet fire indicator panel is installed in the ground floor entry foyer area of this building.

The System is connected via the required dual path to the ADT Fire Monitoring service, which in the event of an alarm relays the signal to the ACT Fire Brigade.

The on-site log book indicates that the system is being maintained to the requirements of AS 1851 by SMI Fire Services and tested monthly. The last annual test was recorded in April 2014.

The FIP batteries were most recently replaced in June 2013.

There is a fire system block plan next to the FIP which clearly identifies all areas of the building as required.

**No additional works are required at this time.**

#### 5 Thermal and Smoke Detectors

Hochiki addressable Smoke detectors have been installed throughout as required with addressable thermal detectors installed in kitchenette areas and in the underfloor area of the southern wing of the building.

It is understood that all detectors are connected to the Fire Indicator Panel.

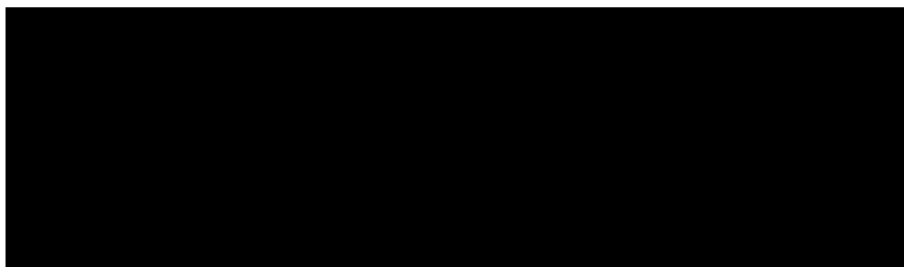
**No additional works are required at this time.**

#### 6 Fire Sprinkler Systems

A sprinkler system is not installed or required in this building.

#### 7 Fire Hose Reels

The following fire hose reels are installed in the building.



Hose reels are tagged as having been maintained as required. The installation is considered satisfactory as all areas will be provided coverage.

**No additional works are required at this time.**



## 8 Fire Hydrants

Internal hydrants are provided in this facility next to each fire hose reel and 3.5kg CO2 fire extinguisher.

External Ball valve street hydrants are also available for the building. At the time of this survey it is unclear as to who is maintaining these hydrants.

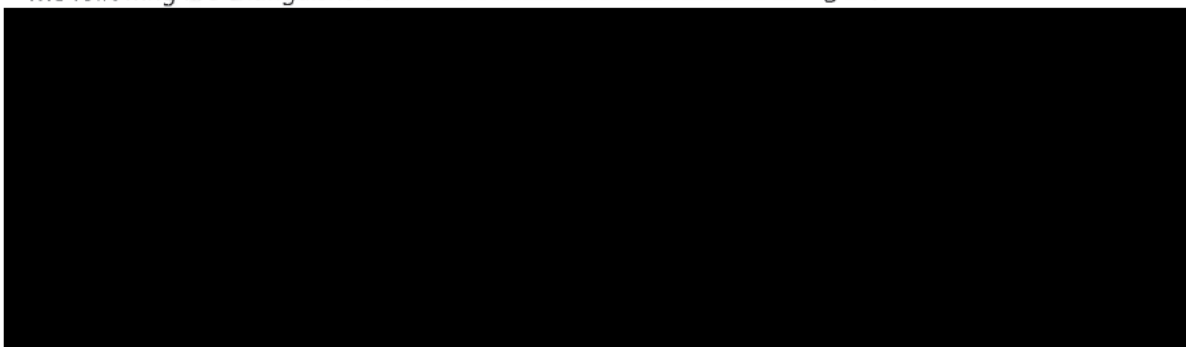
**No additional works are required.**

## 9 Fire and Smoke Doors and Barriers

As this building consists of a single fire compartment, fire doors are not required or provided.

## 10 Fire Extinguishers and Blankets

The following fire extinguishers and fire blankets are installed in Building 24;



Portable fire extinguishers strategically located throughout the facility are considered adequate in number, type and locations.

**Fire Services maintenance provider is to conduct 5-yearly pressure testing to overdue units as part of regular service and maintenance.**

## 11 Evacuation and Warning Systems

An occupant warning system tone generator is installed and incorporated in the Fire Alarm Panel as required, and is considered satisfactory.

The occupant warning system operates automatically on fire alarm.

Recessed speakers are installed throughout and it is understood these can be heard in all areas.

**No additional works are required at this time.**



## 12 Emergency Lights and Exit Signs

Emergency lights and illuminated exit signs are installed in this facility. It is understood they are maintained under contract by GLS.

There are 4 meeting rooms within the building. Meeting rooms 2, 3 & 4 do not have emergency lights installed.

**Recommend installing 3 new emergency lights for meeting rooms 2, 3 & 4.  
Estimated Cost \$270 each.**

## 13 Emergency Exit Routes

The emergency exit routes provided were in accordance with the requirements of the BCA and were clear and available at the time of survey.

## 14 Exit Doors and Locking Devices

Generally the locking devices fitted to exit doors were satisfactory at the time of survey.

## 15 Fire Systems Interface Test

As indicated on the monthly test sheets the interface with the OWS and ADT fire Monitoring are being tested and operate as required.

## 16 General House Keeping

Generally the level of housekeeping was considered satisfactory and there are no recommendations in this regard.

## 17 Maintenance Records

The fire extinguisher, fire hose reels, and hydrants installed in the building were indicating as being tested by the maintenance tags stamps only.

No summary record of the service was available on site.

**Fire Services maintenance provider is to supply maintenance records according to AS 1851 as part of regular service and maintenance.**









**ACT**  
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Chief Minister, Treasury and  
Economic Development



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Government

Health

# Building 25

## Adult Mental Health

### The Canberra Hospital



## Fire Services Condition Assessment Report

Address: Yamba Drive, Garran ACT  
 Customer: Chief Minister, Treasury and Economic Development Directorate  
 Date: 1 May 2015



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## 1 Introduction

The report has been commissioned by the Chief Ministers, Treasury and Economic Development Directorate, Facilities Management to identify the condition of the existing fire systems and shortfalls in those systems at Building 25 Adult Mental Health, The Canberra Hospital.

