

What are Essential Safety Provisions?

Essential Safety Provisions can include:

- Access for fire appliances
- Air conditioning systems
- Automatic fire detection and alarm systems
- Automatic closing and unlocking devices
- Compartmentation strategies (joints, junctures between or with, and penetrations through, fire resistant structures like walls, floors and ceilings)
- Clearances for large isolated buildings
- Early warning systems
- Emergency warning and intercommunication systems
- Emergency lifts and lighting
- Emergency lighting
- Emergency power supply
- Emergency warning systems
- Exit (and other) signs
- Exit doors
- Fire doors, windows, shutters and curtains
- Fire extinguishers
- Fire fighting services and equipment
- Fire hydrants and reels
- Fire rated materials
- Fire safety management systems
- Interconnected fire safety systems
- Lifts
- Mechanical ventilation
- Paths to exits
- Smoke alarms
- Smoke hazard management
- Sprinklers (including wall and window wetting systems)
- Structural fire protection

What buildings are affected?

Affected buildings can include:

- Some boarding houses, guest hostels or hostels
- Buildings containing sole-occupancy units (eg apartments, blocks of flats)
- Backpacker accommodation, residential parts of hotels, motels or schools, accommodation for the aged, disabled or children
- Offices or consulting rooms
- Shops, cafes and restaurants
- Buildings used for carparks or warehouses
- Factories or laboratories
- Public buildings and places of assembly such as schools, churches, health care buildings etc

Houses and outbuildings are generally not affected.

What are the building owner's responsibilities?

If the building was constructed or altered after 1 January 1994 and required essential safety provisions to be installed, a list of required essential safety provisions and their maintenance schedules, were included with the development approval notice.

Once essential safety provisions have been installed in a building, it is the owner's responsibility to provide the Council with a certificate of compliance for each provision, signed by the installer or by the manager responsible for the installation work.

When the construction of a building is complete, the building owner is responsible for its upkeep and maintenance, particularly its safety features or essential safety provisions.

All safety fittings, equipment and safety features as well as those items listed as essential safety provisions must be maintained so that they operate satisfactorily.

The owner must not use the building, or permit the building to be used, unless the correct maintenance and testing of the essential safety provisions have been carried out according to schedule.

As soon as practicable, after the *end of each* calendar year, the owner of a building that requires ongoing testing of Essential Safety Provisions must provide proof that the maintenance and testing have been carried out according to schedule. This proof can be in the form of an Essential Safety Provision Form 3 signed by the owner or manager of the building.

To ensure that the correct maintenance and testing is carried out at the appropriate times, it is strongly recommended that the owner or manager of the building retains a copy of the applicable Form 3 for reference. (A copy of the Form 3 applicable to the building is available from the Council.)

If you have any questions relating to Essential Safety Provisions, please contact the City of Unley Building Section on 8372 5111.