

Risk In Aged Care

Certification and Essential Services



Overview of Presentation

1. Certification Current and Future Requirements.

- **Current Certification Points Required.**
- **New Building Ratios.**
- **Future Ratios for Existing Buildings.**
- **Room and Ablution Ratios.**
- **New or Existing Facility.**
- **Storey and Levels.**



Presentation (cont.)

2. Essential Services

- **What are Essential Services?**
- **Who do they apply too?**
- **What must owners do?**
- **Legal Implications**



Certification Current & Future

3. Summary

Current Certification points required:

- **Min. 19 points out of 25 for Section 1 – Safety.**
- **Min. 60 points overall.**



Certification Current & Future

Current Certification points required (cont.):

- Full compliance with BCA 96 will ensure passing 19 for Section 1.
- Do not need 100 to pass.
- As a general rule addressing Section 1 will ensure a facility passes 60 overall.



Certification Current & Future

New Building Ratios – apply now as from July 1999

- **Residents per room – mandatory requirements:**
 - **Average of 1.5 residents per room.**
 - **No more than 2 residents per room.**
 - **Up to 4 in special circumstances.**
 - **Failure of certification if facility does not comply.**
- **Marks not applicable until 2008.**



Certification Current & Future

New facilities – apply now (cont.)

- Residents per toilet – mandatory requirements:
 - No more than 3 residents per toilet.
 - Failure of certification if facility does not comply.
 - Marks are not applicable until 2008.



Certification Current & Future

New facilities – apply now

- Residents per shower/bath – mandatory requirements:
 - No more than 4 residents per shower.
 - failure of certification if facility does not comply.

NOTE:

1. URINALS AND STAFF AMENITIES ARE NOT CONSIDERED IN ANY OF THE RATIOS FOR NEW OR EXISTING FACILITIES.
2. RATIOS RELATE TO EACH STOREY, LEVEL or WING.

Certification Current & Future

Future Ratios for Existing Buildings:

- Max. and Average bed and Ablution/Toilets ratios for existing buildings not until 2008.
- Scores required are not known.



Certification Current & Future

Existing facilities – apply in 2008

- Residents per room:
 - Average of 2 overall = full points.
 - Average between 2 and 3 = some points.
 - Average of more than 3 = no points.
 - More than or an average 4 residents in a room = failure of certification.



Certification Current & Future

Existing facilities – apply in 2008 (cont.)

- Residents per toilet:
 - Average of 3 residents per toilet = full points.
 - Average of 3 to 5 residents per toilet = some points.
 - Average of 5 to 6 residents per toilet = no points.
 - More than 6 residents per toilet = failure of certification.



Certification Current & Future

Existing facilities – apply in 2008 (cont.)

- Residents to showers/baths:
 - Avg. 4 residents per shower/bath = full points.
 - Avg. 4 to 6 residents to shower/bath = some points.

NOTE:

1. URINALS AND STAFF AMENITIES ARE NOT CONSIDERED IN ANY OF THE RATIOS FOR NEW OR EXISTING FACILITIES.
2. RATIOS RELATE TO EACH STOREY, LEVEL or WING.

Certification Current & Future

Definition of a New Building:

- **Building Approval issued after July 1999.**
- **Ceased to be occupied.**
- **Lapsed Certification approval.**
- **An existing facility that has never been Assessed.**



Certification Current & Future

Definition of an Existing Building:

- **Certification approved prior to July 1999.**
- **Building Approval granted prior to July 1999.**
- **Any additions or alterations to an existing certified facility.**



Certification Current & Future

Definition of Storeys, Levels and Wings:

- Ratios applicable to storey, level and Wings
- Levels defined as a vertical rise more than 1 metre.
- Definition of a 'Wing' open to interpretation.
- Intent is for an even distribution of services throughout building.





Essential



Services



What are Essential Services?

The introduction of performance-based regulations under the BCA'96 has promoted a shift from passive to active fire safety systems in buildings.



What are Essential Services?

Substantial evidence is emerging that the lack of essential services maintenance is increasing as a contributing factor in the start or severity of building fires.



What are Essential Services?

Essential services are required to perform only rarely but must work when required otherwise a substantial threat to the occupants exists.



What are Essential Services?

Air conditioning systems

Emergency lifts

Emergency lighting

Emergency power supply

**Emergency warning &
intercommunication systems**

Exit doors

Exit signs

Fire brigade connections

Fire control centres

Fire control panels



What are Essential Services?



- Fire curtains**
- Fire dampers**
- Fire detectors and alarm**
- Fire doors**
- Fire extinguishers (portable)**
- Fire hose reels**
- Fire hydrants**
- Fire indices for materials**
- Fire isolated lift shafts**
- Fire isolated passageways**
- Fire isolated ramps**
- Fire isolated stairs**
- Fire mains**

What are Essential Services?

- Fire protective coverings
- Fire rated access panels
- Fire rated control joints
- Fire rated materials
- Fire resisting shafts
- Fire resisting structures
- Fire shutters
- Fire windows
- Lightweight construction
- Mechanical ventilation systems
- Paths of travel to exits



What are Essential Services?



- Penetrations in fire-rated structures**
- Smoke alarms**
- Smoke control measures**
- Smoke doors**
- Smoke vents**
- Sprinkler systems**
- Stairwell pressurisation systems**
- Static water storage**
- Vehicular access for large isolated buildings**
- Warning systems associated with lifts**
- Any other fire safety matter**

When do they Apply?

Statutory controls now under *Building Act 1993* and
Building Regulations 1994

Part 5 of Act – occupancy permits

Part 11 of Regulations - maintenance



When do they Apply?

Amendments under *Building (Amendment) Regulations* operate from 1 July 1999.



When do they Apply?

All *existing* and *new* class 1b, 2, 3, 5, 6, 7, 8 and 9 buildings.

**All places of public entertainment
class 9b buildings >500m² used for public
entertainment**

**Crown and public authority buildings
included**

no liability for offences



What owners must do

Owner/occupier must comply with occupancy permit conditions.

Ensure right of entry for maintenance or display of permits/reports etc.



What owners must do

occ. permits and reg 11.4 determinations post 1 July 1994 must be displayed

occ. permits for all class 9 buildings must be displayed.

Approved location must be prominent position accessible to public.



What owners must do

Records of maintenance checks, services and repair work to be kept on premises for inspection.

Must prepare annual essential services report before each anniversary of occupancy permit or reg 11.4 determination.



What owners must do (cont.)

Form 15 to be signed by owner or agent of owner and include:

details of any inspection report of MBS

details of personnel carrying out

maintenance



What owners must do (cont.)

Statement that owner or agent has taken all reasonable steps to ensure:

essential services operating at required performance level

maintenance in accordance with occupancy permit or reg 11.4 determination

no new fire barrier “penetrations”

information in report is correct



What owners must do (cont.)

Owners should ensure that tenants are aware of their obligations regarding essential services and any conditions of occupancy.



Legal Implications

Occupancy of building or place in breach of an occupancy permit is an offence.

**penalty max \$10,000 natural persons,
\$50,000 bodies corporate**

Statement offences under Act and Regulations are criminal offences.



Summary

19 for Section 1 and 60 Overall – For New and Existing Facilities.

New Facility Bed and Ablution Ratios Apply Now.

Existing Facilities Bed and Ablution Ratios DO NOT APPLY UNTIL 2008.

Ensure all Essential Service Elements are identified, Serviced and Recorded.



Risk

Management

