



AJP MANAGEMENT



**RDYE
COMPLX**

FIRE RATING REPORT

BUILDING COMPLEX
BELMORE ST, WELL ST AND PORTER ST

SITE SURVEY

Enhancing Fire Safety in Garbage Chute Rooms:

At AJP Management, our commitment to ensuring the safety and compliance of our strata buildings is paramount. Addressing the fire rating requirements of garbage chute rooms is a critical aspect of this commitment, especially given the recent assessments indicating that some walls are constructed from non-fire-rated materials, such as 10mm plasterboard and 6mm Villa board. This report delves into the necessity of upgrading these walls to meet fire safety standards, outlines the regulatory framework guiding these requirements, and proposes a structured approach to implementing the necessary enhancements.

This report is based off an initial site survey and a more extensive report survey may be required



Importance of Fire-Rated Walls in Garbage Chute Rooms

Garbage chute rooms, integral to waste management in multi-level buildings, present unique fire hazards. The accumulation of combustible materials and the vertical nature of chutes can facilitate rapid fire spread if not properly contained. Ensuring that walls surrounding these chutes are fire-rated is essential to prevent fire propagation between floors, thereby safeguarding occupants and property.

REGULATION

Regulatory Framework and Compliance

In New South Wales, building fire safety is governed by the National Construction Code (NCC) and various Australian Standards. The NCC specifies Fire Resistance Levels (FRLs) for different building elements, denoted by three numbers representing structural adequacy, integrity, and insulation, respectively. For walls in garbage chute rooms, achieving an FRL of 120/120/120 is typically required, indicating a 120-minute rating for each criterion.

This underscores the necessity for these areas to be constructed with materials that meet the required fire resistance standards.



BLUE BOARD

Assessment of Current Wall Materials

The existing walls in the garbage chute rooms are constructed from 10mm plasterboard and 6mm Villa board. These materials do not provide adequate fire resistance to meet the required FRL of 120 minutes. While the underlying cinder block wall may possess inherent fire-resistant properties, the presence of non-fire-rated materials on the interior surface compromises the overall fire integrity of the room. In the event of a fire, these materials could fail rapidly, allowing the fire to reach the cinder block wall without sufficient delay.



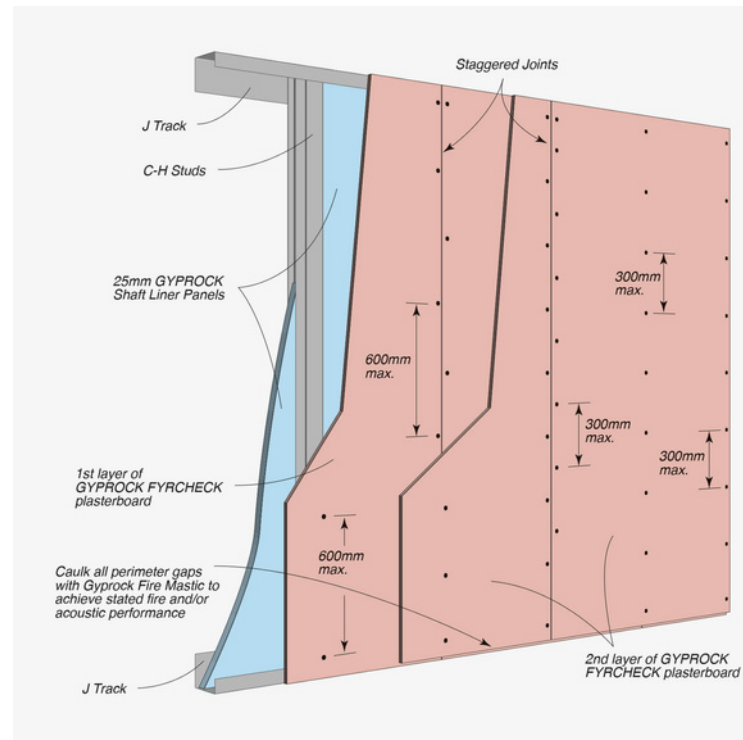
HOLES NOT SEALED AND PIPES EXPOSED 10MM PLASTERBOARD

RECOMMENDATIONS

Recommended Upgrades Using CSR Gyprock Fyrchek

To achieve the desired 120-minute fire rating, it is recommended to install three layers of 16mm CSR Gyprock Fyrchek™ plasterboard. Fyrchek™ is specifically designed for use in fire-rated wall and ceiling systems, featuring a glass fibre-reinforced gypsum core that enhances fire resistance and acoustic performance.

