


**Protecting Council Properties During Closures and Idle Periods**


May 2020  
Australia




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## Your presenters



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## Some key aspects



Hot work management



Fire protection system supervision



Security



Other aspects

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**Question 1**

Which one is not an ignition source?

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**Hot work**

- Avoid if possible; use cold work alternatives.
- Use FM Global’s Hot Work Permit System

**HOT WORK PERMIT**

**STOP!**  
Avoid hot work when possible! Consider using an alternative cold work method.

This Hot Work Permit is required for any temporary operation involving open flames or producing heat and/or sparks conducted outside a Hot Work Designated Area. This includes, but is not limited to brazing, cutting, grinding, soldering, torch-applied roofing and welding.

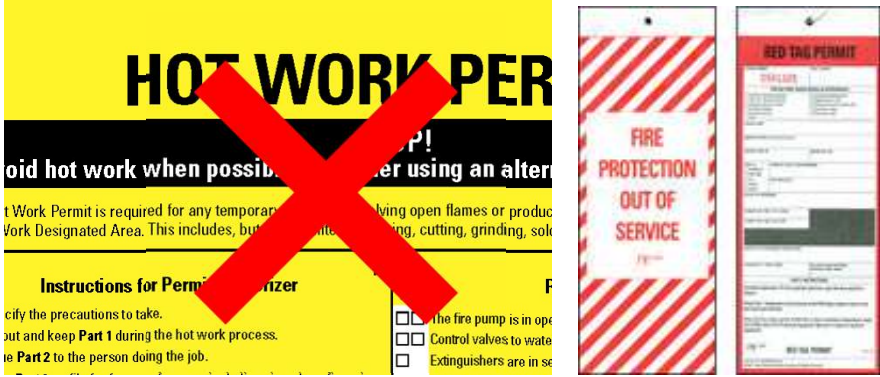
Instructions for Permit Authorizer	Part 1	Required Precautions
<ol style="list-style-type: none"><li>1. Specify the precautions to take.</li><li>2. Fill out and keep <b>Part 1</b> during the hot work process.</li><li>3. Issue <b>Part 2</b> to the person doing the job.</li></ol>	<p>Y NA</p> <p><input type="checkbox"/> The fire pump is in operation and switched to automatic.</p> <p><input type="checkbox"/> Control valves to water supply for sprinkler system are open.</p> <p><input type="checkbox"/> Extinguishers are in service/operable.</p>	

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## Hot work

- Avoid if possible; use cold work alternatives.
- Use FM Global's Hot Work Permit System
- Ensure fire protection is operational



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## Question 2

Which is **NOT** an option for fire monitoring after hot work?

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## Fire protection system: valves



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## Fire protection system: risers



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## Fire protection system: alarms



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## Fire protection system: pumps



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### Question 3

According to the loss history, which one is the largest driver of losses, in terms of frequency?

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### Loss experience



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## Loss experience



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## Lessons learnt



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### Question 4

Yes or No:  
Has your Council experienced  
flooding from a river or rainfall event  
in the last 3 years?