### 1.1 Overview

The building appears to be built generally in compliance with the BCA. It is understood however that there may be an alternative engineered solution for the building, notice or documentation was not evident on site at the time of the survey.

The systems must be maintained in accordance with AS 1851 to ensure correct operation in the event of a fire or other emergency.

A long term strategic plan is recommended for the future upgrading of specific buildings and the sites fire safety packages with a clear direction relative to the types and capabilities of any new systems to be installed. This may include addressable and compatible networked systems to be able to more efficiently manage the maintenance of the system and effective management of a fire or other emergency within the hospital.

### 1.2 Limitations

This report has been prepared in good faith and due care. It has been based on a walk through inspection and review of the available documentation.

Verification of design, disassembly of equipment, or inspection of services in concealed spaces has not been included.

The standards used and referred to in this report are those that were in operation at the time of installation of the equipment. Where the equipment does not meet current standards, this is noted in the report. We note that any new and some replacement works required are to be in accordance with all current standards and the Building Code of Australia.

The audit was undertaken on the date of this report and issues that may have arisen after that date have not been included in this report.



## 2 The Building

This facility was purpose designed and constructed as a hospital for Women and Children to a high standard relative to fire safety.

It has the following constructional characteristics:

Summary of Construction Determination		Results
Classification		Class 9a
Number of storeys contained		2
Year of construction		2010
Type of construction required		Type A
Block 1	Section 58	Garran

### 2.1 Maintenance

The fire safety systems in the facility are being maintained by SMI Fire Services.



### 3 Fire Systems Summary

	Provided	Adequacy	BCA	Recommendation
Fire Indicator Panel	Yes	Yes	Compliant	Nil
Thermal and Smoke Detectors	Smoke	Yes	Compliant	Relocate detector away from SA Registers
Sprinkler Systems	Yes	Yes	Compliant	Nil
Fire Hose Reels	Throughout	Yes	Acceptable	Nil
Fire Hydrants	Throughout	Yes	Compliant	Nil
Fire and Smoke Doors and Barriers	Yes	No	Partially compliant	Some doors require signage and Tags. Fire barriers need confirmation near fire doors
Fire Extinguishers and Blankets	Throughout	Yes	Compliant	Nil
Evacuation and Warning Systems	Yes	Yes	Compliant	Confirmation of WIP issue rectification from annual test report
Emergency Lighting and Exit Signs	Yes	No	Non Compliant	Meeting rooms and 1 <sup>st</sup> floor open plan office requires emergency lighting
Emergency Exit Routes	Yes	Yes	Compliant	Emergency lights required 1 <sup>st</sup> floor admin areas and meeting rooms
Exit Door Locking Devices	Yes	Yes	Compliant	Nil
Fire Systems Interface Test	Yes	Yes	Compliant	Ensure door locks and magnetic door holders are included
General Housekeeping	Satisfactory	Yes	Compliant	Nil
Maintenance Records	Partial	No	Partial	Maintenance records to be kept on site as per AS 1851



## 4 Fire Indicator Panel

An addressable Ampac FireFinder Fire Indicator Panel has been installed in a purpose built cupboard inside the main entrance foyer airlock of building 25

The system is connected via the required dual path to the accredited third party provider ADT Fire Monitoring service, which in the event of an alarm relays the signal to the ACT Fire Brigade.

There were no alarms or faults indicating on the FIP

The latest service log books for the FIP indicate it is being tested monthly and an annual test was completed on the detection system in November 2014. The FIP batteries did not have any indication as to when they were replaced. If these batteries have not been replaced within the last 2 years they will need to undergo a discharge test.

The block plans adjacent to the FIP clearly identify the areas covered by the system.

## 5 Thermal and Smoke Detectors

Addressable Ampac smoke detectors have been installed throughout the majority of areas in the building to what appears to be the requirements of AS 1670. Being a sprinkler protected building this was not necessary as the detector design / installation only needed to comply with AS1668, however the installation is more than adequate for the purpose. Duct detectors have been installed in Supply-Air and Return-Air ducts in the plant rooms.

It is understood that all detectors are connected to the Fire Indicator Panel.

Manual Break Glass Alarm units have been strategically located in the wards in the fire hose reel / extinguisher / hydrant cupboards.

**A smoke detector in a 1<sup>st</sup> floor office is too close to a supply air register and needs to be relocated to comply with AS 1670.1.**

**An additional smoke detector is required in the link between buildings 25 and 26 (Multilevel carpark) for compliance with AS 1670.1**

## 6 Fire Sprinkler Systems

An automatic wet pipe sprinkler system has been installed throughout the building, generally to the requirements of AS 2118.

Institutional sprinkler heads have been installed throughout the building in all areas with exception to the admin areas where pop-down sprinklers have been installed

The system is controlled by a valve set in the sprinkler valve room, which is located on the south east corner of the building.

There is an automatic jacking pump installed.

The onsite log books indicate that the system is being regularly tested monthly and the six-monthly and Annual tests have been conducted; the latter on September 2014 as required. As the system is relatively new the 3-yearly alarm valve overhaul may not be due however this requires confirmation.

There is a Pressure Gauge schedule in the sprinkler valve room and a block plan. Labelling of the system appears satisfactory.



## Water Supply

The water supply for the sprinkler and hydrant services are directly off the towns main supply.

A combined Hydrant and Sprinkler Booster has been installed in the car park area near the entrance to Building 25. The sprinkler booster set was last serviced January 2015. A block plan is installed in the booster cabinet.

