



ACT
Government

ACT Health

FOI19-08



Dear 

Freedom of Information Request: FOI19/08

I refer to your application under section 30 of the *Freedom of Information Act 2016* (the Act), received by ACT Health Directorate on 12 March 2019 in which you sought access to:

"I would like copies of reports prepared in the term of the last Assembly on Canberra Hospital infrastructure (see attached):

- *The business case prepared by KPMG for the main tower and adjacent building at the Canberra Hospital;*
- *A report commissioned by the government to evaluate the condition of existing assets, buildings 1, 10 & 12;*
- *Any other reports prepared by consultants related to infrastructure (new buildings or refurbished buildings) at the Canberra Hospital prepared between 2012 and 2016 (excluding the AECOM report)."*

I am an Information Officer appointed by the Director-General of ACT Health under section 18 of the Act to deal with access applications made under Part 5 of the Act.

ACT Health Directorate was required to provide a decision on your access application by 3 May 2019. However, this due date was extended by agreement to 17 May 2019.

Decision on access

Searches were completed for relevant documents and 28 documents were identified that fall within the scope of your request.

I have included as Attachment A to this decision the schedule of relevant documents. This provides a description of each document and the access decision for each of those documents.

I have decided to grant full access to 2 documents and partial access to 24 documents. I have decided to grant access, under section 50 of the Act, to copies of documents

with deletions applied to information that I consider would be contrary to the public interest to disclose.

I have decided to refuse access to 2 documents as I consider the documents to be contrary to the public interest information under schedule 1 of the Act.

My access decisions are detailed further in the following statement of reasons and the documents released to you are provided as Attachment B to this letter.

In reaching my access decision, I have taken the following into account:

- The FOI Act
- The contents of the documents that fall within the scope of your request;
- The views of relevant third parties; and
- The *Human Rights Act 2004*

My reasons for deciding not to grant access to the identified documents and components of these documents are as follows:

Document 27 of the identified documents is entirely composed of information that is considered to be contrary to the public interest to disclose under schedule 1.6(1)(a) of the Act. The document has been submitted to Cabinet for its consideration and that was brought into existence for that purpose.

Document 28 of the identified documents is entirely composed of information that is considered to be contrary to the public interest to disclose under schedule 1.6(1)(a) of the Act. The document has been submitted to Cabinet for its consideration and that was brought into existence for that purpose. This document also contains information the disclosure of which would or could reasonably be expected to endanger the security of a building or structure under schedule 1.14(1)(h).

The above documents are not provided as they are redacted in full.

Documents 4, 5 and 6 of the identified documents are composed of, or contain information that I consider, on balance, to be contrary to the public interest to disclose under the test set out in section 17 of the Act as the information contained in these folios is personal information about individuals.

Public Interest Factors Favouring Disclosure

I have identified that there are no factors favouring disclosure of this information under Schedule 2, section 2.1.

Public Interest Factors Favouring Non-Disclosure

The following factors were considered relevant in favour of the non-disclosure of the documents:

- Schedule 2.2(a)(ii) - prejudice the protection of an individual's right to privacy or any other right under the Human Rights ACT 2004.

On balance, the information identified is contrary to the public interest and I have decided not to disclose this information.

Documents 1 - 3, and 7 - 13 of the identified documents are composed of, or contain information that I consider, on balance, to be contrary to the public interest to disclose under the test set out in section 17 of the Act as the information contained in these documents concerns personal information about individuals. This document also contains information the disclosure of which would or could reasonably be expected to endanger the security of a building or structure under schedule 1.14(1)(h).

Public Interest Factors Favouring Disclosure

The following factors were considered relevant in favour of the disclosure of the documents:

- Schedule 2.1(a)(i) the release of the document could be expected to promote open discussion of public affairs and enhance the government's accountability;
- Schedule 2.1(a) (ii), the release of the documents could contribute to positive and informed debate on important issues or matters of public interest.

Public Interest Factors Favouring Non-Disclosure

The following factors were considered relevant in favour of the non-disclosure of the documents:

- Schedule 1.14(1)(h) - the disclosure would or could reasonably be expected to endanger the security of a building or structure.
- Schedule 2.2(a)(ii) - prejudice the protection of an individual's right to privacy or any other right under the Human Rights ACT 2004.

As the release of these documents could endanger the security of a building, I have decided to partially release the documents.

Documents 14 – 19, 21 and 23 - 26 of the identified documents are composed of, or contain information that I consider, on balance, to be contrary to the public interest to disclose under the test set out in section 17 of the Act as the information contained in these documents would or could reasonably be expected to endanger the security of a building or structure under schedule 1.14(1)(h).

Public Interest Factors Favouring Disclosure

The following factors were considered relevant in favour of the disclosure of the documents:

- Schedule 2.1(a)(i) the release of the document could be expected to promote open discussion of public affairs and enhance the government's accountability;
- Schedule 2.1(a) (ii), the release of the documents could contribute to positive and informed debate on important issues or matters of public interest.

Public Interest Factors Favouring Non-Disclosure

The following factors were considered relevant in favour of the non-disclosure of the documents:

- Schedule 1.14(1)(h) - the disclosure would or could reasonably be expected to endanger the security of a building or structure.

As the release of these documents could endanger the security of a building, I have decided to partially release the documents.

Charges

Processing charges are not applicable to this request.

Online publishing – disclosure log

Under section 28 of the Act, ACT Health maintains an online record of access applications called a disclosure log. Your original access application, my decision and documents released to you in response to your access application will be published in the ACT Health disclosure log not less than three days but not more than 10 days after the date of this decision. Your personal contact details will not be published.

Ombudsman review

My decision on your access request is a reviewable decision as identified in Schedule 3 of the Act. You have the right to seek Ombudsman review of this outcome under section 73 of the Act within 20 working days from the day that my decision is published in ACT Health's disclosure log, or a longer period allowed by the Ombudsman.

If you wish to request a review of my decision you may write to the Ombudsman at:

The ACT Ombudsman
GPO Box 442
CANBERRA ACT 2601
Via email: ACTFOI@ombudsman.gov.au.

ACT Civil and Administrative Tribunal (ACAT) review

Under section 84 of the Act, if a decision is made under section 82(1) on an Ombudsman review, you may apply to the ACAT for review of the Ombudsman decision.

Further information may be obtained from the ACAT at:

ACT Civil and Administrative Tribunal
Level 4, 1 Moore St
GPO Box 370
Canberra City ACT 2601
Telephone: (02) 6207 1740
<http://www.acat.act.gov.au/>

If you have any queries concerning ACT Health's processing of your request, or would like further information, please contact the FOI Coordinator on 5124 9829 or email HealthFOI@act.gov.au.

Yours sincerely



Liz Lopa
Executive Group Manager
Strategic Infrastructure Division

16 May 2019



FREEDOM OF INFORMATION REQUEST SCHEDULE

Please be aware that under the *Freedom of Information Act 2016*, some of the information provided to you will be released to the public through the ACT Government's Open Access Scheme. The Open Access release status column of the table below indicates what documents are intended for release online through open access.

Personal information or business affairs information will not be made available under this policy. If you think the content of your request would contain such information, please inform the contact officer immediately.

