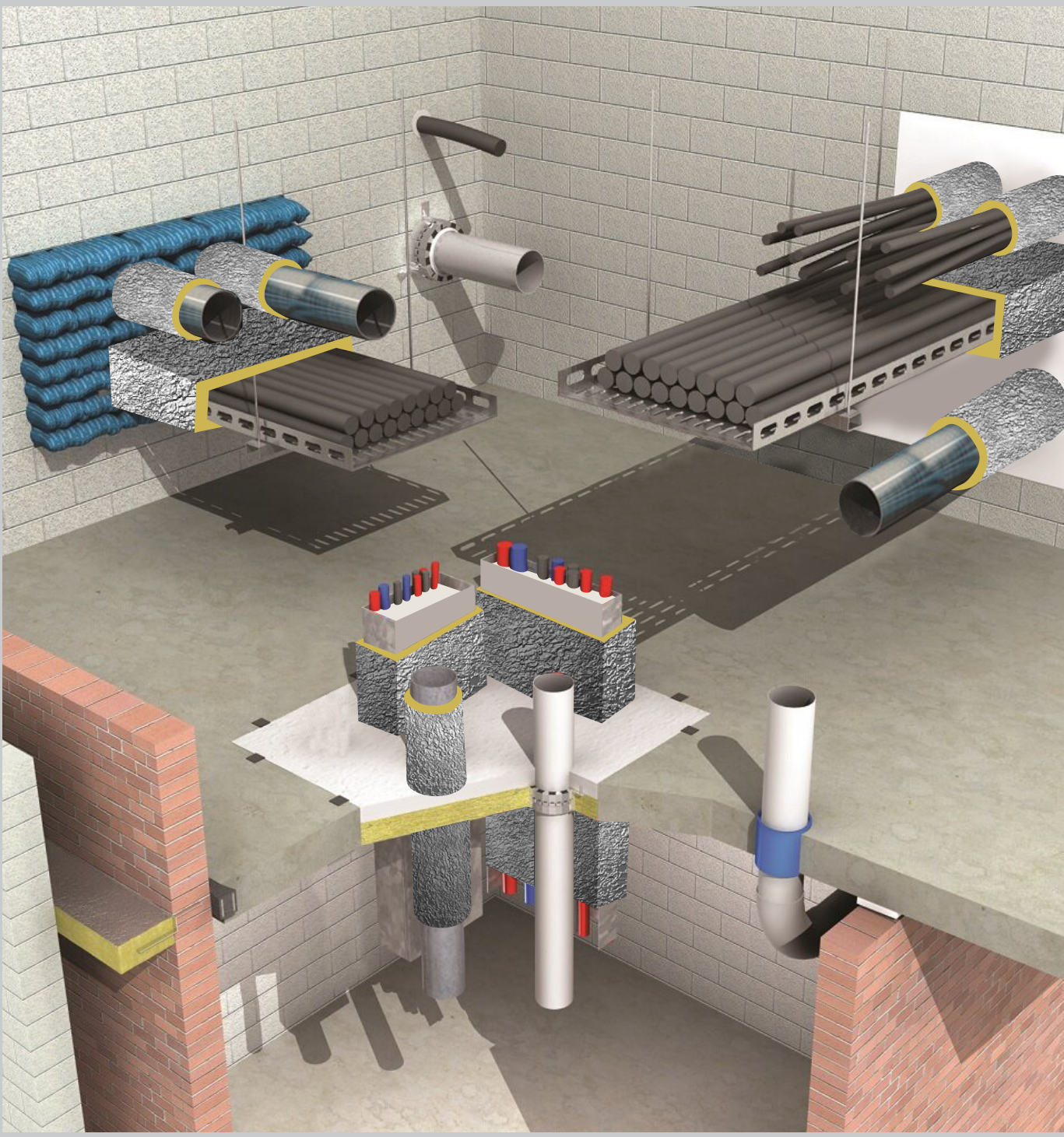


The Importance of Fire Sealing Service Penetrations



What are fire seals?

Fire seals are used to protect openings in fire-resisting components of buildings and are extremely important in restricting the spread of fire throughout the property. Fire seals are best defined as systems installed to openings that prevent fire, smoke and heat from passing through the building. Their main goal is to protect building occupants and can also be used to protect the structure of the property, preserve its infrastructure and safeguard adjacent properties.



The Importance of fire seals

Fire seals are a vital component in a building's fire protection strategy.

