



TIME IS RUNNING OUT!

Did you know Building owners and tenants are responsible for the maintenance of essential safety measures by law. The Building Regulations 2018 require maintenance of essential safety measures in all buildings new and existing except for a house or outbuilding.

Council's Municipal Building Surveyor or the Chief Officer (CFA) may audit a building for compliance with the applicable Building legislation at any time and failure to comply is considered a breach of the Building Regulations and may result with penalties of up to \$10,000 for individuals and \$50,000 for companies.

WHY MAINTAIN ESSENTIAL SAFETY MEASURES?

The maintenance of essential safety measures will ensure that the safety systems which predominately deal with fire situations within a building will remain at the required operation level throughout the life of the building. Non compliance with the essential services legislation may also affect the payout amount on claims made under insurance policies when essential services are proved not to be maintained properly, records should be kept to show compliance.

Many owners and managers feel they are adequately covered because of the system that has prevailed to date. For example, once a year a representative of an insurance company might visit the building and do a "risk assessment" or the Fire Brigade may be invited to inspect or maintain specific services in the building. This situation leads to a building owner and manager falsely feeling comfortable as to their compliance obligations under The Building Regulations 2018.

HOW TJ BUILDING CONSULTANTS CAN HELP YOU?

We can provide Compliance Solutions for any building type and age which includes the following services:

- An initial inspection, where we will identify all Essential Safety components, review existing documentation that is applicable to the safety of your building and provide compliance advice
- Preparation and supply of an Essential Safety Measures Maintenance Manual that outlines the applicable components specific to your building and the frequency and level of testing required to achieve compliance with the legislation.
- Issue of annual essential safety measures report as required by the Building Regulations.
- Fire Safety Audits, where we identify existing safety components and provide a report including recommendations to increasing the level of safety within the building through prioritised works.
- Consultation with all relevant authorities including local councils, MFB and CFA officers.
- Dispensation and Modification applications / approvals.
- Fire Extinguisher report, where an assessment and report is prepared to identify compliance with AS2444-2001 (Portable fire extinguishers and fire-blanket selection and location) nominating correct extinguisher types and mounting locations.
- Referrals to qualified trades for building maintenance testing.

With our extensive experience and purpose written essential safety measures program, TJ Building Consultants has the expertise and confidence to manage any essential safety measures program. To discuss your buildings requirements do not hesitate to contact us on PH: (03) 5674 6851