

# Fire Protection Maintenance Standard New Law

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## OUR TEAM

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# Agenda

- Introduction / Housekeeping
- What is 1851-2012
- Legal changes
- Government position &FPAA position
- Standard Definitions Benefits/ disadvantages
- **Common and specific questions**
- Redmen adoption
- Conclusion and questions

# Housekeeping

- Please use the “Question and Answer” section.
- We have already populated common questions.
- You can up vote questions so the most liked get answered first.
- We will endeavour to answer all questions.
- We have over 460 registered.
- Will stay on after the 90 minutes if needed.

# About us

- Redmen Fire Protection Management are a fire protection and safety services company based in Sydney with offices on the Central Coast and in Newcastle.
- From large scale installations of fire prevention, detection and extinguishing systems to the provision of portable extinguisher and fire safety products Redmen covers you for fire protection systems.
- Our company strives to undertake high quality fire system testing and maintenance.

# James Donegan

- Have worked in fire protection over 17 years.
- Service technician, tester, project management, Annual fire safety statement auditor (APFS) for all 36 EFSMs.
- Degree in Business management.
- Graduate certificate in performance based fire codes and Occupation health and safety
- Certificate III in fire protection and Cert IV Training & Assessment.
- Volunteer fire fighter for 22 years – currently Captain.

# Government/ Industry Interaction

- AS1851 Implementation forum –currently chair and pushing for information to be provided by FPAA to members for them to help pass on to industry stakeholders.
- Our Managing Director, Mike Donegan has recently concluded 3 years on the FPAA board and worked diligently with David Isaac on the Fire Protection Accreditation Scheme (FPAS) to simplify and assist the industry in NSW.
- Mike also helped develop the Good Practice Guide for AFSS.
- The above positions are both volunteered position.

# Today's BIG question

- What is AS 1851 – 2012 and how does it becoming law affect me?  
And why now?



# Why now?

- Grenfell tower





# Why Now?

- The NSW government is trying to set a stronger base for building & life safety based on incidents overseas and in Australia. (Neo 2000, Lacrosse tower, middle east cladding).

# AS 1851 - 2012

- Australian Standard 1851 – 2012  
Routine servicing of fire protection systems and equipment

