

Department of Health

LEGAL SERVICES

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Right to Information Decision – Public Disclosure Log

Right to Information No.: RTI202122-090

Date of Application: 07 January 2022

Date of Decision: 30 May 2022

Information Requested

The information requested:

Any reviews or reports into maintenance required at the Launceston General Hospital created after 1 January 2019

Decision and Statement of Reasons

The decision is to disclose the information in the possession of the public authority.

CERTIFICATE OF QUALIFIED PERSON - ASSESSABLE ITEM

- MAINTENANCE OF ESSENTIAL FEATURES

Section 321

To: *Owner / Agent*
 Address
 Suburb/postcode

**Form
55**

Qualified person details:

Qualified person: on behalf of
Address: Phone No:
 ACN Fax No:
Licence No: Email address:
Qualifications and Insurance details: *(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*
Speciality area of expertise: *(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

Details of work: Maintenance of Essential Features

Address: Lot No:
 Certificate of Title No:
The assessable item related to this certificate: *(description of the assessable item being certified). Assessable item includes - a material; a design; a form of construction; a document; testing of a component, building system or plumbing system; an inspection, or assessment, performed*

Certificate Details:

Certificate type: *(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

This certificate is in relation to the above assessable item, at any stage, as part of - (tick one)

building work, plumbing work or plumbing installation or demolition work:
Or a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant -

Documents:

- Maintenance records kept on site
- Current approved Form 46 for the Building if available
- JMG inspection records

Date

Certificate valid until:

Relevant calculations:

References:

Substance of Certificate: (what it is that is being certified)

JMG have completed:
- 12 Monthly Building Act inspection

Scope and/or Limitations

Refer attached copy of Building Act 2016 site inspection report which has not identified items which require action.

I certify the matters described in this certificate.

Qualified person: Signed: JMG Project Ref No: Date:

SCHEDULE OF MAINTENANCE – PRESCRIBED ESSENTIAL BUILDING SERVICES

**Section 206
Regulation 72**

For: *Building description:*
 Address
 Suburb/postcode

Form **46**

Building Surveyor details:

Building Surveyor: Category:
 Business Name:
 Address: Phone No:
 Fax No:
 Licence No: Email address:

This Schedule is in relation to Building Surveyor Project No:

This Schedule is in relation to Building Permit No: issued on: Date:

Or Certificate of Likely Compliance No: issued on: Date:

This Schedule is in relation to Occupancy Permit No: issued on: Date:

PART 1 Details of essential building services:

Regulation 72 of the *Building Regulations 2016* requires that the following **essential building services** are to be maintained. *(Delete those not applicable and list the specific features or measures where provided for)*

“NCC” refers to National Construction Code provisions in Volume One (building features or measures) or Volume Three (plumbing features).

Table 1.1 BUILDING FIRE INTEGRITY		Frequency of testing or inspection specified by the Director of Building Control:
Feature	NCC provisions for determining standard of performance	
Building elements <i>required</i> to satisfy prescribed <i>fire-resistance levels</i>	Section C, D1.12	As prescribed in AS 1851 - 2012.
Materials and assemblies <i>required</i> to have <i>fire hazard properties</i>	C1.10	As prescribed in AS 1851 - 2012.
Elements <i>required</i> to be <i>non-combustible</i> , provide fire protection, compartmentation or separation	C2.5 to C2.14, C3.3, C3.11, D1.7, D1.8, E1.3,	As prescribed in AS 1851 - 2012.
Wall-wetting sprinklers (including doors and windows <i>required</i> in conjunction with wall-wetting sprinklers)	C3.4, C3.8, C3.11, D1.7, D1.8,	As prescribed in AS 1851 - 2012.
Fire doors (including sliding fire doors and their associated warning systems) and associated <i>self-closing, automatic closing</i> and latching mechanisms	C2.12, C2.13, C3.4 to C3.8, C3.10, D1.7, D1.8, D1.12	As prescribed in AS 1851 - 2012.
Fire windows (including windows that are <i>automatic</i> or permanently fixed in the closed position)	C3.4, C3.8, C3.11, D1.7 to D1.8	As prescribed in AS 1851 - 2012.
Fire shutters	C3.4, C3.5, D1.7, D1.8	As prescribed in AS 1851 - 2012.
Fire-protection at service penetrations through elements <i>required</i> to be <i>fire-resisting</i> with respect to <i>integrity</i> or <i>insulation</i> , or to have a <i>resistance to the incipient spread of fire</i>	C3.12, C3.13, C3.15	As prescribed in AS 1851 - 2012.

