



Mount Hotham Resort Management Board

PO Box 188 Bright 3741 Victoria Australia
Phone 03 5759 3550 - Fax 03 5759 3693
Email mhar@mthotham.com.au - Website www.mthotham.com.au

OUR REF: MBS: EDELWEISS 2014

5 February, 2014

Martin Brown
Cabin Manager
Edelweiss Ski Club

via email: martin@mjbrown.id.au

Dear Martin,

FIRE SAFETY AND BUILDING STANDARDS AUDIT AT EDELWEISS SKI CLUB

Please find attached (as requested), my building standards and fire safety audit undertaken on 18 December 2013 on behalf of the Mount Hotham Alpine Resort Management Board (MHARMB). These reports are undertaken to verify that the fire and life safety obligations required by the *Building Act 1993* and Building Regulations 2006, are being satisfied.

Furthermore, and in relation to general building standards of occupancy, the identified works represent the minimum level to meet Board expectation in considering the granting of a new lease.

Critical matters considered in relation to the preparation and recommendations of this report include:

- Previous reports undertaken including the early 1990's Joint Reports.
- The level of fire safety relative to current legislation and standards.
- The level and frequency of maintenance of essential safety items.
- The general condition of the building in relation to fire and life safety.
- The general condition of the building in relation to standards of occupancy.
- Documentation available for inspection.

The penalties for failing to meet statutory responsibilities in relation to the maintenance of essential safety measures within a building have recently been substantially increased and apply equally to individuals, incorporated bodies and partnerships. The current penalty regime recognises the vital role this equipment/components plays in protecting the life safety of building occupants in a fire emergency.

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It is accepted that in many instances, yearly servicing of systems and equipment will not have been carried out at the time of the Board's inspection. However, where a building is intended to be occupied consistently throughout the year (rather than seasonally), servicing frequencies must be in accordance with the relevant Australian Standard.

An annual essential safety measures report is required to be completed on the anniversary date of the building's occupancy permit. Where this date is not known, it is required to be completed prior to the start of the new snow season and a copy MUST be forwarded to the MHARMB as soon as practicable.

A copy of the annual report and general information in relation to the maintenance of essential safety measures can be sourced from the Building Commission website at www.buildingcommission.com.au

Please do not hesitate to contact me on 035755 1589 or at phil@alpinebuildingpermits.com.au should you require any clarification in relation to the contents of this report.

Yours faithfully,



Phil Davern BSU 1481
MUNICIPAL BUILDING SURVEYOR



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Fire Safety and Building Standards Audit

Premises:	Edelweiss Ski Club
Address:	Site 1-A, Parish of Yertoo, Mt. Hotham
Inspection date:	18 December 2013
Inspected by:	Phil Davern
Beds:	14
Usage:	Primarily winter accommodation.
BCA Class:	3
Approx. age:	44 years
Building permits:	Not known
Previous reports:	Joint Report issued 1991 Alpine Shire Council/MHRMB audit issued Mar 2001 MHRMB audit issued October 2012



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0.0 Building Description

The building at Site 1-A, Parish of Yertoo, Mount Hotham Alpine Resort, known as Edelweiss Ski Club (Edelweiss), is a single storey building constructed in about 1970.

The main floor level of the building is generally of timber clad, framed construction and contains the main exit/entry Foyer, Drying Room, Locker Room, Living room, Meals area, Store room, Kitchen, Laundry, Male and Female Shower/Toilet Room, and three (3) Bedrooms.

The lower level of blockwork construction is used solely for domestic type storage and is excluded from this report.

1.0 Essential Safety Measures

The following list of essential safety measures are required to be maintained at Edelweiss (refer to Appendix A for a more detailed listing including frequency of inspection and the relevant test standard).

Exit doors

Exit signs*

Smoke alarm system

Fire extinguishers

Fire hose reel*

Fire Orders

Materials and assemblies required to satisfy prescribed fire hazard properties

Paths of travel to exits

Self-closing doors to bedrooms*



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2.0 Inspection Findings

Edelweiss was inspected on 18 December 2013. The building was unoccupied at the time of the inspection.

Generally, Edelweiss is a reasonably well maintained building given its age and use. However, several items exist in relation to adopted guidelines dealing with standards of occupancy and bushfire protection.

Those items are highlighted and form the basis of the recommendations contained in this Report.

3.0 Fire and life safety:

A fire and life safety report was last completed in October 2012. It is noted that several items of that report remain outstanding and must be rectified immediately prior to the start of the 2014 ski season.

4.0 Annual Essential Safety Measures Report

A copy of the current annual Essential Safety Measures report was available at the time of the inspection and is compliant with the items listed in Appendix A of this report.

5.0 Smoke Detection and Alarm System

As outlined above, the existing smoke alarm system is compliant in both alarm location and coverage.

It is noted that residential accommodation buildings are required to be provided with a building occupant warning system in accordance with clause 3.22 of AS 1670.1.

A sound pressure level of 85 dB(A) is required at the entry door to bedrooms and inbuilt sounders within a smoke alarm can be used to fully or partially meet this requirement. If the existing system cannot achieve this, the installation of additional or new speakers would generally be required.