AS 1851—2012

AS 1851—2012

Australian Standard®

**Routine service of fire protection  
systems and equipment**



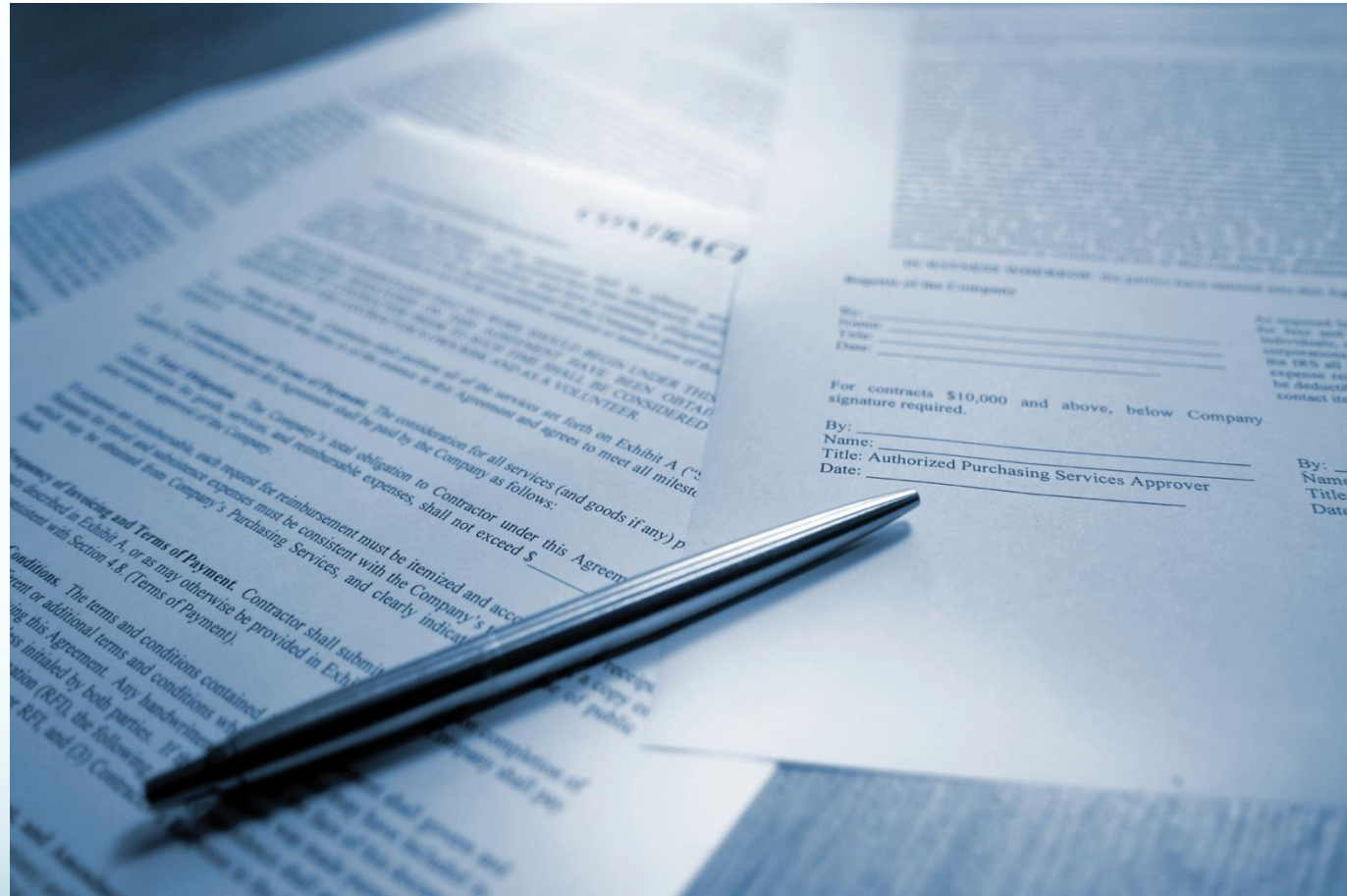
# AS 1851 – 2012

- Routine service (maintenance) is concerned with the principle that a system will continue to perform to a design standard on a pre-determined and regular basis for inspection, testing and servicing activities.

# AS 1851 - 2012

- A four-stage approach of inspection, test, preventive maintenance and survey, coupled with records to be kept and reports to be made and culminating in the issue of a yearly condition report.
- A significant objective of this Standard is to provide reliability of fire protection systems and equipment, linking design, installation, commissioning and maintenance.

# Legal Requirement



# Legal requirement

- Compliance with Australian Standards is only legally required if they are referenced in regulation, legislation or in a contract.
- AS 1851-2012 is NOW LAW in NSW.
- Effective date 13<sup>th</sup> February 2025

# Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021

## What's in this legislation from a fire perspective

- Maintenance
- AFSS
- Ability to egress a building
- Final fire safety certificates

### Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021

[2021-689]



New South Wales

#### Status Information

##### Currency of version

Current version for 4 March 2024 to date (accessed 12 July 2024 at 8:46)

Legislation on this site is usually updated within 3 working days after a change to the legislation.

##### Provisions in force

The provisions displayed in this version of the legislation have all commenced.

##### Notes—

- **Does not include amendments by**  
*Environmental Planning and Assessment (Development Certification and Fire Safety) Amendment (Fire Safety) Regulation 2022 (788)*, Sch 1(22) and (42) (not commenced — to commence on 13.2.2025)
- **Staged repeal status**  
This legislation is currently due to be automatically repealed under the *Subordinate Legislation Act 1989* on 1 September 2027

##### Authorisation

This version of the legislation is compiled and maintained in a database of legislation by the Parliamentary Counsel's Office and published on the NSW legislation website, and is certified as the form of that legislation that is correct under section 45C of the *Interpretation Act 1987*.

File last modified 4 March 2024

# Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021

- **Commencement**

- (1) This Regulation commences on 1 January 2022, except as provided by subsection (2), and is required to be published on the NSW legislation website.
- (2) Schedule 3[7]–[9] and 4 commence on the day on which this Regulation is published on the NSW legislation website.
- Its Already law and takes affect in February 2025



# 81 Essential fire safety measures to be maintained

- (1) The owner of a building must maintain each essential fire safety measure for the building—(a) for an essential fire safety measure specified in a fire safety schedule—to a standard no less than that specified in the schedule, or
- (b) for an essential fire safety measure applicable to the building but not specified in the fire safety schedule (an *original measure*)—to a standard no less than that to which the measure was originally designed and implemented.

## • Note—

- Some pre-1997 buildings may not have a fire safety schedule but essential fire safety measures still apply.
- Maximum penalty (subsection (1))—(a) for a corporation—600 penalty units, or
- (b) for an individual—300 penalty units.
- (2) The owner of a building to which an original measure applies may request from the council a schedule of the original measures for the building.
- (3) The council must provide the schedule to the owner as soon as practicable after receiving the request.

# Consequences



# FINES

- Maximum penalty
  - (a) for a corporation—600 penalty units, or
  - (b) for an individual—300 penalty units.
- 1 Penalty unit is currently \$110
- **Maximum fine is \$66,000 for a corporation**
- **Maximum fine is \$33,000 for an individual**