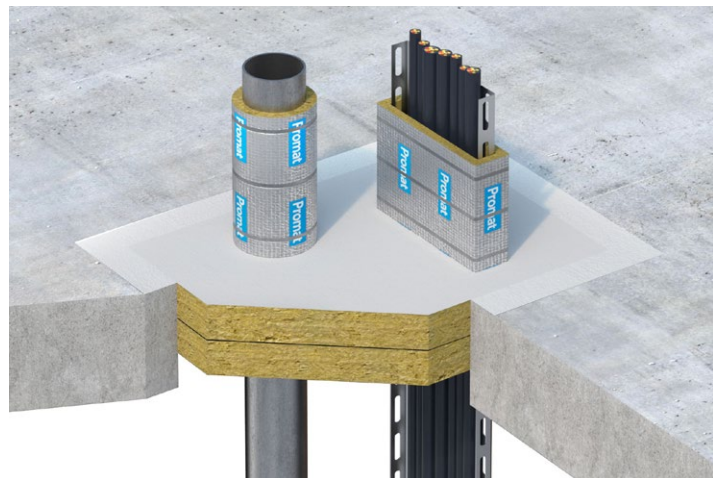
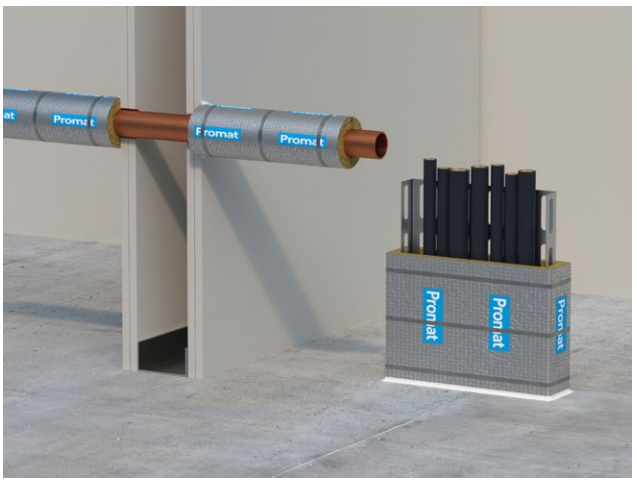
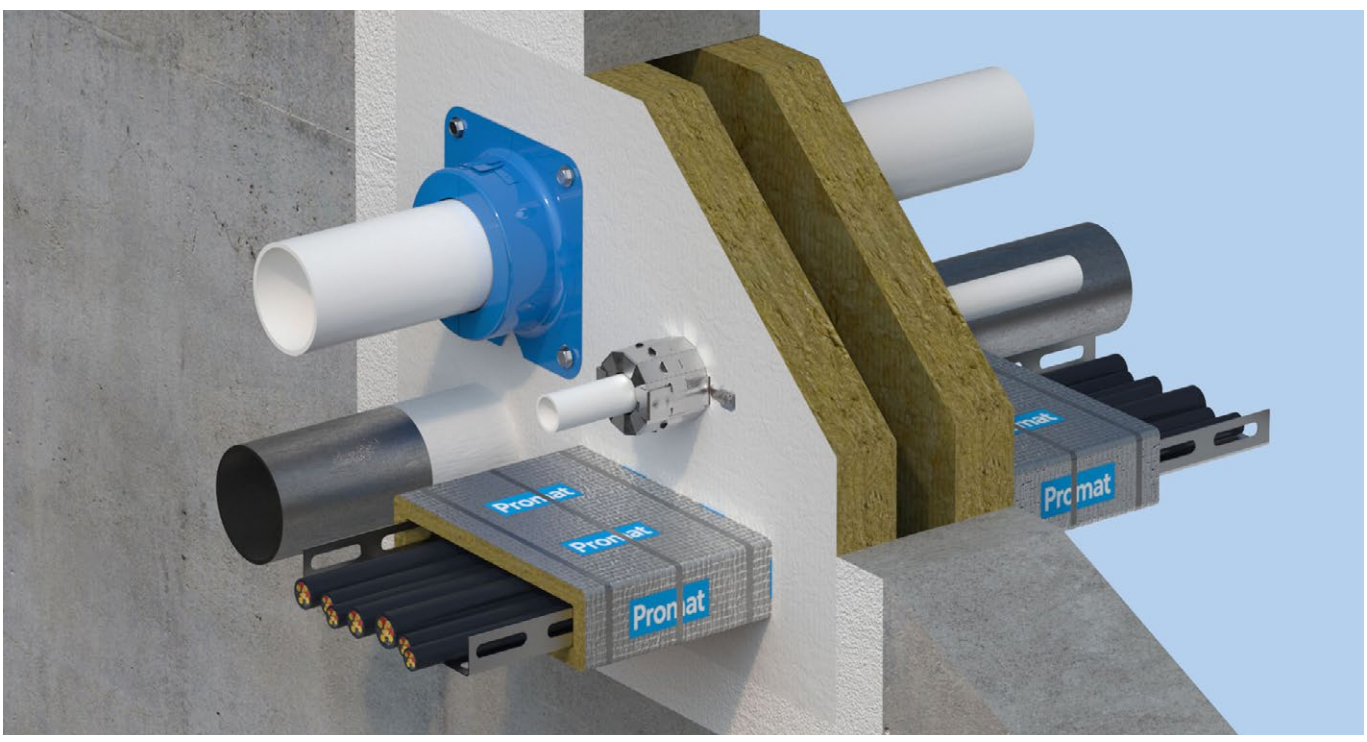
Bowers specialises in the fire sealing of services which penetrate fire rated elements. These include hydraulic and electrical services. Risk occurs when these services pass through the fire rated elements without adequate fire protection, potentially exposing the building to the spread of fire between fire compartments.

