

Maintenance of Essential Safety Measures Workshop 1

16 September 2019

Presented by:
Mount Hotham Alpine Resort Management Board

How is an ESM Identified?

1. Should be listed on a Certificate of Occupancy (CoO) for the building or Occupancy Permit (OP)
2. Can be via a Maintenance Determination (MD) issued by a registered building surveyor
3. Either the CoO, OP and MD should specify the frequency of testing and level of performance
4. The Mt Hotham ARMB's Triennial Building Standards of Occupancy Reports (BSR) will identify the building's relevant ESM's and Frequency of Testing in the Appendix

Appendix A - List of Essential Safety Measures of MHARMB's BSR

Essential safety measure to be inspected or tested	Installation standard or level of performance	Nature of inspection or test frequency
Building elements required to satisfy prescribed fire resistance levels	BCA Section C, D1.12	Annual inspection for damage, deterioration or unauthorised alteration.
Emergency lighting	BCA E4.2, E4.4, G4.4	Every six months to AS 2293 - 2005
Exit doors	BCA Section D	Inspection every three months to ensure doors are intact, operational and fitted with conforming hardware.
Exit signs	BCA D1.12, E4.5, E4.6, E4.8, G4.4	Every six months to AS 2293 - 2005
Smoke and heat alarm system	Clause 3 of Specification E2.2a	Monthly as prescribed in AS 1851 - 2012, Section 6
Fire extinguishers	BCA E1.6	Every six months to AS 1851 - 2012, Section 15.4
Fire hose reels	BCA E1.4	Every six months to AS 1851 - 2012, Section 14
Materials and assemblies required to satisfy fire hazard properties	BCA C1.10	Annual inspection for damage, deterioration or unauthorised alteration.
Paths of travel to an exit	BCA D1.6	Inspection every three months to ensure there are no obstructions and no alterations.
Solid core doors and self-closing mechanisms	BCA C3.11	Annual inspection for damage, deterioration and check operation of closers.
Fire orders	G4.9	Annual inspection to ensure warning sign is in place and legible.



Annual Inspections/Testing

- Building elements required to satisfy prescribed fire resistance levels
- Materials and assemblies required to satisfy fire hazard properties
- Solid core doors and self-closing mechanisms
- Fire Orders
- Signs on doors
- Fire System (plus 11 monthly's)

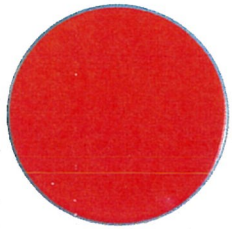
Six Monthly Inspections/Testing

- Emergency Lighting
- Exit Signs



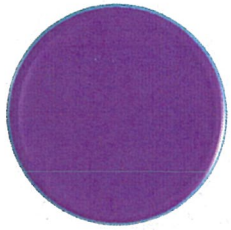
- Fire Hose Reels
- Portable Fire Extinguishers & Fire Blankets





Quarterly Inspections/Testing

- Exit Doors
- Paths of travel to an exit



Monthly Testing

- Smoke and heat alarm system
- Sprinkler Systems

Record Keeping

Maintenance Log Books
Smoke Detection and alarm
System Log Book
Emergency and Exit Lighting Log
Book
Maintenance Tags - Log Book
Annual ESM report (copy to RMB)

Resources

Victorian Building Authority ESM Manual and
<https://www.vba.vic.gov.au/>

Practice Note 23

MHARMB website

www.developmthotham.com.au

MHARMB MBS

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