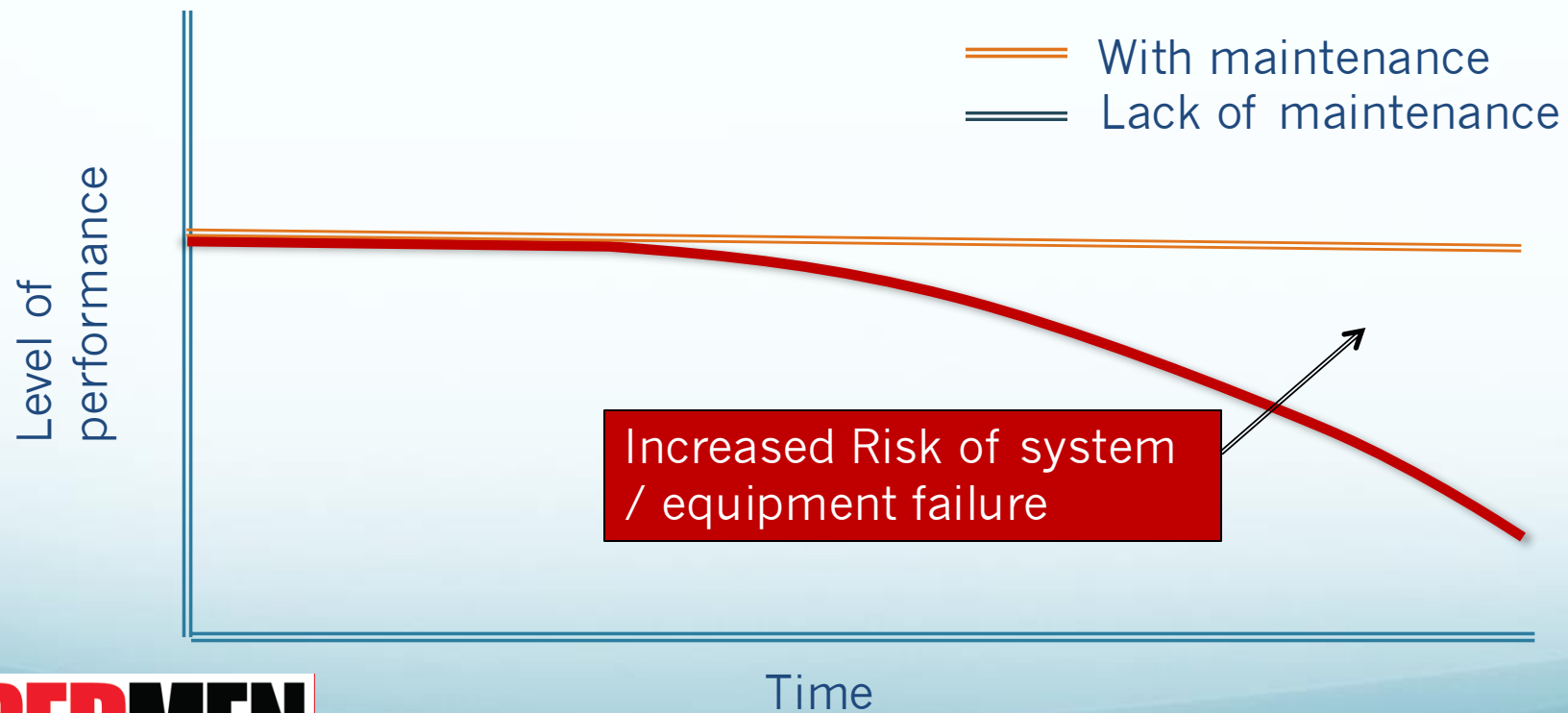
# Why routine service is important



# WHY IS THIS IMPORTANT?

## Fire Protection Routine service

- Undertaking maintenance activities, and recording this to demonstrate system and equipment performance is pivotal to satisfying these objectives.
- Maintenance is essential to achieve ongoing performance.



# WHY IS THIS IMPORTANT?

## Fire Protection Maintenance

- Simply assuming installed systems and equipment will operate and ignoring maintenance activities and requirements can lead to disaster.



# NSW Government position

- NSW Fair trading website has provided the following information to assist the public.
- The following slides are extracted from the website.
- <https://www.fairtrading.nsw.gov.au/housing-and-property/reforms-to-fire-safety-regulation>

# The key changes affecting building owners and/or developers are:

- **From 13 February 2023**
  - For class 2, 3 or 9c buildings, owners must provide a copy of the fire safety certificate to the building practitioner issuing a building compliance declaration under the Design and Building Practitioners Act 2020. Find out more about [building practitioners and building compliance declarations](#).
  - Building owners will also be able to more easily request corrections of minor errors in fire safety schedules or a replacement if the schedule is lost or destroyed.
- **From 1 August 2023**
  - Owners must ensure that a person who develops a non-standard fire safety design proposal in all types of buildings except single dwellings and certain types of boarding houses, guest houses or similar, consults with FRNSW if a construction certificate is required for the building work.
  - There will also be expanded requirements for fire safety related matters to be referred to FRNSW after an application for a construction certificate is made.
- **From 13 February 2025**
  - From 13 February 2025 (or 18 months after an accreditation scheme is approved, whichever occurs first), owners must use an accredited person(s) to certify newly installed fire safety measures before issuing a fire safety certificate, and include relevant information about that accredited person in the fire safety certificate.



# Building owners Continued

- Owners must maintain essential fire safety measures in all types of buildings except single dwellings in accordance with procedures in the [Australian Standard 1851-2012 Routine service of fire protection systems and equipment](#), where the maintenance activity is addressed by the standard.
- Reference:
- <https://www.fairtrading.nsw.gov.au/housing-and-property/reforms-to-fire-safety-regulation>

## How should building owners prepare for the requirement to maintain in accordance with AS1851-2012?

- If you need to complete an annual or supplementary fire safety statement, you are required to maintain the essential fire safety measures in your building.
- For some owners, no preparation is needed if you already have contracts with practitioners to maintain measures and provide documentation in accordance with AS1851-2012 - Routine service of fire protection systems and equipment, even though this is not currently mandatory.
- If measures are not already being maintained to AS1851-2012 in buildings needing an annual fire safety statement, the standard is not mandatory until 13 February 2025.
- If an annual fire safety statement is not required for your building, building owners should still ensure that the fire safety measures serving the building are adequately maintained.

