

Attachment B

**Council Officer Inspection Report -
30-32 Beaconsfield Street, Alexandria**



Council investigation officer Inspection and Recommendation Report
Clause 17(2), Part 8 of Schedule 5, of the Environmental Planning and Assessment
Act 1979 (the Act)

File: CSM 2190497

Officer: Luke Jeffree

Date: 24 December 2019

Premises: 30-32 Beaconsfield Street, Alexandria

Executive Summary:

Council received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises with respect to matters of fire safety.

The building site consists of 25 low rise (2 storey) industrial and commercial units. The units sit alongside one another and form a single premises. The site is rectangular and has a frontage to Beaconsfield Street with no secondary street frontages.

A serious fire incident occurred at the premises on 29 October 2019. A large contingent of fire-fighting vehicles and personnel were in attendance taking several hours to contain the blaze.

The fire caused significant structural damage to a number of the units. FRNSW confirmed that there were no casualties.

A demolition Order pursuant to Division 9.3, Schedule 5, Part 1 of the Environmental Planning and Assessment Act 1979 has been issued by Council to address the structural site conditions.

Notwithstanding this Order the premises itself will not be totally demolished and is to continue to be occupied in part (units unaffected by the fire). In this regard City officers are satisfied that continued partial occupation of the premises does not present a danger (structural) to the occupants, persons or other site property.

Council investigations have revealed that whilst much of the building was unaffected by the fire, the subject premises were found to be deficient in fire safety and egress provisions in the following areas:

- (i) Inadequate facilities for firefighting (*lack of fire hydrant block plan / fire hydrant system booster defects*);
- (ii) Inadequate fire detection and alarm systems (*performance issues with current systems*);
- (iii) Lack of fire safety certification regarding a number of installed fire safety measures (*installed wall drencher system not listed on fire safety schedule*);
- (iv) Provision to prevent fire spread, to such extent to allow occupants to evacuate safely is deficient (*lack of fire protection to electrical distribution boards within egress paths*);

Council investigations have revealed that the premises are deficient in the provisions for fire safety and that a fire safety Order under Schedule 5 of the Environmental Planning and Assessment Act, 1979 is required to be issued.

This Order will ensure adequate fire safety provisions are provided in the occupied parts of building and will require the fire damaged vacant units to remain unoccupied. In this regard the fire safety Order will complement the demolition Order, requiring structurally compromised & fire damaged units (including units with damaged fire systems) to remain vacant until such time as relevant statutory consents and approvals are obtained to enable reconstruction and re-occupation.

Observation of the external features of the building did not identify the existence of combustible composite cladding on the façade of the building.

Chronology:

Date	Event
15/11/2019	<p>FRNSW correspondence received regarding premises 30-32 Beaconsfield Street, Alexandria.</p> <p>The correspondence stated that a fire incident occurred at 30-32 Beaconsfield Street, Alexandria at 2:13 am on 29 October 2019.</p> <p>The fire spread through approximately 30% of the premises destroying six units of the twenty five units contained within the warehouse and damaged the roof, internal fit out & walls of several other units. FRNSW confirm in their correspondence that there were no casualties.</p> <p>The Fire Incident Report (FIR) from FRNSW confirms many fire-fighting vehicles were in attendance and other state emergency services. The FIR mentions that there were no casualties. FRNSW have not advised at this stage as to the cause or point of origin of the fire.</p> <p>On the same day it was also brought to Councils attention by a FRNSW officer that Unit 6 of the subject premises may have been used for illegal residential occupation and advised that bunk beds were observed within the unit.</p> <p>With respect to the abovementioned building safety and use concerns, separate building compliance investigations were initiated by Councils Health & Building Department to ascertain the condition / safety of the fire affected parts of the building and nature of the use of Unit 6.</p>
21/11/2019	<p>An inspection of the subject premises was undertaken by Council officers with the owner's insurance builder.</p> <p>The inspection confirmed that the fire affected units were vacant and temporary security fencing was installed to the units to prevent access. The builder confirmed that power and gas were disconnected to the fire damaged units (structurally compromised / fire damage to electrical cables - linked to fire systems) and that these services + water supply were switched on to the remaining units – not damaged by the fire. The builder acknowledged to the Council officers that a Development Application will soon be lodged with Council to facilitate reconstruction works.</p> <p>Contrary to FRNSW correspondence the inspection confirmed that the Annual Fire Safety Statement was up to date and prominently displayed in the building.</p> <p>Council officers observed that the mezzanine in unit 6 was vacant, dilapidated and structurally unsafe. Also a barrier was installed at the stairs leading up to the mezzanine.</p> <p>The tenant of Unit 6 advised Council officers that he did not use the mezzanine (now vacant) as a residential sole occupancy unit (SOU), boarding house or backpacker's accommodation. Furthermore he advised that the previous tenant of the unit (The Australian Film & Television Academy) used the mezzanine for many years for storing film props such as beds, couches, stage and other items, which were left behind to him. Similarly the current tenant supplies (amongst other services) vehicles and props for Film & TV Commercials.</p> <p>Please note that Councils building compliance investigation concluded there was no evidence of Unit 6 having been previously used as unauthorised residential accommodation.</p>

	<p>Council officer noted that access to the fire hose reel located adjacent to the exit door within unit 6 (as mentioned by FRNSW correspondence) was no longer obstructed by a vehicle and that the exit door was also not obstructed.</p> <p>Furthermore the officer verified FRNSW's concerns regarding the fire hydrant system. In this regard the system has been found to be non-compliant with the applicable Australian Standard.</p> <p>FRNSW note that they were unclear as to the adequacy of any potential compartmentation and separation non-compliances having regard to "<i>Fire Engineered Solution' prepared by SSL Scientific Services Laboratory, Report No: XR0255/R1, dated October 1999</i>" (FER).</p> <p>A review of the FER revealed that fire compartmentation and fire separation considerations are mentioned in the FER, but that FER does not suggest any non-compliances of these systems with the National Construction Code (NCC). In any case appropriate verification shall be sought under the fire safety order regarding compliance elements relating to the above FER.</p> <p>The inspection revealed fire safety deficiencies in the occupied units (units unaffected by the fire) and within a number of fire affected vacant units of the premises including;</p> <ol style="list-style-type: none"> 1. Composite lining materials used in and around some egress routes may not have the ability to resist the spread of fire or limit the generation of smoke, heat and toxic gases; 2. Inadequate facilities for firefighting (lack of fire hydrant block plan / hydrant booster system non-compliances); 3. Inadequate fire detection and alarms systems installed; 4. A lack of fire protection to electrical distribution boards within egress paths
04/12/2019	Further correspondence (Fire Incident Report) received from FRNSW regarding the particulars of the fire incident at 30-32 Beaconsfield Street, Alexandria.
09/12/2019	<p>A further inspection of the subject premises was carried out by Council officer;</p> <p>The officer observed that a number of fire affected units were vacant, fenced off and no demolition works had commenced. Further fire safety deficiencies within the non-fire affected parts of the building were identified by the officer including such issues as; non-compliant door hardware, lack of portable fire extinguishers, lack of exit signs and emergency lighting and a lack of slip resistant surfaces to certain exit stairs.</p>
23/12/2019	A demolition Order was issued by Council Building Compliance Officer requiring structurally compromised elements of the building to be demolished.
24/12/2019	Notice of Intention to issue a fire safety order issued.

