



WHAKARATONGA IWI

**FIRE  
EMERGENCY**

NEW ZEALAND

# A TALE OF THREE FIRES

Buildings, Occupants and what we can learn





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## FIRST SOME HISTORY



Seacliff Lunatic Asylum, 8 December 1942



Ballentynes Department Store, 18 November 1947



Sprott House, 25 July 1969



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## NEW EMPIRE HOTEL





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## NEW EMPIRE HOTEL

Fire result of Arson  
Couch set on fire  
Occupants alerted  
On site manager  
5 deceased sixth died later post escape  
Occupants attempted to extinguish  
Occupants aided others to escape



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# WEMBLEY PRIVATE HOTEL





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## WEMBLEY PRIVATE HOTEL

Fire result of Accident  
Fire in vicinity of the Mattress  
Occupants alerted  
On site manager  
1 deceased all others escaped  
Occupants attempted to extinguish  
Occupants aided others to escape

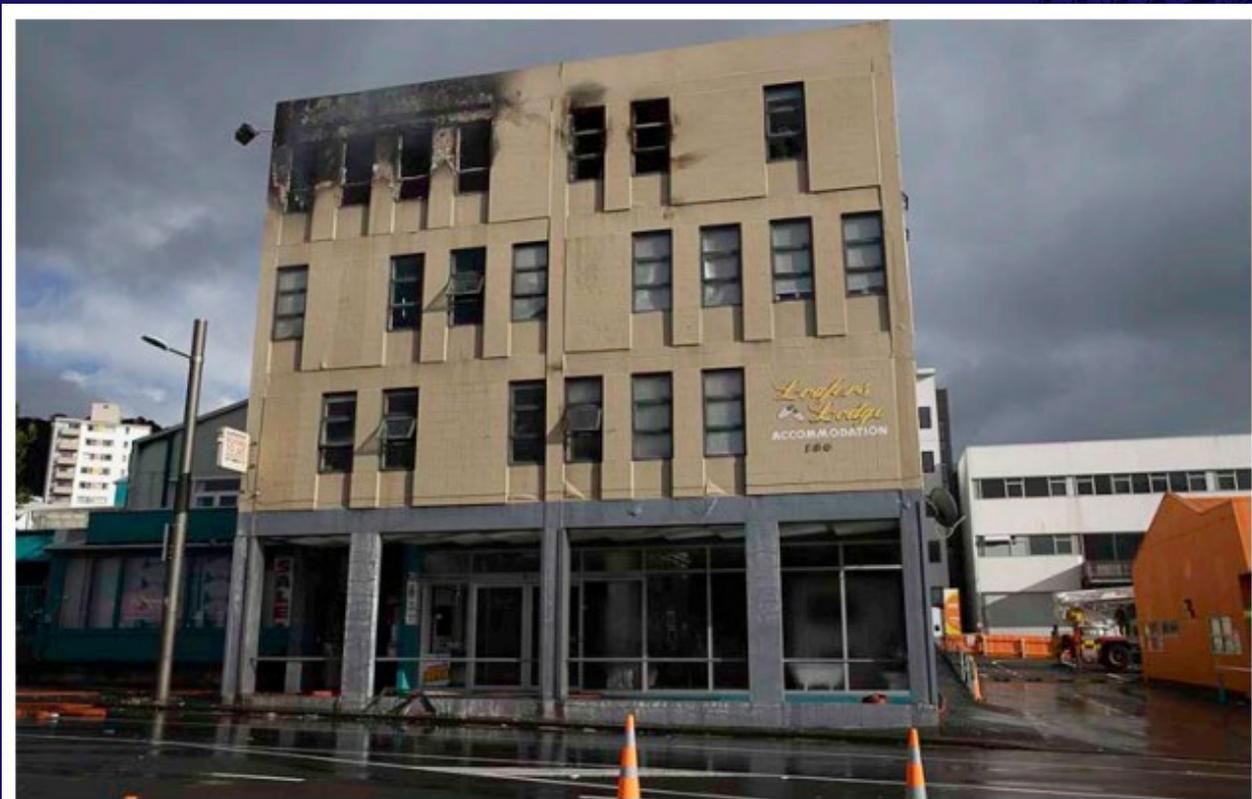


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## LOAFERS LODGE





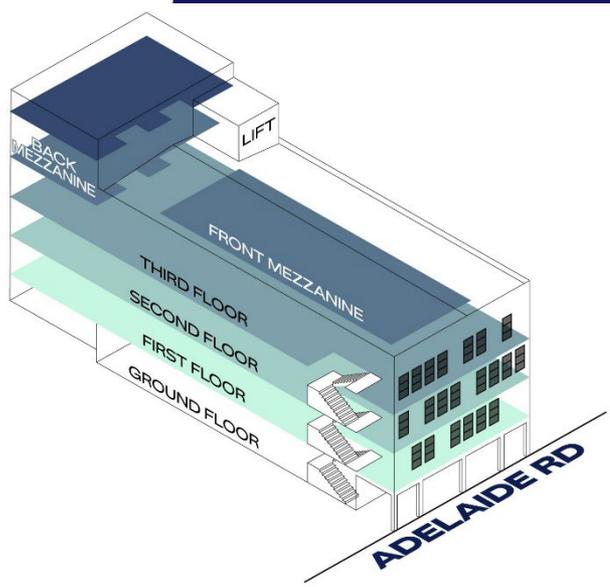
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## LOAFERS LODGE