# Government expectations on fire practitioners

- What the government is advising fire practitioners

# The key changes affecting fire safety practitioners are

## From 1 August 2023

- Fire safety practitioners (usually a fire safety engineer) who develop a design brief for a performance solution for a fire safety requirement in a Class 2-9 building will need to consult with FRNSW if a construction certificate is required for the building work. Find out more about the [FRNSW requirements for consultation](#).
- **From 13 February 2025**
- From 13 February 2025 (or 18 months after an accreditation scheme is approved, whichever occurs first), persons who certify newly installed fire safety measures before a fire safety certificate is issued must be accredited.
- Persons maintaining essential fire safety measures in class 1b-9 buildings must do so in accordance with procedures in the [Australian Standard 1851-2012](#)

# Industry adoption

- Based on the previous slide the government is giving fire practitioners advise how to approach.
- Reference: <https://www.fairtrading.nsw.gov.au/housing-and-property/reforms-to-fire-safety-regulation>
- Red Men will advise of the services it can offer and will assist our clients in them complying with requirements.
- We will only be able to provide statements of maintenance for activities we have undertaken.

# Industry position

- Only certain elements of AS1851 have been historically adopted.
- Commercially accepted to only undertake items wanted as opposed to in standard.
- Ambiguity as to what's in the standard or when its actually required.
- AS1851 is NOT a training document

# Example of activities

- Monthly sprinkler system – 19 items + Sub elements
- Monthly Pump – 20 items + Sub elements

# FPAA Position

- Industry body
- Code of conduct
- Maintenance of fire protection systems and equipment is fundamental to system and equipment performance.
- The Association therefore considers that all stakeholders should adopt and use AS1851- 2012 for the maintenance (routine servicing) of fire protection systems and equipment included in the Standard.





## Introduction of AS 1851-2012 into NSW regulation

Australian Standard AS 1851-2012 *Routine Service of Fire Protection Systems and Equipment* outlines methodologies for the inspection and testing of fire protection systems and equipment.



**As of 13 February 2025, New South Wales will join the rest of Australia in requiring systems addressed by AS 1851-2012 Amendment 1 to be maintained in accordance with this standard.**

This aims to bring more consistency to fire protection, giving greater certainty to building owners and occupants that fire systems will perform as required when needed.

### What does AS 1851-2012 cover?

AS 1851-2012 standardises the maintenance of "fire protection systems and equipment" in buildings.

This covers nominated safety equipment, fittings, systems, or management measures provided in, or for, a building and required in the event of fire or other emergency to protect against loss of life or property, including:

- > fire sprinklers
- > fire pump sets
- > fire hydrant systems
- > water storage tanks for fire protection systems
- > fire detection and alarms systems
- > special hazard systems
- > lay flat hose
- > fire hose reels
- > fire extinguishers
- > fire blankets
- > passive fire and smoke systems
- > mechanical fire and smoke control
- > emergency planning.

The standard sets out the processes and frequency for effective fire systems routine servicing and highlights expectations for reporting on ongoing performance and any:

- > critical defects, which render a system inoperative
- > non-conformances, which are missing or incorrect features required to facilitate ongoing routine maintenance
- > non-critical defects, which have little or no impact on a system's operation but must still be addressed.

## Getting ready for AS 1851-2012

### For owners

An owner or manager will need to enquire whether their service providers are currently applying the full suite of requirements as outlined by AS 1851-2012.

If any measures do not currently meet the requirements of AS 1851-2012 to the full extent, owners will need to review their contracts to ensure that these requirements are met by 13 February 2025.

### For service providers

Service providers should review the work they perform for clients to determine the degree to which they currently maintain in accordance with AS 1851-2012.

If a system is not up to date with its testing requirements, this needs to be brought to the client's attention, and an upgrade plan developed. For any new work, the service provider should make sure that the system is up to date with relevant tests.

**For more information on preparing for AS 1851-2012**

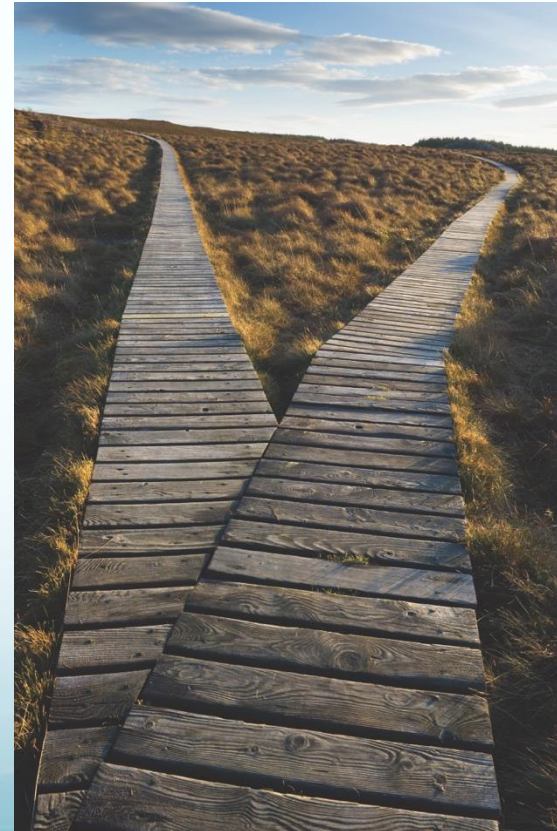
Email [technical@fpaa.com.au](mailto:technical@fpaa.com.au) or visit [fpaa.com.au](http://fpaa.com.au)

# So what's changed

- AS 1851 is 212 pages and speaks to specific task elements for service.
- The industry has adopted a best practice approach to the standards to suit client desires historically.
- Tests that were not undertaken for good commercial reasons are now required.