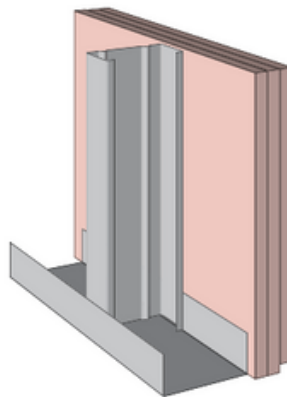
Adhering to CSR's Red Book guidelines will ensure compliance with the necessary fire safety standards.



**– /120/120
and
120/120/120**
(Fire rated from
lined side only)

FC 12946

CSR 7480

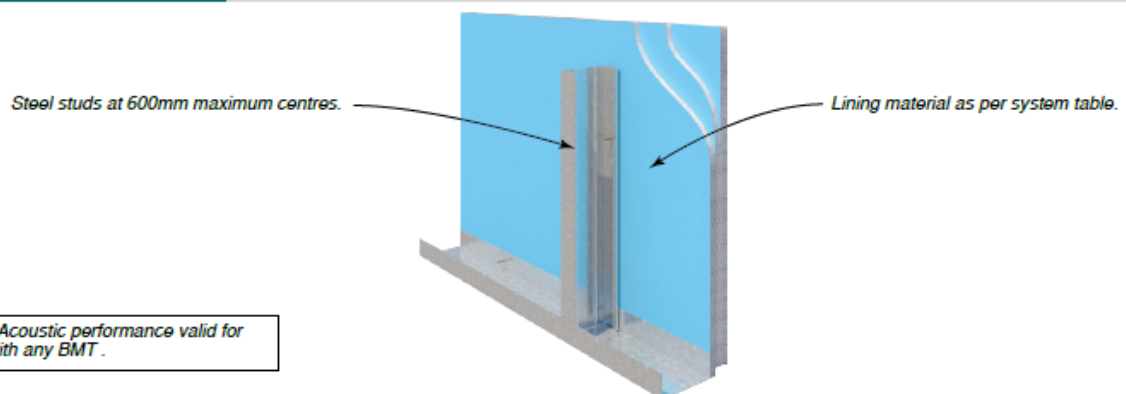


ONE SIDE ONLY

- 3 x 16mm Gyprock Fyrchek Plasterboard.

SYSTEM SPECIFICATIONS

Internal Services Wall – Steel Frame Lined One Side



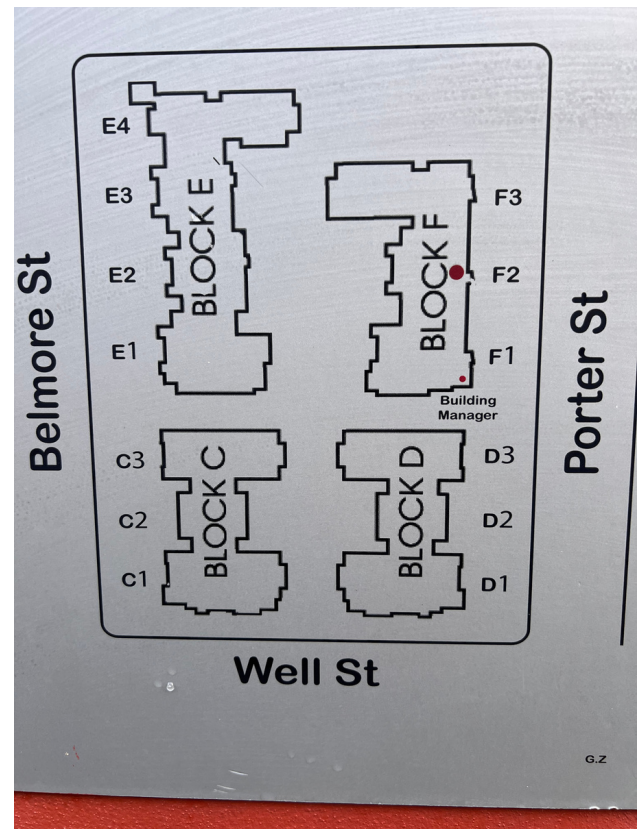
IMPLEMENTATION

Implementation Plan and Logistics

The scope of work encompasses approximately 91 chute rooms across four blocks:

- Block C: 3 sets of chutes, each spanning 7 levels
- Block D: 3 sets of chutes, each spanning 7 levels
- Block E: 4 sets of chutes, each spanning 7 levels
- Block F: 3 sets of chutes, each spanning 7 levels

To minimize disruption to residents, a room-by-room approach will be adopted, with each room estimated to require 2 to 2.5 days for completion. This phased strategy ensures that only one chute room is out of service at any given time, maintaining the functionality of waste disposal systems throughout the upgrade process.