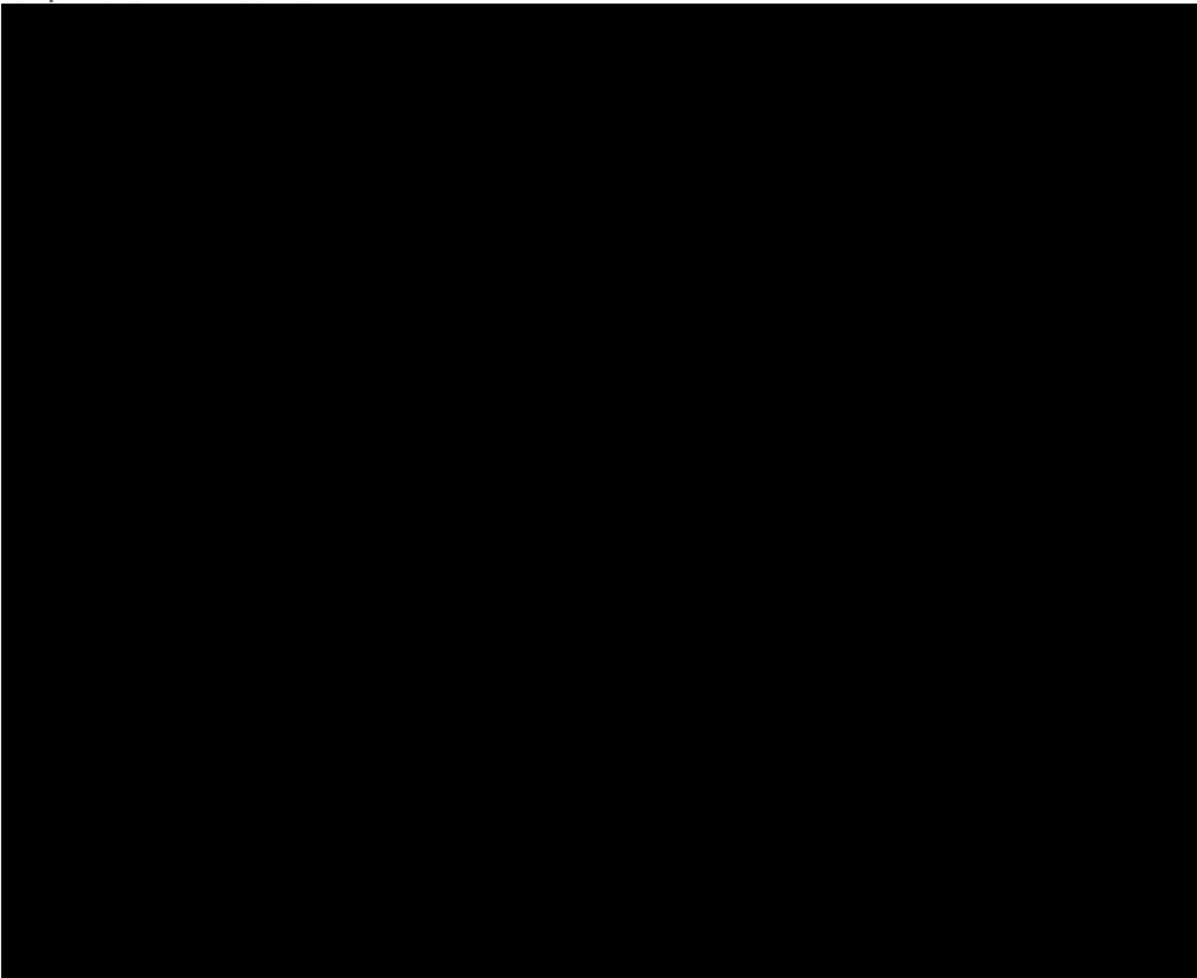
## 7 Fire Hose Reels

Fire hose reels are strategically located throughout the building and provide adequate coverage for occupants to reach all areas of the floor in the event of a fire. Water supply for this system is taken off the hydrant service.

Locations are as detailed on the plans at item 18 of this report.

Generally Fire Hose Reels are co-located within locked cupboards with a Fire Hydrant and a CO2 fire extinguisher. The locks on these cupboards are there for security reasons, and the locks can either be released by a master key or electrically releasing the door strikes from the FIP.

Hose reels are tagged as having been maintained as required and there is no recommendation for improvement in this service.



**Cupboard signage is missing from 3x FHR cupboard doors.**



**Recommend a hose reel cover for the external fire hose reel outside the back of the ground floor plant room as the unit is showing signs of deterioration.**

## 8 Fire Hydrants

Internal hydrants are installed to provide firefighting water to the ACT Fire Brigade.

Locations are as detailed on the plans at item 18 of this report.

Generally Fire Hydrants are co-located within the same locked cupboards with a Fire Hose Reel and a CO2 fire extinguisher.

Fire Hydrants are tagged as having been maintained as required.

The water supply for this system is off the hydrant main for the Canberra Hospital site

Ball valve street hydrants are available which will provide adequate coverage externally of the building. It is unclear at this time as to whom is servicing the external hydrants.

Storz couplings have been fitted to all internal hydrants to facilitate ease of connection of Fire Brigade equipment, these couplings are provided with a rubber seal which if not protected will dry, crack and dislodge. Blank caps appear to have been fitted to all Storz couplings.

A combined sprinkler and Hydrant Booster assembly has been installed on the edge of the building 25 carpark loop road specifically for Building 25. The boosters were tagged as being serviced January 2015. There is a hydrant block plan present in the booster cabinet.

## 9 Fire and Smoke Doors and Barriers

The building consists of ground and one level above with an elevated walkway from the upper level to the Building 26 Multi level car park.

The building has three external fire egress stairs fire rated from the floor levels. Generally fire separation appears to have been provided between floors.

Internal fire barriers have been provided however details were not available to confirm the extent. It was not possible during the survey to inspect all of the fire barriers above the fire doors throughout the building, however cable and services penetrations in Plant rooms appear to be fire sealed as required.

**The intent of the fire doors is unclear. Some fire doors are butting up to glass windows which do not appear to be fire rated. In these instances a fire would bypass the fire doors via the window sections. The building is protected internally by an automatic sprinkler system, however the window sections on either side of the fire doors should be fire rated. Window drenchers could be utilised for this purpose. If a fire engineered solution is applicable for this building the same engineer would have to be engaged to provide the solution.**

### Fire Doors

Identifiable Fire doors are in compliance with the BCA and AS1905 have been installed and are subject to regular inspection and testing as required by AS1851.

**There are a few doors held back with magnetic door holders that do not have signage or certification tags and / or maintenance tags.**



**One set of fire doors in the ground floor corridor leading into the staff viewing room (for the Socialisation Spine) requires magnetic door holders. One leaf of this pair of doors is currently chocked open and the other has the door closer arm disconnected.**

**The ground floor external fire door at the bottom of the fire stairs (from the 1<sup>st</sup> floor offices) has not been serviced and the door closer arm is disconnected.**

**Test and service all doors and ensure they all release and close properly in both manual and automatic operation and ensure this process is completed as per the requirements of AS1851 as part of the annual test procedure**

### Fire Dampers

Fire dampers have been installed in fire walls / barriers throughout the complex.