# How will it affect your business?

- Performance is covered in the AFSS
- Routine service/ Maintenance is covered in 1851.
- Do the two align = Yes & No
- Two paths collide



# Challenges

- Captures all building classifications AND NOT specific classes of building types.
- No emphasis on how it will affect the site to do certain tests.
- Some tests can lead to failure and have been avoided by sites historically.
- Some examples are:

# Challenging items Examples

- Speech intelligibility in a nursing home or hospital versus car parks versus university.
- Hydrostatic flow testing can lead to leaks and damage (test to high pressure) – extra costs and damage
- Tanks – needing to be completely drained and new liners – Drought times/ water wastage
- 25 yearly sprinkler test – time consuming and access to each sprinkler area.

# Challenging item Examples

- **Monthly fire panel test: Item 1.4**
- *SIMULATE an alarm condition and confirm that all required common or general visual and audible indications operate and the external alarm is activated. Where the system is monitored ensure the alarm has activated the alarm signaling equipment. Where CIE is a sub- indicator panel, confirm that the alarm condition is indicated at the FIP.*
- Hospital, hotel, school, residential, Club
- We are unable to undertake silent tests now.



# AS 1851- 2012

- What is in it?



# How to read the Standard Structure and Content

## **Preface and Foreword**

## **Section 1 – Scope and General**

- Common requirements that apply to all systems and equipment covered in Sections 2-14