Benefits of Compliance and Proper Implementation

Upgrading the garbage chute room walls to meet the 120-minute fire rating offers several key benefits:

- **Enhanced Safety:** Improved containment of potential fires within chute rooms, reducing the risk of fire spreading to other parts of the building.
- **Regulatory Compliance:** Adherence to NCC requirements and local council guidelines, thereby avoiding potential penalties and ensuring legal compliance.
- **Property Protection:** Mitigation of fire-related damages, preserving the structural integrity and value of the property.
- **Resident Assurance:** Demonstrated commitment to occupant safety, fostering trust and confidence among residents.

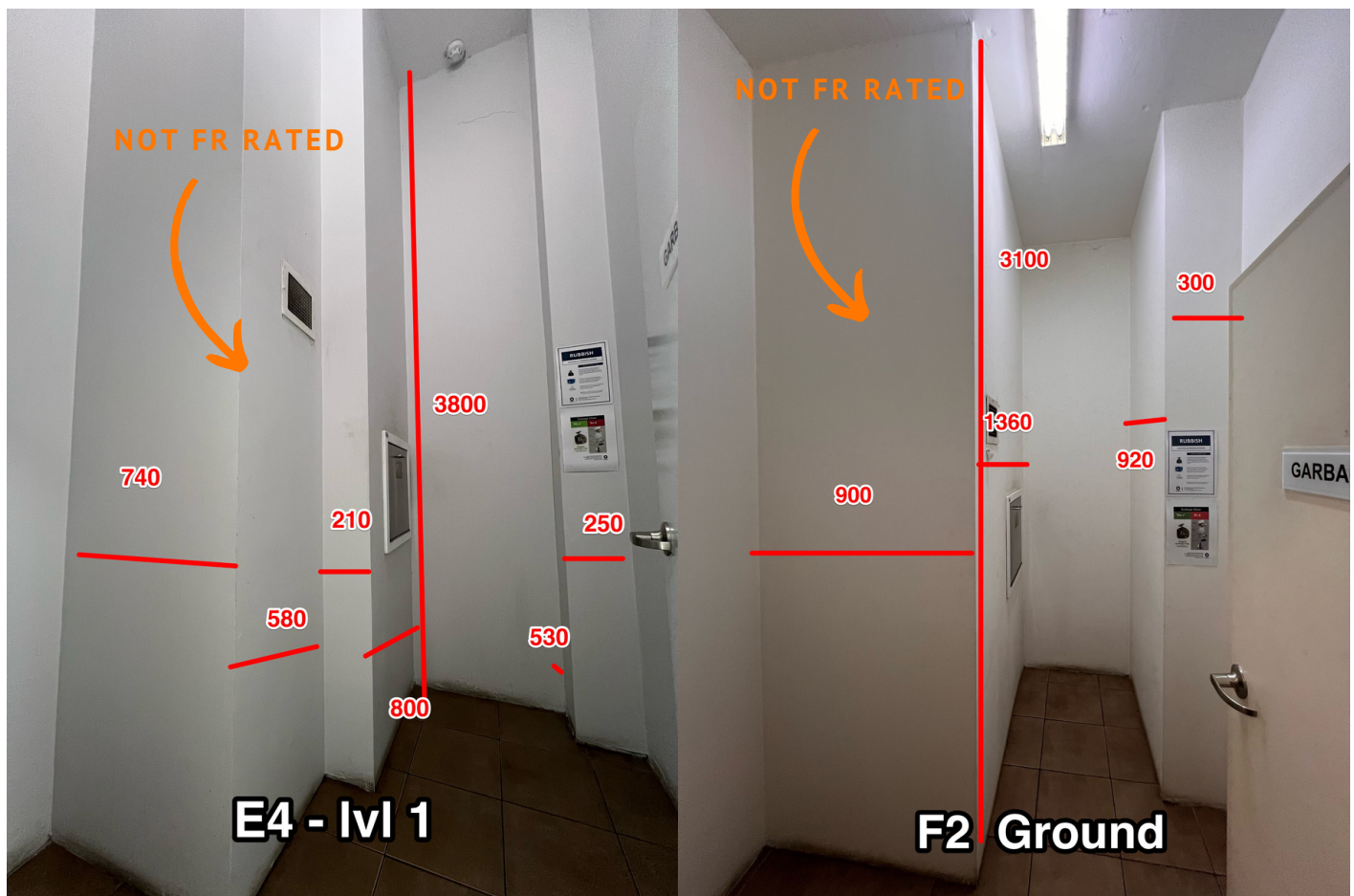
CONCLUSION

AJP Management's proactive approach to enhancing fire safety in garbage chute rooms reflects our dedication to maintaining high safety standards and compliance with regulatory requirements.

