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AS0

21 story building Lacrosse fire 2014



Slide 2

AS0

Lacrosse fire 2014

Andrew Sharrad, 2022-09-01T22:45:06.677



Background

Fire began in an ashtray on the balcony of an 8th floor apartment at the Lacrosse Apartments





The Event

Fire reached the roof as the Fire Brigade arrived

Evacuation warning system failed soon after it started causing confusion

Cladding formed part of the wall, not an attachment

Combined system (aided the sprinkler systems effectiveness)





Lacrosse Apartments fire November 2014

Liability arising from wall ACP cladding



Findings

Victorian Civil and Administrative Tribunal (VCAT) found that the fire could be attributed to:

the smoker of the cigarette failing to properly and fully extinguish his cigarette

the installation of aluminium composite panels with 100% polyethylene core on the external walls of the building

VCAT did not attribute any loss to the items stored on the balcony.





Damages

It was ordered that the payments be made in the following proportions:

Surveyor – 33%

Architect – 25%

Fire Engineer – 39%

Tenant – 3% (assigned to the builder).





Western Island of New Zealand

South Australia's planning system



A new planning system



In April 2016, the Parliament of South Australia passed the ***Planning, Development and Infrastructure Act 2016*** (PDI Act)

The new Act established a new planning framework and legislative tools.

Version: 1.4.2017

South Australia

Planning, Development and Infrastructure Act 2016

An Act to provide for matters that are relevant to the use, development and management of land and buildings, including by providing a planning system to regulate development within the State, rules with respect to the design, construction and use of buildings, and other initiatives to facilitate the development of infrastructure, facilities and environments that will benefit the community; to repeal the *Development Act 1993*; to make related amendments to the *Character Preservation (Barossa Valley) Act 2012*, the *Character Preservation (McLaren Vale) Act 2012*, the *Environment, Resources and Development Court Act 1993*, the *Liquor Licensing Act 1997*, the *Local Government Act 1999*, the *Public Sector Act 2009* and the *Urban Renewal Act 1993*; and for other purposes.

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- 1 Short title
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- 5 Planning regions and Greater Adelaide
- 6 Subregions
- 7 Environment and food production areas—Greater Adelaide
- 8 Application of Act—general provision
- 9 Application of Act—Crown
- 10 Interaction with other Acts
- 11 Recognition of special legislative schemes

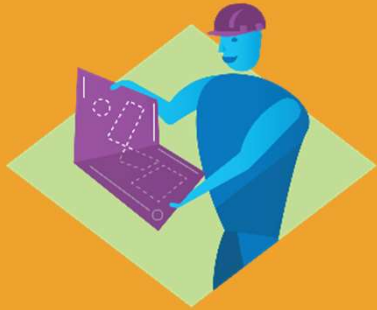
Part 2—Objects, planning principles and general responsibilities

Division 1—Objects and planning principles

- 12 Objects of Act
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- 15 General duties
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Development Assessment

Previously, South Australia was highly regulated, which means 'lower risk' development was subject to unnecessary scrutiny. This slowed the system, increased costs of building and was frustrating for community, industry and council.

The new planning system changed the existing categories of development to streamline simpler development and facilitate greater consideration of more complex proposals; clearly setting out the assessment path and the relevant authority that will make the decision.



SA Planning Portal

A set of online tools to make it easier for to plan; industry to apply and for the community to own their own development.

South Australians are now able to search their property, see the policies that apply and what types of development can be undertaken, with or without an assessment.

Applicants can then prepare, lodge and track their development applications online. Council and industry professional use the portal to assess applications.



SA Planning Portal



The new planning system assists capacity, timeliness and decision making, particularly by councils that do not currently have an electronic lodgment system for development applications.

Development Applications are now accessed online.

ePLANNING: WHO CAN DO WHAT?

RESIDENTS

Residents can access the Portal to stay up to date with the policies, applications and approvals that are active in their neighbourhood.

APPLICANTS

Applicants can access the Portal, search an address and retrieve the policies and performance outcomes that need to be met before approval can be granted.

Prepare and lodge development applications.

Submit additional information if requested by assessing authority.

Applicants can track their application as it moves through the system.