It will be necessary to provide evidence that the above requirement has been met via a written statement from the system tester.



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6.0 Fire Sprinklers

It is noted that this issue has been dealt with in previous fire safety audits on the building.

7.0 Bushfire compliance

The Board's long term bushfire protection strategy requires existing buildings to be progressively upgraded over a three (3) year period to meet the minimum level of protection under AS 3959-2009 Construction of buildings in bushfire prone areas.

Existing buildings are to be retrospectively rectified where necessary to comply with bushfire attack level (BAL) 12.5. This is the minimum level required by the Board however, it emphasises the need for Lessees to contemplate a higher level of protection where specific site conditions clearly warrant such consideration.

- 7.1 Edelweiss has vertical timber cladding that extends to within 400mm of the adjoining ground surface and/or external decks. Given the unlikelihood of the material being of a naturally bushfire resistant timber species, it needs to be replaced or covered over with a non-combustible material to a minimum height of 400mm above the ground and deck.
- 7.2 All openable windows are to be fitted with steel, aluminium or bronze mesh screens.
- 7.3 Install non-combustible "kickplates" to timber/glazed external doors (including timber sub-floor access door) for a minimum of 400mm above the adjoining ground and/or deck.
- 7.4 Ensure all sub-floor and roof openings (including vents or gaps for services) are fitted with steel, aluminium or bronze mesh screens.
- 7.5 All glazed elements within 400 mm of the adjoining ground or deck are to be confirmed as being Grade A safety glass.

8.0 Building Standards of Occupancy

The following matters are deemed by the Board to represent a minimum standard of occupancy that is likely to be considered acceptable in the award of a new lease agreement.

It is for the Lessee to propose a proposed works schedule for these items having regard to their specific impact on the overall presentation of the building and weighed against the cost of undertaking such works.

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It is anticipated a works program that spreads the rectification of identified issues over a three (3) month to five (5) year timeframe, would be considered satisfactory.

- 8.4 Repair and re-paint/stain external timber wall cladding where necessary.
- 8.5 Repaint/stain external timber balustrading.
- 8.6 Repair damaged concrete paving to front entry deck.
- 8.7 Repair and repaint loose/broken timber boards to front deck.
- 8.8 Replace and repaint/stain damaged decking boards as necessary.
- 8.9 Sand and repaint external timber window and door frames as necessary.
- 8.10 Repaint internal timber window and door frames as necessary.
- 8.11 Seal and repaint gaps in ceiling linings (particularly in the front entry locker room).
- 8.12 Replace and repaint wall and ceiling linings particularly in bathrooms where worn or peeling.
- 8.13 Install a row of wall tiles behind all vanity basins.
- 8.14 Reduce gaps in external balustrade to a maximum of 125 mm.
- 8.15 Install lift-off hinges to toilet entry doors where distance between door jamb and front edge of toilet pan is less than 1200 mm.

9.0 Timeframe for compliance

The introduction to each section above in the items for rectification, provides commentary on a possible timeframe for compliance.

Notwithstanding these guidelines, it is incumbent on lessees to include in new lease applications, a preferred schedule of works with a program for completion.

The Board will consider such a timetable commensurate with the relative importance of the item for both short and long term occupation of the building. Financial consequences of any building standards and bushfire protection works will also be considered in the final establishment of a timeframe for compliance.



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10.0 Conclusion

The inspection at Edelweiss revealed several items that require immediate attention. Major concerns are identified items of previous fire safety audits on the building that continue to remain unresolved.

In terms of building standards of occupancy, Edelweiss currently falls short of Board expectation and, as such, requires upgrade works (over time) in order to meet what the Board believes is an appropriate level. These matters relate to both bushfire protection as outlined above in Section 7.1-7.5 and building standards of occupancy in Section 8.1-8.15.



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APPENDIX A

EDELWEISS - LISTING OF ESSENTIAL SAFETY MEASURES

Essential safety measure to be inspected or tested	Installation standard or level of performance	Nature of inspection or test frequency
Exit doors	BCA Section D	Inspection every three months to ensure doors are intact, operational and fitted with conforming hardware.
Exit signs	BCA D1.12, E4.5, E4.6, E4.8	Every six months to AS 2293 - 2005
Smoke alarm system	BCA E2.2A	Monthly as prescribed in AS 1851 – 2005, Section 6
Fire extinguishers	BCA E1.6	Every six months to AS 1851 – 2005, Section 15.4
Fire hose reels	BCA E1.4	Every six months to AS 1851 – 2005, Section 14
Fire Orders	BCA G4.9	Annual inspection to verify warning sign is in place and legible.
Materials and assemblies required to satisfy fire hazard properties	BCA C1.10	Annual inspection for damage, deterioration or unauthorised alteration.
Paths of travel to an exit	BCA D1.6	Inspection every three months to ensure there are no obstructions and no alterations.
Solid core doors and self-closing mechanisms	BCA C3.11	Annual inspection for damage, deterioration and check operation of closers.