Information about what is published on open access is available online at: <http://www.health.act.gov.au/public-information/consumers/freedom-information>

NAME	WHAT ARE THE PARAMETERS OF THE REQUEST	File No
[REDACTED]	<p>I would like copies of reports prepared in the term of the last Assembly on Canberra Hospital infrastructure:</p> <ul style="list-style-type: none">• The business case prepared by KPMG for the main tower and adjacent building at the Canberra Hospital;• A report commissioned by the government to evaluate the condition of existing assets, buildings 1, 10 & 12;• Any other reports prepared by consultants related to infrastructure (new buildings or refurbished buildings) at the Canberra Hospital prepared between 2012 and 2016 (excluding the AECOM report).	FOI19-08

Ref No	No of Folios	Description	Date	Status	Reason for non-release or deferral	Open Access release status
1.	1 - 10	Fire Services Condition Assessment Report – Building 1 Gaunt Place - Garran	12 March 2014	Partial release	Schedule 1.14(1)(h) – Public safety information Schedule 2.2 (a) (ii) - Individual right to privacy	Yes
2.	11 - 20	Fire Services Condition Assessment Report – Building 2 Gaunt Place - Garran	12 March 2014	Partial release	Schedule 1.14(1)(h) – Public safety information Schedule 2.2 (a) (ii) - Individual right to privacy	Yes
3.	21 - 29	Fire Services Condition Assessment Report – Building 3 Gaunt Place - Garran	12 March 2014	Partial release	Schedule 1.14(1)(h) – Public safety information Schedule 2.2 (a) (ii) - Individual right to privacy	Yes
4.	30 - 37	Fire Services Condition Assessment Report – Building 4 Gaunt Place - Garran	12 March 2014	Partial release	Schedule 2.2 (a) (ii) - Individual right to privacy	Yes
5.	38 - 45	Fire Services Condition Assessment Report – Building 5 Gaunt Place - Garran	12 March 2014	Partial release	Schedule 2.2 (a) (ii) - Individual right to privacy	Yes
6.	46 - 53	Fire Services Condition Assessment Report – Building 6 Gaunt Place - Garran	12 March 2014	Partial release	Schedule 2.2 (a) (ii) - Individual right to privacy	Yes

7.	54 - 71	Fire Services Condition Assessment Report – Building 3, The Canberra Hospital	5 March 2015	Partial release	Schedule 1.14(1)(h) – Public safety information Schedule 2.2 (a) (ii) - Individual right to privacy	Yes
8.	72 - 83	Fire Services Condition Assessment Report – Building 4, TCH – ANU Medical School	4 March 2015	Partial release	Schedule 1.14(1)(h) – Public safety information Schedule 2.2 (a) (ii) - Individual right to privacy	Yes
9.	84 - 98	Fire Services Condition Assessment Report – Building 5, Canberra Hospital	10 March 2015	Partial release	Schedule 1.14(1)(h) – Public safety information Schedule 2.2 (a) (ii) - Individual right to privacy	Yes
10.	99 - 112	Fire Services Condition Assessment Report – Building 6, Canberra Hospital	6 March 2015	Partial release	Schedule 1.14(1)(h) – Public safety information Schedule 2.2 (a) (ii) - Individual right to privacy	Yes
11.	113 - 124	Fire Services Condition Assessment Report – Building 7, Canberra Hospital	23 February 2015	Partial release	Schedule 1.14(1)(h) – Public safety information Schedule 2.2 (a) (ii) - Individual right to privacy	Yes
12.	125 - 134	Fire Services Condition Assessment Report – Building 8, Canberra Hospital	23 February 2015	Partial release	Schedule 1.14(1)(h) – Public safety information Schedule 2.2 (a) (ii) - Individual right to privacy	Yes

13.	135 - 144	Fire Services Condition Assessment Report – Building 9, Canberra Hospital	23 March 2015	Partial release	Schedule 1.14(1)(h) – Public safety information Schedule 2.2 (a) (ii) - Individual right to privacy	Yes
14.	145 - 244	Mechanical Services Condition Audit for TCH Building 1 Garran, ACT and attachments	May 2016	Partial release	Schedule 1.14(1)(h) – Public safety information	Yes
15.	245 - 275	Building 1, The Canberra Hospital – Fire Services Condition Assessment Report	5 March 2015	Partial release	Schedule 1.14(1)(h) – Public safety information	Yes
16.	276 – 289	Building 2, The Canberra Hospital – Fire Services Condition Assessment Report	5 March 2015	Partial release	Schedule 1.14(1)(h) – Public safety information	Yes
17.	290 - 306	Building 10 Pathology, The Canberra Hospital – Fire Services Condition Assessment Report	13 March 2015	Partial release	Schedule 1.14(1)(h) – Public safety information	Yes
18.	307 – 320	Building 11 Centenary Hospital for Women & Children, The Canberra Hospital – Fire Services Condition Assessment Report	24 April 2015	Partial release	Schedule 1.14(1)(h) – Public safety information	Yes
19.	321 – 337	Building 12 Diagnostic & Treatment, The Canberra Hospital – Fire Services Condition Assessment Report	5 March 2015	Partial release	Schedule 1.14(1)(h) – Public safety information	Yes

20.	338 – 344	Building 13 Helipad, The Canberra Hospital – Fire Services Condition Assessment Report	24 March 2015	Full release		Yes
21.	345 – 357	Building 20, The Canberra Hospital – Fire Services Condition Assessment Report	27 April 2015	Partial release	Schedule 1.14(1)(h) – Public safety information	Yes
22.	358 - 364	Building 22 Health & Clinical Records, The Canberra Hospital – Fire Services Condition Assessment Report	19 March 2015	Full release		Yes
23.	365 – 376	Fire Services Condition Assessment Report – Building 23, Canberra Hospital	23 February 2015	Partial release	Schedule 1.14(1)(h) – Public safety information	Yes
24.	377 - 386	Building 24, The Canberra Hospital – Fire Services Condition Assessment Report	19 March 2015	Partial release	Schedule 1.14(1)(h) – Public safety information	Yes
25.	387 – 400	Building 25, Adult Mental Health, The Canberra Hospital – Fire Services Condition Assessment Report	1 May 2015	Partial release	Schedule 1.14(1)(h) – Public safety information	Yes
26.	401 - 410	Building 26, Multi Level Carpark, The Canberra Hospital – Fire Services Condition Assessment Report	12 April 2015	Partial release	Schedule 1.14(1)(h) – Public safety information	Yes

27.	411 – 561	KPMG ACT Health Directorate Canberra Hospital Buildings 2/3 Redevelopment Business Case	24 April 2015	Withheld release	Schedule 1.6(1)(a) – Cabinet Information	No
28.	562 - 1765	ACT Government – Shared Services Procurement – Canberra Hospital Audit Buildings 1, 10 and 12	9 September 2014	Withheld release	Schedule 1.6(1)(a) – Cabinet Information Schedule 1.14(1)(h) – Public safety information	No

Total No of Docs

28



Fire Services Condition Assessment Report



BUILDING 1 GAUNT PLACE – GARRAN.



ABN 35 113 683 417



12 March 2014

INDEX

1 INTRODUCTION.....3

2 THE BUILDING4

3 FIRE SYSTEMS SUMMARY5

4 FIRE INDICATOR PANEL6

5 THERMAL AND SMOKE DETECTORS.....6

6 FIRE SPRINKLER SYSTEMS6

7 FIRE HOSE REELS6

8 FIRE HYDRANTS.....7

9 FIRE AND SMOKE DOORS AND BARRIERS.....7

10 FIRE EXTINGUISHERS AND BLANKETS7

11 EVACUATION AND WARNING SYSTEMS8

12 EMERGENCY LIGHTS AND EXIT SIGNS8

13 EMERGENCY EXIT ROUTES.....8

14 EXIT DOORS AND LOCKING DEVICES.....9

15 FIRE SYSTEMS INTERFACE TEST9

16 GENERAL HOUSE KEEPING9

17 MAINTENANCE RECORDS9

18 FLOOR PLAN..... 10

1 INTRODUCTION

The report has been commissioned by the Department of Territories and Municipal Services, Property Project and Services to identify the condition of the existing fire safety systems and shortfalls in those systems at Building 1 Gaunt Place (GP 1) Health Centre on Block 25 Section 31 Garran.

1.1 EXECUTIVE SUMMARY

This complex was originally constructed as a number of detached houses which have subsequently been refurbished for varying purposes. While the building was constructed prior to the introduction of the BCA when requirements for building design and construction were contained in the Building Manual ACT. The building was constructed for the Australian Government's Department of Housing and Construction who at that time were not bound to comply with the regulations.

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 complex was originally constructed as a number of detached houses which have subsequently been refurbished and now used as a Dialysis Unit, units GP1 day patients only.

It has the following constructional characteristics:

Summary of Construction Determination		Results
Classification		Class 9a
Number of storeys contained		1
Type of construction required		Type C
Blocks 25	Section 31	Garran

3 MAINTENANCE

The fire safety systems in the health centre are being maintained by SMI.

