



24 November 2022

San Bernadino Pty Ltd

C/- Fresh Strata

Suite 3, 529 Pittwater Road

BROOKVALE NSW 2100

Attention: Sarah Pieters

Dear Sarah

RE: Status of Unit 2 Renovation and Fire Upgrade Work

Unit 2, 15 Upper Gilbert Street, Manly

Reference is made to the recently completed renovation work to Unit 2 which incorporated Fire Upgrade work.

The Owners of San Bernadino Pty Ltd requested Accurate Fire & Building Consulting to conduct an inspection of the completed work to Unit 2 to ensure compliance with the relevant Recommendations made in the Fire Upgrade Report number 2143, dated 15 September 2021 prepared by Accurate Fire & Building Consulting.

Having regard to the above, an inspection of Unit 2 was carried out on the 24th November 2022 which revealed the following work to Unit 2 had been satisfactorily carried out:

Recommendation 3.1 of the Accurate Fire & Building Consulting Report 2143 dated 15 September 2021 (**Fire Resisting Construction**) – Unit 2 had been provided with fire rated ceilings throughout achieving a FRL of 30/30/30 using CSR System CSR 6215 (refer to Certification from Spec Interiors dated 3rd July 2022. All cable, smoke alarm and light fittings had also been adequately fire stopped and sealed (refer to Certification from Bell & Assocs. Electrical dated 14th November 2022.

Recommendation 3.3 of the Accurate Fire & Building Consulting Report 2143 dated 15 September 2021 (**Openings in Floors and Ceilings for Services**) – Fire Collars have been installed within the sub floor area under Unit 2 to protect the PVC plumbing pipes through the floor (refer to Certification from Super Plumbers Pty Ltd dated 9th September 2022. It should be noted that one fire collar had been attached to a timber floor which would not comply with the tested product however, it is proposed to fire separate the subfloor storage area from the subfloor which will then make this fire collar redundant.

Recommendation 3.13 of the Accurate Fire & Building Consulting Report 2143 dated 15 September 2021 (**Smoke Alarms**) – Unit 2 has been provided with two [2] interconnected smoke alarms in accordance with this Recommendation and Specification E2.2a, Clause 3 of the BCA (refer to Certification from Bell & Assocs. Electrical dated 25th October 2022.



While Unit 2 has been provided with a self-closing solid core door, the deal lock that has been installed does not meet the requirements of Clause C3.11 of the BCA as the tongue can be locked out which prevents the door from fully self-closing in an emergency. It is recommended that the main entry door to Unit 2 be provided with a Lockwood 001 dead lock in order to comply with the requirements of Clause C3.11 of the BCA.

Once the solid core door to the main entry of Unit 2 has been provided with a Lockwood 001 dead lock, the requirements of Clause C3.11 of the BCA and **Recommendation 3.2** of the Accurate Fire & Building Consulting Report 2143 dated 15 September 2021 (**Solid Core Doors**), will be satisfied.

Other matters to note

Since the work to Unit 2 was undertaken, there has been a change in recent Legislation that prevents Voluntary Fire Upgrades being undertaken without prior consent or a Fire Safety Notice / Order being issued by Council.

Under the provisions of the Design & Building Practitioners Act / Regulation 2021, Fire Safety work must only be conducted if each fire safety measure has been designed by a Registered Design Practitioner and approval for the design / work sought **or** a Fire Safety Notice / Order has been issued by Council (Design & Building Practitioner Regulation 2021, Part 2, Division 3, Clause 13(d)).

It is understood that the Owners wish to lodge a Development Application for Strata Subdivision in the future. It is recommended that a copy of Accurate Fire & Building Consulting Report 2143 dated 15 September 2021 be submitted with the future Development Application which, when assessed by Council, will go towards satisfying the relevant requirements of the Design & Building Practitioners Act / Regulation 2021.

Should you require any further information, please don't hesitate to contact the undersigned on 0499 775 266 or via email scott@accuratefire.com.au

Yours faithfully

Accurate Fire & Building Consulting

Scott Robshaw

Assoc. Dip. Health & Building Surveying, MAIBS