



BUILDING NOTE

NUMBER 19-2004

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SUBMISSION OF PLANS TO FESA

The Fire and Emergency Services Authority of Western Australia (FESA) has expressed its concern to the Department that, contrary to the requirements contained in the *Building Regulations 1989*, it does not always receive plans associated with building licence applications for Class 2 to 9 buildings. Furthermore, it is alleged, that some local governments have not been liaising with FESA before issuing a building licence for those buildings.

Regulations 8(3) and 8(4) state:

- (3) *Notwithstanding the provisions of subregulation (2) the building surveyor shall before issuing a building licence liaise with the Fire Brigades Board for the purposes of the fire prevention and public safety requirements of the Building Code.*
- (4) *Subregulation (3) does not apply to Class 1 and Class 10 Buildings of the Building Code.*

Whilst the above regulations do not define the extent of liaison with FESA, the Department is of the view that building surveyors should consider the complexity of plans, and associated risks to safety of persons using the proposed buildings, when determining the extent of liaison required with FESA.

On the other hand, Regulation 11(2) states:

- (2) *...every builder making application for a building licence, excluding Classes 1 and 10 of the Building Code, shall deposit with the Fire Brigades Board plans and specifications of sufficient detail to enable the Fire Brigades Board to assess their compliance with the Fire Requirements of the Building Code of Australia.*

Regulation 11(2) is in relation to the responsibility of builders to provide plans and specifications to FESA. Attached is an information sheet distributed by FESA that sets out the information it requires. Local governments could assist in the process by ensuring that the issuance of a building licence is subject to compliance with Regulation 11(2).

The Department is concerned about this situation and asks that both the local government building surveyors, and builders alike, ensure, where required, that the above Regulations are complied with.

Peter Gow
EXECUTIVE DIRECTOR OFFICE OF POLICY AND PLANNING

Building Notes are produced by the Department of Housing and Works (DHW) primarily to inform building surveyors and the building industry. The information contained in this Note is intended for general guidance only and must not be relied upon in any particular set of circumstances. To ascertain your precise rights and obligations, you should consult a building surveyor or other appropriate professional or refer to the applicable legislation.

Copies of Building Notes may be obtained from the DHW at 108 Adelaide Terrace, East Perth or by accessing the Department's web-site at www.dhw.wa.gov.au.

**INFORMATION REQUIRED IN SUBMISSIONS TO FESA FOR ASSESSMENT
AGAINST THE “DEEMED-TO-SATISFY” FIRE REQUIREMENTS OF THE
BUILDING CODE OF AUSTRALIA.**

PROJECT DETAILS: Business or project name (if applicable), address including LOT number, STREET number (if allocated), street, nearest cross street, suburb, postcode and Local Government Authority.

PROPONENT’S DETAILS: Name, address, phone, fax and email.

ONE SET OF DRAWINGS (which will be retained by FESA) to include **as applicable:**

- **SITE PLAN** (not less than 1:500) showing:
 - Street name/s, boundaries, main entry, vehicular access and north point.
 - The dimensioned position of the proposed building and clear delineation of existing buildings on the site (including floor areas and existing fire services).
 - Levels of the site relative to the street.
 - Where it is proposed to utilise street hydrants; their location and indication of how compliant coverage has been measured.
 - Retaining walls, embankments, fences, gates, electronic barriers, or other impediments to fire brigade entry onto the site or into the building.
- **FLOOR PLAN/S** (with dimensions and to scale not less than 1:100) showing:
 - Every storey or level, including basements and mezzanine levels.
 - Fire and smoke compartmentation. Show floor areas (& volume of fire compartments) and the fire resistance level (FRL) of firewalls and fire doors.
 - Height and layout of any storage racking.
- **ELEVATIONS and SECTIONS** showing:
 - Height of each level and effective building height (relative to ground level).
 - Fire and smoke compartmentation.
- **HYDRAULIC FIRE SERVICES** showing:
 - Details of fire hose reel and hydrant coverage and how it has been measured.
 - Water Corporation mains performance, where coverage is intended from a street hydrant or where fire tanks rely on in-fill.
 - Ring mains, isolation valves, booster assembly, pumps and tanks including hard suction connections, pump controls & indicators and access for the fire brigade. A schematic drawing is required for multi-level buildings.
 - Fire brigade vehicle access and hard-standing (bitumen/concrete paving etc)
 - Alternatives to conventional hard standing are to include full details of the extent, specification, signage and marking for the system proposed.
 - Sprinkler drawings showing water supply requirements, booster assembly, control assembly/s, pumps, drenchers and combined systems.
- **ELECTRICAL SERVICES:**
 - Fire detection and alarm systems, EWIS.
 - FIP/mimic panel/s and main & sub switchboard locations.
- **MECHANICAL SERVICES:**
 - Ductwork layout (where likely to cross fire or smoke barriers).
 - Fire and smoke dampers.
 - Roof/ceiling plans where high-level smoke venting or extraction is proposed.
 - Smoke exhaust outlet locations and exhaust fan capacities.
 - Stairwell pressurisation inlet & relief grille locations.
- **SPECIFICATION (only where sufficient information of fire services is not contained on the drawings).**
- **DANGEROUS GOODS STORAGE.**
- **ANY OTHER INFORMATION** that may be relevant to FESA assessment.