

Office of the State Building Surveyor

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Our ref: DOC/26/482152

08 September 2026

The Coroner
Coroners Court of Victoria
65 Kavanagh Street
Southbank VIC 3006

By email: cpuresponses@courts.vic.gov.au

Dear Coroner,

Re: Response update to recommendations arising from the finding into the death of Ortiz, Wells, Willoughby, Mills, Kelentric and Slade

COR 2019 005734 Ortiz • COR 2020 001821 Wells • COR 2020 004839 Willoughby • COR 2020 004808 Mills • COR 2020 004397 Kelentric • COR 2020 003949 Slade – Findings into death without inquest

I write to provide an update on the progress of the Building and Plumbing Commission's (BPC) implementation of the recommendations directed to it arising from the deaths referenced above.

The coroner made the following two recommendations to the Building and Plumbing Commission. An update on the actions undertaken in response to each recommendation is provided below:

1. Recommendation for Willoughby, Mills, Kelentric and Slade

"With the aim of preventing like deaths and promoting public health and safety, I recommend that the Victorian Building Authority publishes guidance to clarify who can design, install and certify home fire sprinklers to the FPAA101D specification."

The BPC has prepared guidance that has been published on our website providing clarification to industry on who can design, install and issue plumbing certification associated with FPAA101D fire sprinkler system, within the current legislative framework. [Domestic and Residential Fire Sprinkler | Building and Plumbing Commission](#)

In addition to addressing the coroner's recommendation, the BPC has taken the opportunity to expand the scope of the guidance to include sprinkler systems designed in accordance with AS 2118.4 and AS 2118.5. This broader approach is intended to provide industry with comprehensive and consistent information regarding the regulatory requirements, and the licensing and registration classes required to undertake work associated with domestic and residential sprinkler system applications.

Recognising the practical limitations and compliance obligations arising from practitioner registrations requirements for this category of work, the BPC has taken the initiative to engage with the Department of Transport and Planning (DTP) regarding broader reforms to the licensing and registration requirements applicable to fire sprinkler systems. This work extends beyond the scope of the coroner's recommendation and seeks to support a clearer and more robust regulatory framework for practitioners undertaking sprinkler system work.

2. Recommendation for Ortiz and Wells

"With the aim of preventing like deaths and promoting public health and safety, I recommend that the Victorian Building Authority consult with Fire Rescue Victoria and the Country Fire Authority to introduce improvements to the smoke alarm requirements within the Victorian Building Regulations."

The BPC has undertaken consultation with Fire Rescue Victoria (FRV) and the Country Fire Authority (CFA) regarding potential enhancements to the smoke alarm requirements contained within the Victorian Building Regulations.

Following this consultation, the BPC has developed a proposal for smoke alarm reform in collaboration with FRV and CFA. The proposal is intended to be provided to the DTP for consideration.

The BPC is scheduled to meet with a representative of DTP to discuss the proposed reforms, outline the rationale for the recommended changes, and advocate for their consideration as part of any future regulatory review process.

The Building and Plumbing Commission appreciates the opportunity to assist the Court and remains committed to progressing the matters raised in the coroner's recommendations.

Yours sincerely

A handwritten signature in blue ink, appearing to be 'Jo Van Loon', with a stylized, flowing script.

Jo Van Loon
Acting State Building Surveyor