4 FIRE SYSTEMS SUMMARY

	Provided	Adequacy	BCA	Recommendation
Fire Indicator Panel	Wormalds F3200	Yes	Compliant	Nil
Thermal and Smoke Detectors	Smoke throughout	Yes	Compliant	Nil
Sprinkler systems	No	Yes	Compliant	Nil
Fire Hose Reels	Three	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	8 X CO2 1 X FB	Yes	Compliant	Nil
Evacuation and warning systems	BOWS Provided	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	Complaint	Nil
General housekeeping	Satisfactory	Yes	Compliant	Nil
Maintenance records	Yes	Yes	Compliant	Nil

5 FIRE INDICATOR PANEL

A Wormalds F3200 Fire Indicator Panel is installed in the entry of GP1. A mimic panel is also installed adjacent nurseries station.

This system monitors smoke detectors throughout units GP1. The System is connected via the required dual path to the Wormalds monitoring service, who in the event of an alarm relay the signal to the Fire Brigade.

The on site log book states that the system is being maintained to the requirements of AS 1851 by SMI and tested monthly.

The block plan clearly identifies areas covered by the system.

No additional works are required at this time

6 THERMAL AND SMOKE DETECTORS

Smoke detectors have been installed throughout all areas in this facility.

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

No additional works are required at this time

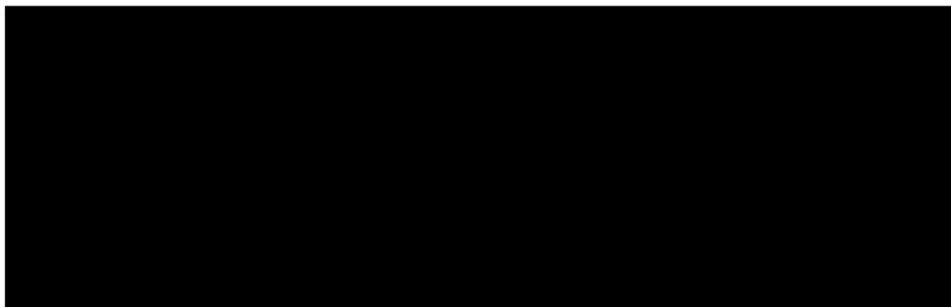
7 FIRE SPRINKLER SYSTEMS

Sprinklers are not installed, required or recommended in this building.

No additional works are required at this time

8 FIRE HOSE REELS

The following fire hose reels are installed in the complex.



Hose reels are tagged as having been maintained as required.

While all locations (not within 4 m of an exit) and the water the supply may not meet current requirements there is no requirement to upgrade unless a major refurbishment is being conducted.

No additional works are required at this time

9 FIRE HYDRANTS

Internal hydrants are not provided within this facility.

Ball valve and pillar street hydrants are available which will provide adequate coverage for the building. These hydrants are maintained by ActewAGL.

No additional works are required at this time

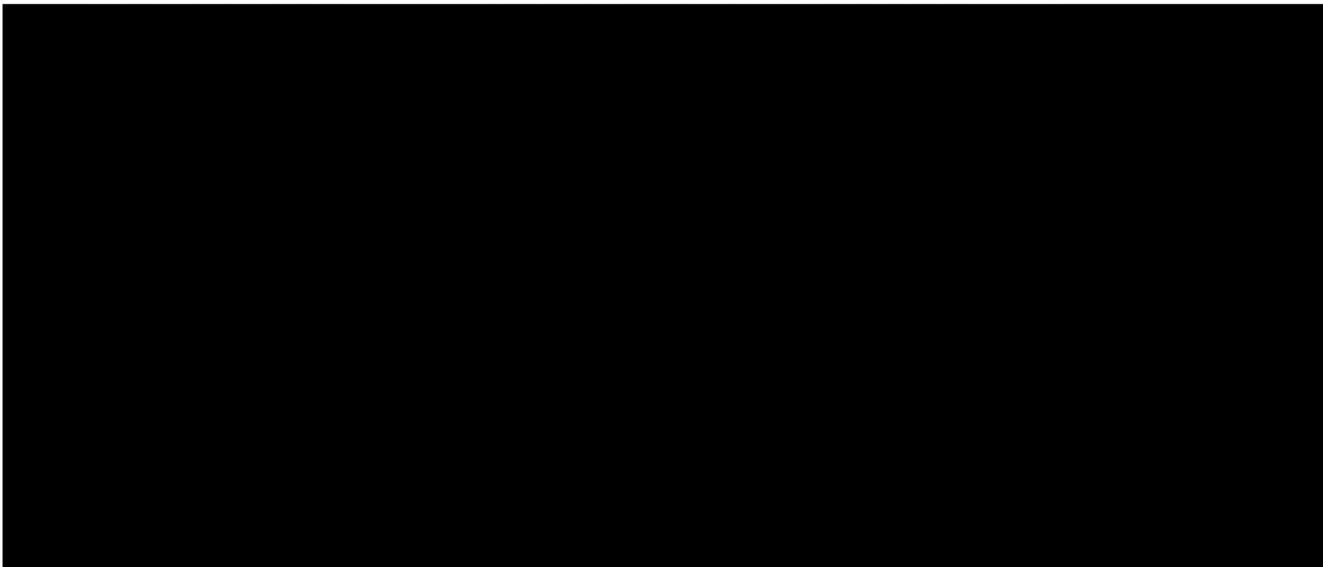
10 FIRE AND SMOKE DOORS AND BARRIERS

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

No additional work required at this time.

11 FIRE EXTINGUISHERS AND BLANKETS

The following fire extinguishers are installed throughout the Complex;



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

All extinguishers are maintained and serviced as required by SMI in accordance with AS 1851

No additional work required at this time.

12 EVACUATION AND WARNING SYSTEMS

Occupant warning is provided as required and considered satisfactory in the Dialysis Unit

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 work required at this time.

13 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, TAMS and GLS are maintaining this service and provide electronic recording of emergency lighting maintenance.

No additional work required at this time.

14 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 work required at this time.

15 EXIT DOORS AND LOCKING DEVICES

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

No additional work required at this time.

16 FIRE SYSTEMS INTERFACE TEST

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

- BOWS
- Wormalds Fire Monitoring (Fire Brigade)

No additional work required at this time.

17 GENERAL HOUSE KEEPING

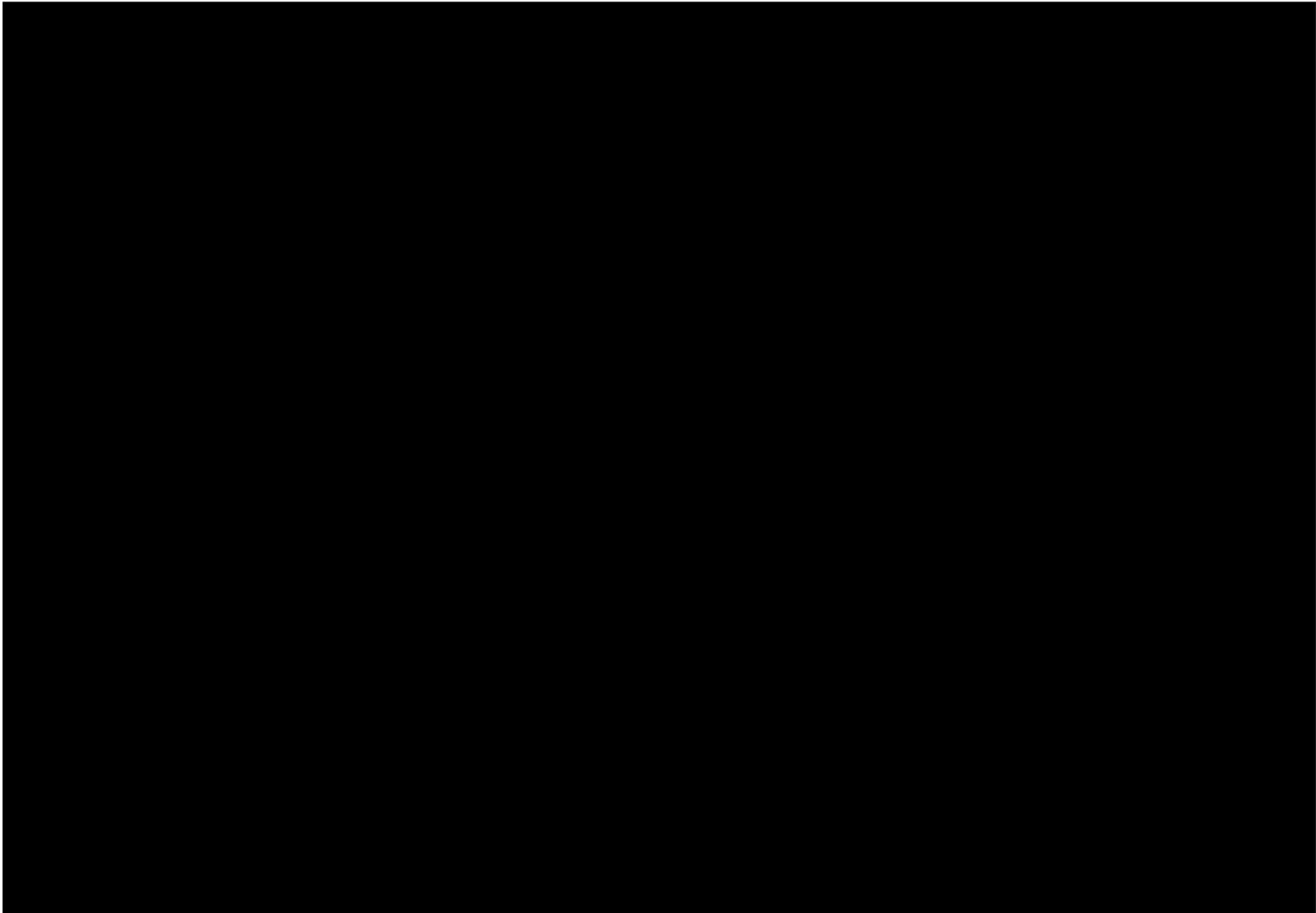
Generally the level of housekeeping was considered satisfactory and there are no recommendations in this regard.

