

### What is the service we offer?

Our qualified inspector will inspect your common property and provide you with an informative and easy to read report.

### Other benefits you will receive

- Solutions in Engineering's inspectors are qualified Fire Safety Advisors and WH&S Officers with decades of combined experience in fire safety and risk management
- The report is compiled using custom made Australian software
- The report format is simple, comprehensive and easy to read
- You are protected by \$20,000,000 of Public Liability and Products Liability Cover and \$4,000,000 of Professional Indemnity Insurance in the aggregate (\$2,000,000 in any one claim)
- You can expect courteous, easily identifiable Inspectors who are willing to spend time with owners and representatives of the Body Corporate to ensure that you receive the highest quality service

### 100 % PLUS GUARANTEE...

You know you'll get the best service because of our ironclad guarantee. If we do not provide all that we promise we'll refund you for the entire amount of the report...

Call 1300 136 036 or send us a fax 1300 036 037 now for a 'quick quote' or email [enquiry@solutionsie.com.au](mailto:enquiry@solutionsie.com.au)



#### Specialising in:

- Sinking Fund / 10 Year Maintenance Plans
- Occupational Health & Safety Reports
- Fire Compliance Reports & Training
- Contribution of Lot Entitlement
- Structural Engineering Reports
- Allocation of Costs Reports
- Insurance Valuations
- Maintenance Reports
- Asbestos Reports
- Balustrade Testing
- Environmental Audits
- Utilities Cost Management Reports

All services provided by Solutions in Engineering are supplied on the basis of 'Supply Terms and Conditions' which are available from our office and from our [website www.solutionsie.com.au](http://www.solutionsie.com.au)

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## Confused about Fire Compliance All your questions answered

### Summary of Fire Legislation & Obligations

### When a committee member asks you a Fire Compliance question you need to have the answer at hand

This document will give you a very clear and accurate description of what obligations you and your Body Corporate have and how to meet your fire compliance obligations simply and inexpensively.

This document is designed to be an educational tool that refers to the actual legislation and what is required

This document will put forward workable solutions for you.

Invest five minutes here to find out more

SAVE TIME AND GET THE BEST OUT OF THIS DOCUMENT

Scan through the Table of Contents to quickly find the answers you need



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## TABLE OF CONTENTS

Executive Summary.....	2
What is the Solution?.....	2
1. Fire Services Report.....	2
2. Fire and Evacuation Plan.....	2
3. Fire and Evacuation Training.....	3
4. Onsite Fire Evacuation Practice.....	3
5. Fire Safety Advisor.....	3

### Executive Summary

**All buildings that are not stand alone houses or townhouses have fire safety responsibilities that are due to be met by 1<sup>st</sup> July 2009. There has been some confusion about what needs to be done for which kinds of buildings.**

The requirements for fire safety in Queensland altered dramatically in July 2008, with the introduction of the *Building Fire Safety Regulation 2008* and the adoption, under MP 6.1 of the *Queensland Development Code*, of AS 1851-2005 (Maintenance of Fire Protection Systems and Equipment) as the standard to which Fire Safety Installations ('FSIs') must be maintained. Following these changes, Queensland now has, arguably, the most stringent fire safety requirements for building owners, occupiers, managers and contractors in Australia.

The changes aim to greatly increase the safety of people during a fire emergency by ensuring that buildings have adequate and properly maintained FSIs, and by improving the arrangements and training for evacuation in case of an emergency. The owner, occupier and/or manager of a building in Queensland have a legal obligation to ensure the safety of any person in the building in the event of a fire or other emergency. The Body Corporate has control over and is the occupier of the common areas of your property. As such, it must make sure that:

### What is the Solution?

#### 1. Fire Services Report

This report is a simple, yet detailed review of the Fire Safety Installations, training systems and procedures for your property. The report will

- Review and inspect the maintenance records of all fire safety installations on your property
- Highlight any visible, physical defects in Fire Safety Installations on your property
- Include digital photographs of each Fire Safety Installation (or a rep. samples)
- List the required maintenance or design & installation standard for any FSI installed on your property which do not meet these standards
- Assist the Body Corporate and Body Corporate Manager in preparing the property for compliance with the Building Fire Safety Regulations 2008
- Provide a summary of defects with a to do list to reach compliance

#### 2. Fire and Evacuation Plan

The Fire & Evacuation Plan is a document tailored to your building, setting out what needs to be done in a fire or evacuation emergency. It contains

- Emergency evacuation procedures and evacuation coordination procedures (for the evac. co-ordinator)
- All aspects of an evacuation plan required
- Colour laminated compliant A3 emergency evacuation diagrams for your building
- All evacuation routes will be defined and checked for compliance as part of the service
- Installation of the laminated A3 emergency evacuation diagrams (in SEQ and Cairns only)
- Laminated A4 emergency evacuation diagrams for each short-term letting unit

#### 3. Fire and Evacuation Training

Evacuation co-ordination training and instructions (for evacuation coordinators).

We have a flexible training approach including a training CD, online through our website, or paper based if that is the best for you. We will assist with keeping records to demonstrate compliance in this area.

#### 4. Onsite Fire Evacuation Practice

We can provide fire evacuation practice (which must be carried out annually) at an additional fee.

#### 5. Fire Safety Advisor

High occupancy buildings are required to appoint a qualified Fire Safety Advisor (FSA) to provide ongoing advice on fire safety-related issues, including fire and evacuation planning. All of Solutions in Engineering's fire safety inspectors are qualified FSAs. If you appoint our inspector as your building's FSA, you will have

- 24/7 phone access to a qualified FSA who has personally developed your building's Fire and Evacuation Plan, and who is intimately familiar with its fire safety systems.
  - Minor updates to your Fire and Evacuation Plan (such as changes to the details of responsible people or residents with special needs) completed free of charge

Please note that major changes, including changes that require evacuation diagrams to be re-drafted, will incur an additional charge based on the complexity and scope of the work

Please turn over