BOWSERS®
FIRE PROTECTION EXPERTS
SINCE 1968

The Importance of Fire Sealing Service Penetrations



Credit: iStock / JohnnyH5

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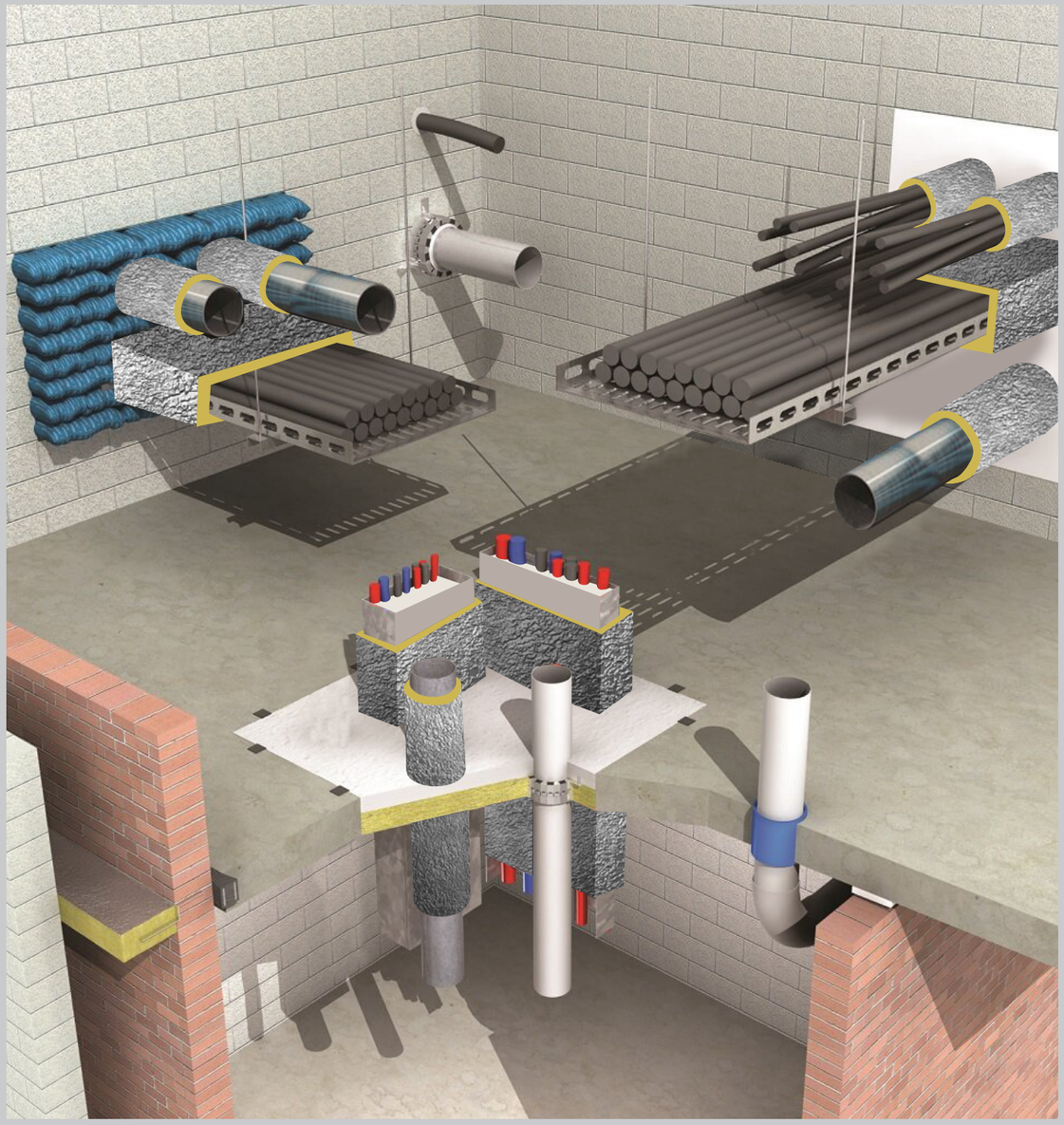
What are Fire Seals?