No additional work required at this time.

18 MAINTENANCE RECORDS

The maintenance records in this facility were log books for the FIP and extinguishers which are considered satisfactory.

No additional work required at this time.



Fire Services Condition Assessment Report



BUILDING 2 GAUNT PLACE – GARRAN.



ABN 35 113 683 417

12 March 2014



INDEX

1	INTRODUCTION.....	3
2	THE BUILDING	4
3	FIRE SYSTEMS SUMMARY	5
4	FIRE INDICATOR PANEL	6
5	THERMAL AND SMOKE DETECTORS.....	6
6	FIRE SPRINKLER SYSTEMS	6
7	FIRE HOSE REELS	7
8	FIRE HYDRANTS.....	7
9	FIRE AND SMOKE DOORS AND BARRIERS.....	7
10	FIRE EXTINGUISHERS AND BLANKETS	7
11	EVACUATION AND WARNING SYSTEMS	8
12	EMERGENCY LIGHTS AND EXIT SIGNS	8
13	EMERGENCY EXIT ROUTES.....	8
14	EXIT DOORS AND LOCKING DEVICES.....	8
15	FIRE SYSTEMS INTERFACE TEST	8
16	GENERAL HOUSE KEEPING	9
17	MAINTENANCE RECORDS	9
18	FLOOR PLAN.....	10

1 INTRODUCTION

The report has been commissioned by the Department of Territories and Municipal Services, Property Project and Services to identify the condition of the existing fire safety systems and shortfalls in those systems at Building 2 (GP2) Gaunt Place Health Centre on Block 25 Section 31 Garran.

1.1 EXECUTIVE SUMMARY

This complex was originally constructed as a number of detached houses which have subsequently been refurbished for varying purposes. While the building was constructed prior to the introduction of the BCA when requirements for building design and construction were contained in the Building Manual ACT. The building was constructed for the Australian Government's Department of Housing and Construction who at that time were not bound to comply with the regulations.

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 complex was originally constructed as a number of detached houses which have subsequently been refurbished and now used as a Rehabilitation Units GP2 contains hospital overnight accommodation.

It has the following constructional characteristics:

Summary of Construction Determination		Results
Classification		Class 9a
Number of storeys contained		1
Type of construction required		Type C
Blocks 25	Section 31	Garran

3 MAINTENANCE

The fire safety systems in the health centre are being maintained by SMI.

4 FIRE SYSTEMS SUMMARY

	Provided	Adequacy	BCA	Recommendation
Fire Indicator Panel	Wormalds F3200	Yes	Compliant	Nil
Thermal and Smoke Detectors	Smoke throughout	Yes	Compliant	Nil
Sprinkler systems	Residential sprinklers	Yes	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	2 X CO2 2 X Water 1 X ABE 2 X FB	Yes	Compliant	Nil
Evacuation and warning systems	BOWS Provided	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	Complaint	Nil
General housekeeping	Satisfactory	Yes	Compliant	Nil
Maintenance records	Yes	Yes	Compliant	Nil

5 FIRE INDICATOR PANEL

A Wormalds F3200 Fire Indicator Panel is installed in the entry of GP2. A mimic panel is also installed inside the unit.

This system monitors the sprinkler system and smoke detectors throughout units GP2. The System is connected via the required dual path to the Wormalds monitoring service, who in the event of an alarm relay the signal to the Fire Brigade.

The on site log book states that the system is being maintained to the requirements of AS 1851 by SMI and tested monthly.

The block plan clearly identifies areas covered by the system.

No additional works are required at this time

6 THERMAL AND SMOKE DETECTORS

Smoke detectors have been installed throughout this facility.

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

No additional works are required at this time

7 FIRE SPRINKLER SYSTEMS

A residential type Sprinkler system has been retrofitted in the rehabilitation units GP 2 with the control valve set external.

The walk through would suggest that this system has been installed in accordance with AS 2118.

The system is being tested and maintained by SMI and is monitored via the FIP.

No additional works are required at this time

8 FIRE HOSE REELS

Fire hose reels have not been installed or and are not in this facility.

No additional works are required at this time

9 FIRE HYDRANTS

Internal hydrants are not provided within this facility.

Ball valve and pillar street hydrants are available which will provide adequate coverage for the building. These hydrants are maintained by ActewAGL.

No additional works are required at this time

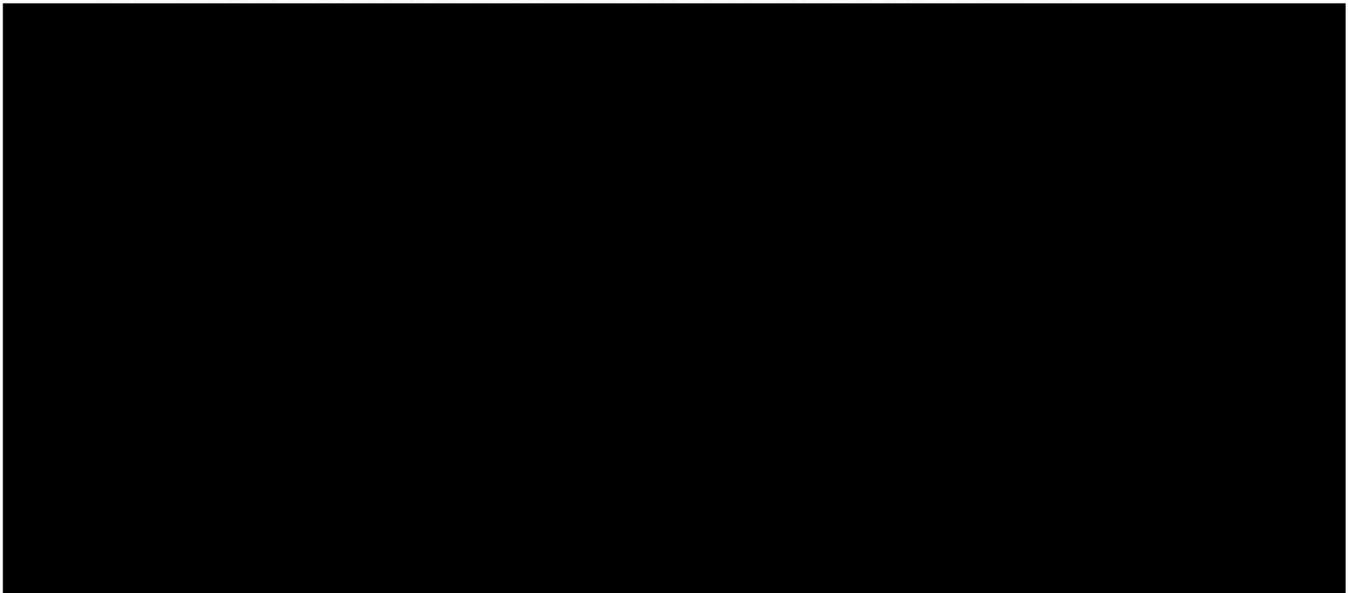
10 FIRE AND SMOKE DOORS AND BARRIERS

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

No additional work required at this time.