FIRE AND RESCUE NSW REPORT:

References: [D19/81394; D19/88782, 2019/580409]

Fire and Rescue NSW conducted an inspection of the subject premises after receiving an enquiry in relation to the adequacy of the provision of fire safety in connection with the premises;

Issues

The report from FRNSW detailed a number of issues, in particular noting:

1. Concern regarding whether part of an industrial unit at the premises was being used for illegal residential accommodation;
2. Lack of fire hydrant block plan and concerns regarding location & orientation of fire hydrant booster assembly not satisfying FRNSW operational requirements;
3. A concern regarding blocked off exit causing an impediment to safe egress;
4. Obstruction of access to a fire hose reel contrary to applicable building regulation and Australian standard;
5. A concern whether a previous fire engineering report for the premises included an assessment of any potential fire separation and compartmentation non-compliances with the NCC;

FRNSW Recommendations

FRNSW have recommended that Council inspect the subject premises and take action to have the listed fire safety issues appropriately addressed.

FRNSW have also requested that as soon as practical after the above report has been tabled and considered, that notice of any determination in relation to the report and recommendations is forwarded to them in accordance with clause 17(4) of Schedule 5 of the Environmental Planning and Assessment Act 1979.

COUNCIL INVESTIGATION OFFICER RECOMMENDATIONS:

Issue Order(NOI)	Issue emergency Order	Issue a compliance letter of instruction	Cited Matters rectified	Continue to undertake compliance action in response to issued Council correspondence	Continue with compliance actions under the current Council Order	Other (to specify)

As a result of site inspections undertaken by a Council investigation officer it was determined that concern for public safety required the giving of a notice of intention (NOI) for a fire safety order to be issued under Part 2 of Schedule 5 of the Environmental Planning and Assessment Act, 1979 without any further delay.

It is recommended that Council note the exercise of powers by Council's investigation officer in issuing a NOI to give a fire safety order in accordance with the above Act prior to the resolution of Council.

The issue of a fire safety order will ensure that suitable fire safety systems are in position throughout the building to provide improved and adequate provisions for fire safety.

That the Commissioner of FRNSW be advised of Council's actions and determination.

Referenced documents:

No#	Document type	Trim reference
A1.	Fire and Rescue NSW report	2019/598823-01
A2.	Fire and Rescue NSW Fire Incident Report dated 4 December 2019	2019/598823-02
A2.	Locality Plan	2019/598823-03
A3.	Attachment cover sheet	2019/598823-04
A4.	Notice of Intention to issue an Order	2019/598823-05

Trim Reference: 2019/598823

CSM reference No#: 2190497



File Ref. No: BFS19/3580 (9371)
TRIM Ref. No: D19/81394
Contact: [REDACTED]

15 November 2019

General Manager
City of Sydney
GPO Box 1591
SYDNEY NSW 2001

Email: council@cityofsydney.nsw.gov.au

Attention: Manager Compliance/Fire Safety

Dear Sir / Madam

**Re: INSPECTION REPORT
30-32 BEACONSFIELD STREET, ALEXANDRIA ("the premises")**

Fire & Rescue NSW (FRNSW) responded to a fire incident on 29 October 2019, at 'the premises' and as a result, a fire safety concern was lodged.

The correspondence stated, in part, that:

I have received a fire safety concern from the IC at the Beaconsfield Rd Fire.

The concern is an illegal backpackers/boarding house within the affected factory unit.

Pursuant to the provisions of Section 9.32 (1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), an inspection of 'the premises' on 29 October 2019 was conducted by Authorised Fire Officers from the Fire Safety Compliance Unit of FRNSW.

The inspection was limited to the following:

- A visual inspection of the essential Fire Safety Measures as identified in this report only.
- A conceptual overview of the building, where an inspection had been conducted without copies of the development consent or copies of the approved floor plans.

- Unit no. 6 was the only unit to which internal access was available at the time of the inspection.

On behalf of the Commissioner of FRNSW, the following comments are provided for your information in accordance with Section 9.32 (4) and Schedule 5, Part 8, Section 17(1) of the EP&A Act. Please be advised that Schedule 5, Part 8, Section 17(2) requires any report or recommendation from the Commissioner of FRNSW to be tabled at a Council meeting.

COMMENTS

This report is limited to observations and sections of the building accessed at the time of the inspection. As such, this report lists potential deviations from the National Construction Code 2019 Building Code of Australia – Volume One (NCC). Please be advised that whilst the report is not an exhaustive list of non-compliances, the items as listed may relate to the building's age or contradict development consent approval. In this regard, it is at council's discretion as the appropriate regulatory authority to consider the most appropriate action and determine whether an investigation is required.

The following items were identified as concerns during the inspection:

1. Essential Fire Safety Measures

1A. Fire Hydrant System:

i. Signage -

- A block plan of the fire hydrant system has not been provided at the booster assembly, contrary to the requirements of Clause 7.11 of AS 2419.1–2005.
- Boost pressure and test pressure signage has not been provided in a prominent position adjacent to the booster assembly, contrary to the requirements of Clause 7.10.1 of AS2419.1-2005.

ii. The two feed hydrant valves on the right-hand side of the booster are facing towards the left-hand side valves in such a way that does not facilitate the needs of the attending fire brigades to connect to the equipment to undertake firefighting operations. Without measurements taken on site at the time of the inspection, the clearance around the outlet appeared to be contrary to the requirements of Clause 3.5.2 of AS2419.1–2005.

iii. The location and orientation of the fire hydrant booster assembly is positioned in such a way that does not facilitate the needs of the attending fire brigades to connect to the equipment to undertake firefighting operations. Vegetation was obstructing

clear access to the booster, contrary to the requirements of Clause 7.3 of AS 2419.1–2005.