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### Other aspects



1, 2, 3, 4



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### Other aspects

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### Other aspects

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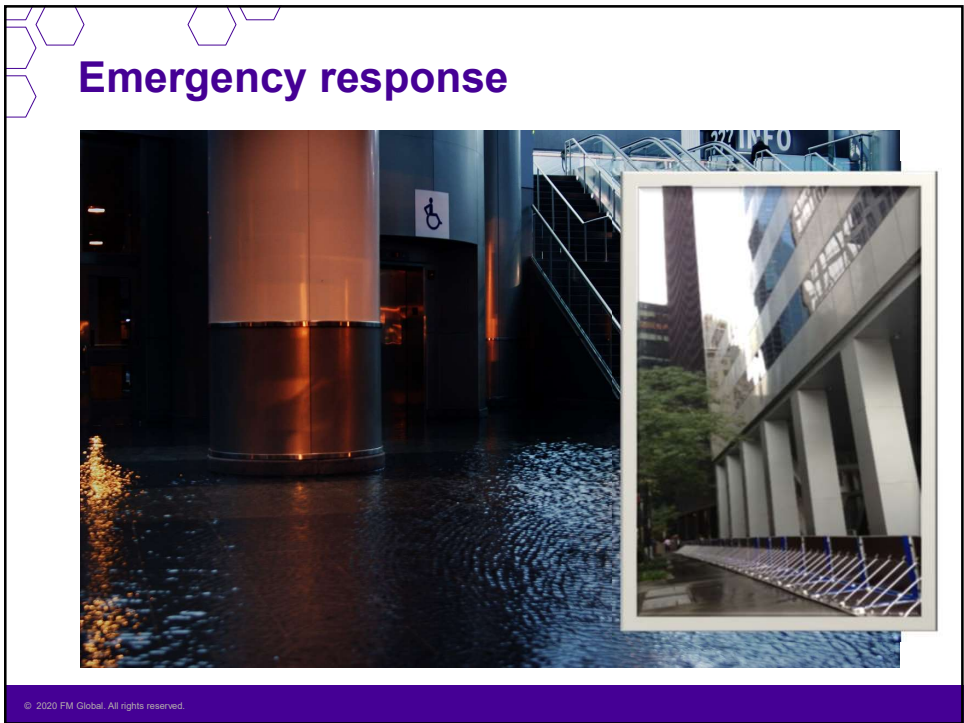
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## Question 5

What will you do differently in terms of responding to emergencies during the current situation?

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## Additional resources



**CHECKLIST**

**PANDEMIC PROPERTY LOSS PREVENTION**

A pandemic is an epidemic that occurs over a wide geographical area, affecting an exceptionally high proportion of the population. Occurrences around the world are taking steps to prepare for, and respond to, a pandemic.

Your local government will provide advance warning to those areas that likely will be exposed to an impending pandemic. The warning areas, which usually encompass all such areas, will differ from country to country. You should become familiar with the local government plan for your area.

This document provides a property loss prevention focus for facilities that are experiencing a pandemic event. Emergency evacuation or disruption to public infrastructure may need to be reduced operations or an idle facility. Property loss prevention controls during these conditions may reduce the likelihood of property damage to your facility, helping to ensure that site operations return to normal as soon as possible.

Use these guidelines to help focus your property loss prevention efforts during the pandemic, in line with established company policies.

**SITE SECURITY**

Secure your property, buildings, outdoor equipment and inventory, control access to prevent intentional or accidental damage to property.

- Limit site access to authorized personnel during any emergency. Authorized personnel may include emergency services, contractors, suppliers or customers.
- Review and inspect all potential entrance points to your facility, including external doors, windows, windows and doors.
- Inspect and test exterior lighting systems at least weekly.
- Test and maintain security systems, including entry and remote alarms.
- Facilities to be idle and vacant, provide on-site security, or at least weekly recurrent security visits.

**EMERGENCY RESPONSE**

Provide your emergency response team (ERT) with backup communication devices, such as two-way radios or cellular phones, in case of loss of service. If these are limited, personnel available on site, the following ERT positions would be considered a minimum for each site:

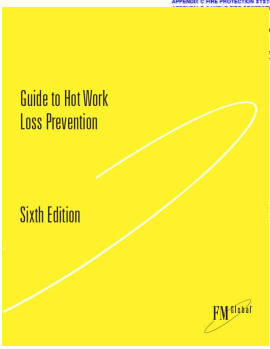
- Person in charge with the authority to initiate shutdowns of operations and suspend any non-essential personnel from the site.
- Personnel familiar with well access and review pandemic conditions (chemicals and intermetallics) and report back to the person in charge.
- The service provider who will call and direct the site services in the event of a fire.
- The person who performs other emergency operations to shut the production equipment and entire operation in the event of a fire.
- Knowledgeable operators who can shut down process and support equipment when directed by the person in charge.

