



ARE YOU CONFUSED ABOUT FIRE COMPLIANCE?

The answer can be easy.....

All buildings that are not stand alone houses or townhouses have fire safety responsibilities that are due to be met by 1st July 2009. There has been some confusion about what needs to be done for which kinds of buildings. This document is designed to give a very clear and accurate description of what needs to be done by whom. It is designed to be an educational tool that refers to the actual legislation and what is required. Our other goal is to put forward workable solutions for you.

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:

1. All FSIs required to be in the common property areas are installed and properly maintained;
2. All evacuation routes are safe and free from hazards;
3. A Fire and Emergency Plan for the building is developed and maintained;
4. The evacuation coordinator, people with responsibilities under the Fire and Emergency Plan and workers receive specific training;
5. If the building is a 'high occupancy' building, a Fire Safety Adviser is appointed; and
6. An 'Occupier's Statement' is submitted to the Commissioner of the Queensland Fire and Rescue Service every 12 months, stating that all FSIs have been properly maintained.

To ensure that all buildings comply with these new requirements, the Queensland Government has set out penalties, under the *Fire and Rescue Service Act 1990*, of up to \$7,500 for each instance of basic non-compliance, and of up to \$150,000 or three years imprisonment if the non-compliance causes multiple deaths.

So what's the solution?

Your personalised fire services package includes:

1. Fire Services Report
2. Fire and Evacuation Plan and Diagrams (installed)
3. Fire Evacuation Training for Evacuation Coordinator
4. Onsite Fire Evacuation Practice for an additional fee of \$325 (conditions apply)
5. Fire Safety Adviser

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

Please Turn Over....

All services provided by Solutions ie are supplied on the basis of 'Supply Terms and Conditions' which are available from our Office and from our website www.solutionsie.com.au

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Are you confused about fire ...continued

- The report will 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
- The report assists the Body Corporate and Body Corporate Manager in preparing the property for compliance with the Building Fire Safety Regulations 2008
- The report summary is a simple list 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
- 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 Adviser

High occupancy buildings are required to appoint a qualified Fire Safety Adviser (FSA) to provide ongoing advice on fire safety-related issues, including fire and evacuation planning. All of Solutions ie'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.

Other benefits you will receive:-

- Solutions ie'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 dollars 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 % GUARANTEE...

You know you'll get the best service because of our ironclad guarantee.

If you are not happy with our report we'll refund you the entire amount of the report.

Call us now on 1300 136 036 or Fax 1300 136 037

or e-mail enquiry@solutionsie.com.au

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