Australian Standards required dampers to be inspected, tested and serviced every 10 years.

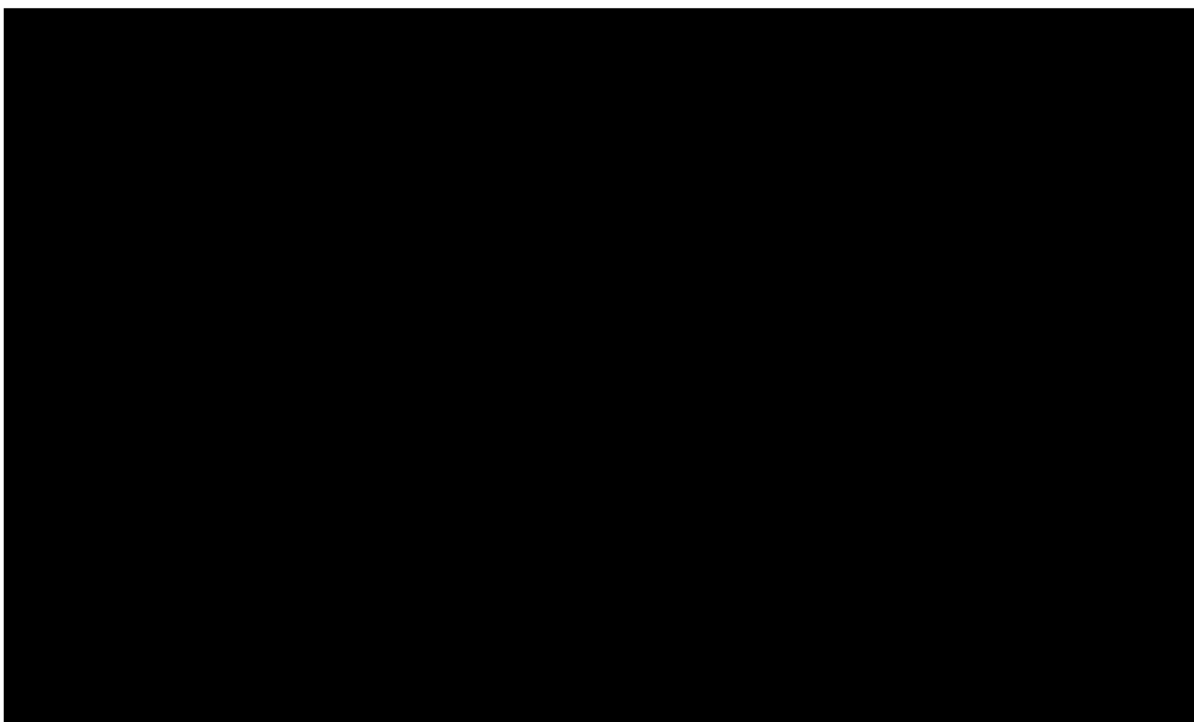
## 10 Fire Extinguishers and Blankets

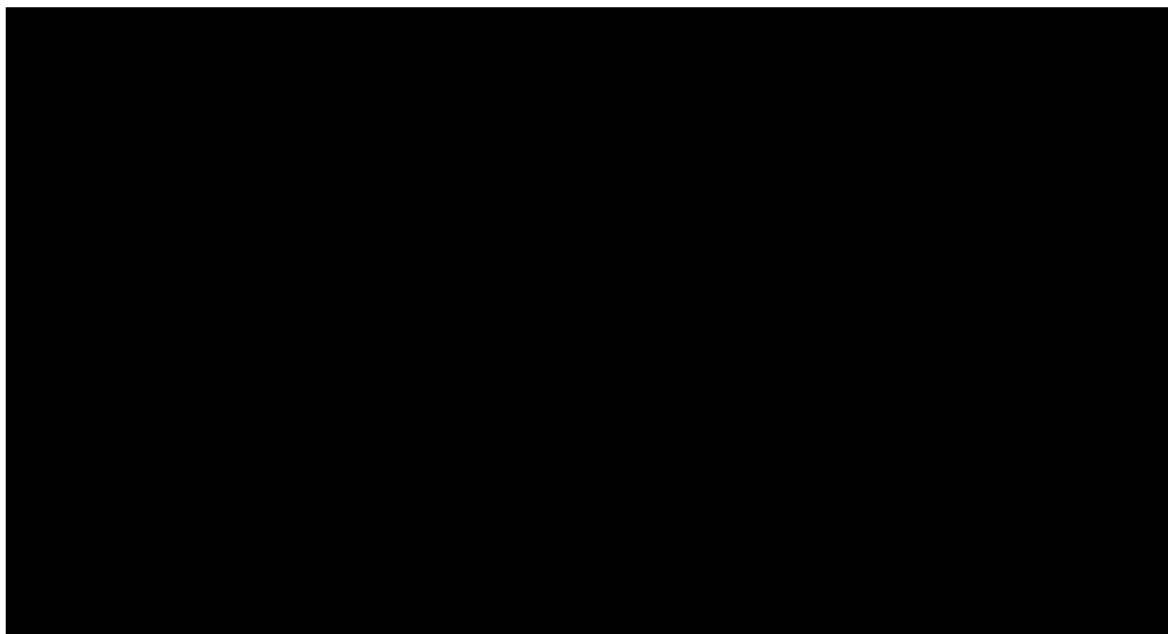
Portable special risk fire extinguishers are installed throughout to provide facilities for occupant to attack a fire in the building. Fire blankets have also been installed in operating theatre areas and kitchenette / staff room areas.

Generally 5.0kg Carbon Dioxide extinguishers have been installed which are considered the most appropriate in this situation. Locations are as detailed on the plans at item 18 of this report.

CO2 fire extinguishers are co-located within the locked cupboards with a Fire Hose Reel and a Fire Hydrant.

Portable fire extinguishers have been strategically located throughout the facility are considered adequate in number, type and locations.





