COMBUSTIBLE CLADDING: BUILDING ASSESSMENT PROCESS

Note: This diagram is provided for guidance only. Councils should use their own discretion. Time frames are indicative.

Key Steps =

1. Higher risk buildings identified

- Buildings deemed potentially higher risk by FRNSW and referred to councils

2. Desktop audit

- Preliminary step for gathering information
- Review documentation relating to design, approval or construction of the building or subsequent modifications.

3. Site inspection

- Provides a visual confirmation of any cladding and its location and configuration
- Identify/verify active and passive fire safety measures

4. Provide inspection report to FRNSW

The report should cover the following:

- Confirming an inspection has been undertaken.
- In the opinion of Council, whether or not adequate provision for fire safety has been made in or in connection with each building.
- If Council will be undertaking enforcement action in relation to the provisions for fire safety, if deemed not adequate.

5. Issue Notice to Owner to require the identification of cladding

- This step is necessary when cladding was not identified through the desktop audit or Council is not certain that the cladding matches what was part of the approval documentation.
- Council issues notices and orders requiring identification of cladding.
- Identification can be done through a number of methods, including chemical composition testing.
- If chemical composition testing is undertaken, the samples should be representative of all the cladding types on the building, from different locations.

6. Issue Order to Owner to require the identification of cladding

90 days

7. Issue a Notice to Owner requiring the cladding to be assessed and an action plan developed

- This step is only necessary when the cladding is determined to be combustible type.
- This order could also require interim measures to be proposed.
- This order could also include the identification of cladding.

8. Issue Order to the owner requiring the cladding to be assessed (audit report) and an action plan developed

- Audit report should detail:
  - whether cladding poses a risk to the building occupants in the event of a fire
  - recommend steps to address any identified risks
  - provide an action plan to implement recommendations
  - include any interim fire safety measures

21 days

9. Council receives report and considers the assessment and action plan

- Council's fire safety officer reviews report
- Council may seek peer review by another suitably qualified expert (e.g. if technical or complex issues arise)
- Mitigation actions may be required to address risks associated with the building and its cladding. Possible action could include:
  - New fire safety systems for the building
  - Alterations to the building or its existing fire safety systems
  - Removal of cladding or alteration of cladding

Does cladding pose a risk to the building occupants in the event of a fire?

No → No further action, Report building cleared to FRNSW

Provisions for Fire Safety is a defined term within the Environmental Planning and Assessment Act 1979 as the following:

*"**provision for fire safety** means provision for any or all of the following:*

(a) the safety of persons in the event of fire,
(b) the prevention of fire,
(c) the detection of fire,
(d) the suppression of fire,
(e) the prevention of the spread of fire."

Yes

10. Issue Notice for interim measures to be implemented, where required

11. Issue Order for interim measures to be implemented, where required

- The interim measures have been proposed by a suitably accredited person in the audit report
- Interim measures are largely addressed through management and use measures, do not involve major structural work, and/or potentially cover emergency or urgent action

12. Issue Notice for rectification work

- This could be combined with the Notice/Order for Interim Measures

13. Issue order for rectification work

6-24 months

Building owner carries out rectification work

14. Rectification work completed – building cleared and reported to taskforce.