## **Sections 2 through to 14**

- Covers the routine service activities for the individual systems and equipment

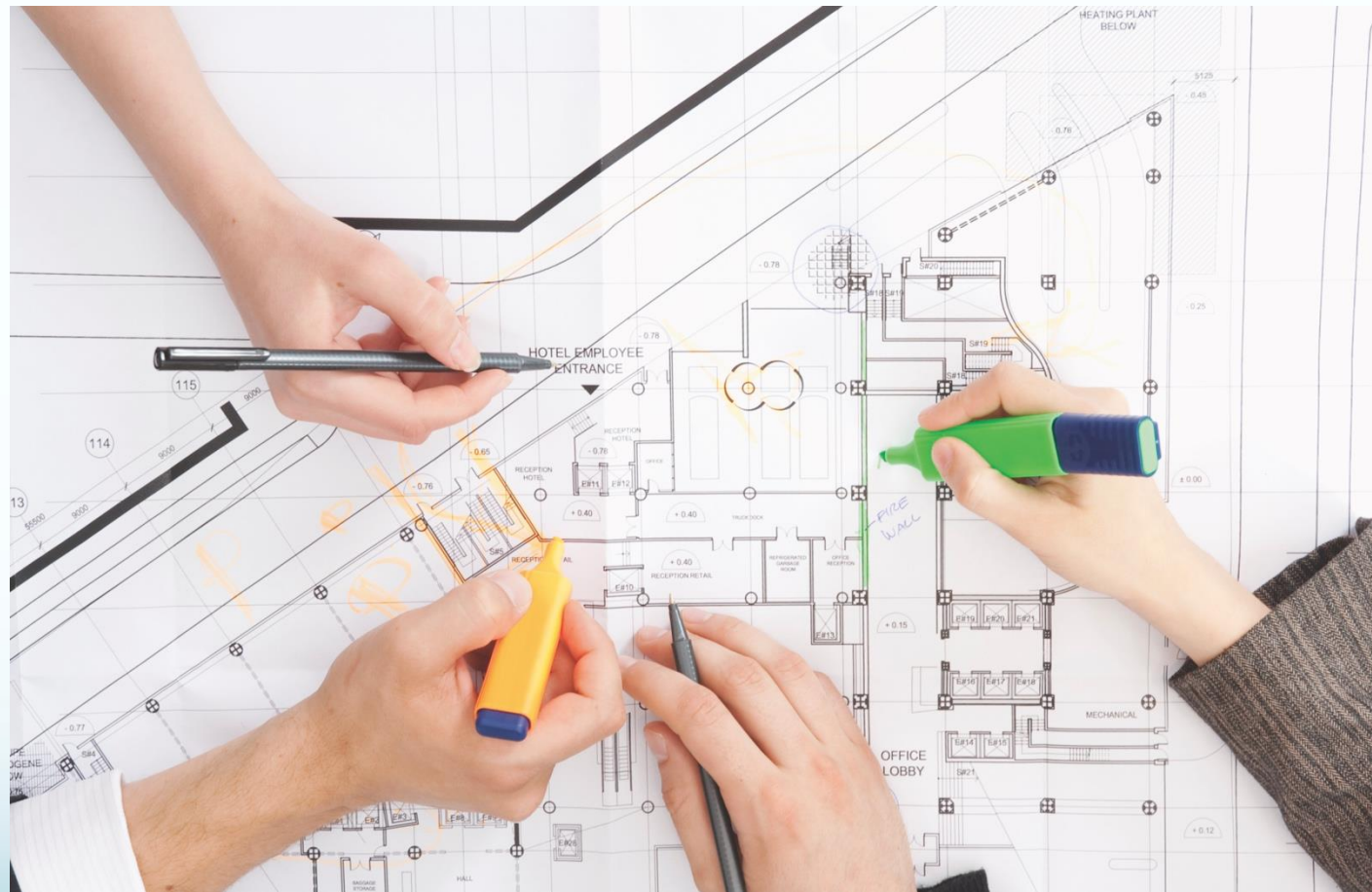
## **Appendices**

- Includes both Normative (required to be followed) and Informative (guidance only)

# Key Definition

- **“Baseline Data”**
- Data derived from approved design for comparison to data from inspect, test & survey.
- Retrospective baseline data is listed in beginning of each section, e.g. sprinkler Clause 2.2.3.
  - Block plan, system interface diagram, pressure gauge schedule & water supply valve list.
- informative Appendix C provides an extensive summary of baseline data required for sprinklers, hydrants, fire alarms, special hazards and the multiple equipment register.

# Baseline data



#### **C4 EXAMPLE OF FIRE ALARM SYSTEM BASELINE DATA**

The following are examples of baseline data information:

- (a) A statement detailing the design standard of the system including date of publication and any approved exceptions.
- (b) Documentation required by the approved design such as commissioning documentation as detailed in the relevant system design, installation and commissioning standard.
- (c) Table of any changes to the approved design nominating the date, scope of the change, and person(s) performing the change.
- (d) Date of initial system installation.
- (e) Systems interface diagram.
- (f) Cause and effect statement for each system interface function.
- (g) System quiescent current.
- (h) System full alarm current including warning system load.
- (i) Nominal battery capacity fitted.
- (j) Required battery capacity.
- (k) Battery manufacture date.
- (l) Installation date of fitted battery(s).
- (m) Load current of each ancillary circuit.
- (n) Amplifier rated output; impedance ( $\Omega$ ) or power (w).
- (o) Measured impedance ( $\Omega$ ) or power load (w) of each loud speaker circuit.
- (p) Table of each item having a fixed service life, nominating the service life expiry date.
- (q) Table of each sound pressure level reference location and sound pressure level (dB).
- (r) Table of each supplementary warning device.

# Defects

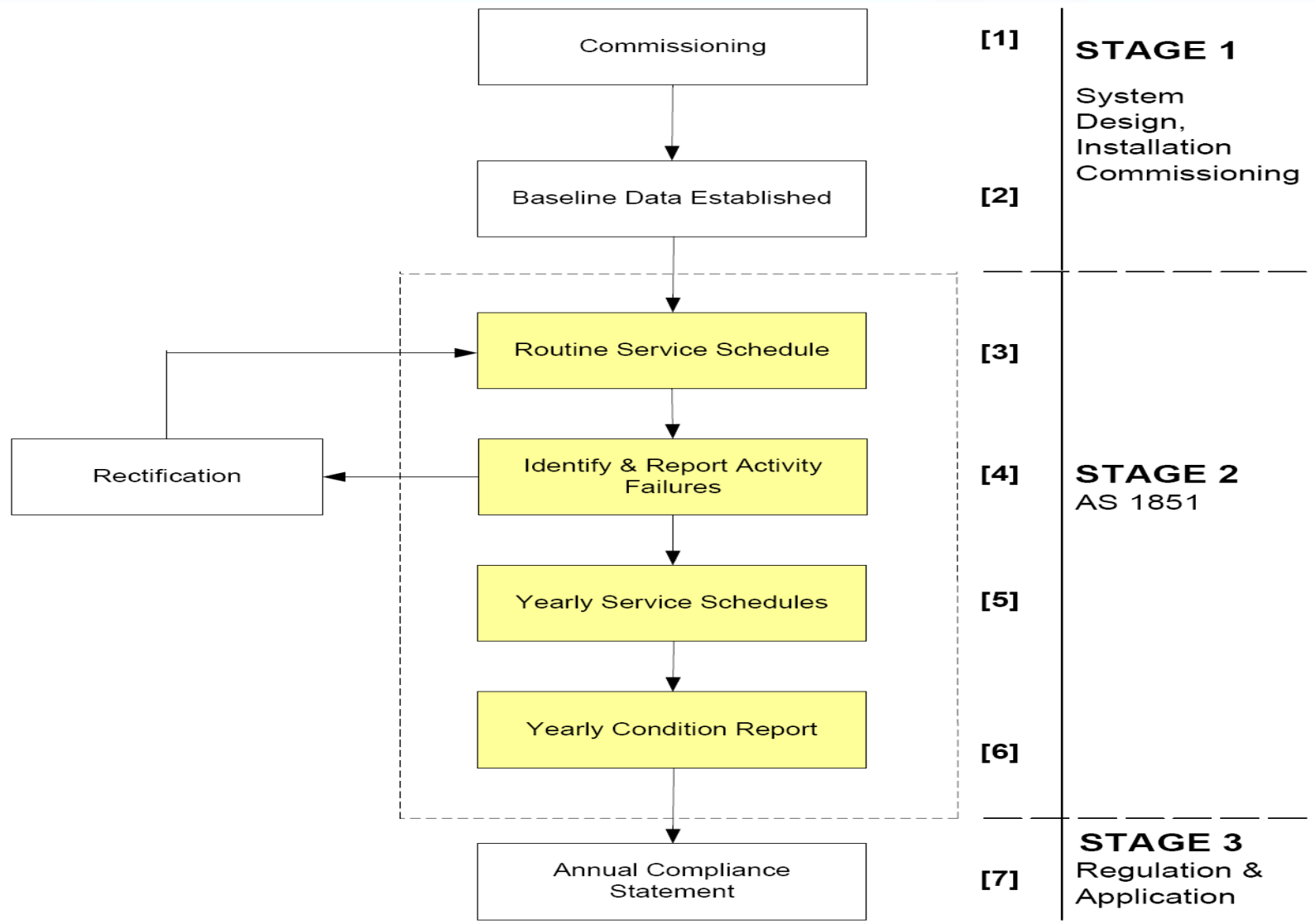
- Defect reporting:
  - Critical Defect confirmed in writing to responsible entity with-in 24hrs
  - Non-critical defects recommended to be rectified ASAP
  - Non-conformances rectification recommended prior to next yearly condition report
- Yearly condition report:
  - Statement of critical & non-critical defects, non-conformances and missed tests.
  - However “Survey” is not intended to be annual fire safety statement.