Portable fire extinguishers have been as required to be serviced/inspected every 6 months and pressure tested every 5 years. As the installation is less than 5 years old pressure testing was not due on any of the units.

Fire extinguishers are tagged as having been maintained as required.

**Note: Service provider stickers need to be removed from the fire extinguisher identification type (colour) band.**

## 11 Evacuation and Warning Systems

An Ampac EV3000 Emergency Warning and Communications system is installed within this facility and is located next to the FIP.

The system is connected to the FIP and operates automatically on a fire alarm.

Flush speakers are installed throughout with exception to horn speakers in the plant rooms, and car basement service areas, and it is understood that these can be heard in all areas.

This system was purpose designed and allowed for the deletion of audible warning in patient areas. Some audible tones have been replaced or supplemented with visual warning system (dual strobe lights). While these lights provide alert and evacuation warnings it was not possible to test them at the time of survey.

Warning Intercommunication Phones (WIP) are strategically located throughout the facility in fire hose reel / hydrant cupboards to assist in the coordination of an emergency or fire within. Signage has been included on the cupboard doors to indicate the WIP locations

**The annual test report in the site log book indicates a problem with the WIPs communicating with the EWIS panel. Confirmation is required if this defect has been rectified.**





## 12 Emergency Lights and Exit Signs

Emergency lighting and illuminated exit signs are provided throughout all areas of the facility. Generally the fittings appear to be in good order and condition and are considered serviceable.

No installation or maintenance details were available on site. It is understood that they are maintained under contract by GLS.

**1<sup>st</sup> floor open office area and meeting rooms require emergency lighting in compliance with AS 2993.**

## 13 Emergency Exit Routes

The emergency exit routes provided were in accordance with the requirements of the BCA and were clear and available at the time of survey.

## 14 Exit Doors and Locking Devices

Generally the locking devices fitted to exit doors were satisfactory at the time of survey. These consisted of manual break glass units to release electric locks. It is assumed these locks release on activation of a fire or sprinkler alarm, however this process requires confirmation and included in the annual fire alarm / sprinkler tests of the building.

## 15 Fire Systems Interface Test

Due to the occupancy of this facility the system was not able to be tested as a part of the survey however the system should interface with:

- EWIS
- ADT Fire Monitoring (ACT Fire Brigade)
- Fire Fan Control Panel
- Fire Doors
- Egress door release

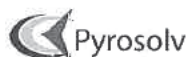
All need to be tested as part of the annual testing process.

## 16 General House Keeping

Generally the level of housekeeping was considered satisfactory and there are no recommendations in this regard.

## 17 Maintenance Records

The maintenance records in this facility consisted of log books for the FIP, EWIS and Sprinkler system which are satisfactory as per AS 1851, and all disciplines are indicated as being serviced monthly.



Hydrants, Fire Hose Reels, Fire Blankets, fire and smoke doors and Fire Extinguishers all had maintenance tags however no log books or summary records were available on site for these disciplines.

At the time of survey Pressure Testing and 6 monthly services did not appear to be up to date on a significant number of units. There may be records available that confirm these units have been routinely tested however these were not available during survey,

Fire doors are required to be serviced 6-monthly for swinging doors. There may be records available that confirm this is being done which were not available during survey, however the maintenance tags in some instances do not reflect these test frequencies.

**The Fire Services maintenance provider is to rectify maintenance records according to AS 1851 as part of routine service and maintenance.**









**ACT**  
Government

Chief Minister, Treasury and  
Economic Development



**ACT**  
Government

Health

# Building 26 Multi Level Carpark

## The Canberra Hospital



## Fire Services Condition Assessment Report

Address: Yamba Drive, Garran ACT  
Customer: Chief Minister, Treasury and Economic Development Directorate  
Date: 12 April 2015



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## 1 Introduction

The report has been commissioned by the Chief Ministers, Treasury and Economic Development Directorate, Facilities Management to identify the condition of the existing fire systems and shortfalls in those systems at Building 28 Multi Level Carpark at The Canberra Hospital.

### 1.1 Overview

Generally the systems installed are of a good standard and appropriate for the risk and therefore are considered adequate.

The systems must be maintained in accordance with AS 1851 to ensure correct operation in the event of a fire or other emergency.

### 1.2 Limitations

This report has been prepared in good faith and due care. It has been based on a walk through inspection and review of the available documentation. The Substation area was locked and not available for inspection at the time of the survey.

Verification of design, disassembly of equipment, or inspection of services in concealed spaces has not been included.

The standards used and referred to in this report are those that were in operation at the time of installation of the equipment. Where the equipment does not meet current standards, this is noted in the report. We note that any new and some replacement works required are to be in accordance with all current standards and the Building Code of Australia.

The audit was undertaken on the date of this report and issues that may have arisen after that date have not been included in this report.



## 2 The Building

This facility was purpose designed and constructed as an open deck Multi-Level Carpark

No alternative solution signs or documentation was evident on site therefore the building would have been constructed in compliance with the BCA.

Natural ventilation on each level appears sufficient to exclude any requirements for a sprinkler system or mechanical ventilation system

It has the following constructional characteristics:

Summary of Construction Determination		Results
Classification		Class 7a
Number of storeys contained		8
Approximate floor area		46,000m <sup>2</sup>
Type of construction required		Type A
Block 1	Section 58	Garran

### 2.1 Maintenance

The fire safety systems in the building are being maintained by SMI Fire Services.



### 3 Fire Systems Summary

	Provided	Adequacy	BCA	Recommendation
Fire Indicator Panel	No	Not Applicable	Compliant	Nil
Thermal and Smoke Detectors	No	Not Applicable	Compliant	Nil
Sprinkler Systems	No	Not applicable	Compliant	Nil
Fire Hose Reels	Yes	Yes	Compliant	Nil
Fire Hydrants	Yes	Yes	Compliant	Nil
Fire and Smoke Doors and Barriers	Yes	Yes	Compliant	Nil
Fire Extinguishers and Blankets	Yes	Yes	Compliant	Nil
Evacuation and Warning Systems	No	Not Applicable	Compliant	Nil
Emergency Lighting and Exit Signs	Yes	Yes	Compliant	Nil
Emergency Exit Routes	Yes	Yes	Compliant	Nil
Exit Door Locking Devices	Yes	Yes	Compliant	Nil
Fire Systems Interface Test	No	Not Applicable	Compliant	Nil
General Housekeeping	Satisfactory	Yes	Compliant	Nil
Maintenance Records	No	No	Non Compliant	No maintenance records on site as is required by AS 1851





#### **4 Fire Indicator Panel**

A fire indicator panel is not installed, required or recommended in this building.

