

Essential Safety Measures (ESMs)



Mission Resourcing

Property Services

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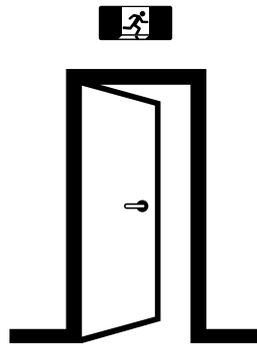
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Essential Safety Measures (ESMs)

Essential Safety Measures act as a first line of defence in the event of an emergency, such as a fire.



ESMs include fire services and fire safety systems installed to protect building occupants.



They also include exit doors, emergency lighting, exit signs, portable fire extinguishers and fire hydrants at the property.



Church Councils to obtain a Maintenance Schedule determined by a Registered Building Surveyor for Church and Hall buildings and commercial tenancies.

Emergency Evacuation Diagrams must be accurate to direct any person in a building or area away from danger to a safe place.



Adequate maintenance will ensure ESMs operate reliably if an emergency arises.

ESM testing must be carried out to the Maintenance Schedule and recorded to a log book.



Non-compliance places occupants, passers-by and adjoining buildings at risk.

All building occupants have an obligation to ensure all exits and paths of travel to exits are kept readily accessible, functional and clear of obstructions.

In Tasmania you are required to keep records of the maintenance of essential features, on an off site, clearly indicating who undertook the check and when.

In Victoria the Law requires that an ANNUAL ESM REPORT (AESMR) must be prepared to the approved form determined by the Building Regulations.* Failure to comply with the Regulations can result in notices or closure of a building if it is deemed unsafe by the Municipal Authority or Chief Fire Officer.

Victoria:

* AESMR template is available on line at the VicTas website
www.victas.uca.org.au/resources/property/forms-and-resources/

Tasmania:

Audits may occur by an authorised officer from the local council or by the Tasmanian Fire Service to ensure that the maintenance tasks have been undertaken, records will need to be available for inspection.

*For advice on the management of Essential Safety Measures contact Property Services.

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