

Part 3 – Buildings constructed before 1 July 1994

VALID TEST AREAS

GWUC

PROPERTY MANAGER
Hessell, 2009

The *Building Regulations* 2006 (the *Regulations*) require that owners of buildings built prior to 1 July 1994 maintain the essential safety measures installed within the building.

Any essential safety measure in Class 1b, 2, 3, 5, 6, 7, 8 and 9 buildings and places of public entertainment constructed before 1 July 1994 must be maintained by the owner to a working condition that enables them to fulfil their purpose and meet the expectations of inspecting authorities.

What essential safety measures are required to be maintained?

Part 12, Subdivision 2 of the *Regulations* does not explain or define the terms 'item of equipment', 'form of construction' or 'safety strategies'. However, it is expected that building owners will engage suitably qualified and competent persons to establish the essential safety measures and outline a level of maintenance. In some instances this may be a difficult task and may involve detailed inspection and research of historical documentation to establish the essential safety measure and frequency and type of maintenance.

Essential safety measures in this Part means any measure required for the safety of persons using a building or place of public entertainment. It includes an item of equipment, form of construction or safety strategies.

Essential safety measures in a building constructed prior to 1 July 1994 could be, but are not limited to:-

- Air conditioning systems
- ~~Emergency lifts~~
- Emergency lighting
- ~~Emergency power supply~~
- ~~Emergency warning and intercommunication systems~~
- Exit doors
- Exit signs
- Fire brigade connections
- ~~Fire control centres~~
- ~~Fire control panels~~
- ~~Fire curtains~~
- ~~Fire dampers~~
- ~~Fire detectors and alarm systems~~
- ~~Fire doors~~
- ~~Fire extinguishers (portable)~~
- Fire hydrants
- ~~Fire indices for materials~~
- ~~Fire isolated lift shafts~~
- ~~Fire isolated passageways~~
- ~~Fire isolated ramps~~
- ~~Fire isolated stairs~~
- Fire mains
- ~~Fire-protective coverings~~
- ~~Fire-rated access panels~~
- ~~Fire-rated control joints~~
- ~~Fire-rated materials applied to building elements~~
- ~~Fire-resisting shafts~~
- ~~Fire-resisting structures~~
- ~~Fire shutters~~
- ~~Fire windows~~
- ~~Lightweight construction~~
- ~~Mechanical ventilation systems~~
- Paths of travel to exits
- ~~Penetrations in fire-rated structures~~
- Smoke alarms
- ~~Smoke control measures~~
- ~~Smoke doors~~
- ~~Smoke vents~~
- ~~Sprinkler systems~~
- ~~Stairwell pressurisation systems~~
- ~~Static water storage~~
- Vehicular access for large isolated buildings
- ~~Warning systems associated with lifts~~
- Any other fire safety matter which is required by the Act or *Regulations* and the relevant building surveyor designates on the occupancy permit or otherwise determines in writing

The *Regulations* require that the owner must ensure that an essential safety measure:-

- a) Is maintained in a state which enables the essential safety measure to fulfil its purpose; and
- b) Must not be removed from its approved location except for the purposes of providing maintenance.

NOTE: THERE WERE NO SPECIFIC A.E.S. MEASURES ON THE ORIGINAL CERTIFICATE OF OCCUPANCY - ONLY RESTRICTION ON PERMIT WAS NO EXTERNAL NOISE.
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