

ORDINARY MEETING 31 JULY 2015	5.9
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INSTALLATION OF FIRE HYDRANT AND HOSE REELS FIRE SUPPRESSION SYSTEM - PART OF LOT 2 RP706269 MILL STREET MOSSMAN (OLD ADMINISTRATION BUILDING AND SHIRE HALL)

Robert Donovan: Property Officer #460062

Darryl Crees: General Manager Corporate Services

RECOMMENDATION:

It is recommended Council

- **allocates \$85,000 for the installation of a fire hose reel system and hydrant with project costs to be included as part of a future budget review.**
- **delegates authority to the Mayor and Chief Executive Officer in accordance with section 257 of the Local Government Act 2009 to finalise all matters associated with the installation of the Fire Hydrant and Fire Hose Reel System on Part of Lot 2 RP706269 Mossman (Old Administration Building and Shire Hall).**

EXECUTIVE SUMMARY:

As part of Council's inspection program for leased premises, it has been revealed that a fire hose reel system and hydrant is required for the Old Administration Building and Shire Hall to fulfil requirements of the Building Code of Australia. This work needs to be undertaken as a priority and was unknown at the time of formulating the 2015/16 budget. These additional project costs will be included as part of a future budget review.

BACKGROUND:

Douglas Shire Council holds freehold title over Lot 2 RP 706269, 4 Mill Street Mossman, known as the Old Administration Building and Mossman Shire Hall. Council has two leases in place (one lease covers two shop premises) which expire in November 2016 with a 5 year option to extend.

Council has accepted an application for a restaurant/takeaway food outlet for Shop 1 for which the proposed lease is for 3 years with 2 x 3 year options. This was the subject of a Council report on 14 April 2015. The new tenant proposes to occupy and set up the business in September and is expected to start trading in October of this year.

COMMENT:

As part of the due diligence process undertaken by staff an inspection of premises was undertaken to establish building compliance prior to the take up of occupancy of the new tenant. Whilst the inspection was primarily undertaken for the new occupancy, as the shop is part of a larger structure consideration of the entire Old Administration Building and Shire Hall was taken into account.

Under the Building Code of Australia (BCA) the leased shops on the ground floor are categorised as Class 6 occupancies and the leased office space upstairs is categorised as a Class 5 occupancy. Accordingly, due to the classification of these buildings, there is no

requirement for fire rating of the boundary construction between the individual occupancies, fire detection, smoke detection, fire suppression (sprinklers) or a fire indicator panel connection to the fire brigade.

However as the total floor area of the building (including the Old Administration Building and Shire Hall) is in excess of 500m² a fire hose reel system and hydrant coverage is required. The fire hose reel system must be provided to serve the whole building.

The fire hose reel system must have fire hose reels, with 36 meter coverage, installed in accordance with AS 2441-2005 and must be located internally, externally or in combination, to achieve the system coverage specified in AS 2441-2005. In preliminary consultation with a Fire Engineer, 7 fire hose reels systems plus the addition of a hydrant will be required throughout the building, both internally and externally to make the building comply with AS 2441-2005.

As the building is a Heritage listed building the design and location of the hose reels will be taken into account. The design consultant will obtain all relevant approvals required under the *Queensland Heritage Act 1992*.

To expedite matters, pending Council's decision, fee proposals from qualified fire engineering consultants has been sought with the following services to be included:

- Street water main pressure testing to ascertain water flows and pressures
- Fire Hose reel design and coverage required
- Design to be compliant with the *Queensland Heritage Act 1992*
- Technical specification and drawings in AutoCAD
- Verifying completed works as per design and issuing a Form 16 certifying the installation.

These quotations closed 24 July 2015 and cost for provision of these services is \$2500 excluding GST. The estimate to install a fire hose reel and hydrant service is approximately \$80,000 based on the Rawlinsons Australian Construction Handbook and Rawlinsons Construction Cost Guide for large commercial and domestic/small commercial projects. Rawlinsons has become the leading publisher of construction cost data in Australia, producing annual editions. This estimate has been confirmed by staff in consultation with design consultants.