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

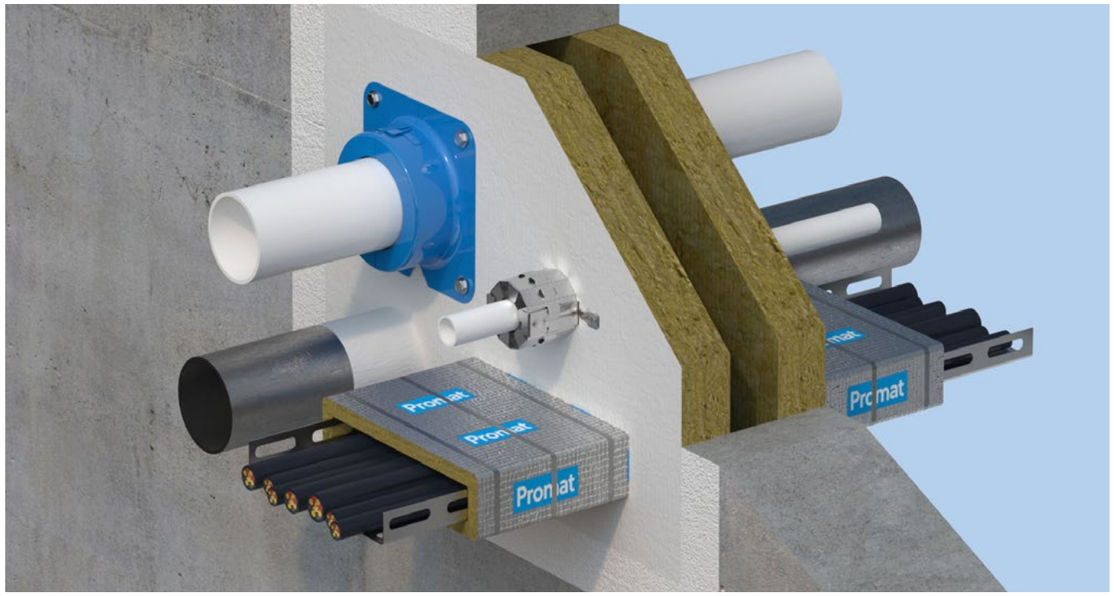
Fire seals are a vital component in a building's fire protection strategy.

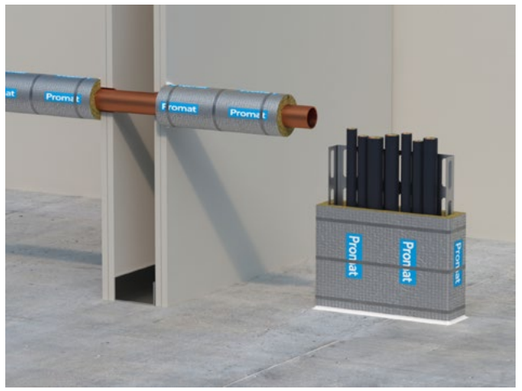
Bowsers specialises in the fire sealing of services which penetrate fire rated elements. These include hydraulic and electrical services. Risk occurs when these services pass through the fire rated elements without adequate fire protection, potentially exposing the building to the spread of fire between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

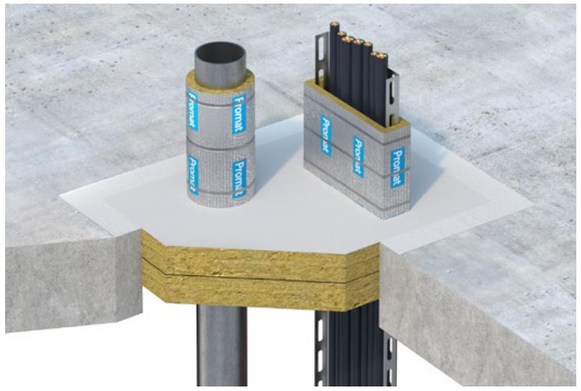
A range of systems have been developed by specialist manufacturers to seal such service penetrations. These systems are independently tested and certified for specific uses and site conditions.

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

Bowsers' 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 Bowsers?

Bowsers 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, Bowsers will provide certification of all works.

Bowsers 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.

Bowsers is independently risk accredited by Greencap Cm3.

BOWSERS 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

Bowsers' Services

Bowsers' 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



Case Study: Crown Sydney Fire Seals

SECTOR:
Building (Casino)

CLIENT:
Star Electrical

PROJECT COMPLETION:
May 2021

VALUE:
$550,000

ADDRESS:
1 Barangaroo Ave, Sydney

PROJECT OVERVIEW:

When Crown Sydney opened its doors in August 2022, they redefined luxury, entertainment and safety for their guests. Aiding in the safety, Bowsers 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:

Bowsers 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. Bowsers was meticulous in providing installation certification and a photographic report applicable for every level where the fire rating work was conducted.

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 Bowsers 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, Bowsers was able to adapt quickly and ensure services were installed to correct Standards and in a timely manner. The highly experienced Bowsers 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 Bowsers demonstrated during this project, Star Electrical (Crown Casino's electrical maintenance provider) appointed Bowsers to provide ongoing Passive Fire Protection services to Crown Casino.



Case Study: Museum Towers Apartment Building Fire Seals

SECTOR:
Building (Residential)

CLIENT:
The Body Corporate

PROJECT COMPLETION:
Dec 2022

VALUE:
$500,000

ADDRESS:
Sydney CBD

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. Bowsers 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:

Bowsers 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.

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, Bowsers 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. Bowsers' 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.

Bowsers 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.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FPA AUSTRALIA GOLD MEMBER Fire Protection Association Australia
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qbcc queensland building and construction commission
cm3 GREENCAP ONLINE REX SOLUTIONS
Master Builders Association MEMBER
MASTER BUILDERS QUEENSLAND Proud Member
FPAS Fire Protection Accreditation Scheme Recognised Business