#### **5 Thermal and Smoke Detectors**

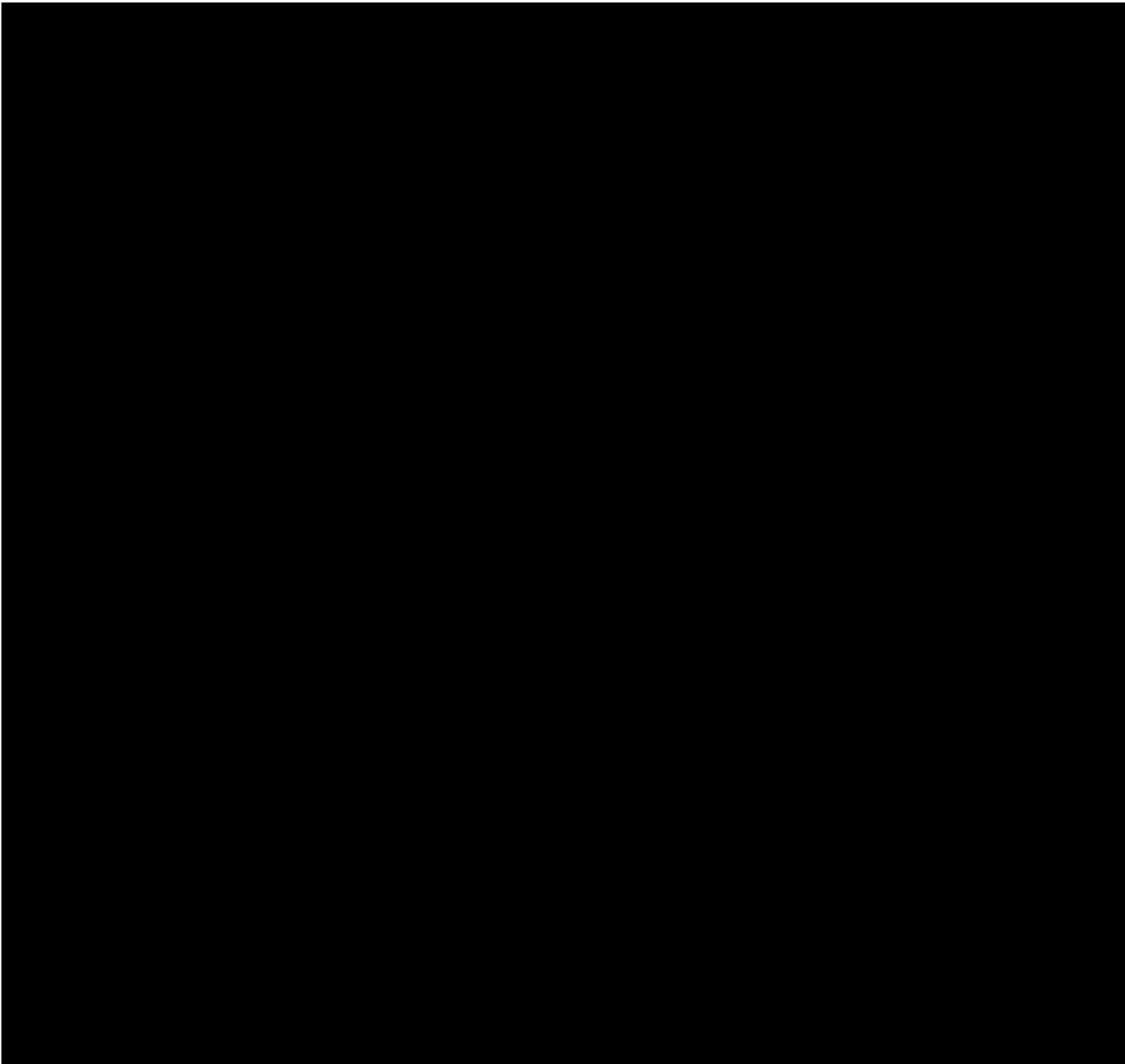
Smoke and thermal detectors are not installed, required or recommended in this building.