In total it is expected the cost of the project will be approximately \$85,000 however any and all engagement of suppliers to undertake this work will be subject to Council's Procurement Policy guidelines. Accurate costings will be provided at future budget review.

PROPOSAL:

To install a fire hose reel system and hydrant installation in the Old Administration Building and Shire Hall, as per the approved design of a qualified Fire Engineer. The installation of the hose reel system is defined as *prescribed work under schedule 1 of the building regulations 2006* and does not require building approval but will still need to comply with AS 2441-2005 installation of Fire Hose Reels.

CORPORATE/OPERATIONAL PLAN, POLICY REFERENCE:

This report has been prepared in accordance with:

Corporate Plan 2014 – 2019

5.1.1 – Establish and develop long term financial, resource and infrastructure planning to ensure ongoing capacity to fund operations and capital works programs.

5.2.1 – Provide Councillors and community with accurate, unbiased and factual reporting to enable accountable and transparent decision-making

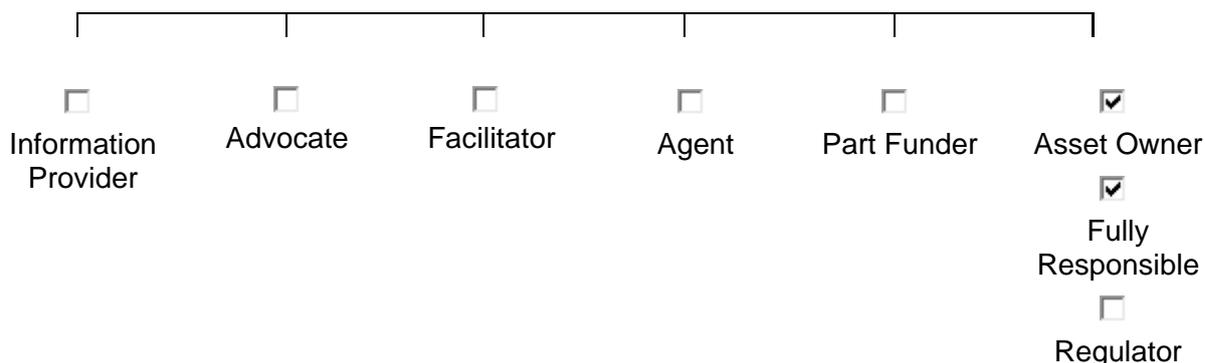
Operational Plan 2015-2016

G5 - “Undertake property inspections of all Councils leased premises to confirm lease compliance and investigate any rectification actions required”,

COUNCIL’S ROLE:

Council can play a number of different roles in certain circumstances and it is important to be clear about which role is appropriate for a specific purpose or circumstance. The implementation of actions will be a collective effort and Council’s involvement will vary from information only through to full responsibility for delivery.

The following areas outline where Council has a clear responsibility to act:



Asset Owner:	Meeting the responsibilities associated with owning or being the custodian of assets such as infrastructure.
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Fully Responsible:	Funding the full cost of a program or activity.
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FINANCIAL/RESOURCE IMPLICATIONS:

The estimate to install a fire hose reel and hydrant service is approximately \$80,000. This estimate has been prepared using *Rawlinsons Construction Cost Handbook* which is an industry standard reference and cost guide. Rawlinsons have been producing this handbook since 1983 and in 2015 released their 33rd edition.

The requirement for installation of the required hose reels and hydrant were not known at the time of compiling the 2015/16 budget and the associated cost will be included in the future capital works budget review.

In addition to the installation costs, the fire hose reel system and hydrant requires testing on specified periods throughout the year. Currently these costs are approximately \$1,000 per annum and these ongoing maintenance costs will be included in future operational budgets.

RISK MANAGEMENT IMPLICATIONS:

Council's insurers have advised that it is imperative for Council to treat the installation of relevant safety/fire systems as a priority to ensure BCA compliance. Apart from the compliance issue, there is a particular reputational risk to the organisation should this requirement be overlooked and the building continued to be occupied.

INTERNAL/EXTERNAL CONSULTATION:

GMA Certification Group
Jardine Lloyd Thompson Pty. Ltd.
Gilboy Hydraulic Solution
Internal Council Staff