# Key Definition

- Competent Persons
- “Routine service of fire protection systems and equipment shall be conducted by competent persons”.
- Competencies may be demonstrated in accordance with Australian Qualification Framework (AQF).

# 3 stages of routine service

- Next slide shows the approach assumed by the standard.



NOTE: See Appendix B for explanations of Items 1 to 7

FIGURE 1.7 TYPICAL ROUTINE SERVICING OF FIRE PROTECTION SYSTEMS AND EQUIPMENT DIAGRAM



# Sections 2 to 14

- The following slides show the systems and some of the critical items that will be affected with this change.
- It is not intended to capture all items under AS1851.

AS 1851 Section		Monthly	Three-monthly	Six-monthly	Yearly	Five-yearly	Ten-yearly	Twenty-five-yearly
2	Fire sprinklers	✓		✓	✓	✓	✓	✓
3	Fire pumpsets	✓		✓	✓	✓	✓	
4	Fire hydrant systems				✓	✓		
	Fire hydrant Valves			✓	✓			
5	Water storage tanks	✓		✓	✓		✓	
6	Fire detection systems	✓		✓	✓	✓		
7	Special hazards	✓		✓	✓		✓	
8	Delivery lay flat fire hose			✓	✓	✓		
9	Fire hose reels			✓	✓	✓		
10	Portable and wheeled fire extinguishers			✓	✓	✓		
11	Fire blankets			✓	✓	✓		
12	Passive fire systems		✓	✓	✓			
13	Mechanical services	✓	✓	✓	✓	✓		
14	Emergency response facilities		✓	✓	✓			

FIGURE 1.12 ROUTINE SERVICE FREQUENCIES FOR EACH SECTION

# Sprinkler Systems

- sprinkler baseline data requires retrofit of:
  - Pressure gauge schedule, systems interface diagram and water supply valve list.
  - Annual system interface test requires development of a test plan:
  - Sprinkler alarm valves overhaul now 5 yearly
  - 25 yearly sprinkler test



# Fire Pumps

- Annual pump overhauls
- 2 yearly battery replacement
- 5 yearly overhauls



# Hydrants

- Hydrostatic flow testing
- Booster flow testing
- 5 yearly - Hydrant landing valve service/ replacement.



# Water storage tanks

- 10 yearly Tanks –completely drained and new liners.



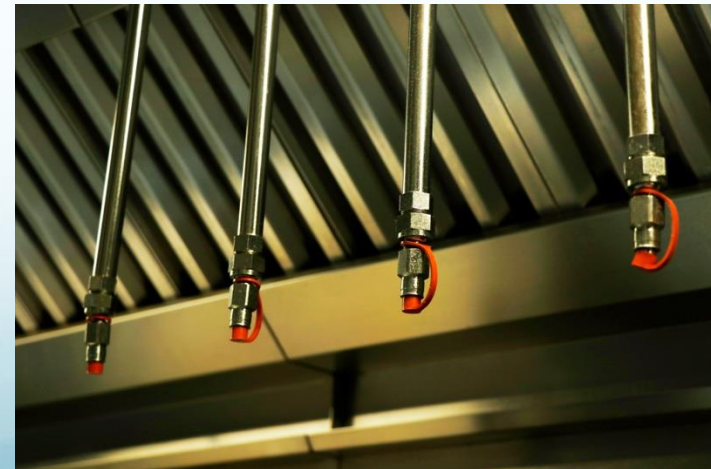
# Fire Detection & Alarm Systems

- Annual Occupant warning system speaker circuits impedance test
- 5 yearly speech intelligibility



# Special hazards

- Data rooms, fryer lines, commercial size kitchens
- Room integrity testing annually
- Nozzle and fusible link replacement
- 10 yearly hydrostatic testing of cylinders





# Sections 8 to 11

- The following 4 sections will have minimal to no changes to most sites.