DECISION MAKERS

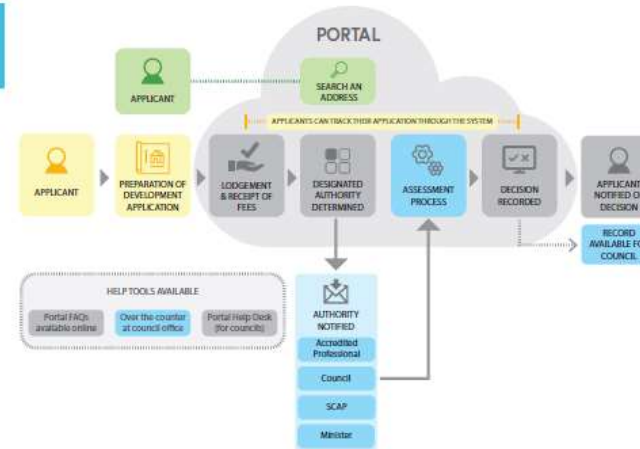
Over the counter assistance at council offices.
COUNCILS ONLY

Receive, track and manage applications online.

Identify planning rules for a particular application.

Request additional information.

Monitor performance.

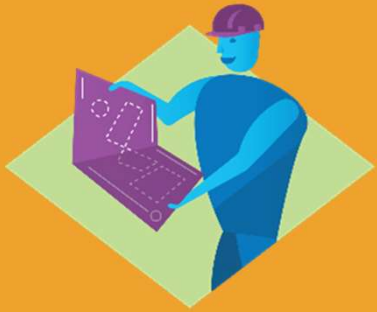




Accredited Professionals Scheme

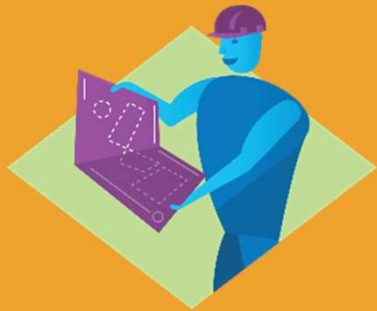
South Australia has also introduced a new Accredited Professionals Scheme that means Planning and Building Certifiers are the most qualified in the country, and our state is being run by the best in their fields.

Applicants are given a choice to select a private or public professional to assess their applications for certain types of development.



Benefits of the scheme

- The Accredited Professionals Scheme provides reliability, flexibility and accountability of decision-makers in the planning system. The scheme gives development applicants greater confidence in the way their submissions are assessed.
- Under the scheme, planning and building professionals who assess development applications must maintain minimum standards of professional practice and produce evidence that they are sufficiently qualified to make key decisions at certain levels.



