

Victoria University
Aged Services Management

16th September 2003

1.0 OUTLINE OF TONIGHTS LECTURE

1.1 BUILDING REGULATIONS

- State Legislation:
 - Fire Sprinklers
 - Fire Essential Services

1.2 COMMONWEALTH GOVERNMENT REQUIREMENTS

- Current Aged Care Certification
- Future Aged Care Certification

1.3 BUILDING CONSULTANTS

- Building Surveyor
- Architects
- Fire Engineer
- Project Manager
- Fire Brigade
- Maintenance Contractors

2.0 STATE BUILDING REGULATIONS

2.1 Fire Sprinklers

- Required to be installed in all new Aged Care Buildings in Victoria.
- August 2002
- AS 2118.4 Residential Fire Sprinkler System
- Who can install?
 - Plumber through to an installation firm.
- What do I need to do?
 - Firstly, develop a short scope of works.
 - It is the responsibility of the principal contractor to seal any penetrations made by the installation of the fire sprinkler system through any smoke or fire walls and panels in accordance with the Building Code of Australia 1996.
 - What is required?
 - Where it is to be installed?
 - Installation must comply with the BCA and Victoria Regulations.
 - Certificate of Compliance to be issued at completion.

2.2 Fire Essential Services

- Affects all buildings in Victoria except a house.
- Must comply since July 1999.
- Must send a Form 15 to Council annually.
- Heavy penalties.
- Council and Fire Brigade are enforcing requirements.

3.0 COMMONWEALTH AGED CARE CERTIFICATION

- All Nursing Homes and Hostels receiving funding.
- Applies now.
- First round was 1997.
- Voluntary inspection offer closed,
 - Approx 1200 facilities took up the voluntary inspection offer.
 - 54% failed to achieve the necessary scores required to maintain Certification status
- Certification Assessment Instrument

- Seven (7) sections.
 - Fire
 - Hazards
 - Privacy
 - OH & S
 - Heating and cooling
 - Lighting and ventilation
 - Security
- 19 Section 1 and 60 overall.
- 2008 requirements
 - New buildings
 - Existing buildings

4.0 BUILDINGCONSULTANTS

4.1 Building Surveyors –

Who are they and what do they offer?

4.1.1 Services Offered

- Building Regulation Advice
- Building Permit
 - Only one in the whole of Australia who can issue a Building Permit.
 - Privatisation Vic.
 - Same authority as Council.
 - All mandatory inspections.
 - Issuing of Occupancy Permits.
- Essential Services
 - Auditing
 - Log Book setup
 - Regulatory compliance
 - Inventory
 - Form 15 signing
- Aged Care Certification and Assessment
 - On site assessments
 - Reports - Section by section analysis and solutions
 - Capital works program
 - Costing of works
 - Training seminars
- Fire Safety Audits
- Disability and Access Reports
- Building Code of Australia Regulatory Compliance Audit.

4.2 Architectural Services

- Strategic master plan reviews.
- Architectural plans.
- Project Management.
- Contractual requirements.
- Co-ordinator
 - Mechanical and electrical engineers
 - Structural
 - Hydraulic, etc.
- Must refer back to Building Surveyor for Permit.
- Responsible for costs and timing of project.

4.3 Project Manager

- Overall co-ordinator of projects.
- Obtaining quotes
 - Services
 - Architects
 - Building Surveyor
- Responsible for timing and costs of projects.

4.4 Fire Engineer

- Fire Safety Auditing – often in conjunction with a Building Surveyor.
- Alternative Fire Safety Design.
- Fire Modelling.
- Must refer back to Building Surveyor for approval.

4.5 Fire Brigade

- Evaluation training and procedures.
- Servicing and approvals of fire equipment (fire hydrants and hose reels)
- Fire fighting.

4.6 Maintenance Contractors

- Servicing equipment to regulatory compliance.

4.7 Choosing a Consultant

- Experience in like projects in Aged Care.
- Current project load.
- Existing resources to complete project.
- Do they listen to you and understand the project brief?
- Price including any hidden variables.
- Need to develop a project brief for consultants so that you can compare submissions and ensure that you are getting what you need.
- Size of project brief is dependent upon size and complexity of works to be undertaken.