



ALLIED
BUILDING ADVISORY GROUP
PTY LTD



TECH BULLETIN

Topic: Fire Engineering and Project Timeline Implications

Allied Partner: Performance Based Consulting

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Introduction

Performance Based Consulting (PBC) is an engineering consultancy that provides bespoke performance-based solutions. We are passionate about unlocking the potential of Australia's built environment, particularly specialising in existing buildings and large property portfolios.

We believe the key to delivering a fire and life safety strategy efficiently and on-time requires not only passionate and enthusiastic engineers who are technically excellent, but who also have excellent consulting skills, and are able to communicate complex engineering solutions in clear and simple language and functional, usable documentation.

Fire Brigade Process & Project Timelines

Understanding fixed timelines within a project programme has always been key to timely delivery of a project. One often misunderstood timing is the fire engineering process, and particularly the requirement for fire brigades to review projects.

This has been further complicated over the past 12 months as changes have occurred in a few states. Given Australia's performance-based building code, the need for a Fire Safety Engineer to develop Performance Solutions often brings values to projects, but for projects to succeed the timeline implications of the fire engineering process must be understood. A simplified view of this process is shown below:



Prior to 1st July 2021, the requirement to include the fire brigade as a stakeholder in the process, and thus refer the FEB and FER to the brigade was largely driven by the legislation within the state where the project is located.

However, following updates to NCC 2019 Amendment 1, virtually all fire safety Performance Solutions are being referred in some manner through the respective fire brigade as a stakeholder under Clause A2.2(4). Therefore, if your project includes fire engineering, you should assume that it will require fire brigade referral unless it is confirmed otherwise. This is vital to project timelines.

Note: To align naming with the NCC the FEB is the same document as the Performance Based Design Brief (PBDB).

The fire brigade referral process, and estimated timelines for New South Wales and Victoria are shown in the following figures.

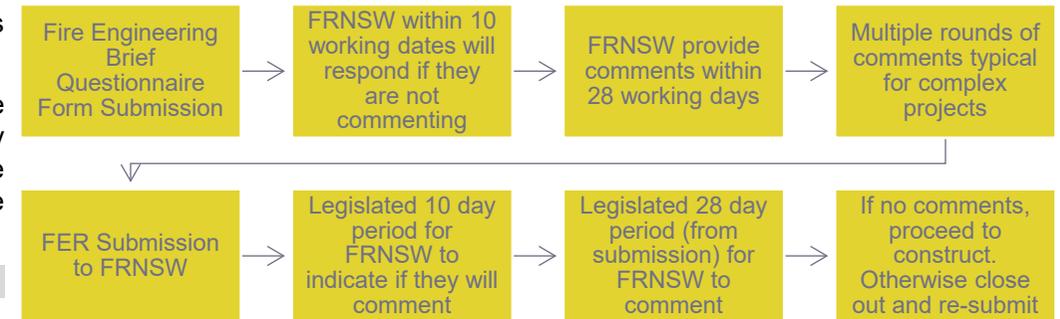


Figure 1 Referral process for NSW (Clause 130, Clause 144 & Section 6.28/Crown)



Figure 2 Referral process for Victoria without Reg 129

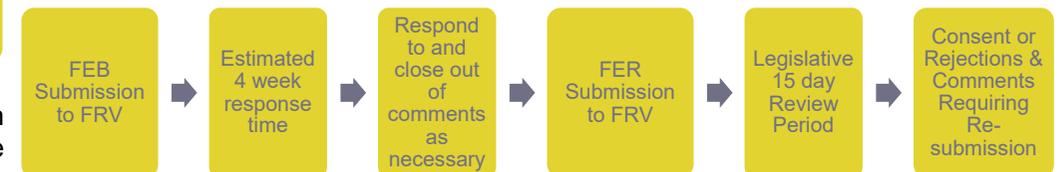


Figure 3 Referral process for Victoria for projects triggering Reg 129





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