



# Building Inspections & Fire Safety Risk Assessments

Putting our experience to work for the protection of your property and occupants

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## CONDUCT BUILDING INSPECTIONS FOR POTENTIALLY COMBUSTIBLE CLADDING

Safer Buildings Group confirms your building's construction type (in accordance with the Building Code of Australia), reviews design, construction and approval information, then inspects your building to determine whether potentially combustible cladding has been used on the external facade, or in attachments to the external facade. Our assessment process also provides building owners with a report and preliminary understanding for potential risks and safety concerns associated with the cladding materials used on the building. This includes recommendations and next steps.



## IDENTIFY IF CLADDING MATERIALS ARE COMBUSTIBLE

Safer Buildings Group determines the chemical composition and indicative fire performance for cladding materials used on a building's external facade. Where potentially combustible cladding materials have been identified on a building, we suggest sampling requirements and agree locations with building owners before any samples are removed. The number of samples proposed will be a factor of visual variations between panels, the extent of coverage, and if the building was constructed over different stages. Our sampling process requires small core samples (50mm diameter) to be taken for the cladding surface panel, backing insulation and/or sarking material. This approach ensures we only need to collect samples once.

Building Grouping Assignment		Sample Range
Low-rise building and/or minor size building complex	Elevation = 1-2 storeys (above ground) Footprint = <2,000m <sup>2</sup> in floor area	2-6 samples
Mid-rise building and/or moderate size building complex	Elevation = 3-9 storeys (above ground) Footprint = >2,000m <sup>2</sup> and <10,000m <sup>2</sup> in floor area	6-10 samples
High-rise building and/or major size building complex	Elevation = 10 or more storeys (above ground) Footprint = >10,000m <sup>2</sup> in floor area	10-15 samples

Cladding samples undergo testing with our laboratory partners, using standard equipment and analytical techniques, and in alignment with how Government buildings are being tested. This is a relatively non-invasive and cost-effective process which involves a set of tests to identify the cladding materials chemical composition and to assess its thermal degradation.



## PREPARE A BUILDINGS FIRE SAFETY RISK ASSESSMENT REPORT

Our fire engineers will evaluate aspects of your building's external facade such as the approval pathway, relevance to external fire spread considerations and compatibility with the building's fire strategy. Using this information, plus the laboratory test report, we will prepare a qualitative risk assessment report which outlines recommendations for the building owner on the best way forward. Where the building's fire strategy is incompatible with the cladding materials used in the external facade, the recommendation will be to undertake further fire engineering assessment and, depending on the perceived risk of fire spreading across the building elevations, essential interim risk mitigations may also be identified.

### Combustible Cladding Materials We Identify

- Aluminium Composite Panels (ACP)
- Expanded Polystyrene (EPS)
- Extruded Polystyrene (XPS)
- High Pressure Laminates (HPL)
- Metal Composite Panels (MCP)
- Organic Foam Insulation (PIR, PUR)
- Organic Fibrous Insulation (PET)
- Sarking