



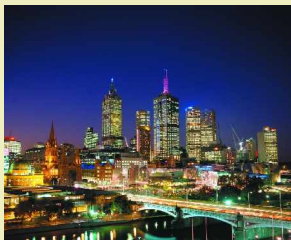
## Why maintain essential safety measures?

***When the construction of a building is complete, the owner of the building is responsible by law for its maintenance, in particular the buildings safety features or essential services.***

The upkeep of essential services will ensure that the safety systems which deal with fire situations within the building remain at the required operational level throughout the life of the building. The type of maintenance depends on the complexity of the service, and the piece of equipment or feature.



## Who is affected?



All buildings excluding a house or outbuilding are affected. The Building Regulations 2006 requires the building owner to maintain all safety fittings, equipment and safety features, and other safety measures to the prescribed standard.

Failure to comply is a breach of the Building Regulations and may result with penalties of up to \$10,000 for individuals and \$50,000 for companies.

## Stokes Perna

Stokes Perna is highly experienced in the field of essential services management, having practiced from the inception of the Regulations.

Stokes Perna can provide a tailor made service program building specific for client requirements, and can also issue annual report, compliance certificate (previously known as a Form 10).

The company has provided this service to both government organizations and the private industry, with clients including The Art Centre of Victoria, Port Phillip Prison, Ramsay Health Care, Jones Lang LaSalle, CB Richard Ellis, and Australand properties.

With our extensive experience, qualified staff, and our purpose written essential safety measures program, Stokes Perna has the expertise and confidence to manage any essential safety measures program.

## How Can Stokes Perna help you?

### Initial inspection and meeting

- On an initial inspection, we will identify all essential service components that are applicable to the safety of your building and,
- Supply you with an Essential Safety Measures Maintenance Manual providing detail on all Essential Safety Measures components including their frequencies of maintenance.

### Inspections (quarterly)

- Monitor contractor records to ensure the maintenance of components is both up to date and compliant to the Regulation, Building Code of Australia or Australian Standard.
- We can inspect the following components
  - Ø exit doors, and paths of travel,
  - Ø vehicular access for fire appliances,
  - Ø fire isolated stairwells and passageways,
  - Ø fire indices for materials,
  - Ø document locations of all fire rated materials,
  - Ø fire control centres,
  - Ø fire windows,
  - Ø warning signage to stairs fire equipment and lifts,
  - Ø occupancy hazards,
  - Ø and classification and use of building

### Issue a Report (quarterly)

- Supply you with an electronically generated report that is issued quarterly in order to keep you informed of the status of essential service components at your building.

### Annual Maintenance Report

Once compliance is achieved an annual Essential Safety Measures Report, as required under 1208 of the Building Regulations 2006, will be issued

Declaring the building is fit to safely serve its occupants with its essential safety measures components and features, as intended pursuant to the occupancy permit fulfilling the owners obligations.

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