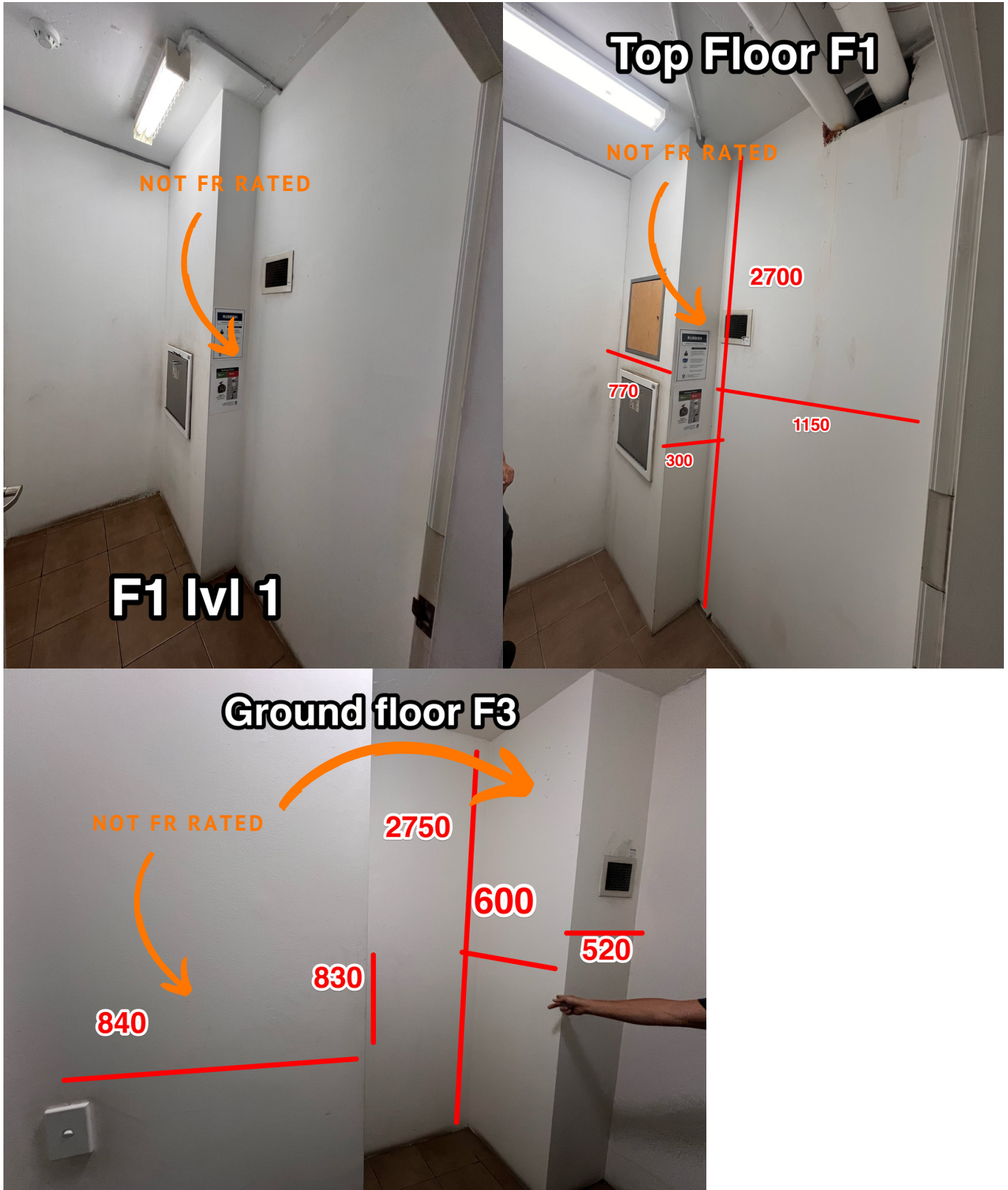
By implementing the recommended upgrades using CSR Gyprock Fyrchek™ plasterboard, we not only meet the necessary fire resistance levels but also reinforce our commitment to the well-being of our residents and the longevity of our properties.

We look forward to furthering your progression to acquiring this project. We aim to work with you for minimal disruption and maximum efficacy, ensuring that our buildings remain safe, compliant, and exemplary in fire safety management.

SITE SURVEY PHOTOS



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