Table 1.1 BUILDING FIRE INTEGRITY		Frequency of testing or inspection specified by the Director of Building Control:
Feature	NCC provisions for determining standard of performance	
Fire protection associated with construction joints, spaces and the like in and between building elements <i>required to be fire-resisting with respect to integrity and insulation</i>	C3.16	As prescribed in AS 1851 - 2012.
Smoke doors and associated <i>self-closing, automatic</i> closing and latching mechanisms	Specification C2.5, D2.6	As prescribed in AS 1851 - 2012.
Table 1.2 MEANS OF EGRESS		Frequency of testing or inspection specified by the Director of Building Control:
Feature	NCC provisions for determining standard of performance	
Paths of travel to <i>exits</i>	D1.6	Inspection every 3 months to ensure there are no obstructions and no alterations.
Discharge from <i>exits</i> (including paths of travel from <i>open spaces</i> to the public roads to which they are connected)	D1.7, D1.9 to D1.11, D2.12,	Inspection every 3 months to ensure there are no obstructions and no alterations.
<i>Exits</i> (including <i>fire-isolated stairways</i> and ramps, <i>non-fire isolated stairways</i> and ramps, stair treads, balustrades and handrails associated with <i>exits</i> , and <i>fire-isolated passageways</i>)	D2.2, D2.3, D2.8 to D2.11, D2.13, D2.16, D2.17	Inspection every 3 months to ensure there are no obstructions and no alterations.
Doors (other than fire or smoke doors) in a <i>required exit</i> , forming part of a <i>required exit</i> or in a path of travel to a <i>required exit</i> , and associated <i>self-closing, automatic</i> closing and latching mechanisms	D1.6, D2.19 to D2.21, D2.23	Inspection every 3 months to ensure doors are intact, operational and fitted with conforming hardware.
Table 1.3 SIGNS		Frequency of testing or inspection specified by the Director of Building Control:
Feature	NCC provisions for determining standard of performance	
<i>Exit</i> signs (including direction signs)	Specification D1.12, E4.5, E4.6, E4.8	Every 6 months to AS/NZS 2293.2:1995.
Signs warning against the use of lifts in the event of fire	E3.3	Annual inspection to ensure the warning sign is in place and legible.
Warning signs on sliding fire doors and doors to <i>non-required</i> stairways, ramps and escalators	C3.6, Specification D1.12	Annual inspection to ensure the warning sign is in place and legible.
Signs, intercommunication systems, or alarm systems on doors of <i>fire-isolated exits</i> stating that re-entry to a <i>storey</i> is available	D2.22	Annual inspection to ensure the warning sign is in place and legible.
Signs alerting persons that the operation of doors must not be impaired	D2.23	Annual inspection to ensure the warning sign is in place and legible.
Table 1.4 LIGHTING		Frequency of testing or inspection specified by the Director of Building Control:
Feature	NCC provisions for determining standard of performance	
Emergency lighting	E4.2, E4.4	Every 6 months to AS/NZS 2293.2 -1995.
Artificial lighting <i>required</i> to assist occupant movement and egress	F4.4,	Inspection every 3 months.

