

FASAP RESOURCE LIST

The aim of this list is to provide practitioners and owners with references to inform them about various Fire, Access and Services issues. Principal texts for those wishing to develop a professional library of basic references of most use to heritage consultants are marked with an asterisk.

Access

Australian References

- ***Australian Standard for access. ASA 1428.1-2001**
with designs, materials and surfaces etc and can be bought online from <http://www.standards.com.au/>
- ***Improving Access to Heritage Buildings**, A practical guide to meeting the needs of people with disabilities
Eric Martin
Download from the Australian Heritage Council website:
<http://www.ahc.gov.au/publications/generalpubs/access/index.html> Includes many photographs and examples
- **Improving access to heritage buildings and places**
Royal Australian Institute of Architects Practice Note AN 13.05.004 and AN13.05.700. Also see AN 13.05.100, The architect and the Disability Discrimination Act.

International References

- **"Easy access to Historic Properties"**.
English Heritage
May be available from their website,
www.english-heritage.org.uk
- **Access to the Historic Environment**
Lisa Foster, Donhead, London, 1997
144pp
Can be ordered by downloading order form on: www.donhead.com
- **Widening the eye of the needle**
Access to church buildings for people with disabilities
John Penton, Church House Publishing, London, 1999
Can be ordered over the internet from: www.chpublishing.co.uk
- **Access to the Built Heritage**
Advice and information on improving access for visitors with disabilities to historic buildings and monuments open to the public.

Historic Scotland, 1996

51pp

www.historic-scotland.gov.uk

- **Making Historic Properties Accessible**

Preservation Briefs, US National Park Service, Washington DC, 1993

12pp, downloadable from the internet free

www.nps.gov/ then use search for 'Preservation Briefs'

- **Keeping Up With the Past: Making Historic Buildings Accessible to Everyone**

Video by the Centre for Accessible Environments (UK) and English Heritage,

12mins

Various publications available from CAE, purchasable over the internet:

www.cae.org.uk

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Fire

Note that the following resources provide useful background reading material. However, given the rapid development of research in fire in historic buildings and the developments in technology available, it is always wise to also consult a fire safety engineer to assist with the resolution of fire upgrading issues in historic buildings. Building surveyors can also assist with resolving conflicts with the Building Code of Australia. See the contact list for consultant organisations on the Heritage Office website www.heritage.nsw.gov.au. Professional assistance of this kind may assist in diminishing compliance costs.

Australian References

- ***Fire and Heritage**, Guidelines on Fire Safety in Heritage Buildings, NSW Heritage Council
Currently being revised in 2003, photocopies of original version still available.
- **Heritage on Fire**, NSW Heritage Council, 1995
Proceedings of a conference on the fire upgrading of historic buildings. Some articles out of date, but the following worth reading; (Can Peter Phillips or Marianne Foley assist?)
- **Fire Upgrading Timber Panelled Doors**, Heritage Council of NSW
Revised 2002, in the process of being reprinted, soon to be available on the Heritage Council website.
- ***Building Code of Australia**

International Resources

- **English Heritage Fire Research Database (FreD)**
- **Fire Safety Engineering: A Reference Guide**, Building Research Establishment, UK, 2003, see www.bre.co.uk/frs downloadable as a series of webpages or as a paper document.

Legislation

A knowledge of the legislation current at the time of construction can assist building owners in negotiations with Councils in identifying appropriate standards and annual certification of essential services. It also assists in the development of Alternative Solutions under the Building Code of Australia.

- **City of Sydney Acts, Regulations, Codes, etc**
The Sydney Corporation 1857. No 36
Sydney Corporations of 1879. No 3
Sydney Corporations Act No 35 -1902
Sydney Corporations Amendment Act 1905
Sydney Corporations Act 1932
City of Sydney By-Laws 51-57
- **Height of Buildings Acts, Regulations & Codes**
Height of Buildings Act No 58- 1912
Height of Buildings (amendment) Act No 1- 1916

Height of Buildings Act No 35- 1937 (amendment)
Height of Buildings Act No 3- 1952 (amendment)
Height of Buildings Act No 12- 1957 (amendment)
Height of Buildings Act No 33- 1965 (amendment)
Height of Buildings Act No 47- 1967 (amendment)
Height of Buildings Act No 207- 1979 (amendment)
Interim Fire Protection Code - Buildings between 80' and 150'
Interim Fire Protection Code - Buildings higher than 150'

