

Australian Standard 1851 - 2012
"Maintenance of Fire Protection Systems and Equipment"

FIRE SAFETY INSTALLATIONS AND FEATURES

INSPECTION PROCEDURE OF FIRE SAFETY INSTALLATIONS (F.S.I)	1. INSPECT FOR OBVIOUS VISUAL FAULTS ONLY. 2. INSPECT FOR FAULTS AND WITNESS TEST OF F.S.I BY A COMPETENT PERSON. 3. INSPECT FOR FAULTS WHERE POSSIBLE AND ACCEPT LOGBOOK DETAILS OF F.S.I. 4. CHECK BUILDING FILE FOR DETAILS OF ANY EXTRA REQUIREMENTS.															
REQUIRED RECORD KEEPING OF FIRE SAFETY INSTALLATIONS (F.S.I)	L = LOG BOOK REQUIRED R = RECORD OF MAINTENANCE REQUIRED T = METAL TAG ON F.S.I. OF SERVICE DETAILS / SERVICE LABEL															
☐ = SPECIAL FIRE SERVICE	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">INSPECTION PROCEDURES FOR FSI</th> <th rowspan="2">REQUIRED RECORD KEEPING FOR FSI</th> <th colspan="6">ANNUAL SURVEY OF INSTALLATION</th> <th rowspan="2">MAINTENANCE STANDARD OR BUILDING REFERENCE</th> </tr> <tr> <th>MTH</th> <th>3MTH</th> <th>6MTH</th> <th>12MTH</th> <th>3YR</th> <th>5YR</th> </tr> </thead> </table>	INSPECTION PROCEDURES FOR FSI	REQUIRED RECORD KEEPING FOR FSI	ANNUAL SURVEY OF INSTALLATION						MAINTENANCE STANDARD OR BUILDING REFERENCE	MTH	3MTH	6MTH	12MTH	3YR	5YR
INSPECTION PROCEDURES FOR FSI	REQUIRED RECORD KEEPING FOR FSI			ANNUAL SURVEY OF INSTALLATION							MAINTENANCE STANDARD OR BUILDING REFERENCE					
		MTH	3MTH	6MTH	12MTH	3YR	5YR									

STRUCTURAL FEATURES

			MTH	3MTH	6MTH	12MTH	3YR	5YR	ANNUAL SURVEY OF INSTALLATION	MAINTENANCE STANDARD OR BUILDING REFERENCE
ACCESS PANEL THROUGH FIRE RATED CONSTRUCTION	1	R-T			Y	Y				1851-SECTION 12*
PENETRATION THROUGH FIRE RATED CONSTRUCTION	1	R			Y	Y			6MTH Y	1851-SECTION 12*
FIRE DAMPERS	3	L-T			Y	Y		Y		1851-SECTION 12*
FIRE SHUTTERS	3	R-T		Y	Y	Y		Y		1851-SECTION 12* &
FIRE DOORS (E.G. LARGE SLIDING INDUSTRIAL DOORS)	3	L-T		Y	Y	Y				1851-SECTION 12*
FIRE WINDOWS	1	R-T			Y	Y		Y		1851-SECTION 12* &
FIRE CURTAINS	2	L			Y	Y		Y		1851-SECTION 13
STRUCTURAL FIRE PROTECTION	1	L			Y	Y			6MTH Y	1851-SECTION 12*
SYSTEMS REQUIRED TO HAVE A FIRE RESISTANCE LEVEL	1	L			Y	Y				1851-SECTION 12*
☐ FIRE CONTROL CENTRES	1					Y				NCC SPEC E1.8