Table 1.5 FIRE FIGHTING SERVICES AND EQUIPMENT		Frequency of testing or inspection specified by the Director of Building Control:
Feature	NCC provisions for determining standard of performance	
Fire hydrant system (including on-site pump set and fire-service booster connection)	E1.3	As prescribed in AS 1851 - 2012.
Fire hose reel system	E1.4	As prescribed in AS 1851 - 2012.
Sprinkler system	E1.5,	As prescribed in AS 1851 – 2012.
Fire control centres (or rooms)	E1.8	Annual inspection to ensure compliance of construction and contents with NCC.
Portable fire extinguishers	E1.6	Every 6 months as prescribed in AS 1851 - 2012.
Fire blankets	-	Every 6 months as prescribed in AS 1851 – 2012.
Table 1.6 AIR HANDLING SYSTEMS		Frequency of testing or inspection specified by the Director of Building Control:
Feature	NCC provisions for determining standard of performance	
Smoke hazard management systems: - <ul style="list-style-type: none"> • <i>Automatic</i> air pressurisation systems for fire-isolated exits • Zone smoke control system • Air handling systems that do not form part of smoke hazard management system and which may unduly contribute to the spread of smoke 	E2.2	As prescribed in AS 1851 - 2012.
		As prescribed in AS 1851 - 2012.
		As prescribed in AS 1851 - 2012.
<ul style="list-style-type: none"> • Miscellaneous air-handling systems covered by Sections 5 and 11 of AS/NZS 1668.1 serving more than one <i>fire compartment</i> 		As prescribed in AS 1851 - 2012.
Table 1.7 AUTOMATIC FIRE DETECTION AND ALARM SYSTEMS		Frequency of testing or inspection specified by the Director of Building Control:
Feature	NCC provisions for determining standard of performance	
Smoke and heat detection system	Clause 4 of Specification E2.2a	As prescribed in AS 1851 - 2012.
Table 1.8 OCCUPANT WARNING SYSTEMS		Frequency of testing or inspection specified by the Director of Building Control:
Feature	NCC provisions for determining standard of performance	
Sound system and intercom system for emergency purposes	E4.9 Clause 5 of Specification G3.8	As prescribed in AS 1851 - 2012.
Building occupant warning system	Clause 8 of Specification E1.5, Clause 6 of Specification E2.2a	As prescribed in AS 1851 - 2012.
Table 1.9 LIFTS		Frequency of testing or inspection specified by the Director of Building Control:
Feature	NCC provisions for determining standard of performance	
Stretcher facilities in lifts	E3.2	Annual inspection to ensure compliance of facilities with NCC.
Passenger lift fire service controls	E3.7	Periodic inspection as per manufacturer's specification, however no less than annual inspection.
Table 1.10 STANDBY POWER SUPPLY SYSTEMS		Frequency of testing or inspection specified by the Director of Building Control:
Feature	NCC provisions for determining standard of performance	
Standby power supply system	E3.4, Clause 6 of Specification G3.8	Testing every 6 months to ensure auxiliary power is operable.