Confusing documentation

 CODEMARK™	<h2>CERTIFICATE OF CONFORMITY</h2> <p>This is to certify that</p> <p>The MAXIMUM Porcelain on Sumner Tile System - supplied by Original stone Ltd.</p>	 BEAL <small>CERTIFICATION SERVICE LIMITED</small>
<p>Product description</p> <p>The MAXIMUM Porcelain on Sumner Tile System uses a fibre-cement sheet substrate, special stone adhesive, rigid plastic battens, and special fixings for the construction of wind and moisture resistant porcelain sheet cladding systems.</p>	<p>Complies with the New Zealand Building Code: Performance Clauses B1.3.1, B1.3.2 & B1.3.3 (a) & (f) Performance Clauses B2.3.1 (a) Frame Protection System, battens & fixings, (b) FC sheet, adhesive & hooks and (c) porcelain sheets Performance Clause E2.3.2 & E2.3.3 Performance Clause F2.3.1. Compliance with other clauses fall outside the scope of this certificate. Subject to the following:</p>	 <small>MINISTRY OF BUSINESS, INNOVATION & EMPLOYMENT</small> <small>TE Kaitiaki Take Kōwhiri</small>
<p>Product purpose or use</p> <p>The MAXIMUM Porcelain on Sumner Tile System is used for the construction of wind and moisture resistant porcelain sheet claddings.</p>	<p>Limitations of use - A. All designs and construction shall be within the requirements set out in the MAXIMUM Porcelain on Sumner Tile System Technical & Installation Manual dated 28 July 2017 available from the manufacturer's web site www.sumnerschist.co.nz; and, all other uses are outside the scope of this certificate. B. Accessories and components are to comply with that specified in the MAXIMUM Porcelain on Sumner Tile System Technical & Installation Manual and the Original Stone Ltd. Building Product Quality Plan v 4; C. Installation shall be performed by Original Stone Ltd trained and approved installers, who shall be supervised by a suitably qualified Licensed Building Practitioner; D. Installation and maintenance of the MAXIMUM Porcelain on Sumner Tile System, shall be in accordance with the MAXIMUM Porcelain on Sumner Tile System Technical & Installation Manual and the Original Stone Ltd. Building Product Quality Plan. Conditions of certification - E. The Building Product Quality Plan for the MAXIMUM Porcelain on Sumner Tile System shall be reviewed and subject to audit at their head office and building sites by the issuer at least once a year; F. This CodeMark Certificate shall be revalidated on an annual basis; H. This CodeMark Certificate is subject to S15 of the Building Product Certification Regulations 2008.</p>	 <small>IAS-ANZ</small> <small>www.ias-anz.co.nz/register</small>
<p>Certificate Holder</p> <p>Original Stone Co Ltd. 177 Manua Road Ellerslie Auckland. Phone 09 579 3326 www.sumnerschist.co.nz</p>	<p>Technical information: Information that forms part of this certificate or the basis for certification is available from the issuer on request and may be subject to a fee. Note that this certificate may only be reproduced in its entirety.</p>	
<p>CodeMark Certification Body</p> <p>BEAL Certification Service Limited 2A Plimmerton Drive Plimmerton, Porirua 5026, NZ Phone: +64 4 233 6661 E-Mail: bcsc@beal.co.nz Website: www.beal.co.nz</p>	 C R Prouse Director BEAL Certification Service	11 August 2017 Date of issue
		BCS-172517-CMNZ Certificate Number
<p>This certificate is issued by an independent certification body accredited by the product certification accreditation body appointed by the Chief Executive of the Ministry of Business, Innovation and Employment (MBIE) under the Building Act 2004. MBIE does not in any way warrant, guarantee, or represent that the building method or product the subject of this certificate conforms with the New Zealand Building Code, nor accept any liability arising out of the use of the building method or product. MBIE disclaims, to the extent permitted by law, all liability (including negligence) for claims of losses, expenses, damages, and costs arising as a result of the use of the building method(s) or product(s) referred to in this certificate.</p>		



CodeMark

- Practitioners urged to take due care when relying on Certificates of Conformity
- At one stage there was a withdrawal of up to nine Certificates of Conformity under the CodeMark Scheme, this has again highlighted the need for practitioners to take due care when accepting Certificates as evidence of suitability.

CodeMark

Using Certificates as evidence

- A valid Certificate can be relied upon as evidence to support the use of a material, form of construction or design that meets a Performance Requirement or Deemed-to-Satisfy Provision in accordance with the Building Code of Australia (BCA). In determining whether to accept a Certificate, the responsible practitioner must consider:
 - the currency of the Certificate
 - any conditions set out in the Certificate; and
 - whether the proposed material use, construction or design reflects compliance with the Certificate and any relevant conditions specified.
- Practitioners are advised to read all Certificates very carefully, in order to gain an understanding of the BCA requirements being certified by each Certificate.



Building Technical Panel (BTP)

- On 19 December 2019 the State Planning Commission (the Commission) approved a new terms of reference to reform the Building Committee (BC) to the **Building Technical Panel (BTP)**.
- The BTP will undertake delegated building-related statutory functions of the Commission under the *Planning, Development Infrastructure Act 2016* (PDI Act) and the *Development Act 1993*.



Role of the BTP

- The BTP is established as a Committee of the State Planning Commission under Section 29 (1) (c) of PDI Act to:
- provide concurrence on applications seeking to allow a variance with the performance requirements of the Building Rules
- provide expert opinion, when requested, on whether the performance requirements of the Building Rules have been met by a particular performance solution
- provide concurrence on applications granting consent for specific types of building work as required.



Emerging Technologies

Battery Energy Storage Systems, Electric Vehicles
and Charging stations.





External EV Charging station India



Building Fire Safety Committees

Dealing with existing buildings life safety, including installed ACP cladding



BUILDING FIRE SAFETY COMMITTEE

LOTTERY
TODAY'S DRAW

THE NEWS

Adelaide: Tuesday, April 22, 1975 9c

WEATHER
Cool. Cloudy periods. TDSP. (at 1 p.m.): 15.8 C. Sunset 5.44. (Dial 1, 47).