A range of systems have been developed by specialist manufacturers to seal such service

penetrations. These systems are independently tested and certified for specific uses and site conditions.

Building compliance and certification is only valid when the choice of passive fire sealing system matches the tested prototype.

Bowers' management, supervisors and trades personnel are experienced in the installation of passive fire protection to meet building design and BCA requirements.





FIRE SEALING INSTALLATION

Why use Bowers?

Bowers has been working as a passive fire rating contractor for over 55 years and specifically assessing fire seals since the 1990s. Our experienced teams of auditors and technicians can complete all annual maintenance inspections and repairs to ensure your fire seals are fully compliant.

We can complete any repairs necessary, including repairs or replacement of fire seals, rectification of penetrations in fire barriers, and installation of suitable maintenance access.

Upon completion of our repairs, Bowers will provide certification of all works.

Bowers is accredited with the Fire Protection Association Accreditation Scheme (FPAS) and the Queensland Building and Construction Commission (QBCC) and is an accredited applicator of a range of approved products to the relevant Australian Standards.

Bowers is independently risk accredited by Greencap Cm3.

BOWERS IS AN ACCREDITED APPLICATOR FOR A RANGE OF FIRE RATED PRODUCTS USED IN THE INDUSTRY.

WE ARE ACCREDITED WITH THE FOLLOWING ORGANISATIONS



FIRE SEALING INSTALLATION

Bowers' Services

Bowers' offers comprehensive services and delivery of Passive Fire Protection including Fire Sealing Service Penetrations across various sectors.

Its offering includes:

- Audits
- Compliance Reports
- Rectification of existing passive fire protection systems
- Installation of new passive fire protection systems
- Certification of installed systems
- Technical advice



CROWN CASINO SYDNEY

Case Study: Crown Sydney fire seals

SECTOR: Building (Casino)	PROJECT OVERVIEW: When Crown Sydney opened its doors in August 2022, they redefined luxury, entertainment and safety for their guests. Aiding in the safety, Bowers was engaged by Star Electrical to fire rate over 1000 electrical penetrations in the Hotel, Apartments and Villas, ensuring compliance with all Australian Standards.	SERVICES OFFERED: Bowers provided fire seals where electrical cables penetrated compartment walls and ceilings, helping to prevent the spread of fire and smoke for a minimum of 2 hours. Bowers was meticulous in providing installation certification and a photographic report applicable for every level where the fire rating work was conducted.
CLIENT: Star Electrical		
PROJECT COMPLETION: May 2021		
VALUE: \$550,000		
ADDRESS: 1 Barangaroo Ave, Sydney		

This project was of such magnitude and was being built at such a rapid rate, resulting in continuous and interim deadlines that had to be met. It was critical to the project's success that Bowers had a constant presence on site. This resulted in prompt prioritization, and a works schedule that met the recurring deadlines. By staging regular client meetings, Bowers was able to adapt quickly and ensure services were installed to correct Standards and in a timely manner. The highly experienced Bowers team was methodical in providing all relevant certification documentation corresponding to the large volume of electrical penetrations. As a result of the exceptional workmanship and service Bowers demonstrated during this project, Star Electrical (Crown Casino's electrical maintenance provider) appointed Bowers to provide ongoing Passive Fire Protection services to Crown Casino.