- iv. The booster is located less than 10m from the external wall of the building served, contrary to the requirements of Clause 7.3(d)(iii) of AS 2419.1–2005.

1B. Annual Fire Safety Statement (AFSS) – Clause 177(2) of the Environmental Planning and Assessment Regulation 2000 requires the AFSS be updated annually. At the time of the inspection, the AFSS that was displayed did not appear to be up to date.

1C. Drenchers – Window drenchers were observed above first floor windows of unit 11, adjacent to the southern boundary. However, no window drenchers are listed on the AFSS. It is unknown if the drenchers are being maintained in accordance with the requirements of AS1851-2012. A review of Councils records and further investigation may be required.

1D. Fire Hose Reel - Access to the fire hose reel located adjacent to the exit door in unit 6 was obstructed by a vehicle, contrary to the requirements of Clause 10.1 of Australian Standard AS2441–2005.

2. Access & Egress

2A. Fire Exit - A vehicle was parked directly to the front of the exit door within unit 6, causing an impediment to the free passage of persons, contrary to the requirements of Clause 184 and Clause 185 of the Environmental Planning and Assessment Regulation 2000.

3. Generally

3A. Investigation Matters – The following comments are based on observations and information available at the time, as such, the comments are considered 'informative'.

- i. At the time of the inspection it was noted that the mezzanine level within unit 6 had been fitted-out as a sole-occupancy unit (SOU) with a kitchenette, two shower rooms/toilets and three separate rooms accessed off a corridor. Of these rooms, the first had one single bed, the second had five single beds whilst the third was being used for the storage of items including chairs, beds and shelving. It should be noted that no bedding was apparent on the beds and there was only a small amount of personal effects within the rooms.
- ii. The internal and external walls of the SOU appear to be of lightweight construction throughout, however lightweight construction is not listed on the AFSS. Although a full assessment has not been made against the NCC, it would appear that the SOU fails to comply with the Fire Resistance, Protection of Openings,

Compartmentation and Separation requirements of the Deemed to Satisfy provisions of the NCC.

- iii. It is noted that the AFSS refers to a 'Fire Engineered Solution' prepared by [REDACTED]. As access to the report was not available at the time of the inspection, it is unclear whether any potential compartmentation and separation non-compliances had been assessed against the Performance Requirements of the NCC via this Fire Engineered Alternative Solutions, and if so, what assessment methods were used to assess the Alternate Solutions.

3B. Items for Further Investigation – An investigation may be required by council, to confirm whether development consent has been granted for the use of the SOU within unit 6 for residential accommodation. It is recommended that Council, being the appropriate regulatory authority, conduct its own inspection to determine whether enforcement action is required.

It should also be noted that the SOU suffered substantial damage as a result of the fire with part of the separating wall collapsing on the kitchen/shower room area.

FRNSW is therefore of the opinion that there are inadequate provisions for fire safety within the building.

RECOMMENDATIONS

FRNSW recommends that Council:

Inspect and address any other deficiencies identified on 'the premises', and require item no. 1 through to item no. 3 of this report be addressed appropriately.

This matter is referred to Council as the appropriate regulatory authority. FRNSW therefore awaits Council's advice regarding its determination in accordance with Schedule 5, Part 8, Section 17 (4) of the EP&A Act.

Should you have any enquiries regarding any of the above matters, please do not hesitate to contact [REDACTED] of FRNSW's Fire Safety Compliance Unit on (02) 9742 7434. Please ensure that you refer to file reference BFS19/3580 (9371) for any future correspondence in relation to this matter.



Fire Safety Compliance Unit



File Ref. No: BFS19/3580
TRIM Ref. No: D19/88782
Contact: [REDACTED]

4 December 2019

General Manager
City of Sydney Council
GPO Box 1591
SYDNEY NSW 2001

Email: council@cityofsydney.nsw.gov.au

Attention: Luke Farrell

Dear Mr Farrell

**RE: FIRE INCIDENT REPORT
30-32 BEACONSFIELD STREET, ALEXANDRIA ("the premises")**

I refer to your correspondence dated the 29 November 2019 regarding Fire and Rescue NSW (FRNSW) Inspection Report dated 15 November 2019 in relation to a fire incident at 'the premises'.

In relation to the requested information regarding the fire incident at 'the premises', please see below:

Comments

Date / Time of Fire: 29 October 2019 at 02:13 hours

Description of Building of Large Industrial/Commercial site containing 28 Tenancies constructed of concrete walls and metal roof.

Extent of Fire: Fire extended through approximately 30% of the premises.

Damage: Significant structural damage to the building, including 10 of the 28 Tenancies totally destroyed by fire.

Type of Alarm: Triple Zero Call

Evacuation: Unknown

Casualties: Nil

FRNSW Resources in attendance

- HAZMAT Pumper 13 Alexandria
- Runner 1 City of Sydney
- Rescue Pumper 1 City of Sydney
- Pumper 26 Mascot
- Pumper 5 Newtown
- Pumper 10 Redfern
- Pumper 35 Botany
- Logistical Service Vehicle 1 City of Sydney
- Rescue 1 City of Sydney
- Pumper 4 Darlinghurst
- CAFS Pumper 18 Glebe
- Flyer 1 City of Sydney
- Pumper 38 Pyrmont
- Rescue Pumper 36 Crows Nest
- Rescue Pumper 15 Burwood
- Ladder Platform 4 Darlinghurst
- Ladder Platform 18 Glebe
- MCCA Operational Communications
- Logistical Support Vehicle 21 Kogarah
- REHAB 1 Greenacre Support
- Pumper 39 Randwick
- Pumper 29 Arncliffe
- Pumper 11 Woollahra
- Pumper 70 Maroubra
- MCCB Operational Communications
- Pumper 27 Parramatta
- Pumper 52 Campsie
- Technical Rescue 8 Liverpool
- Pumper 28 Marrickville
- HAZMAT 13 Alexandria
- Pumper 16 Concord
- Ladder Platform 36 Crows Nest
- Pumper 14 Ashfield
- Pumper 12 Balmain
- Pumper 21 Kogarah
- Pumper 19 Silverwater
- CAFS Pumper 30 Lidcombe
- HAZMAT 77 St Marys
- Pumper 46 Sutherland
- Pumper 3 The Rocks
- Pumper 22 Leichhardt
- Ladder Platform 21 Kogarah
- Pumper 35 Botany
- Pumper 46 Sutherland
- HAZMAT 85 Chester Hill
- Pumper 55 Guilford
- Pumper 17 Drummoyne