7 BURNT TO DEATH—89 FLEE



FIREMEN sift through the rubble of the burnt-out People's Palace today — See other fire pictures Pages 2 and 3.

GAS can make it a warm n' wonderful winter with BONAIRE SEASONMAKER

Two Bonaire registers heat in with any door. Circulates fresh warm air of cool air—depending on the temperature you choose.

See Bonaire advertised below at the South Australian Gas Company 100 Roper Street, City Centre, Adelaide and Radio Plaza Gas Centres and the other gas centres.

People's Palace ablaze

By Jim Keranshan and Greg Reid

Seven men were burnt to death in a blaze which swept through the Salvation Army's People's Palace in Pirie street, City, early today.

VICTIMS

Eighty-nine people sleeping on the premises fled for their lives.

Police said a woman, the first from whom the debris for a man and a woman who are still unidentified.

The fire broke out shortly before a man and developed into a major blaze. Four people, including three children, were taken to hospital and the seven died.

At the height of the blaze the floor (about 70 ft) to the ground.

The 89 people who fled the fire were in the main part of the People's Palace.

Four people, including three children, were taken to hospital and the seven died.

MANILA'S FAKE HEALERS—Page 5

DEBENTURE 1975 or for

Peoples Palace fire in 1975 where 7 people died because an exit door may have been locked.

'Most of the dead were found huddled together beneath the doorway which led to the rear staircase'

\$15.99 CORK SANDAL BEIGE 1975 x 7
Lows Pty. Ltd. 1000

CITY WEATHER
Est. max. 14C.
Yesterday's temperature: Min. 11.8C; max. 17.5C.
April 22 last year: Min. 16.4C; max. 21.5C.
Weather map, Page 43.

The Advertiser

Incorporating "The Register" Television, Page 5

117, No. 36,337 44 Pages 8c

ADELAIDE, WEDNESDAY, APRIL 23, 1975

FIRE TRAGEDY THEORY

Door may have been locked

By Police Reporter MIKE O'REILLY

It is believed that a rear exit door from the jama of seven men who died in the Salvation Army Congress Hall fire early yesterday may have been locked.

at night, I was told by a fire official that most of the dead were found huddled together beneath the doorway which led to the rear staircase. They were found at ground level because the floor of the room had fallen through with the roof.

There was only one other doorway into the room. It led to the rear staircase. The fire broke out in the vertical fire-escape passage which runs from the third floor down to the ground level. The fire broke out in a room at the rear of the building.

Several of the men, several in their early 50s, were found by firemen when they searched smouldering remains of the building.

It was found that the fire had broken out at the rear of the People's Palace building in Pirie street, Adelaide.

It is believed that the fire started in a room at the rear of the building. The fire broke out in a room at the rear of the building. The fire broke out in a room at the rear of the building.

The cause of the fire is still unknown.

It seems very strange that so many of the people in the building were affected in the same way. The fire broke out in a room at the rear of the building.

It is believed that the fire started in a room at the rear of the building. The fire broke out in a room at the rear of the building.

Lord Mayor opens appeal

Within hours of the fire the Adelaide City Council announced a special appeal for the victims of the fire.

The Lord Mayor (Mr. Clarendon) said the appeal money would provide help for families and relatives and help for rebuilding the hall.

Donations to the appeal should be sent to the Lord Mayor's Office, City Hall, King William Street, Adelaide 5000.

The Advertiser will acknowledge all donations of \$5 and above sent to the appeal.

Only five have been positively identified and none of the victims' addresses has been determined.

The Lord Mayor said yesterday morning his department will conduct an investigation into the fire.

It seems very strange that so many of the people in the building were affected in the same way. The fire broke out in a room at the rear of the building.

STOP PRESS

LOADLESS COUP IN HINDURAS

(HINDURAS), Hindurans, Tamil Nadu, India, has elected a loadless government today in South India.

The Minister of Education, J. Jayaraman, said the Government would do everything possible to assist the Hindurans.

The Minister of Education, J. Jayaraman, said the Government would do everything possible to assist the Hindurans.



Above: Firemen look for bodies in the wreckage of the Congress Hall at the rear of the People's Palace.

Below: The burnt out shell of the Congress Hall. It is believed the rear exit (right) was locked.



