



STEVE WATSON
& PARTNERS

BUILDING CODE CONSULTANTS • BUILDING SURVEYORS & CERTIFIERS

Capability Statement

Passive Fire Protection Services



Industry leaders in performance and prescriptive
approaches to BCA Compliance throughout Australia

stevewatsonandpartners.com.au



Overview

Steve Watson & Partners provides professional building code consulting and approval services. We have extensive experience managing compliance in all types of building and construction projects throughout Australia.

SWP is a nationally recognised building surveying and approvals consultancy, trusted for its technical rigour, independence and delivery across complex projects. Our work has contributed to the construction and redevelopment of many iconic Australian landmark buildings, as well as large scale commercial, infrastructure and mixed use developments.

Established in 2002, SWP has grown to a team of over 65 professionals operating across four offices, with building surveying accreditations in NSW, VIC, QLD, the ACT and SA as well as accredited FPAS practitioners. Our Principals and senior staff are accredited to the highest level in their respective jurisdictions, ensuring consistent, high quality outcomes on every engagement

Our services include:

- Assist in identifying issues in the design that could prevent a positive cost outcome
- Address concerns regarding modification options by confirming the changed designs compliance to the relevant standards, regulations, and laws
- Minimise late re-design by ensuring all compliance areas are confirmed at first review
- Ensure speedy resolution of BCA matters as they arise, both prior to and during construction
- Ensure the timely issue of the approvals

Core competencies

- Concept design
- Building approvals and construction certification
- Cladding audit and replacement
- Technical due diligence
- Existing building upgrades
- Annual essential service certification and audits



“ Steve Watson and Partners is more than an industry-leading building code compliance and approval service.

We work as integral members of your team, streamlining the Building Approvals and Certification process. Our specialists give vital input at every stage from pre-construction to completion, to help you achieve a successful outcome.

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Passive Fire Protection

Passive fire protection is the use of fire-resisting building elements to prevent the spread of fire. When correctly installed and maintained, passive fire protection provides for the safe evacuation of occupants from a building, increases asset protection and maintains structural stability.

Buildings require doors, shafts and service penetrations to allow people, goods and services move within a building. Protection of these openings in fire-resisting building elements is required by the Building Code of Australia (BCA) to ensure adequate fire-resisting performance of the building element.

SWP's Passive Fire Protection service provides the following:

Annual Passive Fire Certification & Compliance

- Auditing and reporting of passive fire safety measures
- Witness installation of passive fire systems to confirm correct and compliant installation
- Technical advice on non critical and critical defect rectification
- BCA advice relating to passive fire safety measures
- Preparation of passive fire compliance reports and Annual Fire Safety Statements on behalf of building owners
- Qualified staff in all jurisdictions (NSW - Accredited Practitioner (Fire Safety) FPAS Scheme)

Passive Fire Audits

- Audits of passive fire safety measures in existing buildings
- Gap analysis of passive fire measures where building modifications, refurbishments or upgrades are proposed
- Identification of compliance shortfalls triggered by building works undertaken

Baseline Data

- Preparation of baseline data reports to assist building owners in meeting ongoing inspection and maintenance obligations
- Establishment of documented passive fire schedules and asset registers
- Assistance to building owners during completion and Defects Liability Periods to ensure passive fire measures are correctly installed and documented for future maintenance



Existing Buildings

- Audits of existing buildings against current BCA passive fire requirements
- Development of passive fire upgrading strategies
- Methodology proposal and collaboration with Fire Engineers and other stakeholders where upgrading existing service penetrations to current codes is unachievable and an alternative solution required
- Consultancy advice on Council fire orders relating to passive fire non compliances, including negotiation with relevant parties
- Project management of passive fire rectification and upgrade works through to completion
- Baseline data documentation including report (including photographic record) can be provided for the building certifier, strata management or building management