Pumper 61 Lane Cove Duty Commander West
CAFS Pumper 56 Matraville
Pumper 64 Lakemba
Area Commander Metro East
Zone Commander City of Sydney
Zone Commander Parramatta
Zone Commander Georges River
Duty Commander City of Sydney
Duty Commander Inner West
Duty Commander Georges River
Duty Commander Parramatta
Operational Communications
Fire Safety Compliance
Fire Investigation
Operational Media Coordinator
Incident Management Team

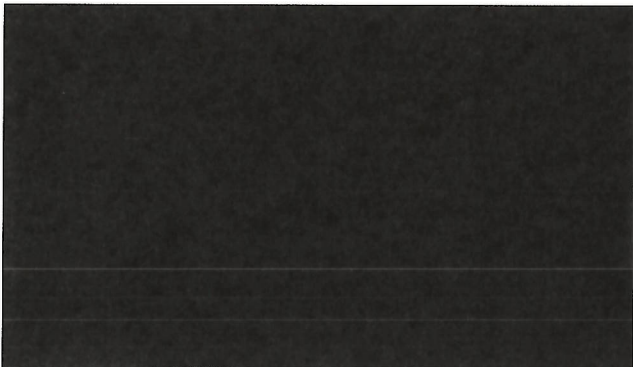
Other Agencies in Attendance

NSW police Force
NSW Ambulance Services
Roads and Transport Authority
Energy Authority
Gas Authority
Sydney Water

Please refer to FRNSW abovementioned Inspection Report for FRNSW comments and recommendations in relation 'the premises'.

Should you have any enquiries regarding any of the above matters, please do not hesitate to contact [REDACTED] of FRNSW's Fire Safety Compliance Unit on (02) 9742 7434. Please ensure that you refer to file reference BFS19/3580 for any future correspondence in relation to this matter.

Yours faithfully

A large black rectangular redaction box covering the signature area.

Fire Safety Compliance UnitD19

24 December 2019

**THE OWNERS - [REDACTED]
30-32 BEACONSFIELD STREET
BEACONSFIELD 2015**

Our Ref: FIRE/2019/185, TRIM 2019/628822

**Premises: 30-32 Beaconsfield Street, Alexandria, NSW 2015
Lots 1-25 SP 62799, Lot 100 DP 874743**

**NOTICE OF INTENTION TO GIVE AN FIRE SAFETY ORDER
Schedule 5, clause 6, Environmental Planning and Assessment Act 1979**

An inspection of the building by Council Investigation officer on 21 November 2019, 9 December 2019 has revealed that the abovementioned premises are deficient in fire safety and egress facilities.

City of Sydney Council intends to give you a Fire Safety Order under Schedule 5, Part 2 of the Environmental Planning and Assessment Act, 1979.

A copy of the proposed order, which includes the period within which it must be complied with and the reasons for the proposed order, is attached.

You may make representations to [REDACTED] as to why the Order should not be given or as to the terms of or period for compliance with the Order.

In this respect written advice of your intention to make representations including specific contact details to assist Council in informing you of the time and date of your representations should be received by Council within 30 days from the date of this notice.

After hearing and considering any such representations Council may determine:

- (a) to give an order in accordance with the proposed order;
- (b) to give an order in accordance with modifications made to the proposed order;
- (c) not to give an order.

In the event that Council serves an Order under the said Act in the abovementioned terms, a person on whom such an Order is served may appeal against the Order to the Land and Environment Court of New South Wales within 28 days after service of the Order.

Compliance Cost Notice

If Council issues you with an Order under Schedule 5, Part 2 following this Notice of Intention it may also issue you with a Compliance Cost Notice under Schedule 5 section 37 of the Act. Where such a notice is issued it will require you to pay a specified amount, being Council's reasonable costs and expenses incurred in monitoring works and ensuring compliance with the Order. This may include the time spent by Council staff, including time spent undertaking inspections, as well as any other expenses incurred in taking steps to ensure the Order is complied with.

For further information regarding this notice please contact

Pauline Smith, Council Clerk, 0207 222 1000



THE OWNERS - [REDACTED]
30-32 BEACONSFIELD STREET
BEACONSFIELD 2015

Our Ref: FIRE/2019/185

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979
Schedule 5, Part 2, FIRE SAFETY ORDER
Premises: 30-32 Beaconsfield Street, Alexandria, NSW 2015
[REDACTED]

You being the owner in respect of the property at the abovementioned premises are ordered by City of Sydney Council to do such things as are specified in the order so as to ensure and promote adequate fire safety and fire safety awareness within the subject premises. The specified works given below shall be completed to the satisfaction of Council within the compliance period detailed below.

Circumstances in which an Order number 1 can be given:

- (1) When provision for fire safety or fire safety awareness is inadequate to:
- prevent fire, or
 - suppress fire, or
 - prevent the spread of fire.

To ensure or promote the safety of persons in the event of fire.

When lack of maintenance of the premises or the use of the premises constitutes a significant fire hazard.

Premises the subject of the Order:

30-32 Beaconsfield Street, Alexandria NSW 2015; [REDACTED]

Compliance Period:

Pursuant to clause **Schedule 5, section 27** of the Environmental Planning and Assessment Act 1979, the period for compliance with this order is as follows:

- I. Stage 1 works shall be completed within **30 days** (Date T.B.A.) from the date of this order;
- II. Stage 2 works shall be completed within **120 days** (Date T.B.A.) from the date of this order;
- III. Stage 3 works shall be completed within **200 days** (Date T.B.A.) from the date of this order.

Relevant Authority:

The relevant legislative provisions are Division 9.3 and Schedule 5 of the Environmental Planning and Assessment Act, 1979.

Modification of Orders:

The terms of this development control order can only be modified by Council in writing, and only if the person to whom the Order was given agrees to that modification. In no circumstances can the terms of the Order be amended orally.

Any application to Council seeking an amendment of this Order must be in writing clearly setting out:

- the term(s) to be modified,
- the reasons for the modification of the term(s) and
- any substitute term(s) to be added to the Order (if applicable)

Submission of Fire Safety Certificate:

That a person to whom a fire safety order is given, must within the time specified in the order, cause a copy of the final fire safety certificate for the building (being a certificate issued after the requirements of the order have been complied with) to be given to the Council.

Failure to provide a copy of the final fire safety certificate is an offence under the Environmental Planning and Assessment Regulation and can be the subject of an infringement notice.

REASONS FOR GIVING THE FIRE ORDER

Pursuant to Schedule 5, section 5 of the Environmental Planning and Assessment Act 1979, this Order was given for the following reasons:

GENERAL

1. A serious fire incident occurred at 30-32 Beaconsfield Street, Alexandria at 2:13am on 29 October 2019.

A large contingent of fire-fighting vehicles and personnel were in attendance taking several hours to contain the blaze.