11 FIRE EXTINGUISHERS AND BLANKETS

The following fire extinguishers are installed throughout the Complex;



All extinguishers are maintained and serviced as required by SMI in accordance with AS 1851

No additional work required at this time.

12 EVACUATION AND WARNING SYSTEMS

Occupant warning is provided as required and considered satisfactory in the Dialysis Unit

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 work required at this time.

13 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, TAMS and GLS are maintaining this service and provide electronic recording of emergency lighting maintenance.

No additional work required at this time.

14 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 work required at this time.

15 EXIT DOORS AND LOCKING DEVICES

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

No additional work required at this time.

16 FIRE SYSTEMS INTERFACE TEST

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

- BOWS
- Wormalds Fire Monitoring (Fire Brigade)

No additional work required at this time.

17 GENERAL HOUSE KEEPING

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

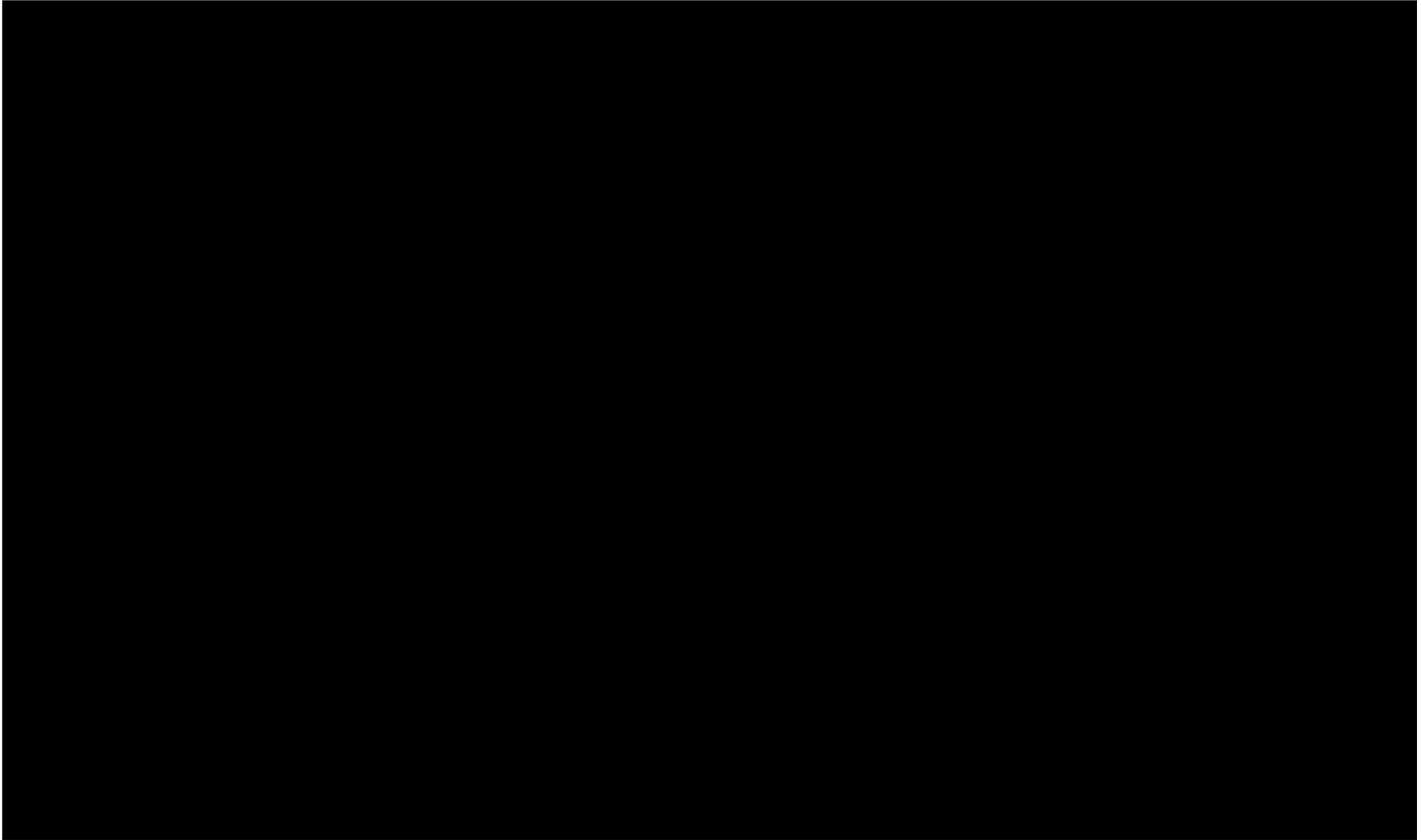
No additional work required at this time.

18 MAINTENANCE RECORDS

The maintenance records in this facility were log books for the FIP and extinguishers which are considered satisfactory.

No additional work required at this time.

19 FLOOR PLAN



Fire Services Condition Assessment Report



BUILDING 3 GAUNT PLACE – GARRAN.



ABN 35 113 683 417



12 March 2014

INDEX

1	INTRODUCTION.....	3
2	THE BUILDING	4
3	FIRE SYSTEMS SUMMARY	5
4	FIRE INDICATOR PANEL	6
5	THERMAL AND SMOKE DETECTORS.....	6
6	FIRE SPRINKLER SYSTEMS	6
7	FIRE HOSE REELS	6
8	FIRE HYDRANTS.....	6
9	FIRE AND SMOKE DOORS AND BARRIERS.....	6
10	FIRE EXTINGUISHERS AND BLANKETS	7
11	EVACUATION AND WARNING SYSTEMS	7
12	EMERGENCY LIGHTS AND EXIT SIGNS	7
13	EMERGENCY EXIT ROUTES.....	8
14	EXIT DOORS AND LOCKING DEVICES.....	8
15	FIRE SYSTEMS INTERFACE TEST	8
16	GENERAL HOUSE KEEPING	8
17	MAINTENANCE RECORDS	8
18	FLOOR PLAN.....	9

1 INTRODUCTION

The report has been commissioned by the Department of Territories and Municipal Services, Property Project and Services to identify the condition of the existing fire safety systems and shortfalls in those systems at Building 3 (3GP) Gaunt Place Health Centre on Block 25 Section 31 Garran.

1.1 EXECUTIVE SUMMARY

This building was originally constructed as a house which have subsequently been refurbished for varying purposes. While the building was constructed prior to the introduction of the BCA when requirements for building design and construction were contained in the Building Manual ACT. The building was constructed for the Australian Government's Department of Housing and Construction who at that time were not bound to comply with the regulations.

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 complex was originally constructed as a houses which has subsequently been refurbished and now used as office space for varying purposes.

It has the following constructional characteristics:

Summary of Construction Determination		Results
Classification		Class 9a
Number of storeys contained		1
Type of construction required		Type C
Blocks 25	Section 31	Garran

3 MAINTENANCE

The fire safety systems in the health centre are being maintained by SMI.

4 FIRE SYSTEMS SUMMARY

	Provided	Adequacy	BCA	Recommendation
Fire Indicator Panel	No	Yes	Compliant	Nil
Thermal and Smoke Detectors	No	Yes	Compliant	Nil
Sprinkler systems	No	Yes	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	1 X CO2 1 X Water	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	Complaint	Nil
General housekeeping	Satisfactory	Yes	Compliant	Nil
Maintenance records	Yes	Yes	Compliant	Nil

5 FIRE INDICATOR PANEL

A fire alarm is not installed. Required or recommended in this facility

No additional works are required at this time

6 THERMAL AND SMOKE DETECTORS

Smoke detectors are not installed required or recommended in this facility

No additional works are required at this time

7 FIRE SPRINKLER SYSTEMS

No additional works are required at this time

Sprinklers are not installed required or recommended in this facility

No additional works are required at this time

8 FIRE HOSE REELS

Fire Hose reels are not installed required or recommended in this facility

No additional works are required at this time

9 FIRE HYDRANTS

Internal hydrants are not provided within this facility.

