



Service Standard 5.3.4 Maintenance of Buildings

Date of Issue 14 December 2010

Version Number 1.1

1. Purpose

- 1.1 This Service Standard replaces SS 5.3.4 Maintenance of Buildings v1.0.
- 1.2 Section 119 of the *Rural Fires Act, 1997* (the Act) imposes an obligation upon Councils to take care of and maintain in the condition required by the Service Standards, all fire fighting equipment which has been purchased or constructed wholly or partly to the credit of the NSW Rural Fire Fighting Fund.
- 1.3 The Act defines "fire fighting equipment" to include buildings and lookout towers.

2. Policy

- 2.1 This Service Standard prescribes the condition in which a local authority must maintain buildings including:
 - (a) fire stations;
 - (b) fire control centres;
 - (c) training facilities;
 - (d) workshops; and
 - (e) fire spotting or lookout towerswhich are vested in the local authority pursuant to the provisions of section 119 of the Act.
- 2.2 This Service Standard does not apply during the currency of a rural fire district service agreement made between the local authority and the Commissioner pursuant to the provisions of section 12A of the Act which specifies the obligations of the respective parties in relation to the maintenance of buildings.

- 2.3** A local authority must maintain buildings in a condition which ensures that the building is:
- (a) safe and without risks to health; and
 - (b) suitable for the purpose for which it was constructed.
- 2.4** The local authority's obligations with respect to the requirement that it maintain buildings so that they are safe and without risks to health is restricted to the fabric of the building and does not extend to, or impose any obligation upon the local authority with respect to the activities which are conducted within or in relation to the buildings.
- 2.5** Unless the Commissioner and the local authority agree in writing to vary or waive the requirements of this clause, the local authority must:
- (a) inspect the building every twelve months in order to identify any defects or matters which require repair;
 - (b) repair or rectify any defect which is reported to it, or of which it becomes aware:
 - (i) if the defect is such that it creates a risk to health and safety, as soon as is practicable; and
 - (ii) in all other cases, within 21 days.
 - (c) undertake or cause to be undertaken a pest inspection every 12 months (where appropriate); and
 - (d) paint the interior every 5 years (where appropriate) and exterior of the building every 10 years (where appropriate).

3. Links

- [Rural Fires Act, 1997](#)

4. Who is responsible for implementing the Service Standard?

- Director Infrastructure Services

5. Amendments

- Updated to current template 14 December 2010