The fire spread through approximately 30% of the premises causing significant damage to the building.

Fire & Rescue NSW (FRNSW) correspondence (copy attached) was received by Council on 15 November 2019 raising various fire safety concerns relating to the premises 30-32 Beaconsfield Street Alexandria following an inspection they conducted on 29/10/2019;

2. The abovementioned fire caused significant structural damage to numerous industrial / commercial units at the premises.

A demolition order was issued by Council on 23 December 2019 requiring demolition of structurally compromised elements of the building.

It is understood from advice from owner's representatives that a Development Application will be lodged with the City in the pathway to reconstruction works.

In the interim period there is potential for the fire affected/damaged units to be occupied by squatters which could in turn put them and fire-fighting personnel at serious risk in the event of a fire;

The remaining units within the building not damaged by the fire are notwithstanding considered to be in a deficient fire safety condition, lacking among other things proper provision for the detection, warning, and suppression of fire;

CONSTRUCTION

3. The materials used in and around some egress routes (e.g. freezer & cooler room assemblies) potentially have the ability to not resist the spread of fire or limit the generation of smoke and heat and toxic gases;
4. Given the substantial fire spread which occurred on 29/10/2019 verification is needed to confirm whether fire compartmentation & fire separation within the building is compliant with the requirements in original Fire Engineering Assessment Report by [REDACTED];
5. Electrical cables within vacant Units 6, 19, 20 & 21 at the premise have been damaged by the fire with the power disconnected. As such electrical fire systems including exit signage, emergency lighting and smoke alarms, kitchen exhaust systems have also been damaged and are not working;

MEANS OF EGRESS

6. Numerous egress doors are not provided with a compliant single handed downward action latching device. These omissions could negatively impact on the ease with which persons evacuate the building in an emergency;
7. The doors to the some emergency exits are fitted with various locking devices which would hinder a person(s) using the exits in an emergency;
8. The stair treads of some existing fire escape stairs lack a slip resistant finish. This omission presents a risk to occupants slipping and injuring themselves whilst using the stairs;
9. Electrical systems are located within the path of travel to required exits which if involved in a fire could negatively affect the safety of evacuating occupants;

FIRE SERVICES AND EQUIPMENT

10. There is a lack of portable fire extinguishers to allow occupants to undertake initial attack of an outbreak of fire;
11. The premises is not provided with a sufficient amount of exit signage & emergency lighting which assists in occupant safety within a building in a fire emergency situation;
12. Kitchens are a common source of building fires with approximately half of all fires each year originating in the kitchen, ignited by cooking equipment. Such fires cause hundreds of injuries and multiple deaths and can lead to millions of dollars in property damage.

The subject premises contains multiple commercial kitchens, a number of which are in close proximity to each other. The kitchens consist of high temperature / oil based cooking – being a considerable fire hazard. However there is a lack of adequate fire protection to the cooking appliances to suppress a potential fire & safeguard the occupants;

13. Incorrect types of detection systems installed in certain units. For example the vacant fire affected Unit 19 has smoke & heat alarms installed, instead of smoke & thermal detectors as per the requirement of previously approved "Fire Engineering Report - [REDACTED]"

14. The building does not have a current fire safety certification for a number of installed fire safety measures. This may suggest that required fire measures are not being maintained to the degree necessary to ensure their reliable performance in the event of a fire;
15. The building is not provided with appropriate firefighting equipment to safeguard against the spread of fire and to assist Fire and Rescue NSW to undertake fire-fighting operations;
16. The design and installation of the existing kitchen exhaust systems within the building have not been certified. This may suggest that the kitchen exhaust systems are not

provided with adequate equipment to minimise the spread of fire that may occur from cooking in the kitchen;

- 17 It is unknown whether defects (age/neglect/substandard) in the electrical installation was a cause of the fire which occurred on 29 October 2019. Consequently any defects in the installation may pose a serious threat to occupant safety and act as an electrical hazard;
18. It is unknown whether defects (age/neglect/substandard) in the gas installation was a cause of the fire which occurred on 29 October 2019. Consequently any defects in the installation may pose a serious threat to occupant safety;

Terms:

The terms of the Order are:

THE SPECIFIED WORKS

1. SAFETY OF PERSONS IN THE EVENT OF FIRE

1.01 Lining materials and assemblies within the building

That cool and freezer room assemblies within the building including lining (floors/walls/ceilings) and insulation materials shall be audited by an appropriately qualified company/person to ensure compliance with C1.10 of the BCA. All compliance details shall be submitted to Council for comment; **(Work to be completed as part of Stage 1)**

1.02 Single hand action on exit doors

That all doors leading to the required exits, including final doors, shall be openable by single handed downward action or pushing action in accordance with the requirements of D2.21 of the BCA. Barrel bolts, locking snibs and padlocks are not permitted and shall be removed; **(Work to be completed as part of Stage 1)**

1.03 Non-slip finish to stair treads

Ensure all treads and landings of the existing stairways are provided with a non-slip finish or an adequate non-skid strip near the edge of the nosing's/landing; **(Work to be completed as part of Stage 2)**

1.04 Construction of switchboard (non-combustible)

That electrical switchboard and the like shall be enclosed by suitable non-combustible construction or a fire protective covering with openings suitably sealed against smoke spreading from the enclosure in accordance with D2.7 of the BCA; **(Work to be completed as part of Stage 2)**

1.05 Emergency lighting

Ensure that a system of emergency lighting is installed throughout the entire building to provide sufficient light in an emergency in accordance with the requirements of Part E4 of the BCA; **(Work to be completed as part of Stage 2)**

1.06 Exit signs

Ensure that exit signs be installed above all required exit doors. Signs shall be illuminated at all times and generally be of sufficient number that direction of travel to all exits is clearly

visible from any part of the major egress routes. Exit signs shall be installed to the standard expressed in E4.5, E4.6 and E4.8 of the BCA ;(**Work to be completed as part of Stage 2**)

1.07 C10 Accredited Fire Engineer Certification

That certification from a C10 Accredited Fire Safety Engineer shall be submitted to Council to confirm that the required measures (e.g. compliant fire compartmentation & fire separation, open roof vent(s)), smoke alarm in WC's) in the following report have been installed, maintained and complied with in the building or C10 Accredited Fire Safety Engineer is to identify deficiencies that need to be addressed;

- 1) Fire Safety Engineering Assessment Report [REDACTED]

