

LAWSON

REAL ESTATE

Essential Safety Measures (ESM) - In Full Swing and Here to Stay

June 2, 2008

What is an Essential Safety Measure?

Essential Safety Measures - loosely, anything to do with health, fire and safety prevention and procedures within the property.

Essential Safety Measures include all traditional building fire services such as sprinklers and fire hose reels etc., but also include passive fire safety items such as fire doors, fire-rated structures and other building infrastructure items such as paths of travel to exits and locking mechanisms etc.

Examples of Essential Safety Measures as defined under the Building Regulations include;

- Air conditioning systems
- Emergency lifts and lighting
- Exit door handles and locks
- Exit doors and exit signs
- Fire extinguishers
- Fire hydrants
- Path of travel to exits
- Smoke alarms...etc.

Need advice on safety evacuation procedures?

Contact Carl Robins at Safetycom on:
0409 251 747



Maintaining Essential Safety Measures in Commercial Buildings

More often than not we have found that quarterly ESM inspections and servicing are enough to satisfy current legislation, however as part of this ever changing legislation, owners are now required to provide an **annual sign off** for the property.

Annual Sign Off

An annual sign off is a certificate signed by an appropriate person declaring that ALL ESM items have been maintained and serviced as required or as stated on the Occupancy Permit.

If your building was built or altered since 1st July 1994, the Regulations require owners to display a copy of the Occupancy Permit within the building.

All owners are now required to carry out and log all maintenance and service requirements and obtain an annual ESM sign off.

Essential Safety Measures compliance will also enhance the tenants internal OH&S and Workcover requirements; co-operation from both owners and tenants is needed to ensure everybody meets requirements and safety obligations.

Failure to comply may adversely affect your property insurance cover.

Which Properties Require Annual Sign off?

ALL

As from the 13 June 2009 all properties must



To find out more about maintenance of essential safety services click on the link below:

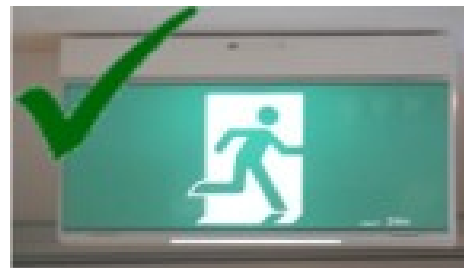
<http://www.buildingcommission.com.au/www/html296-essential-safety-measures.asp>

have an annual ESM sign off regardless of when it was built, which is a significant change from previous requirements.

Note: Owners and Tenants who do not have an ESM program in place need to start NOW.

For all those Owners and Tenants who have already embraced a full ESM compliance program as previously recommended, hopefully the hard work has been done and an annual ESM compliance sign off should only be a mere formality.

For further clarification or information on the above please contact the Building Commission on telephone +61 3 9285 6400 or contact our office to speak to us about how ESM management benefits your property.



Every care has been taken to verify the information in this newsletter and it is meant for general information only. Reciprocates of this email are encouraged to make their own enquiries for verification and further information.

Lawson Real Estate | 1 Hardner Rd, Mt Waverley | Ph 03 9562 7633 | www.lawsonrealestate.com.au
To unsubscribe please email unsubscribe@lawsonrealestate.com.au