

Fire Services Scope of Works Report

FOR

Russell & Fortune of War Hotels, Sydney

DA Submission

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The information provided in this document is informative only and shall not be used for pricing, tendering, contractual or construction issue nor is intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party

1.0 INTRODUCTION

Harris page & associates have engaged by Madden Associates to assess and document the scope of modifications required to the existing fire systems in conjunction with the proposed building Alterations, at the Russell & Fortune of War Hotel, Sydney.

This report is produced in association with the Architectural DA issue drawings and the BCA report prepared by Trevor Howse dated 30 November 2008, and has been prepared on a visual site inspection to accessible arrears only.

The scope of works includes the following fire services.

- Existing fire sprinkler system
- Existing fire hose reel system
- Existing smoke detection system

2.0 LIABILITY AND LIMITATIONS

2.1 LIABILITY

This report has been prepared with due care for information purposes only and is not to be relied upon as providing any warranty or guarantee as to the nature and condition of the existing systems.

Attention is drawn to the nature of the inspection and investigations undertaken and the limitations these impose in determining with accuracy the state of the services and our subsequent recommendations.

2.2 LIMITATIONS

This assessment has been limited to a brief visual site inspection to examine the extent of works.

The following items were not witnessed or assessed:

- Witnessing of actual systems testing.
- Assessment of current Maintenance Contracts.
- Identify any operating defects.
- Assessment of water supplies.
- Assessment of "As Built" Drawings.
- Assessment of Annual Maintenance Certificates.

3.0 DESCRIPTION OF EXISTING FIRE SYSTEMS

The following section is for general information to describe the extent of the existing fire systems currently installed within the building.

3.1 EXISTING FIRE SPRINKLER SYSTEM

The existing Fire Sprinkler System consists of a 100 diameter Grade III towns main connection in George Street and extends to the sprinkler control valve located in a cupboard adjacent to the stairway leading up to Level 1, behind the main bar.

The sprinkler system extends throughout the building and external sprinkler heads located on the western façade.

The sprinkler heads are standard 68°C glass bulb type.

Concealed space sprinklers were not visible.

There was no pump on the system and it is presumed that the towns main supply provides the required flows and pressures at the most remote area of operation as per Code requirements.

Design criteria for Ordinary hazard group 1 as installed:

488 L/min @ 221 kpa

383 L/min @ 221 kpa

403 L/min @ 221 kpa

The system was installed in 1991 and appears to generally comply with AS2118 1985 Version. The system also appears to be regularly tested and maintained, according to log books and service tags.

3.2 EXISTING FIRE HOSE REEL SYSTEM

The Fire Hose Reel System extends from the domestic supply diameter towns main connection in George Street and reticulates to fire hose reels located throughout the building.

Fire hose reels are located within 3m of the stairs on all floors.

Fire hose reels are of 36m lengths.

The system appears to be in good condition and is tested and maintained regularly.

3.3 EXISTING SMOKE DETECTION SYSTEM

The existing fire detection system has been installed in accordance with AS 1668 which was applicable at the time of the building construction. The applicable year of the standard has now changed however there is no requirement to upgrade the system to the current version of AS 1668.

The system generally consists of a main fire panel located within the fire control room on P1, and an LED mimic panel located on ground floor. The system extends from the main fire panel and is hard wired to each floor via a series of fire rated cabling. The panel provides the following monitoring:

- Conventional smoke detectors are located outside fire stairs and within specific AC ductwork. S
- Sprinkler system flow switches
- Flow switch test solenoids
- Fire pumps
- Fire tanks

Other interface such as fire trips to mechanical switch boards and EWIS panel is also provided.

4.0 PROPOSED SCOPE OF WORKS

The proposed scope of works associated with the existing fire and shall be as per the Trevor Howse report and shall generally be limited to:

- Existing fire sprinkler system to remain in current arrangement, no upgrade.
- Existing Fire hose reel system to remain unchanged
- Provide new smoke detection system throughout the building

The works shall generally include the following works as shown on the fire services drawings:

Cellar

- Removal and replacement of any existing corroded sprinkler pipework with new.
- Installation of additional sprinklers in secure store.
- Replacement of all existing sprinkler heads with new fast response type with an RTI less than 50
- Installation of new smoke detectors throughout

Ground floor Bar

- Provision of new door signage to sprinkler valve room.
- Replacement of all existing sprinkler heads with new fast response type with an RTI less than 50
- Removal and replacement of all existing smoke detectors, fire panel and all associated wiring and replacement with new panel, detectors and all associated
- All new wiring to run in concealed spaces where possible utilising access hatches where they exist. Alternatively wiring shall be run in small diameter conduit and fixed to the underside of suspended

heritage ceilings preferably along cornices and inconspicuous routes. Similar to existing arrangement.

- Testing and commissioning of systems.

Ground floor

- Provision of new door signage to sprinkler valve room.
- Replacement of all existing sprinkler heads with new fast response type with an RTI less than 50.
- Modifications of existing pipework and installation of new sprinkler heads and pipework to suit wall reconfigurations and new ceilings.
- Removal and replacement of all existing smoke detectors and associated wiring and replacement with new detectors and all associated wiring throughout.
- All new wiring to run in concealed spaces where possible utilising access hatches where they exist. Alternatively wiring shall be run in small diameter conduit and fixed to the underside of suspended heritage ceilings preferably along cornices and inconspicuous routes. Similar to existing arrangement.
- Testing and commissioning of systems.

Level 1

- Replacement of all existing sprinkler heads with new fast response type with an RTI less than 50.
- Modifications of existing pipework and installation of new sprinkler heads and pipework to suit wall reconfigurations and new ceilings.
- Removal and replacement of all existing smoke detectors and associated wiring and replacement with new detectors and all associated wiring throughout.

- All new wiring to run in concealed spaces where possible utilising access hatches where they exist. Alternatively wiring shall be run in small diameter conduit and fixed to the underside of suspended heritage ceilings preferably along cornices and inconspicuous routes. Similar to existing arrangement.
- Testing and commissioning of systems.

Level 2

- Replacement of all existing sprinkler heads with new fast response type with an RTI less than 50.
- Modifications of existing pipework and installation of new sprinkler heads and pipework to suit wall reconfigurations and new ceilings.
- Removal and replacement of all existing smoke detectors and associated wiring and replacement with new detectors and all associated wiring throughout.
- All new wiring to run in concealed spaces where possible utilising access hatches where they exist. Alternatively wiring shall be run in small diameter conduit and fixed to the underside of suspended heritage ceilings preferably along cornices and inconspicuous routes. Similar to existing arrangement.
- Testing and commissioning of systems.