Ball valve and pillar street hydrants are available which will provide adequate coverage for the building. These hydrants are maintained by ActewAGL.

No additional works are required at this time

10 FIRE AND SMOKE DOORS AND BARRIERS

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

No additional work required at this time.

11 FIRE EXTINGUISHERS AND BLANKETS

The following fire extinguishers are installed throughout the Complex;

Type	Location	Last Inspected	Appeared Charged	Test Level	Pressure Tested
Water	GP3 Entry	Dec 2013	<input checked="" type="checkbox"/>	*	2010
CO ₂	GP3 Entry	Dec 2013	<input checked="" type="checkbox"/>	*	2010

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

All extinguishers are maintained and serviced as required by SMI in accordance with AS 1851

No additional work required at this time.

12 EVACUATION AND WARNING SYSTEMS

Occupant warning is not installed, required or recommended in this facility

No additional work required at this time.

13 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, TAMS and GLS are maintaining this service and provide electronic recording of emergency lighting maintenance.

No additional work required at this time.

14 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 work required at this time.

15 EXIT DOORS AND LOCKING DEVICES

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

No additional work required at this time.

16 FIRE SYSTEMS INTERFACE TEST

No installed fire safety systems are installed in this facility

A test was not applicable

17 GENERAL HOUSE KEEPING

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

No additional work required at this time.

18 MAINTENANCE RECORDS

The maintenance records in this facility were log books for the FIP and extinguishers which are considered satisfactory.

No additional work required at this time.

19 FLOOR PLAN



Fire Services Condition Assessment Report

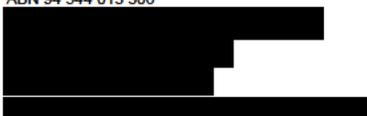


BUILDING 4 GAUNT PLACE – GARRAN.



ABN 94 544 013 306

12 March 2014



INDEX

1	INTRODUCTION.....	3
2	THE BUILDING	4
3	FIRE SYSTEMS SUMMARY	5
4	FIRE INDICATOR PANEL	6
5	THERMAL AND SMOKE DETECTORS.....	6
6	FIRE SPRINKLER SYSTEMS	6
7	FIRE HOSE REELS	6
8	FIRE HYDRANTS.....	6
9	FIRE AND SMOKE DOORS AND BARRIERS.....	6
10	FIRE EXTINGUISHERS AND BLANKETS	7
11	EVACUATION AND WARNING SYSTEMS	7
12	EMERGENCY LIGHTS AND EXIT SIGNS	7
13	EMERGENCY EXIT ROUTES.....	8
14	EXIT DOORS AND LOCKING DEVICES.....	8
15	FIRE SYSTEMS INTERFACE TEST	8
16	GENERAL HOUSE KEEPING	8
17	MAINTENANCE RECORDS	8
18	FLOOR PLAN.....	Error! Bookmark not defined.

1 INTRODUCTION

The report has been commissioned by the Department of Territories and Municipal Services, Property Project and Services to identify the condition of the existing fire safety systems and shortfalls in those systems at Building 4 (4GP) Gaunt Place Health Centre on Block 25 Section 31 Garran.

1.1 EXECUTIVE SUMMARY

This building was originally constructed as a house which has subsequently been refurbished for varying purposes. While the building was constructed prior to the introduction of the BCA when requirements for building design and construction were contained in the Building Manual ACT. The building was constructed for the Australian Government's Department of Housing and Construction who at that time were not bound to comply with the regulations.

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 complex was originally constructed as a houses which has subsequently been refurbished and now used as office space for varying purposes.

It has the following constructional characteristics:

Summary of Construction Determination		Results
Classification		Class 9a
Number of storeys contained		1
Type of construction required		Type C
Blocks 25	Section 31	Garran

3 MAINTENANCE

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

4 FIRE SYSTEMS SUMMARY

	Provided	Adequacy	BCA	Recommendation
Fire Indicator Panel	No	Yes	Compliant	Nil
Thermal and Smoke Detectors	No	Yes	Compliant	Nil
Sprinkler systems	No	Yes	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	1 X CO2 1 X ABE 1 X FB	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	Complaint	Nil
General housekeeping	Satisfactory	Yes	Compliant	Nil
Maintenance records	Yes	Yes	Compliant	Nil

5 FIRE INDICATOR PANEL

A fire alarm is not installed. Required or recommended in this facility

No additional works are required at this time

6 THERMAL AND SMOKE DETECTORS

Smoke detectors are not installed required or4 recommended in this facility

No additional works are required at this time

7 FIRE SPRINKLER SYSTEMS

No additional works are required at this time

Sprinklers are not installed required or recommended in this facility

No additional works are required at this time

8 FIRE HOSE REELS

Fire Hose reels are not installed, required or recommended in this facility

No additional works are required at this time

9 FIRE HYDRANTS

Internal hydrants are not provided within this facility.

Ball valve and pillar street hydrants are available which will provide adequate coverage for the building. These hydrants are maintained by ActewAGL.

No additional works are required at this time

10 FIRE AND SMOKE DOORS AND BARRIERS

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

No additional work required at this time.

11 FIRE EXTINGUISHERS AND BLANKETS

The following fire extinguishers are installed throughout the Complex;

Type	Location	Last Inspected	Appeared Charged	Test Level	Pressure Tested
ABE	Kitchen	Dec 2013	<input checked="" type="checkbox"/>	*	2013
FB	Kitchen	Dec 2013	<input checked="" type="checkbox"/>	*	NA
CO ₂	Office area	Dec 2013	<input checked="" type="checkbox"/>	*	2013

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

All extinguishers are maintained and serviced as required by SMI in accordance with AS 1851

No additional work required at this time.

12 EVACUATION AND WARNING SYSTEMS

Occupant warning is not installed, required or recommended in this facility

No additional work required at this time.

13 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, TAMS and GLS are maintaining this service and provide electronic recording of emergency lighting maintenance.

No additional work required at this time.

14 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 work required at this time.

15 EXIT DOORS AND LOCKING DEVICES

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

No additional work required at this time.

16 FIRE SYSTEMS INTERFACE TEST

No installed fire safety systems are installed in this facility

A test was not applicable

17 GENERAL HOUSE KEEPING

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

No additional work required at this time.

18 MAINTENANCE RECORDS

The maintenance records in this facility were log books for the FIP and extinguishers which are considered satisfactory.

No additional work required at this time.

Fire Services Condition Assessment Report

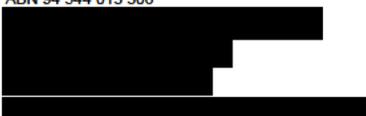


BUILDING 5 GAUNT PLACE – GARRAN.



ABN 94 544 013 306

12 March 2014



INDEX

1	INTRODUCTION.....	3
2	THE BUILDING	4
3	MAINTENANCE	4
4	FIRE SYSTEMS SUMMARY	5
5	FIRE INDICATOR PANEL	6
6	THERMAL AND SMOKE DETECTORS.....	6
7	FIRE SPRINKLER SYSTEMS.....	6
8	FIRE HOSE REELS	6
9	FIRE HYDRANTS.....	6
10	FIRE AND SMOKE DOORS AND BARRIERS.....	6
11	FIRE EXTINGUISHERS AND BLANKETS	7
12	EVACUATION AND WARNING SYSTEMS	7
13	EMERGENCY LIGHTS AND EXIT SIGNS	7
14	EMERGENCY EXIT ROUTES.....	8
15	EXIT DOORS AND LOCKING DEVICES.....	8
16	FIRE SYSTEMS INTERFACE TEST	8
17	GENERAL HOUSE KEEPING	8
18	MAINTENANCE RECORDS	8

1 INTRODUCTION

The report has been commissioned by the Department of Territories and Municipal Services, Property Project and Services to identify the condition of the existing fire safety systems and shortfalls in those systems at Building 5 (5GP) Gaunt Place Health Centre on Block 25 Section 31 Garran.

1.1 EXECUTIVE SUMMARY

This building was originally constructed as a house which has subsequently been refurbished for varying purposes. While the building was constructed prior to the introduction of the BCA when requirements for building design and construction were contained in the Building Manual ACT. The building was constructed for the Australian Government's Department of Housing and Construction who at that time were not bound to comply with the regulations.

