

Fire Safety By-Law | July 2020

This fact sheet explains OCN's proforma fire safety by-law. It does not constitute legal advice.

Introduction

OCN held a webinar in June 2020 "In the Line of Fire" which is available to members on our website under "Events".

During the webinar we indicated that OCN had commissioned an experienced strata lawyer to prepare a detailed by-law dealing with the respective responsibilities of lot owners and Owners Corporations relating to fire safety and fire safety equipment, including allocation of costs.

Clear Roles & Responsibilities

Given the increasing sophistication and cost of fire systems, and the potentially catastrophic consequences of their failure, OCN considered that it would be useful for our member schemes to have access to a detailed by-law dealing with these issues.

The by-law includes specific provisions relating to obligations of Owners Corporations, occupiers and lot owners (and costs consequences) to:

- properly maintain fire safety equipment;
- not interfere with or do anything that would interfere with the effective operation of any fire safety equipment;
- co-operate with any contractors engaged by the Owners Corporation to carry out inspections or any works in relation to the fire safety equipment;
- carry out any works directed within their lot that may be required in respect of fire safety;
- not interfere with or chock open any fire doors including fire doors to individual units;
- The Owners Corporation's responsibilities, functions, powers, authorities and duties.

The by-law also includes specific provision for a lot owner in certain circumstances to pay the cost of a call out for a false alarm.

The by-law is available exclusively to OCN members at \$220 including GST.