Any deficiencies identified by C10 Accredited Fire Safety Engineer must be rectified in accordance with his /her recommendations. Final certification prepared by C10 Accredited Fire Safety Engineer must be submitted to Council confirming that all identified deficiencies have been satisfactorily rectified in accordance with his/her recommendations; (**Work to be completed as part of Stage 3**)

1.08 Fire Safety Audit/Final Fire Safety Certificate

- (1) The Owner shall carry out an inspection and audit of all required fire safety measures installed within the building and contained within the Fire Safety Schedule attached to this Order; and
- (2) The Owner shall undertake all such remedial works necessary to ensure that those required fire safety measures contained within the attached Fire Safety Schedule are capable of operating/performing to at least the standard for which the measure was originally designed and implemented; and
- (3) A Final Fire Safety Certificate shall be submitted to Council, to the effect that each essential fire safety measure specified in the current Fire Safety Schedule for the building to which the certificate relates;
 - (a) has been assessed by an appropriately qualified person, and
 - (b) was found, when it was assessed, to be capable of performing to at least the standard required by the current Fire Safety Schedule for the building for which the certificate is issued; (**Work to be completed as part of Stage 3**)

2. PREVENTION OF FIRE

2.01 Good housekeeping

Ensure that good housekeeping shall be maintained at all times;
(**Work to be completed as part of Stage 1**)

2.02 Egress paths to be kept clear

Ensure that egress paths/exits shall be kept free of obstructions/storage at all times;
(**Work to be completed as part of Stage 1**)

2.03 Certification of electrical installation

That the electrical installation serving the subject premises – specifically unit 7 to 11 & unit 12 to 18 shall be inspected by a suitably qualified electrical contractor and be certified in the following manner;

The certificate shall be in the form of a written report providing the following minimum requirements:-

- (a) the electrical contractors licence number;
- (b) that a visual examination (refer to Clause 8.2 of AS/NZS 3000:2007) of wiring, fittings and accessories was undertaken and they were found to be in sound condition;
- (c) that an insulation resistance and circuit connection test was carried out pursuant to Clause 8.3.6 of AS/NZS 3000:2007 and was found to be satisfactory; (**Work to be completed as part of Stage 2**)

2.04 Inspection of gas installation

That the gas installation serving the subject premises including unit 7 to 11 & unit 12 to 18 shall be inspected by a suitably qualified gas fitter and certified as complying with the relevant safety requirements of Australian Standard 5601.1-2010 (Gas Installations – General Installations); (**Work to be completed as part of Stage 2**)

3. DETECTION OF FIRE

3.01 Signage for the non-monitored fire alarm systems

That an appropriate notice shall be placed in conspicuous locations alerting building occupants that the installed fire alarm system is not monitored by Fire and Rescue NSW and that "In the event of fire ring 000 to ensure fire service response" (together with the location of the premises). Details of this notice is to be submitted to Council for approval prior to installation;

<p style="text-align: center;">WARNING</p> <p style="text-align: center;"><u>This equipment is not connected to Fire and Rescue NSW</u></p> <p style="text-align: center;">In the event of FIRE/FIRE ALARM you must call 000</p> <p style="text-align: center;">And request Fire Service response at «All Locations»</p> <p style="text-align: center;">(Suggested notice, preferably red writing on white background with minimum lettering size of 8mm)</p>
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(**Work to be completed as part of Stage 2**)

4. THE PREVENTION OF THE SPREAD OF FIRE

4.01 Certification of existing kitchen exhaust systems

That certification shall be submitted from an appropriately qualified person confirming that the kitchen exhaust systems within the building (excluding fire damaged vacant Unit 19) were designed and installed in accordance with the requirements of AS/NZS 1668.1 and Part F4.12 of the BCA. Further remedial upgrading works may be required to be carried out on the system depending upon the level afforded by the current system; (**Work to be completed as part of Stage 3**)

5. THE SUPPRESSION OF FIRE

5.01 Installation of portable fire extinguishers

That portable fire extinguishers shall be provided throughout the building to the requirements of E1.6 of the BCA and the relevant requirements of AS 2444;
(Work to be completed as part of Stage 2)

5.02 Installation of automatic wet chemical fire suppression systems

That automatic wet chemical fire suppression systems shall be installed within all commercial kitchens (excluding fire damaged vacant Unit 19) in the building in accordance with AS 3772-2008;

Submission of design and installation details prepared by an appropriately qualified person shall be submitted to Council for consideration and approval as part of **Stage 2 works**. Proper certification prepared by an appropriately qualified person for the installation and commissioning of the system as part of **Stage 3 works**;

5.03 Existing fire hydrant system upgrade

That the existing fire hydrant system to the building shall be upgraded to comply with the requirements of E1.3 of the BCA and AS 2419.1-2005 and include the installation of storz aluminium delivery couplings to all fire hydrant valve outlets;

Submission of design and installation details (including a design certificate by C14 accredited hydraulic engineer) shall be submitted to Council for consideration and approval as part of **Stage 2 works**. Proper certification prepared by an appropriately qualified person for the installation and commissioning of the system as part of **Stage 3 works**;

6. Vacant Units

6.01 Vacant fire damaged & destroyed units

The whole of units 1 to 6 and units 19 to 25 at the subject premises shall be kept unoccupied; **(Work to be completed as part of Stage 1)**

7. BUILDING SERVICES

7.01 Disconnection of electricity to vacant units

That an electrical certificate by a licensed electrical contractor shall be submitted to confirm the electrical supply has been disconnected to the vacant units as mentioned in Term 6.01 above; **Work to be completed as part of Stage 1)**

7.02 Disconnection of gas installation to vacant units

That a gas certificate by a suitably qualified gas fitter shall be submitted to confirm that the gas supply to the vacant units as mentioned in Term 6.01 above has been disconnected and complies with the relevant safety requirements of AS 5601-2004; **Work to be completed as part of Stage 1)**

8. FIRE SAFETY MANAGEMENT

8.01 Notification to Fire Brigades

That written notification shall be provided to the local fire stations that have responsibility for the area within which the building is located confirming that units 1 to 6 and units 19 to 25 at the subject premises are vacated. The notification shall include the following information:

- (1) the postal addresses and telephone numbers, mobile telephone numbers and fax number of the owner / responsible person.;
- (2) The ease or otherwise of access to the premises including the availability of roads, the presence of high security fencing and the availability of key holders;
- (3) Unusual or unexpected hazards.

