

FIRE SAFETY IN EXISTING BUILDINGS POLICY

Purpose

To provide improved safety to the public by the reduction of the risk of spread of fire to a more acceptable level by improvements to the standard of fire safety in existing buildings.

Scope

Periodically identify buildings in which unsafe fire conditions are known or are likely to exist. Inspections are to be carried out as deemed necessary or as a result of complaints or inspections for other reasons.

General Principles

Method

Investigation of identified premises is to be carried out by Council Officers with the assistance of the NSW Fire Brigade where deemed necessary and possible.

Initiate action under the provisions of 121B and 121 ZB of the Environmental Planning & Assessment Act.

Orders under section 121B to be preceded by a notice of intent to serve an order and subsequent discussions and negotiations with the owner.

The basis of action under section 121 Z is to be:

1. That there is a hazard to persons who are occupying the building or within its vicinity.
2. That there is a hazard to the structure of the building
 - from a source inside the building; or
 - from a source outside of the building.
3. The hazards to the contents of the building.

4. Due regard shall be given to the economic consequences of the notice, but with that regard being secondary to the paramount purpose of safeguarding human life.
5. Action under Section 121 B is to take into consideration comments and recommendations from the Heritage Council of New South Wales and the Department of Local Government, Building Advisory Panel where applicable.
6. That building's shall require upgrading where a change of use may result in an increased level of risk from fire.
7. That where there is an applications for building alterations or additions, that Council review the existing building with a view to requiring a partial or full upgrade of the total building.

Associated Policies & Documents

Policy Details

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