Table 1.11 NATURAL OR MECHANICAL VENTILATION		Frequency of testing or inspection specified by the Director of Building Control:
Feature	NCC provisions for determining standard of performance	
Natural or mechanical ventilation	F2.7, F4.5, F4.11, F4.12 AS 1668.2	As prescribed in the "Guidelines for the Control of Legionella in Regulated Systems" issued by the Director of Public Health under the <i>Public Health Act 1997</i> on 23 April 2012.
Table 1.12 ACCESS FOR PERSONS WITH A DISABILITY		Frequency of testing or inspection specified by the Director of Building Control:
Feature	NCC provisions for determining standard of performance	
For access for a person with a disability.	Relevant parts of Volume One of the NCC	Inspection every 3 months to ensure no changes and continuing compliance.
Table 1.13 HOT WATER, WARM WATER AND COOLING WATER SYSTEMS		Frequency of testing or inspection specified by the Director of Building Control:
Feature	NCC provisions for determining standard of performance	
Hot water, warm water and cooling water systems in buildings	F2.7, F4.5, F4.11, F4.12 AS 1668.2	As prescribed in the "Guidelines for the Control of Legionella in Regulated Systems" issued by the Director of Public Health under the <i>Public Health Act 1997</i> on 23 April 2012.
Table 1.14 ENERGY EFFICIENCY		Frequency of testing or inspection specified by the Director of Building Control:
Feature	NCC provisions for determining standard of performance	
For the energy efficiency of the building.	Not less than the standard when built.	Annual inspection to ensure no changes and continuing compliance.
Table 1.15 WATER EFFICIENCY		Frequency of testing or inspection specified by the Director of Building Control:
Feature	NCC provisions for determining standard of performance	
For the water efficiency of the building.	Not less than the standard when built.	Annual inspection to ensure no changes and continuing compliance.
Table 1.18 BUILDING USE AND APPLICATION		Frequency of testing or inspection specified by the Director of Building Control:
Feature	NCC provisions for determining standard of performance	
Classification and use of building	A3.2 to A3.4	Annual inspection to ensure that building is being used and occupied in accordance with its classification.
Occupancy hazard	E1.5, E1.6, E1.10	Annual inspection to ensure that hazards do not exceed approved levels.
Table 1.19 EMERGENCY EVACUATION PROCEDURES		Frequency of testing or inspection specified by the Director of Building Control:
Feature	NCC provisions for determining standard of performance	
Emergency control organisation and procedures	AS 3745-2002 and AS 4083-1997 for Class 9a and 9c buildings	As provided in the relevant Standards.
Table 1.21 TESTABLE BACKFLOW PREVENTION DEVICES		Frequency of testing or inspection specified by the Director of Building Control:
Feature	NCC (Volume Three) provisions for determining standard of performance	
Testable Backflow Prevention Devices	B1.2	As prescribed in AS 2845.3 - 2010.

Table 1.22 THERMOSTATIC MIXING VALVES AND TEMPERING VALVES		Frequency of testing or inspection specified by the Director of Building Control:
Feature	NCC (Volume Three) provisions for determining standard of performance	
Thermostatic mixing valves and tempering valves installed in early childhood centres, primary and secondary schools, hospitals and nursing homes, or similar facilities for people with disabilities, young people, elderly people or sick people	B2.2	As prescribed in AS 4032.3 - 2004.

Table 1.23 ON-SITE LIQUID TRADE WASTE PRE-TREATMENT EQUIPMENT		Frequency of testing or inspection specified by the Director of Building Control:
Feature	NCC (Volume Three) provisions for determining standard of performance	
On-site liquid trade waste pre-treatment equipment	F2.2	As prescribed in the Special Plumbing Permit issued by the relevant Permit Authority.

Table 1.25 OTHER SAFETY FEATURES		Frequency of testing or inspection specified by the Director of Building Control:
Feature	NCC provisions for determining standard of performance	
Glazed assemblies	B1.4, F1.13	Annual inspection to ensure no changes and that replacement complies with standard of performance.
Balconies	Part B1	Annual inspection to ensure that deterioration of the balcony has not occurred.
Balustrades and barriers	Part B1, D2.16	Annual inspection to ensure that balustrades and barriers are in place and check for damage and deterioration.
Refrigerated chambers	G1.2	Inspection every 3 months to ensure safety devices are in place and operable.

PART 2	<ul style="list-style-type: none"> • Performance Solutions, or • Other features or measures specified by the building surveyor as an <i>essential building service</i>:
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Feature or Measure (List specific features)	Provisions for determining standard of performance	Frequency of testing or inspection specified by the Building Surveyor:
Fire Evacuation Plan	As prescribed in the General Fire Regulations 2010	As prescribed in the approved TAS Fire Service Evacuation plan

Building Surveyor: Signed:  Date: 16/06/2021 Schedule No: 0153/2019

Explanatory Notes:

The relevant building surveyor is to list all the prescribed essential building services of the building on this Maintenance Schedule.

This Schedule is provided to the owner (or permit applicant) with a copy to the Permit Authority and the builder.

The owner is to maintain the features or measures listed in the Schedule.

The Schedule is to be attached to the Occupancy Permit issued for this building.

For alterations or additions to the building, a building surveyor is to update and consolidate the Schedule.

The Owner may be required to produce this schedule and provide evidence that listed maintenance has been carried out.