MUSEUM TOWERS APARTMENT BUILDING SYDNEY CBD

Case Study: Museum Towers Apartment Building fire seals

SECTOR: Building (Residential)	PROJECT OVERVIEW: Museum Towers is a 35-floor residential and commercial complex comprising of 120 residential 2 & 3-bedroom apartments with 4 floors of commercial suites. Bowers was engaged by the Strata Committee under the recommendation of Eagle Fire + Safety to fire rate all common area compartments and provide fire sealing service penetrations to all residential level inter-tenancy walls which span from level 10-35.	SERVICES OFFERED: Bowers was responsible for installing fire sealing of services and construction joints throughout the building. This was done in conjunction with a sprinkler upgrade that was undertaken simultaneously.
CLIENT: The Body Corporate		
PROJECT COMPLETION: Dec 2022		
VALUE: \$500,000		
ADDRESS: Sydney CBD		

Significant works were required within individual units, presenting challenges for access and maintaining cleanliness. Coordination between multiple trades was essential: plasterers opened the ceiling spaces, sprinkler fitters installed new pipework, Bowers completed the fire sealing, and plasterers reinstated the ceilings. The project's success was supported by close collaboration with multiple stakeholders and strong backing from the property management team.

For a project of this scale, detailed documentation was critical for fire safety certification. Bowers' systematic processes and coordinated approach with technicians and multiple trades ensured efficient scheduling and minimal disruption to residents, while thoroughly recording all findings for the client.

Bowers completed all fire sealing service penetrations, providing comprehensive fire-rating and photo documentation to verify compliance. The client now has full baseline data confirming their building meets all relevant Australian Fire Safety Codes.



RYDGES ESPLANADE RESORT CAIRNS

Case Study: Rydges Esplanade Resort Cairns fire seal repairs

SECTOR:	PROJECT OVERVIEW:	SERVICES OFFERED:
Building / Hotels		
CLIENT:		
Rydges Esplanade Resort Cairns	Rydges Esplanade Resort with both its guest rooms and serviced apartments is a tourism and accommodation mecca in the heart of Cairns that overlooks the Coral Sea. Bowsters were engaged to repair fire seal defects – providing all labour and materials required.	Bowsters completed fire sealing to service penetrations throughout the entire resort ensuring compliance with all WHS requirements, including COVID-19 safe practices. Bowsters provided certification and a photographic report of all completed work including over 1,200 separate items.
PROJECT COMPLETION:		
December 2020		
VALUE:		
\$0.2M+		
ADDRESS:		
209-217 Abbott Street, Cairns		

Being one of Cairns’ leading resorts, Bowsters were required to complete the work with minimal disruption to the resort’s daily operations. Additionally, Bowsters carefully managed the logistics of getting materials and labour from the Gold Coasts to Cairns.

The client was extremely happy with the outcome and the standard of fire safety works completed by Bowsters. Bowsters worked closely with the client adopting strong and constant communication to ensure works did not impede with the resorts’ daily activities. Bowsters’ understanding of working within a live operational resort while maintaining 100% safety of all guests, staff and the neighbouring community was paramount to the project’s success.



ALLIANZ STADIUM, MOORE PARK SYDNEY

Case Study: Allianz Stadium, Moore Park Sydney fire seals

SECTOR:	PROJECT OVERVIEW:	SERVICES OFFERED:
Building (Stadium)		
CLIENT:		
John Holland	The new state-of-the art 42,500 capacity Allianz Football Stadium located in Sydney’s Moore Park, recently opened with much fanfare and celebration. Bowsters were engaged towards the latter part of construction to conduct an audit on fire sealing service penetrations and provide relevant solutions where applicable.	Bowsters audited the fire sealing of electrical and hydraulic services to ensure they met the Australian Standards.
PROJECT COMPLETION:		
May 2021		
VALUE:		
\$0.2M+		
ADDRESS:		
Driver Ave, Moore Park, Sydney		

As construction of the Stadium entered its final stages, Bowsters worked to extremely tight deadlines to ensure rectification works did not delay overall completion or the venue’s launch. Within 24 hours of pricing the scope of works, Bowsters deployed a highly experienced team onsite to commence works immediately.

As leaders in Passive Fire Protection, Bowsters was engaged to manage the complex and multifaceted fire sealing service penetrations. Backed by over 50 years of experience, the team prioritised client deadlines while ensuring full compliance with building design and BCA requirements.

Their proven expertise in stadium environments delivered the optimal fire seal solution – completed on time, on budget, and to the highest standard.



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