- **NSW LOCAL GOVERNMENT ACTS, Ordinances and Regulations**

Shires and Municipalities Act 1897
Local Government (Shires) Act No 33- 1905
Local Government Extension Act No 40- 1906
Local Government Act No 56- 1906
Local Government Act 1906
Local Government Act 1919
Local Government Act 1993
Ordinance 71
Ordinance 70
Ordinance 70 -BCA (Administrative Provisions) Ordinance 1991

- **Miscellaneous Acts, Regulations, Codes, etc**

Theatre & Public Halls Act 1908
Liquor Administration Act
Fire Brigades Act 1905
Public Hospitals Act
Private Hospitals Act
Constitution Act

- **Building Code of Australia**

BCA - 1986; BCA - 1988; BCA - 1990; BCA amendment 1-8
BCA 1996 (Performance Code)

Services

The maintenance, repair, adaptation or refurbishment of occupied, old and/or heritage listed buildings and structures often requires the provision of &/or alterations to the hydraulic, mechanical, electrical, communication, vertical transport or fire services which support the current needs and functions of those places.

To undertake such work requires the careful consideration of the impact of the proposed services on the fabric and on the significance of those places through the environmental and visual effects they may create.

On a daily basis decisions are being made by building owners and managers, designers, services trades people, authorities and even equipment suppliers regarding the needs of occupants and/or the code compliance of buildings to function for particular uses. Over extended periods these functional requirements or services technologies may change several times causing further intervention and potential for further loss or cumulative damage to fabric and to the integrity of the place.

It is therefore important for all those making decisions about choice and location of services in a place to understand the immediate and long term potential impact and to minimise that risk in a responsible stewardship manner.

Some of the key areas for consideration are;

1. the suitability (appropriate fit) of the function requiring services within the heritage building
 2. the extent of and options for services required to satisfy the function(s) and the potential for those services to be located in less significant spaces.
 3. the routes, penetrations and temporary or long term disturbance of fabric required to install the services
 4. the immediate and long term environmental impacts of moisture, drying, temperature extremes or fluctuations, vibration, noise and pollutants and the changes in these effects on the fabric and finishes of buildings
 6. the extent of disturbance of potential archaeological resources during installation including original or earlier services
 7. the impact of the discharges from some services through condensation, steam, potential leaks or deliberate protection methods (eg. Fire sprinklers)
- the degree of reversibility of the actions taken to provide services
the access needed to regularly maintain the services
the visual impact on the form and character of the place or space
the significance of original or earlier services installations

The following reference list relates to issues associated with the provision of services in old buildings;

Australian References

- tba

International References

- Guide to Building Services for Historic Buildings, Chartered Institution of Building Services Engineers, 2002, 96pp www.cibse.org

- **Lighting and Wiring in Churches**, Council for the Care of Churches, Church House Publishing, UK, 1991
- **Heating your Church**, Council for the Care of Churches, Church House Publishing, UK, 1984
- **Heating, Ventilating and Cooling Historic Buildings: Problems and Approaches**, Preservation Briefs, US National Park Service, Washington DC, 1991
14pp, downloadable from the internet free www.nps.gov
then use search for 'Preservation Briefs'
- **Treasures on Earth**, Caring for Church Buildings, Ed P Burman,
Useful chapters on lighting and heating historic churches
Available in HO Library and from www.donhead.com

Issues in the installation of Services:

<i>Protection</i>	Equipment / plant – venting – overflows – condensation Mechanical/ electrical Environmental temp /humidity Installation temporary/ reversible? Installation discrete or overt (cavities/ bulkheads or conduits/ trays)
<i>Access</i>	floors, walls or ceilings Temporary or permanent Initial or for regular maintenance
<i>Installations</i>	structural impact on fabric locations / numbers of penetrations Aesthetic impact on fabric Integrity -impact on significance Environmental impact – discharging systems (fire) - heat / cold/ wet / gas
<i>Maintenance</i>	impact- degree of access – initial / regular Future service upgrading – life cycle / techno-cycle Future additions & changes Degree or reversibility