Conversion of an office building  
Offices, church, accommodation



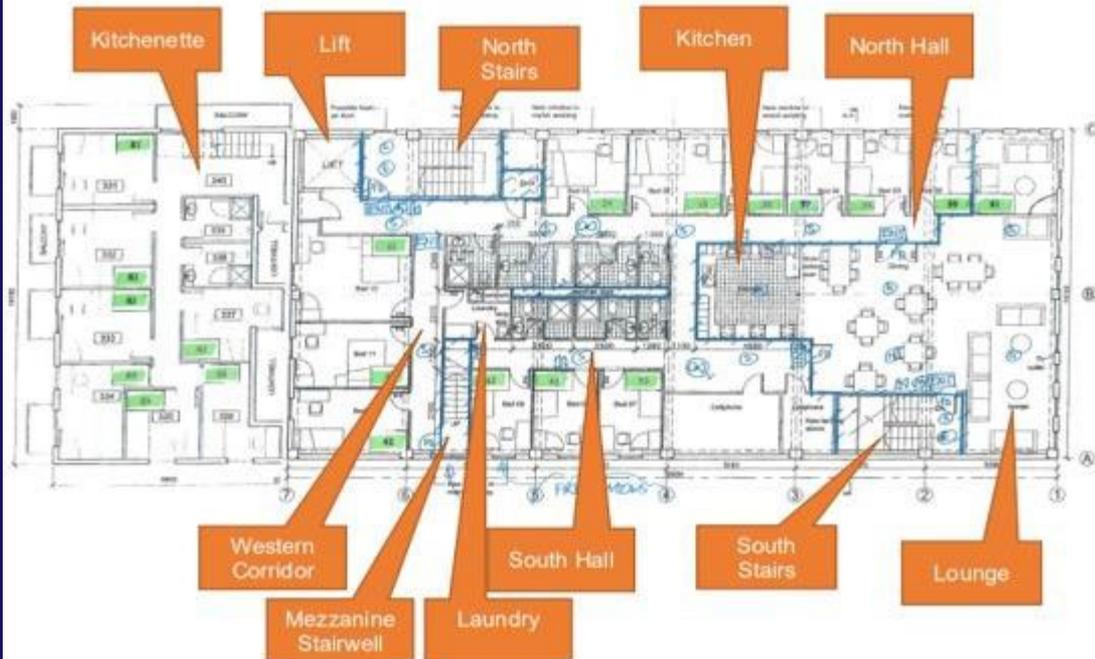


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## Floor 3





Typical Room layout 1,2,3



Lounge 1,2,3



Kitchen 1,2,3



Laundry 1,2,3



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## LOAFERS LODGE

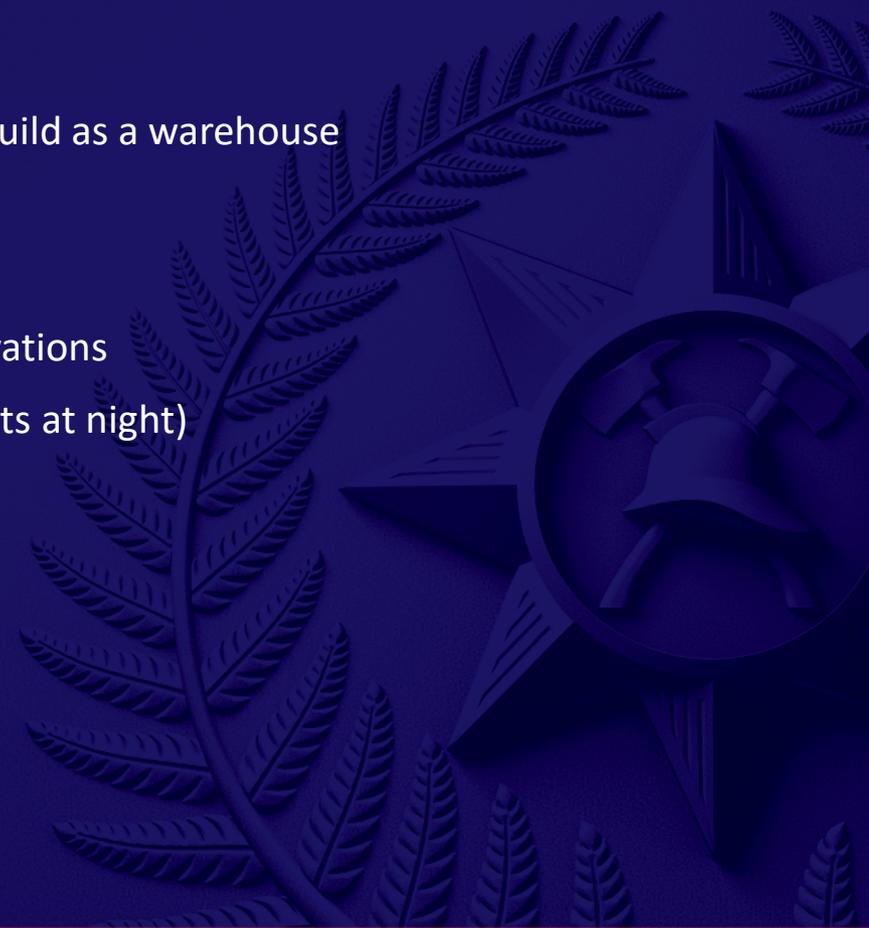
Changes in use since original build as a warehouse

103 residents over 4 levels

Meeting a market need

Multiple unwanted alarm activations

Daytime site manager (residents at night)





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## LOAFERS LODGE

Subject to police enquiry, individual charged 5x Murder charges 2 x Arson

Fires occurred in common areas

First fire involved a couch

Operational Audit

Origin and Cause Report

Post incident analysis

Fire alarm performance ???

Ventilation flow within building ???



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## BUILDING PERFORMANCE

Structurally, building performed as expected.

Issues identified

Passive systems breached via penetrations

Security and locking devices

First aid Fire Fighting equipment

Fire alarm systems





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## OCCUPANT PERFORMANCE

Attempts made to extinguish fire

Attempts made to warn others

Understanding of evacuation process

Natural leaders appear

Occupants generally follow direction





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## WHAT ABOUT SOCIAL COHESION ?

Is social Cohesion relevant ?

How long before social cohesion becomes a factor in an emergency ?

Are there degrees of social cohesion that need to be considered ?

How do we assess social cohesion ?



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## Crimes Act 1961

Public Act 1961 No 43

Date of assent 1 November 1961

Commencement see section 1(2)

### *Crimes against public welfare*

#### **145 Criminal nuisance**

- (1) Every one commits criminal nuisance who does any unlawful act or omits to discharge any legal duty, such act or omission being one which he or she knew would endanger the lives, safety, or health of the public, or the life, safety, or health of any individual.
- (2) Every one who commits criminal nuisance is liable to imprisonment for a term not exceeding 1 year.

Compare: 1908 No 32 ss 158, 159



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## SUMMARY

We are standing at the precipice of potential change in building Fire safety requirements

What we have learned

**People are not as predicable as we believe**

A closing thought

Everyone has a part to play in keeping people safe wherever they live work or socialise

**“A good building can be made bad by bad occupants and A bad building can be made good by good occupants”**