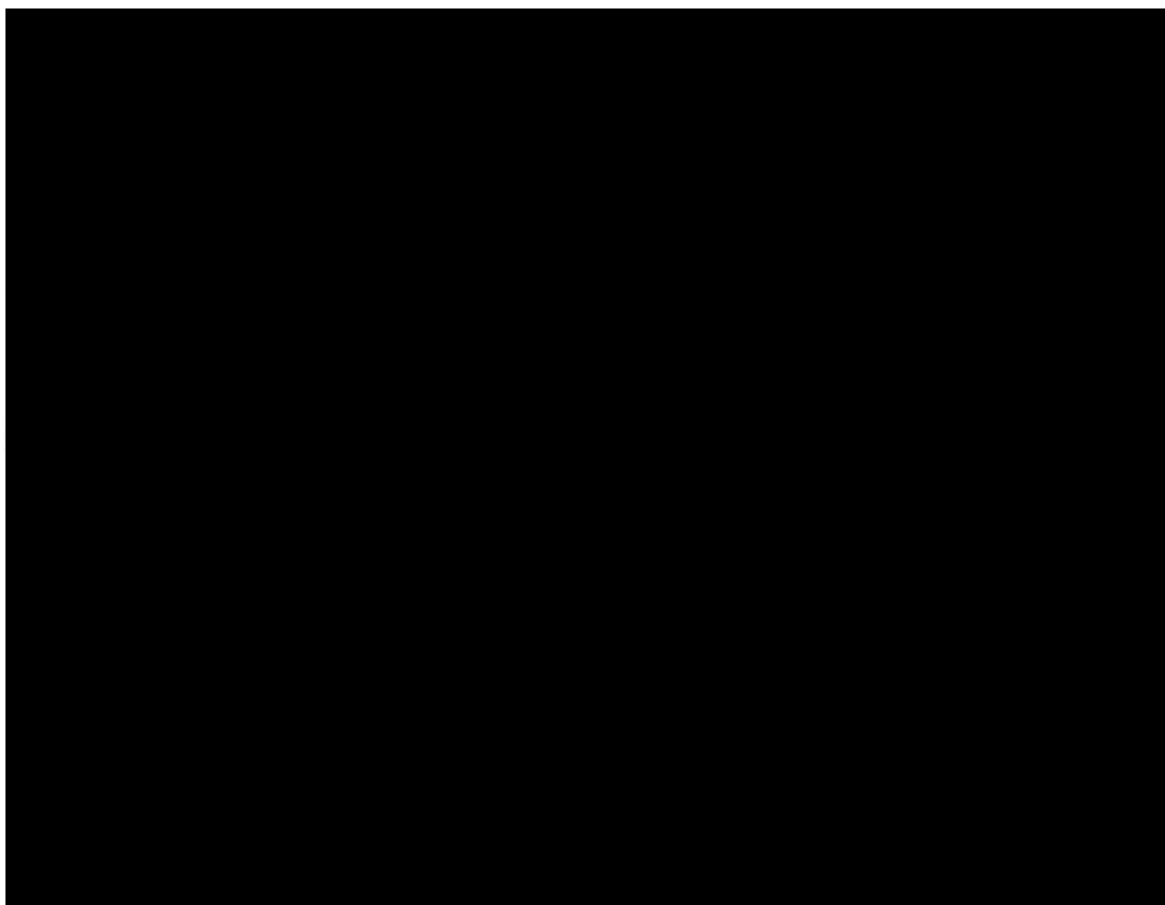
#### **6 Fire Sprinkler Systems**

A sprinkler system is not installed, required or recommended in this building.

#### **7 Fire Hose Reels**

Fire hose reels are located on each level of the building at exit points in locations as listed:





Hose reels are tagged as having been maintained as required. The installation is considered satisfactory as all areas will be provided coverage.

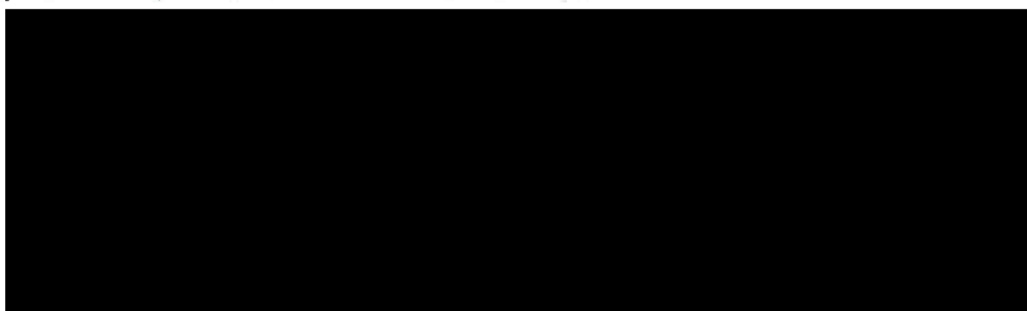
No records were available on site to confirm annual testing results

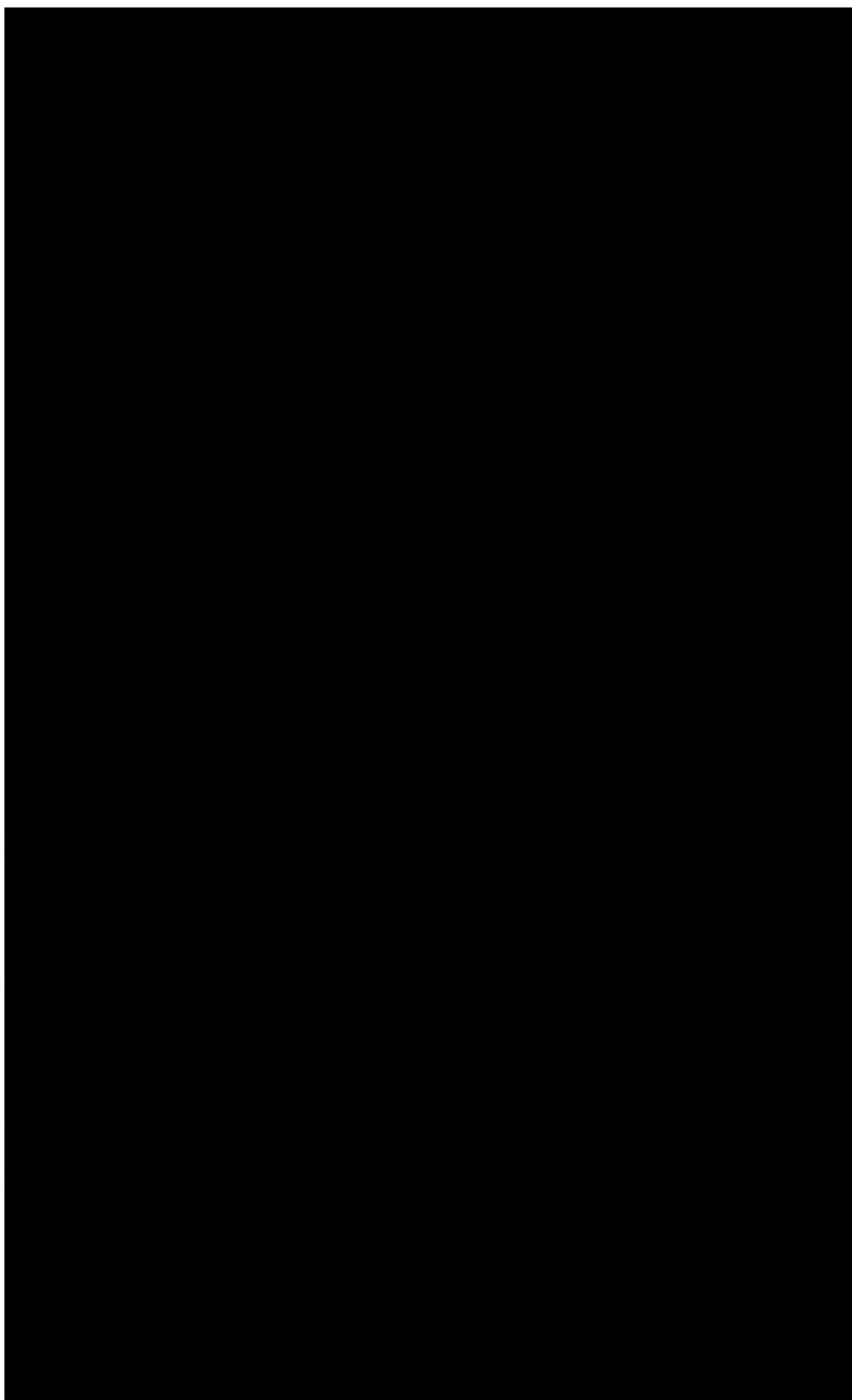
**At the time of survey it was found the Fire Hose Reel at the 1 west car park entry requires hose repair and servicing.**