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 complex was originally constructed as a houses which has subsequently been refurbished and now used as office space for varying purposes.

It has the following constructional characteristics:

Summary of Construction Determination		Results
Classification		Class 9a
Number of storeys contained		1
Type of construction required		Type C
Blocks 25	Section 31	Garran

3 MAINTENANCE

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

4 FIRE SYSTEMS SUMMARY

	Provided	Adequacy	BCA	Recommendation
Fire Indicator Panel	No	Yes	Compliant	Nil
Thermal and Smoke Detectors	No	Yes	Compliant	Nil
Sprinkler systems	No	Yes	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	1 X CO2 1 X ABE 1 X FB	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	Complaint	Nil
General housekeeping	Satisfactory	Yes	Compliant	Nil
Maintenance records	Yes	Yes	Compliant	Nil

5 FIRE INDICATOR PANEL

A fire alarm is not installed. Required or recommended in this facility

No additional works are required at this time

6 THERMAL AND SMOKE DETECTORS

Smoke detectors are not installed required or4 recommended in this facility

No additional works are required at this time

7 FIRE SPRINKLER SYSTEMS

No additional works are required at this time

Sprinklers are not installed required or recommended in this facility

No additional works are required at this time

8 FIRE HOSE REELS

Fire Hose reels are not installed, required or recommended in this facility

No additional works are required at this time

9 FIRE HYDRANTS

Internal hydrants are not provided within this facility.

Ball valve and pillar street hydrants are available which will provide adequate coverage for the building. These hydrants are maintained by ActewAGL.

No additional works are required at this time

10 FIRE AND SMOKE DOORS AND BARRIERS

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

No additional work required at this time.

11 FIRE EXTINGUISHERS AND BLANKETS

The following fire extinguishers are installed throughout the Complex;

Type	Location	Last Inspected	Appeared Charged	Test Level	Pressure Tested
ABE	Kitchen	Dec 2013	<input checked="" type="checkbox"/>	*	2013
FB	Kitchen	Dec 2013	<input checked="" type="checkbox"/>	*	NA
CO ₂	Office area	Dec 2013	<input checked="" type="checkbox"/>	*	2013

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

All extinguishers are maintained and serviced as required by SMI in accordance with AS 1851

No additional work required at this time.

12 EVACUATION AND WARNING SYSTEMS

Occupant warning is not installed, required or recommended in this facility

No additional work required at this time.

13 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, TAMS and GLS are maintaining this service and provide electronic recording of emergency lighting maintenance.

No additional work required at this time.

14 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 work required at this time.

15 EXIT DOORS AND LOCKING DEVICES

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

No additional work required at this time.

16 FIRE SYSTEMS INTERFACE TEST

No installed fire safety systems are installed in this facility

A test was not applicable

17 GENERAL HOUSE KEEPING

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

No additional work required at this time.

18 MAINTENANCE RECORDS

The maintenance records in this facility were log books for the FIP and extinguishers which are considered satisfactory.

No additional work required at this time.



Fire Services Condition Assessment Report



BUILDING 6 GAUNT PLACE – GARRAN.



ABN 94 544 013 306



12 March 2014

INDEX

1	INTRODUCTION.....	3
2	THE BUILDING	4
3	MAINTENANCE	4
4	FIRE SYSTEMS SUMMARY	5
5	FIRE INDICATOR PANEL	6
6	THERMAL AND SMOKE DETECTORS.....	6
7	FIRE SPRINKLER SYSTEMS.....	6
8	FIRE HOSE REELS	6
9	FIRE HYDRANTS.....	6
10	FIRE AND SMOKE DOORS AND BARRIERS.....	6
11	FIRE EXTINGUISHERS AND BLANKETS	7
12	EVACUATION AND WARNING SYSTEMS	7
13	EMERGENCY LIGHTS AND EXIT SIGNS	7
14	EMERGENCY EXIT ROUTES.....	8
15	EXIT DOORS AND LOCKING DEVICES.....	8
16	FIRE SYSTEMS INTERFACE TEST	8
17	GENERAL HOUSE KEEPING	8
18	MAINTENANCE RECORDS	8

1 INTRODUCTION

The report has been commissioned by the Department of Territories and Municipal Services, Property Project and Services to identify the condition of the existing fire safety systems and shortfalls in those systems at Building 6 (6GP) Gaunt Place Health Centre on Block 25 Section 31 Garran.

1.1 EXECUTIVE SUMMARY

This building was originally constructed as a house which has subsequently been refurbished for varying purposes. While the building was constructed prior to the introduction of the BCA when requirements for building design and construction were contained in the Building Manual ACT. The building was constructed for the Australian Government's Department of Housing and Construction who at that time were not bound to comply with the regulations.

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 complex was originally constructed as a houses which has subsequently been refurbished and now used as office space for varying purposes.

It has the following constructional characteristics:

Summary of Construction Determination		Results
Classification		Class 9a
Number of storeys contained		1
Type of construction required		Type C
Blocks 25	Section 31	Garran

3 MAINTENANCE

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

4 FIRE SYSTEMS SUMMARY

	Provided	Adequacy	BCA	Recommendation
Fire Indicator Panel	No	Yes	Compliant	Nil
Thermal and Smoke Detectors	No	Yes	Compliant	Nil
Sprinkler systems	No	Yes	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	1 X CO2 1 X ABE 1 X FB	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	Complaint	Nil
General housekeeping	Satisfactory	Yes	Compliant	Nil
Maintenance records	Yes	Yes	Compliant	Nil

5 FIRE INDICATOR PANEL

A fire alarm is not installed, required or recommended in this facility

No additional works are required at this time

6 THERMAL AND SMOKE DETECTORS

Smoke detectors are not installed required or recommended in this facility

No additional works are required at this time

7 FIRE SPRINKLER SYSTEMS

No additional works are required at this time

Sprinklers are not installed required or recommended in this facility

No additional works are required at this time

8 FIRE HOSE REELS

Fire Hose reels are not installed, required or recommended in this facility

No additional works are required at this time

9 FIRE HYDRANTS

Internal hydrants are not provided within this facility.

Ball valve and pillar street hydrants are available which will provide adequate coverage for the building. These hydrants are maintained by ActewAGL.

No additional works are required at this time

10 FIRE AND SMOKE DOORS AND BARRIERS

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

No additional work required at this time.

11 FIRE EXTINGUISHERS AND BLANKETS

The following fire extinguishers are installed throughout the Complex;

Type	Location	Last Inspected	Appeared Charged	Test Level	Pressure Tested
ABE	Kitchen	Dec 2013	<input checked="" type="checkbox"/>	*	2013
FB	Kitchen	Dec 2013	<input checked="" type="checkbox"/>	*	NA
CO ₂	Corridor	Dec 2013	<input checked="" type="checkbox"/>	*	2013

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

All extinguishers are maintained and serviced as required by SMI in accordance with AS 1851

No additional work required at this time.

12 EVACUATION AND WARNING SYSTEMS

Occupant warning is not installed, required or recommended in this facility

No additional work required at this time.

13 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, TAMS and GLS are maintaining this service and provide electronic recording of emergency lighting maintenance.

No additional work required at this time.

14 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 work required at this time.

15 EXIT DOORS AND LOCKING DEVICES

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

No additional work required at this time.

16 FIRE SYSTEMS INTERFACE TEST

No installed fire safety systems are installed in this facility

A test was not applicable

17 GENERAL HOUSE KEEPING

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

No additional work required at this time.

18 MAINTENANCE RECORDS

The maintenance records in this facility were log books for the FIP and extinguishers which are considered satisfactory.

No additional work required at this time.



