

SITE:	St Martins Tower Upgrade
LOCATION:	40-50 St Georges Terrace, Perth, WA
SCOPE OF WORK:	Wet & Dry Fire Protection System Upgrade
COMPLETION DATE:	December 2020

St Martins Tower is three existing buildings located within the Perth CBD on St Georges Terrace.



SCOPE DETAILS

Within our scope, Firesafe were tasked with bringing the existing buildings in line with current Building Code of Australia 2016 Amendment 1 (BCA) [3], in terms of the fire and life safety systems as far as reasonably practicable given the constraints of an existing site.

A listing of some of the Wet Fire items installed or upgraded in the various buildings;

- Install new dual-purpose fire services pumpset with jockey pump
- Adequate new fire water tanks in a former bank vault
- Install new firemain booster and hydrant set
- Standard response sprinklers provided to the basement area
- Install new hydrants within each stair landing
- Install sprinklers in all levels not provided with (including basement, ground floor, office levels and plant room levels)
- Install new basement sprinkler control valveset and connect to existing ring

A listing of some of the Dry Fire items installed or upgraded in the various buildings;

- Replace existing FIP with new analogue addressable type FDCIE
- Install new addressable devices floor by floor to AS1670.1 section 7
- Install new loop cables in fire riser
- Install smoke detectors at each required exit door and lift landing
- EWIS devices shall be tested for sound pressure levels and intelligibility on each level
- EWIS cabling is to be fire rated and monitoring is to be provided to the first speaker on every floor in line with current standards to improve the existing system

CHALLENGES & SOLUTIONS

Throughout the project we were faced with various challenges:

- With the project at operational buildings there was the need to work around office hours and personnel within each building on each floor.
- Firesafe had to plan the coordination of products and supplies being delivered within operational hours and as required to reduce any delays to our work as well as minimising disruption to the office.
- Site inspections completed extensively before commencing works to determine what items were no longer compliant or what items could still be utilised.
- Limited knowledge by contractor of the history of certain systems so Firesafe had to conduct their own investigations to determine the viability of systems to ensure compliance with the Building Code of Australia.