A copy of the written notifications shall also be submitted to Council; **(Work to be completed as part of Stage 1)**

8.02 Notification to Police

That written notification shall be provided to the local Police that have responsibility for the area within which the building is located confirming that units 1 to 6 and units 19 to 25 of the subject premises are vacated. The notification shall include the postal addresses and telephone numbers, mobile telephone numbers and fax number of the owner / responsible person. A copy of the written notifications shall also be submitted to Council. **(Work to be completed as part of Stage 1)**

8.03 Re-construction of fire affected/damaged walls, units & roofs

Any re-construction of the vacant fire affected/damaged units, walls & roofs must be supported by appropriate Council applications / consents & Construction Certificates;

8.04 Re-occupation of the premises

Any resumption or occupation of the vacant fire affected/damaged units must not occur without 28 days prior notice in writing to the Health and Building Manager of the City of Sydney, GPO Box 1591, Sydney NSW 2001;

9. SECURITY

9.01 External yard and driveway

That the current temporary site fence shall be kept suitably secured to prevent access into units 1 to 6 and units 19 to 25 and where relevant such adjustment and repairs made to make them effective. All yards and driveway shall be kept clear and free from rubbish, garbage, dilapidated or collapsed structures, combustible materials and vegetation representing a fire and health hazard; **(Work to be completed as part of Stage 1)**

9.02 Security of doors and shutters

That all doors, shutters and the like giving access to vacant units 19, 20, 21 and 6 shall be secured and be maintained in a state of good repair. The hinged side of the doors shall be fitted with hinge bolts. Door frames shall be adequately anchored to the surrounding masonry or structural frame work. All doors, roller shutters and the like shall be securely padlocked in the closed position inside the building. The vacant property shall be kept secured with no means of public entry available; **(Work to be completed as part of Stage 1)**

9.03 Security of windows

That appropriate security measures/barriers shall be fitted to all ground floor windows of vacant units 19,20,21 and 6 (details are to be submitted to Council for approval); **(Work to be completed as part of Stage 1)**

PROPOSED FIRE SAFETY ORDER

IMPORTANT NOTES

You are advised that the provisions of the Environmental Planning and Assessment Act, 1979 and Regulations made under the Act are not being complied with.

The requirements of the paragraph above include items which are classified as Essential Fire Safety measures pursuant to Part 9 of the Environmental Planning and Assessment Regulation 2000.

Such items are listed in the attached schedule of this Order together with the minimum standard to which those services are required to be designed, installed and maintained.

APPEAL

THAT THE PERSON TO WHO THE ORDER IS ADDRESS MAY APPEAL AGAINST THE ORDER.

AN APPEAL MAY BE MADE TO THE LAND AND ENVIRONMENT COURT, LEVEL 4, 225 MACQUARIE STREET, SYDNEY WITHIN 28 DAYS OF THE SERVICE OF THIS ORDER UPON YOU.

BUILDING USE AND CLASSIFICATION

The building the subject of this order has been classified as a class 8, 6, 5, 7b determined in accordance with Part A6 of the BCA.

The building is used primarily as warehouse/factory having a rise in storeys of two pursuant to C1.2 of the BCA and an effective height of less than 25 metres.

FIRE AND RESCUE NSW NOTIFICATION

A copy of this Order has been sent to the Commissioner of Fire and Rescue NSW pursuant to the requirements of schedule 5, section 10 of the Environmental Planning and Assessment Act 1979.

PENALTY

PENALTY (corporation)

Tier 1 offences under the Environmental Planning and Assessment Act 1979 that are intentional and give rise to significant harm to the environment or cause the death or serious injury or illness to a person can give rise to fines of a maximum of \$5,000,000 in the case of a corporation and daily fines of \$50,000. Tier 2 offences, if applicable, can give rise to fines of \$2,000,000 in the case of a corporation and daily fines of \$20,000.

It is important to note that Council has given this Order with three (3) separate and distinct compliance periods. Failure to comply with any one constitutes an offence under the Environmental Planning and Assessment Act 1979.

Failing to comply with the terms of a fire safety order can also be the subject of an infringement notice.

Also if the Order is not complied with, Council may give effect to the Order and recover the costs of doing so from you.

COMPLIANCE COST NOTICE

As a result of the issue of this Order, Council may also issue you with a Compliance Cost Notice under Schedule 5, section 37 of the Act. Where such a notice is issued it will require you to pay a specified amount, being Council's reasonable costs and expenses incurred in monitoring works and ensuring compliance with the Order. This may include the time spent by Council staff, including time spent undertaking inspections, as well as any other expenses incurred in taking steps to ensure that the Order is complied with. Where Council issues you with a Compliance Cost Notice you will have a right of appeal to the Land and Environment Court in accordance with section 8.24 of the Act.

MAINTENANCE OF EXISTING FIRE SAFETY MEASURES

That all existing fire safety measures installed within the building are to be maintained to the degree necessary whilst upgrading works are carried out under the requirements of the fire safety order. Failure to maintain existing fire safety measures to the degree necessary may incur a penalty infringement notice

WORK HOURS AND MISCELLANEOUS APPROVALS

Work associated with this Order must only be carried out between the hours of 7:30am and 5:30pm on Mondays to Fridays, inclusive and 7:30am and 3:30pm on Saturdays and no work must be carried out on Sundays or public holidays.

Any and all works on or over the public way shall require prior temporary approval from the Council under section 68 of the Local Government Act 1993. An application for a temporary permit may be made through Council's Construction Regulation team. They may be contacted by telephone on 9265 9338.

CONTACT DETAILS

For further information regarding this Order please contact [REDACTED]

Yours sincerely

[REDACTED]

FIRE SAFETY SCHEDULE
CLAUSE 168 ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2000
FIRE SAFETY MEASURES CURRENTLY OR
PROPOSED TO BE IMPLEMENTED IN THE BUILDING
MINIMUM STANDARD OF PERFORMANCE

Premises: 30-32 Beaconsfield Street, Alexandria
Date of Order: To Be Advised
Our Ref: FIRE/2019/185