MAIN PART OF PEOPLE'S PALACE

DOORWAY TO MAIN BUILDING

WHERE VICTIMS WERE SLEEPING

SIDE ENTRANCE TO CONGRESS HALL

REAR EXIT FROM ROOMS

BUILDING FIRE SAFETY COMMITTEE

- South Australian legislation (since the mid 1970's) has required a local Council have an appropriate authority (Building Fire Safety Committee) that will
 - monitor the adequacy of the fire safety in existing buildings; and
 - take action as necessary to ensure that adequacy.
- Unique to South Australia and was introduced as a Government response to a fatal fire in a Salvation Army Hostel in the City on 22 April 1975.

BFSC OBJECTIVES

South Australian legislation requires a building have

- “**firstly**, a reasonable standard of fire safety for the occupiers of the relevant building”;
- “**secondly**, the minimal spread of fire and smoke”;
- “**thirdly**, an acceptable fire fighting environment”,

the Committee must make a determination on a buildings fire safety and adequacy.

BFSC

State Government has produced a Ministerial Building Standard to support the fire safety adequacy determination

Ministerial Building Standard MBS 001 -
Upgrading health and safety in existing buildings
(plan.sa.gov.au)

MBS001 provides

- guidance to Committees and building owners as to what fire safety matters in an existing building are not considered adequate and
- Performance requirements and deemed to satisfy solutions to make the fire safety adequate.

THE POWERS OF THE BFSC

- Failure to comply with a Fire Safety Notice will result in court action to enforce the upgrade

Types of notices:

- Notice of Fire Safety Defect
- Notice of Building Work Required
- Summons to attend Environment, Resources & Development Court (ERD)

THE POWERS OF THE BFSC

- Fire safety in some buildings is outdated and not considered acceptable by modern standards.
- The increased understanding of fire behaviour in buildings and the continuing growth in technology has allowed safer and more efficient ways of protecting the occupiers of buildings, the firefighters and the neighbouring buildings.
- City of Adelaide has significant building stock that predates the introduction of many of the fire safety measures that we take for granted.
- The Committee's role is to get the buildings with significant deficiencies up to an acceptable level.

BUILDING FIRE SAFETY COMMITTEE

- There are usually four Committee Members, and it is a legislative requirement that they have appropriate qualified persons being:
 - An appropriately qualified Building Surveyor
 - A person with expertise in Fire Safety
 - A representative from the SA Metropolitan Fire Service and/or SA Country Fire Service
 - A person appointed by Council.

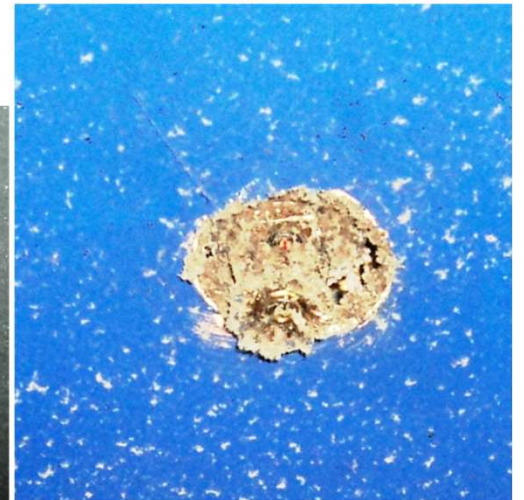
Why we exist!



Rolled groove fire main been leaking for ages to get to this state - maintenance has been signed off as satisfactory!!!



Why we
exist!



Why we exist!

Incomplete installations





Cladding comes under the BFSC

Several test cases about to go to Court





BFSC has ordered the retro fitting of Sprinklers to several high rise buildings as well as low to mid rise as a post “Performance Solution” to resolve a multitude of issues.



Lithium Ion battery fire
Adelaide

April 2022





UK based Fire Risk Assessors





- The two different contextualised registers (both UK-based schemes)
- Fire Risk Register of Assessors Fire Risk Auditors





Fire Risk Register of Assessors:





Fire Risk Auditors:





Overview of the process from a candidates point of view, just the main steps





The benefits

Both registers offer successful applicants professional recognition by way of inclusion on the IFE's public registers of Assessors and Auditors and the post nominals EngTech.





Responsible Persons or the public in general, are provided with confidence and reassurance when searching for competent registered Fire Risk Assessors.





Evidence of expertise

Higher earning potential

Improved career prospects and employability

Demonstration of a professional attitude valued by employers and customers





Thank you for your time

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