# Passive Fire Systems

- Types and range –
  - lightweight construction
  - Fire seals and fire collars
  - Fire, smoke and solid core doors
  - Fire rated pillows
- Baseline data – not available/ non-existent
- Where and what are they?
- Destructive testing may be required access.



# Mechanical systems

- Monthly testing of kitchen exhausts
- Systems interface testing



# Emergency response facilities

- Evacuation diagrams review
- Procedures review
- Training documentation to be checked off



# COMMON QUESTIONS

- The following are the common questions we are being asked with the new legislation.

- **Question:**
- Will these changes affect my AFSS?
- **Answer:**
- It has the potential to depending on the Essential fire safety measure and any defects that me be found as a part of increased testing regimes.

- **Question:**
- Can I get an AFSS without these additional tests occurring?
- **Answer:**
- As long as the APFS can confirm the EFSM continues to perform to its original design criteria.

- **Question:**
- Why is it additional testing now?
- **Answer:**
- As a lot of tests were not done under standard industry accepted practice.



- **Question:**
- Tests requiring waivers- (hydrostatic tests) – What if my insurer won't allow me to sign the waiver?
- **Answer:**
- This will be a discussion for your insurer.

- **Question:**
- Wasn't it always law?
- **Answer:**
- It was law to maintain your building however no standard was prescribed.
- Parts of AS1851 had been used a framework.

- **Question:**
- Could there be any insurances implications if I don't maintain to AS1851?
- **Answer:**
- We would recommend talking to your insurer.

- **Question:**
- How will it be policed?
- **Answer:**
- Not yet determined however presumed it will be the local council and/or fire rescue NSW.
- Potentially the APFS

- **Question:**
- Do you have technicians that can do these extra services?
- **Answer:**
- Yes.

- **Question:**
- Does this mean more visits to site?
- **Answer:**
- Potentially, depends on your Fire Schedule.
- We are trying to undertake as many of the additional services at the same time, however, that is not always possible.

- **Question:**
- I currently don't undertake monthly or 6 monthly services due to cost and inconvenience – will I have to do additional services?
- **Answer:**
- The building owner must ensure, Any essential fire safety measure in the building (if captured under 1851) will have to be completed.

- **Question:**
- Who is responsible for ensuring compliance with Australian Standard 1851?
- **Answer:**
- Building owners have the legal responsibility to ensure compliance with AS1851 – 2012 as per the legislation.



- **Question:**

- How strict will the implementation be and is there a grace period?

- **Answer:**

- The requirements take affect 13<sup>th</sup> February 2025. There is No grace period.

- **Question:**
- How will these changes affect testing of fire safety measures?
  
- **Answer:**
- It depends.

- **Question:**
- What if I don't have baseline data?
  
- **Answer:**
- YOU ARE NOT ALONE.

- **Question:**
- What happens if a building or facility does not comply with Australian Standard 1851?
- **Answer:**
- The building owner could be fined as per the legislation.
- Insurance coverage may be affected.

- **Question:**
- Why haven't we talked about exit signage and emergency lighting?
- **Answer:**
- Maintenance of exit signs and emergency lighting is covered under AS2293.2 and therefore not mandated by law.



# WHAT NOW



# How can we help?



# How Can We Help?

- We are here to help?
- Our team will be reviewing every site
- Some sites won't be affected much at all
- We will meet and go through with you to assist.





# Red Men Adoption

- PRAGMATIC response
- Simpro
- How we will support you – Our team
- Certificate II and III for our staff
- FPAA and NSW government interaction
- Further benefits to you as our client.

# Red Men Website

- Technical bulletins/ education
- 24 x documents to assist our clients with common topics.

# Customer Support Team

- Larger team
- Faster response
- High level of customer service



# Certificate II/ III – Fire Protection

- Commercial decision – not required
- Ensure a level of competence.
- “Properly qualified” & “Competent Persons”
- Quality of works undertaken.

# Comprehensive Maintenance Package (CMP)

Don't get burned by the high cost of fire equipment maintenance...

REDMEN's All inclusive, fully comprehensive, NO MORE TO PAY\*, fire equipment maintenance package will protect your people, your property and your bottom line



\* Exclusions apply



# Comprehensive Maintenance Package (CMP)

- Includes all servicing, tests and 1851 requirements. Plus extras Offerings
- EXCLUDES acts of god and issues caused by 3<sup>rd</sup> parties (typically items would be covered by insurance or others).

# Conclusion

- It's our aim to be as transparent and helpful during this change as we can be.
- Let us help you tick the boxes you need to.
- WE ARE HERE TO HELP
- Your compliance alliance



# Questions

- Any other questions please feel free to contact us:
  - [Info@redmen.com.au](mailto:Info@redmen.com.au)
  - 1300 RED MEN – 1300 733 636
  - [www.redmen.com.au](http://www.redmen.com.au)
- Thank you for your attendance.

