

Has solved the **Emergency Management** riddle



What the BCA and Standards require for **EVERY** Class 2 – 9 building

Building owners are required to ensure each Essential Service Measure (ESM) is maintained to an agreed standard.

The BCA requires that:

“people are protected from illness, injury and loss of amenity throughout the life of the building (IO1)”

and

“safety measures must be capable of performing to a standard no less than that which they were originally required to achieve (IP1.1)”

Safety measure is defined in the BCA as:

“any measure (including an item of equipment, form of construction or safety strategy) required to ensure the safety of persons using the building.”

Part I of the BCA provides a list of the safety measures in Tables I1 – I13. AS 1851 – 2005 Maintenance of fire protection systems and equipment is the Australian Standard which covers the maintenance of fire safety measures in buildings.

The objective of AS 1851 is:

“to maximise the reliability of fire protections systems and equipment such that the systems and equipment meet the requirements of the relevant design, installation and commissioning Standards and are likely to continue to do so until the next scheduled activity”.

The maintenance procedures in AS 1851 MUST be applied to every measure in the building once it is commissioned and thereafter throughout the life of that measure (CI 1.9). AS 1851 includes Emergency Evacuation Procedures. Emergency procedures are covered in more detail in AS 3745-2010 Planning for emergencies in facilities.

This Standard sets out:

“the requirements for the development of procedures of controlled evacuation of buildings, structures and workplaces during emergencies.”

The Standard does not apply to single dwellings. However, it applies to all other buildings (Classes 1a – 9) because a building, structure and workplace is defined as any building, structure or workplace occupied by people including:

“offices, warehouses, factories, public buildings, shopping complexes, apartment buildings, or a place that may be occupied by people”.