



INTERIM FIRE SAFETY STRATEGIES

Where construction or demolition works interface with existing, occupied parts of a building, affected areas must be provided with adequate fire safety at all times. Often, such building works result in the removal or temporary decommissioning of certain building elements and fire safety systems. In these scenarios, it is often not cost effective to install fire services in full accordance with the BCA Deemed-to-Satisfy Provisions, especially when such systems will be removed or replaced as part of the changes to the building.

Holmes Fire provides interim fire safety strategies for partially occupied buildings undergoing building works as well as for temporary structures and buildings undergoing alterations for special events. Our team of experienced fire engineers uses a risk based approach to analyse the likelihood and consequence of fire occurring during the transitional or temporary state of the building.

We develop an interim fire safety strategy in close consultation with all relevant stakeholders - including the approval authorities - to confirm that all parties agree to the fire safety principles and levels of safety to be achieved. We understand the short-term nature of these projects and using our extensive knowledge of fire science, aim to achieve adequate fire safety through the installation of key fire safety systems and the implementation of management-in-use procedures.

This enables the client to avoid installing expensive fire safety systems that will have a poor cost-benefit ratio over the duration of the Interim Fire Safety Strategy. Holmes Fire can undertake periodic inspections throughout the interim period to ensure that the Interim Fire Safety Strategy remains appropriate and is being correctly implemented. In addition, we ensure that the interim fire safety strategy is a 'living document' that adapts to the needs of the project as dictated by the dynamic circumstances on site.

As such, a Holmes Fire interim fire safety strategy provides a level of comfort that adequate fire safety is achieved for occupants of the building, and aids in obtaining an interim occupation certificate, or other approval in the most timely and cost effective way possible. Some of our most recent interim fire safety strategies are listed as follows:

Sydney Town Hall, Coca-Cola Amatil Production Facility, Sydney Cricket Ground, Glebe Town Hall, Top Ryde Development, Central Coast Leagues Club, Chullora Bakery Queens Square Law Courts

Michael Bower of Holmes Fire is heading the Society of Fire Safety Working Group to design and enable a formal practice note on this important issue.