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Property Loss Prevention Data Sheets **10-7**  
Apr 2019  
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FIRE PROTECTION IMPAIRMENT MANAGEMENT

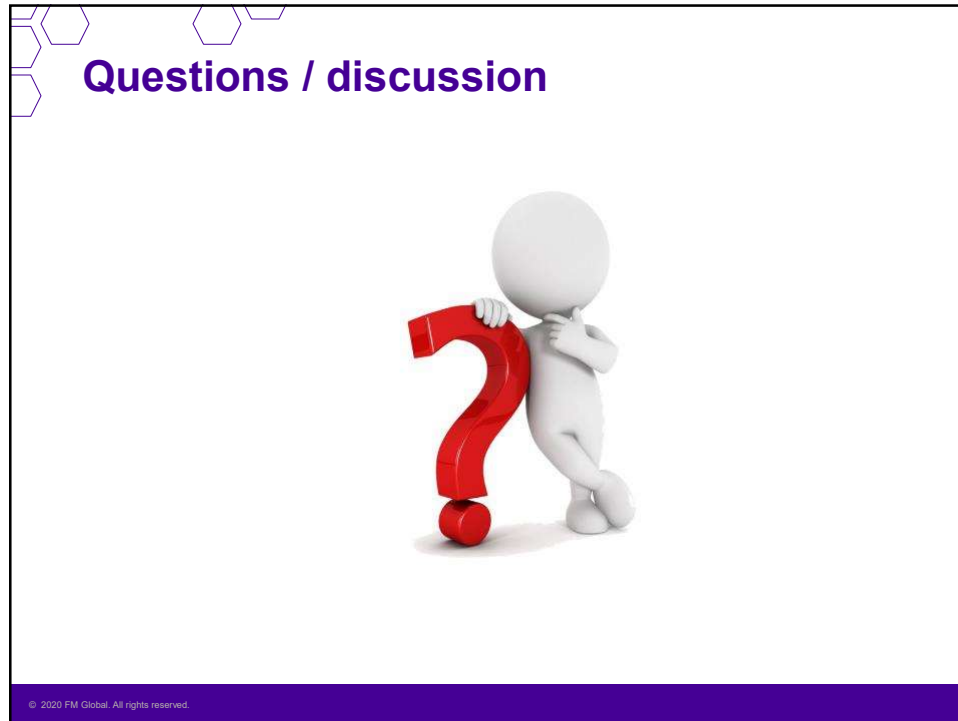
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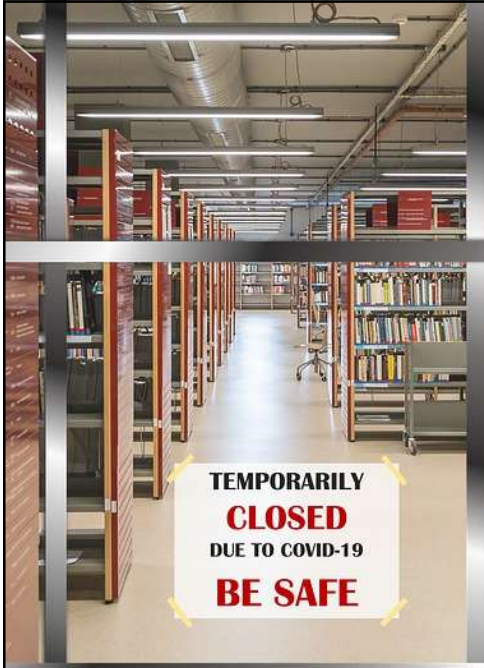
Conclusion

Stay resilient by

1. Maintaining the fire protection systems
2. Prohibiting hot work if possible
3. Ensuring security measures are in place
4. Reviewing emergency response plans
5. Reporting losses quickly
6. Staying informed: **training.affiliatedfm.com**



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