**Fire Hose Reel location signs have not been installed. When the carpark is empty the fire hose reels are not obscured, therefore location signs are not required in this instance, however when motor vehicles populate the car park the fire hose reels outside stairs 2 and 5 can be obscured and in our opinion these specific fire hose reels should have location signs in compliance with AS2441, 2005.**

## 8 Fire Hydrants

Fire hydrant landing valves are installed on each level of the car park in all external stairs as listed.





External Ball valve street hydrants are available which will provide adequate coverage externally of the building. It is unclear at this time as to whom is servicing the external hydrants.



Hydrant boosters were tagged as being serviced in July 2014 and are now overdue. Town's main pressure was recorded as 825KPA.

**Street markers are required for 2x of the external hydrants.**

**The hydrant located at Stair 5 Level 8 requires a new Stortz fitting and cap.**

## 9 Fire and Smoke Doors and Barriers

The building consists of eight levels above ground with five external fire egress stairs fire rated from the floor levels. Generally fire separation has been provided between floors and in the communications and electrical riser cupboards. The inspection revealed cable risers require checking and minor fire sealing. Details of all areas for this purpose could not be achieved for this report

**The passive fire rating of the main switchboard room on level 1 requires minor resealing on the eastern side cable penetration.**

**Check all risers and ensure fire rating is maintained.**

### Fire Doors

Fire doors are in compliance with the BCA and AS1905 have been installed on the exits to the 5 stairwells per floor and are subject to regular inspection and testing as required by AS1851.

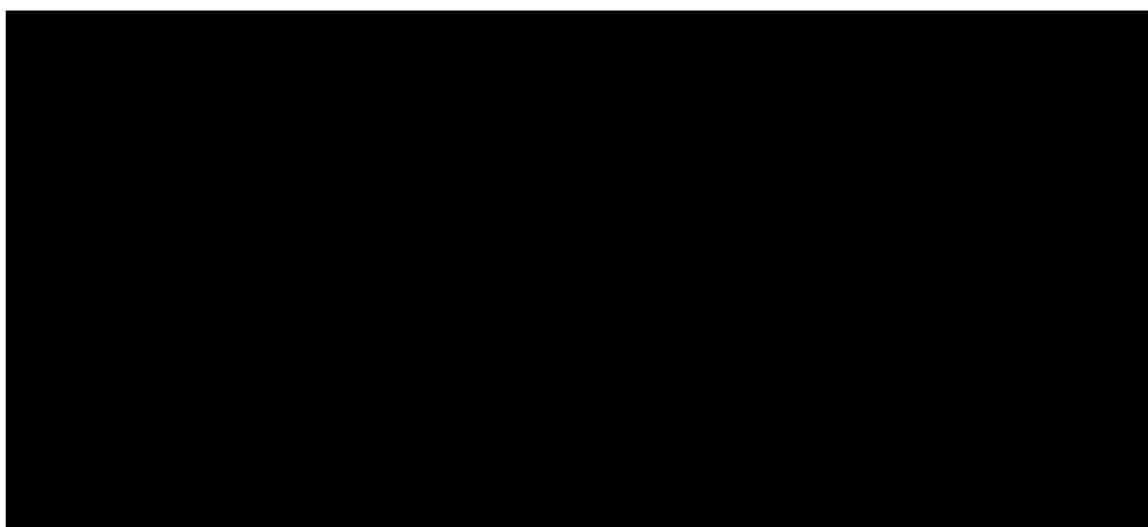
At the time of survey it was found that all doors appeared to be up to date with the 6-monthly services with exception to Level 8 where access wasn't available at the time of the survey.

**The Level 2 Stair 1 fire door is a high traffic door and is showing signs of deterioration specifically the top hinge area of the door. This door should be assessed and rectified before too much damage occurs.**

**The Level 7 Stair 2 door latching hardware is faulty and requires repairs.**

**The Level 3 Stair 5 door top hinge is loose.**

## 10 Fire Extinguishers and Blankets





## 11 Evacuation and Warning Systems

A Building Occupant Warning System is not required or recommended in this building.

## 12 Emergency Lights and Exit Signs

Emergency lights and illuminated exit signs are installed in this facility. Generally the fittings appear to be in good order and condition and are considered serviceable.

No installation or maintenance details were available on site. It is understood they are maintained by GLS.

## 13 Emergency Exit Routes

The emergency exit routes provided were in accordance with the requirements of the BCA and were clear and available at the time of survey.

## 14 Exit Doors and Locking Devices

Generally the locking devices / lever action handles fitted to exit doors were satisfactory at the time of survey. Level 8 has swipe card access from the stairs onto the floor and some doors on Level 7. It is assumed they all have lever action egress from Level 8 (the same as Level 7).

## 15 Fire Systems Interface Test

No installed systems are provided, therefore no such testing was required or conducted during survey.

## 16 General House Keeping

Generally the level of housekeeping was considered satisfactory and there are no recommendations in this regard.

## 17 Maintenance Records

The fire extinguisher installed in the main switch room has not been serviced since it was installed in 2011 as indicated on the maintenance tag. No hard copy summary records were available at the time of service.

**The Fire Services maintenance provider is to conduct fire services maintenance to this building and rectify maintenance records in compliance with AS1851.**

## 18 Floor Plan

Drawings were not available.