FIRE SAFETY MEASURES		Current	Proposed	Critical	Interval	Minimum Standard or Standard of Installation
1.	Automatic fire detection and alarm systems	√			Every 12 months (yearly)	Fire Safety Engineering Assessment Report from SSL Scientific Services Laboratory Report No.: XR0255/R1 Issue Date Oct-99
2.	Emergency lighting	√	√		Every 12 months (yearly)	AS/NZS 2293.1 BCA E4.2, E4.4
3.	Exit signs	√	√		Every 12 months (yearly)	AS/NZS 2293.1 BCA E4.5, E4.6, E4.8, AS/NZS 2293.1-2005
4.	Fire blankets	√			Every 12 months (yearly)	AS E1.6, AS 2444
5.	Fire Engineered Solution	√			Every 12 months (yearly)	Fire Safety Engineering Assessment Report from SSL Scientific Services Laboratory Report No.: XR0255/R1 Issue Date Oct-99
6.	Fire hydrants systems	√	√		Every 12 months (yearly)	E1.3 of the BCA / 2419.1-2005,
7.	Hose reel system	√			Every 12 months (yearly)	AS 2441
8.	Portable fire extinguishers	√			Every 12 months (yearly)	AS 2444
9.	Smoke alarms (toilets to warehouse units only)	√			Every 12 months (yearly)	Fire Safety Engineering Assessment Report from SSL Scientific Services Laboratory Report No.: XR0255/R1 Issue Date Oct-99, AS 3786

10.	Warning signage	√			Every 12 months (yearly)	Fire Safety Engineering Assessment Report from SSL Scientific Services Laboratory Report No.: XR0255/R1 Issue Date Oct-99 / Signage to the back of roller doors indicating that the roller door is to be open whilst the individual unit is occupied.
11.	Mechanical air handling (kitchen exhaust systems)	√	√		Every 12 months (yearly)	BCA Part F4.12 / AS 1668.1, Term 4.01 of Council Fire Safety Order dated (TBA)
12.	Automatic wet chemical fire suppression systems	√	√		Every 12 months (yearly)	Term 5.02 of Councils Fire Safety Order dated (TBA), AS 3772-2008
13.	Wall wetting sprinkler and drencher systems	√	√		Every 12 months (yearly)	C3.4 of the BCA, AS 2118.2-1995
14.	Vacant fire damaged & destroyed units	√	√	√	Every 3 months	Term 6.01 of Councils Fire Safety Order dated (TBA)
15.	External yard and driveway	√	√	√	Every 3 months	Term 9.01 of Councils Fire Safety Order dated (TBA)
16.	Security of doors and shutters	√	√	√	Every 3 months	Term 9.02 of Councils Fire Safety Order dated (TBA)
17.	Security of windows	√	√	√	Every 3 months	Term 9.03 of Councils Fire Safety Order dated (TBA)

On completion of the work, the owner of the building shall cause the Council to be furnished with a "Final Fire Safety Certificate" in relation to each essential fire or other safety measure included in this schedule. The certificate shall meet with the requirements of Part 9 Division 4 of the Environmental Planning and Assessment Regulation 2000.

It is required that at least once in each period of **3 months** from the date of the above "Final Fire Safety Certificate" for the owners of the building to furnish the Council with respect to the critical fire safety measure implemented in the building, a "Supplementary Fire Safety Statement" pursuant to the requirements of Part 9 Division 5 of the Environmental Planning and Assessment Regulation 2000.

The assessment of a critical fire safety measure must have been carried out within the period of 1 month prior to the date on which the Supplementary Fire Safety Statement is issued. The choice of person to carry out the assessment is up to the owners of the building. The person who carries out the assessment must inspect and verify the performance of each fire safety measure being assessed.

A copy of the fire safety certificate and subsequent statements are to be prominently displayed in the building.

You are also advised that a copy of the fire safety certificate and subsequent statements are to be forwarded to the "**Commissioner of Fire and Rescue NSW**" located at *"Amarina Avenue, Private Locked Bag 12, Greenacre 2190"*.

In addition to the above, it will be necessary at least once in each period of 12 months from the date of the above "Final Fire Safety Certificate" for the owner of the building to furnish the Council with respect to each essential fire or other safety measure implemented in the building, an "Annual Fire Safety Statement" pursuant to the requirements of Part 9 Division 5 of the Environmental Planning and Assessment Regulation 2000 the details of which will be available on application.

The submission of Supplementary Fire Safety Statements shall continue until such time as either the fire safety schedule is superseded by a later fire safety schedule or the premises ceases to have application as prescribed under Clause 167 of Part 9, Division 1 of the Environmental Planning and Assessment Regulation 2000.

Glossary

Term	Definition
Appropriately Qualified Person	A professional person/organisation having the specific knowledge and expertise that relates to the field the subject of the submitted report/certification/investigation and that that person or organisation possesses the relevant academic qualifications within that particular discipline and is recognised by the appropriate authority (where accreditation is applicable in that field)
NCC (BCA)	<p>The National Construction Code (NCC) is an initiative of the Council of Australian Governments developed to incorporate all on-site construction requirements into a single code.</p> <p>The NCC is produced and maintained by the Australian Building Codes Board (ABCB) on behalf of the Australian Government and each State and Territory government.</p> <p>The NCC is a uniform set of technical provisions for the design and construction of buildings and other structures, and plumbing and drainage systems throughout Australia. It allows for variations in climate and geological or geographic conditions.</p> <p>The edition (year) of the NCC used in compliance with the order will be the edition current at the time of the Order being issued.</p>
Certification	Means a certificate or other approved form of written correspondence issued by an appropriately qualified person stating that the properties and or performance of a material, product or system, method of construction or design meet with the specific requirements of the order.
AS - AS/NZS	Means an Australian Standard, (New Zealand) which sets out specifications (design/installation/maintenance) for certain fire safety protection equipment/services.
FRL	<p>Fire-resistance level (FRL). Means the fire resistance [in minutes] of a building element determined in accordance with Specification A2.3 of the BCA, for the following criteria:</p> <p><input type="checkbox"/> Structural adequacy; and <input type="checkbox"/> Integrity; and <input type="checkbox"/> Insulation, expressed in that order</p>
Details (to be submitted)	Means architectural building plans, drawn to industry standards, having an appropriate scale(s), elevations, sections and accompanied with suitable specification dealing with materials methods of construction and design.
Smoke Resistive Construction	A form of non-combustible construction which has subdividing walls, floors or other smoke barriers in it required to contain/minimise smoke movement throughout a building during a fire.
Penetration	An aperture in a fire separating element of construction, which could, in the event of a fire, allow the passage of fire to another fire compartment or other structurally separated area of a building.
Final Fire Safety Certificate	<p>A final fire safety certificate is a certificate issued by or on behalf of the owner of a building to the effect that each essential fire safety measure specified in the current fire safety schedule for the building to which the certificate relates:</p> <p>(a) has been assessed by a properly qualified person, and</p> <p>(b) was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the building for which the certificate is issued.</p> <p>NOTE: A person to whom a fire safety order is given in relation to any building must, within the time specified in the order, cause copies of a final fire safety certificate for the building (being a certificate issued after the requirements of the order have been complied with) to be given to the person by whom the order was given (and, if that person was not the council, to the council).</p>