New Development – BCA/Passive Fire Consultancy

- Review proposed methodology for service penetrations prior to construction
- Review of fire test reports and design documentation and verification of compliance status
- A detailed inspection of the service penetrations through fire rated elements
- Assessment to determine if the installation is compliant with the approved tested systems
- A detailed report outlining any non-compliances and corrective actions required
- Baseline data documentation including report (including photographic record) can be provided for the builder or building certifier

Passive Fire Protection

Case Studies



CASE STUDY 1

Existing Building

- ▶ **Residential building**
 - ▶ **18 storeys in rise Type A Construction**
 - ▶ **Located within the Sydney CBD**
 - ▶ **Year of construction 1980s**
 - ▶ **Class 2 & 7a**
- We were engaged to carry out an audit, report on non-compliances and develop a strategy to rectify the issues identified.
 - During the AFSS inspection, non-essential services were identified within the fire stair between level 1 to level 18 servicing telco antennas located on the roof of the building.
 - Solutions were provided in line with the Deemed to satisfy requirements of the BCA.
 - The works required a performance solution the passive consultant collaborated with fire engineers and other stakeholders during the performance solution process.

Case Studies

CASE STUDY 2

New Building

▶ High-rise (Class 2, 5, 6 & 7a)

- The builder sought a quote for a complete review and assessment of the passive fire stopping systems in a high-rise building that included inspections of each storey through to the Occupation Certificate and handover stage to ensure the fire stopping would be compliant.
- A full review of design documentation including plans, services details and proposed systems was carried out.
- Consultancy advice, in the early stages of the project, was provided to assist the design team with the development of the methods proposed, identify potential issues and included a passive fire stopping report issued prior to the commencement of construction.
- Inspections of each protected penetration were carried out together with the development of baseline data (photographic records, details of systems and full schedule) was provided at handover. This detailed baseline data provided the required information for the ongoing AFSS process.

“ Steve Watson and Partners is committed to best work practice, including risk management, to benefit our staff, clients and the public. Our robust system of checks and balances means accurate and successful outcomes for our clients.

For the best possible risk mitigation outcomes, engage SWP at the initial stages of your project.

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Case Studies

CASE STUDY 3

Existing Building (Strata Committee)

- ▶ 2 residential buildings, each 7 storeys with basement car park
- ▶ Type A Construction
- ▶ Year of construction 2014

- Strata committee engaged a passive consultant to undertake a passive audit of the building.
- Site inspection was conducted where inconsistencies across all passive measures were identified. The passive consultant also identified baseline data confirming system installation and changes to the building following building upgrades etc., was insufficient.
- Following inspection, a passive register was created for ongoing maintenance, and a passive defect report was compiled outlining items requiring rectification, including items requiring a performance solution due to the constraints of applying a compliant system in accordance with the Deemed to Satisfy solution of Building Code of Australia.
- The passive consultant collaborated with fire engineers and other stakeholders until the performance solution was approved.
- The defect report, passive register and fire engineering report was provided to passive contractors for tendering purposes.
- The passive consultant was engaged to project manage the rectification process, carry out regular site inspections to assist the passive contractor/s, and to ensure the requirements of the performance solution was implemented as per the approval documentation. performance solution was approved.
- The passive consultant also developed processes for the owner to ensure routine maintenance and inspections are completed, and baseline data is maintained following future works.



“ All senior staff at SWP are accredited to the highest possible level in their respective states and territories.

We are passionate about our work and believe our decades of experience can help ensure a successful result for any project.

We look forward to the opportunity of working with you.

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Our Team

Our senior management team and every member of our staff pride ourselves in being part of one of Australia's leading certifier and building surveying organisations.

All principals and senior staff are accredited to the highest possible level in their respective states and territories. We are passionate about our work, motivated for our clients and projects and approachable in our daytoday business dealings.

We believe our decades of experience can help ensure a successful result for any project. Please contact us with any questions you may have, we look forward to the opportunity of working with you.

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