

Building Fabric - Access And Egress

Last Issue Date: 24/10/2019		Type Of Service				
Activity		A	B	C	D	E
1	<p>SCOPE OF SERVICE: This service is to check the condition and operation of the BUILDING FABRIC and BUILDING COMPONENTS associated with access and egress routes ("Paths of Travel") of a building as defined in Section D and G, National Construction Code. "Paths of Travel" includes applicable passages, ramps, stairways, exit doors, door openings, fire and smoke doors etc. required to enable a person to access a building and egress a building. The following is excluded from this service as they are the responsibility of the "occupier" (applicable agency): - Emergency Planning policies and procedures. - WH&S policies and procedures relating to the occupation of the building e.g. storage of goods.</p>					
2	<p>MEANS OF ACCESS AND EGRESS - all as applicable to the building: Check and inspect the following in the designated "Paths of Travel": a) That exits and "Paths of Travel" to exits remain unblocked without any non-compliant obstructions e.g. new partitioning. b) For the addition of non-compliant services e.g. service lines, switchboards or access hatches into service ducts. c) That exit doors are not lockable from the inside and are readily openable by a single downward action on a single device without a key (unless fail-safe devices are fitted and are operational). That the door hardware is compliant and in satisfactory condition and operation. d) The exit doors and doors along the "Paths of Travel" for any damage, checking for a smooth opening / sliding operation as applicable. e) That barriers or bollards protecting "Paths of Travel" and exits remain securely in place. f) That fall protection barriers (e.g. handrails, balustrades or railings) at low level openable windows and differences in floor levels greater than 1 metre have not been damaged or removed. g) That floor finishes, including stair treads, remain undamaged and suitably slip-resistant. h) That the separation of rising and descending flights is maintained. i) That spaces under fire isolated stairs or ramps are not enclosed (unless fire-resistant construction has been used).</p>		Y		Y	
3	<p>USE OF LIFTS - all as applicable to the building: a) For lifts providing a stretcher facility check they are available for use and that the inside of the lift remains clear and easily accessible. b) Check for disability access compliance.</p>				Y	
4	<p>Record all the results in the log book and notify the site representative and the facility manager of any non-compliances and any concerns.</p>		Y		Y	

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For more information please contact the applicable Facilities Management Service Provider.



Government of South Australia
Department of Planning,
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Special Comments and Technical Data

B SERVICE THREE MONTHLY

D SERVICE ANNUALLY

THE SERVICING ACTIVITIES AND FREQUENCIES ARE TO REFLECT THE MAINTENANCE AND TESTING REQUIREMENTS IN SCHEDULE 3.2, 3.3 AND 3.9 OF THE MINISTER'S SPECIFICATION SA 76 (2015) - AMENDMENT 1 AND REGULATION 76 OF THE DEVELOPMENT REGULATIONS 2008.

THE SPECIFIC SCOPE (RANGE AND NUMBER OF COMPONENTS) OF THIS SERVICE WILL VARY FROM BUILDING TO BUILDING. THE CHECKLIST SHALL BE PREPARED, AND THE SERVICE UNDERTAKEN, BY COMPETENT PERSONNEL.

THIS SERVICE DOES NOT APPLY TO "CLASS 1A" (PRIVATE RESIDENCE) OR "CLASS 10" (UNINHABITED) STRUCTURES.

NOTE 1: THE BUILDING APPROVAL CONSENT FOR ANY BUILDING MAY INCLUDE PERFORMANCE SOLUTIONS RELYING ON THE INSTALLATION OF SAFETY PROVISIONS WHICH WILL BE DEEMED 'ESSENTIAL SAFETY PROVISIONS' (ESPs) AND LISTED ON THE ESP (FORM 1) SCHEDULE ISSUED WITH THE CONSENT.

NOTE 2: THE DEEMED TO SATISFY INSTALLATION STANDARDS FOR MEANS OF EGRESS IS THE NATIONAL CONSTRUCTION CODE, SECTIONS D AND G AND / OR PERFORMANCE SOLUTIONS AS APPROVED BY THE RELEVANT AUTHORITY.

F01 DOES NOT COVER SPECIFIC SERVICING REQUIREMENTS OF INDIVIDUAL COMPONENTS, E.G.:

- FOR EMERGENCY LIGHTING REFER TO THE F17 AND F18 TDS SUITE.
- FOR FIRE AND SMOKE DOORS REFER TO F20.
- FOR AUTOMATIC ENTRY DOORS REFER TO LF1.
- FOR THE SERVICING OF LIFTS REFER TO THE LIFT TDS SUITE.

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