ACT
Government

Chief Minister, Treasury and
Economic Development



ACT
Government
Health

Fire Services Condition Assessment Report



BUILDING 3 THE CANBERRA HOSPITAL



ABN 35 113 683 417



5 March 2015

INDEX

1	INTRODUCTION.....	3
2	THE BUILDING	4
3	FIRE SYSTEMS SUMMARY	5
4	FIRE INDICATOR PANEL	6
5	THERMAL AND SMOKE DETECTORS.....	6
6	FIRE SPRINKLER SYSTEMS	7
7	FIRE HOSE REELS	7
8	FIRE HYDRANTS.....	8
9	FIRE AND SMOKE DOORS AND BARRIERS.....	9
10	FIRE EXTINGUISHERS AND BLANKETS	10
11	EVACUATION AND WARNING SYSTEMS.....	12
12	EMERGENCY LIGHTS AND EXIT SIGNS	12
13	EMERGENCY EXIT ROUTES.....	13
14	EXIT DOORS AND LOCKING DEVICES.....	13
15	FIRE SYSTEMS INTERFACE TEST.....	13
16	GENERAL HOUSE KEEPING	13
17	MAINTENANCE RECORDS	14
18	FLOOR PLAN.....	15

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 3 Canberra Hospital.

1.1 OVERVIEW

The building was constructed prior to the introduction of the BCA when requirements for building design and construction were contained in the Building Manual ACT. The building was constructed for the Australian Government's Department of Housing and Construction who at that time were not bound to comply with the regulations.

Generally the systems installed are of a high 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.

A long term strategic plan is required 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 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. Some areas were locked or inaccessible 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 any 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, 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		1970's
Type of construction required		Type A
Blocks 1	Section 58	Garran

2.1 MAINTENANCE

The fire safety system in the Building 3 is currently maintained by SMI Fire Services.

3 FIRE SYSTEMS SUMMARY

	Provided	Adequacy	BCA	Recommendation
Fire Indicator Panel	Yes	Yes	Compliant	Recommend checking mimic panels
Thermal and Smoke Detectors	Yes	Yes	Compliant	Recommend upgrading ASAP.
Sprinkler systems	No	Yes	Compliant	Nil
Fire Hose Reels	Throughout	Yes	Acceptable	Check drencher systems valves straps and indicate valves on block plan
Fire Hydrants	Throughout	Yes	Compliant	Nil
Fire and smoke doors and barriers	Yes	Yes	Compliant	Repair as required
Fire Extinguishers and blankets	Throughout	Yes	Compliant	Pressure test as required
Evacuation and warning systems	Yes	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	Complaint	Ensure they are tested annually
General housekeeping	Satisfactory	Yes	Compliant	Nil
Maintenance records	Partial	No	Partial	Provide maintenance records in compliance with AS1851

4 FIRE INDICATOR PANEL

A Pertronic F120A Fire Indicator Panel is installed in the corridor at the northern end on the ground floor of the building

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

The block plan at the FIP clearly identifies the areas covered by the system.

Log book records indicate the most recent annual test of the fire system was completed 24/06/2014. The FIP batteries were replaced 12/11/2012.

There weren't any records on site indicating the 2-yearly battery test was completed in 2014, therefore we recommend the battery test either be completed or the batteries replaced in compliance with AS1851.

Fire Fan Control Panel

Incorporated within the FIP is the Fire Fan Control Panel which allows for automatic operation of smoke control, exhaust, supply air fans and stair pressurisation fans. This panel also provides a facility for the Fire Brigade to manually start and or stop specific fans.

The display on the FFCP does not clearly advise the operator and the most effective operation of the system. Experience has shown that the Fire Brigade will not know how to operate the system in the event of a fire. It is recommended that the operation of the system be clearly explained and represented on the display.

Review FFCP operation and update display

Mimic Panels:

Pertronic fire system Mimic panels have been installed in building 3. These mimic panels are a liquid crystal display type that mimic the screen events of the main Pertronic FIP in Building 3.

A Pertronic mimic panel located on the ground floor North West end is not working and doesn't appear to be connected to the FIP

5 THERMAL AND SMOKE DETECTORS

Smoke detectors have been installed throughout all areas of the building to the requirements of AS 1670.

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

Generally Olsen Smoke detectors are installed with a mixture of other Wormald / Tyco detectors.

Whilst these detectors are performing their design function a review of the overall systems will be required to determine the future of the overall package as installed within the complex

Depending on the life expectancy of building 3 we recommend to programme an upgrade of all detectors within 3 years. As the Pertronic F120A is an addressable FIP (currently with conventional spur cards fitted) a budget price can be determined if a decision is made as to whether to install addressable or conventional detection

The corridor section on the ground floor north west exit requires the heat detector changed to a smoke detector to maintain the spacing requirement of AS1670. The heat detector in the disabled toilet off the same corridor requires the detector to be relocated a minimum of 300mm away from the wall and changed to a smoke detector.

6 FIRE SPRINKLER SYSTEMS

A Sprinkler system is not installed within this building.

There are window drencher systems installed for the internal courtyards on wall / window sections to maintain the required 6m fire separation integrity for the internal building fire compartments. The isolation valves for these drencher systems are located in fire hose reel cupboards.

The water supply for the drenchers is supplied directly from the hydrant system.

Straps should be fitted to all drencher valves.

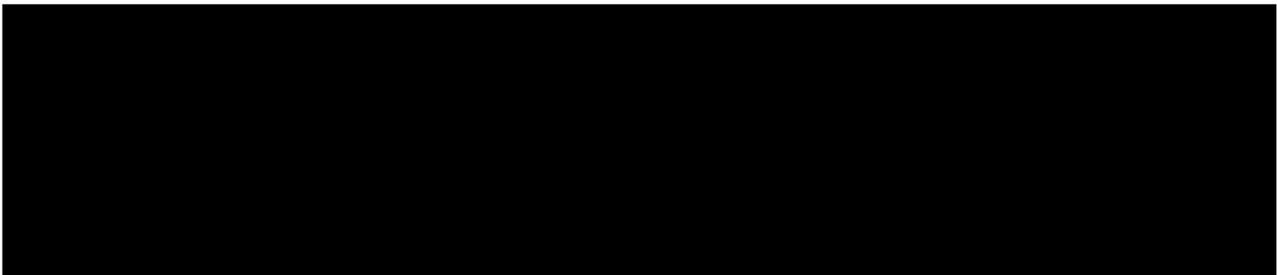
Drencher isolation valve locations should be indicated on the FIP block plan.

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 floors in the event of a fire.

The water supply for this system is taken off the hydrant service.

Locations are as detailed on the plans at item 18 of this report. The following fire hose reels are installed in the complex.





Hose reels are tagged as having been maintained as required.

Generally Fire Hose Reels are co-located within cupboards with a Fire Hydrant and a CO₂ fire extinguisher.

The hydrant / fire hose reel cupboard located on the 1st floor near the main corridor entrance to Building 2 requires handles on the cupboard doors. The cupboard also has access control and data cables in the cupboard which shouldn't be there. As a minimum the cables need to be installed in a duct or boxed in so they won't cause an obstruction to the operation of the fire services equipment.

8 FIRE HYDRANTS

Internal hydrants are installed to provide fire fighting water to the Fire Brigade.

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

Generally Fire Hydrants are co-located within cupboards with a Fire Hose Reels and a CO₂ fire extinguisher.

Ball valve and pillar street hydrants are available which will provide adequate coverage externally of the building. It is our understanding these hydrants are maintained by ActewAGL.

Storz couplings have been fitted to all 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

Fire Hydrants are tagged as having been maintained as required.

Water Supply

The water supply for the hydrant services are supplemented by tanks on level 13 of Building 1 which are delivered by diesel and electric pumps in the Building 1 pump room.

9 FIRE AND SMOKE DOORS AND BARRIERS

Fire compartmentation has been provided to provide smaller fire compartments and to separate all ward areas from the central corridor.

It was not possible during the survey to inspect the fire barrier above the fire doors however it is understood that major works will be required to rectify the bulkhead above these doors which has been breached by wiring and not being fire stopped.

Other fire barriers have been strategically located throughout both levels of the building divide the area into smaller fire compartments. The concept of these barriers is illustrated in the drawing in this report. This survey has revealed, however, that the majority of fire barriers have been breached by cabling not being effectively fire stopped. This matter requires to be remedied.

There are window drencher systems installed for the internal courtyards on wall / window sections to maintain the required 6m fire separation integrity for the internal building fire compartments. The isolation valves for these drencher systems are located in fire hose reel cupboards.

The water supply for the drenchers is supplied directly from the hydrant system.

Recommendations;

1. Commission passive fire protection contractor to rectify all defects in bulkheads above fire doors and fire walls generally.
2. Develop a procedure to ensure that cabling, mechanical and hydraulics works are validated as having been completed – including the re-instatement of penetrated fire barriers.