FIRE PROTECTION SYSTEMS

☐ SPRINKLERS (INCLUDING: WALL-WETTING SPRINKLERS BOOSTER CONNECTION/S BOOSTER PUMP/S WATER STORAGE TANKS)	2	L-T	Y		Y	Y	Y	12YR 24YR	Y	1851-SECTION 2
☐ SPECIAL AUTOMATIC FIRE SUPPRESSION SYSTEMS										
☐ DELUGE	3	L	Y		Y	Y	Y	12YR 24YR	Y	1851-SECTION 2
☐ GASEOUS EXTINGUISHING SYSTEMS INCLUDING CO2	3	L	Y		Y	Y		Y	Y	1851-SECTION 11
☐ DRY CHEMICAL	3	L	Y		Y	Y		12YR	Y	1851-SECTION 12
☐ WET CHEMICAL	3	L	Y		Y	Y		12Y	Y	1851-SECTION 12
☐ FOAM	3	L	Y		Y	Y		12YR 24YR	Y	1851-SECTION 2
☐ FIRE DETECTION & ALARM SYSTEMS	2	L	Y		Y	Y		Y	Y	1851-SECTION 6
☐ STAIRWELL PRESSURISATION	2	L		Y	Y	Y		Y		1851-SECTION 18
☐ AIR HANDLING SYSTEMS	3	L	Y	Y	Y	Y		Y		1851-SECTION 18
☐ SMOKE & HEAT VENTING SYSTEMS	3	L			Y	Y		Y		1851-SECTION 18
☐ SMOKE EXHAUST SYSTEMS	3	L			Y	Y		Y		1851-SECTION 18

FIRE FIGHTING EQUIPMENT

☐ FIRE MAINS	1				Y	Y	Y			1851-SECTION 2 & 4
☐ FIRE HYDRANTS (INCLUDING INTERNAL & EXTERNAL HYDRANTS BOOSTERS CONNECTION/S WATER STORAGE TANKS)	2	L-T			Y	Y		Y	Y	1851-SECTION 4
☐ FIRE PUMPSETS	2	L-T	Y		Y	Y		Y	Y	1851-SECTION 3
FIRE HOSE REELS	2	R-T			Y	Y			Y	1851-SECTION 14
FIRE EXTINGUISHERS (PORTABLE)	2	R-T			Y	Y		Y	Y	1851-SECTION 15

OCCUPANT SAFETY FEATURES										
<input type="checkbox"/> EMERGENCY WARNING & INTERCOMMUNICATION SYSTEMS	2	L-O	Y		Y	Y		Y	Y	1851-SECTION 9 & 10
DOOR HARDWARE (NON FIRE-RATED DOORS)	1	N/A		Y	Y	Y				1851-SECTION 17*
EMERGENCY LIGHTING	2	L			Y	Y				AS 2293.2
EXIT SIGNS	2	L			Y	Y				AS 2293.2
<input type="checkbox"/> EMERGENCY LIFTS (CORRECT OPERATION OF LIFTS & CONTROLS)	2						Y			AS 1735.2 & 10
EMERGENCY POWER SUPPLY	3	R	Y							NCC
FIRE DOORS & DOOR SETS (HINGES, LEVERS ETC)	3	L-T		Y	Y	Y				1851-SECTION 17*
FIRE DOORS SERVING AS ENTRY DOORS TO SOLE OCCUPANCY UNITS	3	L-T				Y				1851-SECTION 17*
SMOKE DOORS	2	R-T		Y	Y	Y				1851-SECTION 17*

OTHER FEATURES										
<input type="checkbox"/> VEHICLE ACCESS FOR LARGE ISOLATED BUILDINGS	1									NCC C2-4

Australian Standard 2293.2

Emergency Escape Lighting and Exit Signs for Building – Inspection and Maintenance

<input type="checkbox"/> = SPECIAL FIRE SERVICE	INSPECTION PROCEDURES FOR FSI	REQUIRED RECORD KEEPING FOR FSI	ANNUAL SURVEY OF INSTALLATION					MAINTENANCE STANDARD OR BUILDING REFERENCE
			MTH	3MTH	6MTH	12MTH	3YR	
CENTRAL BATTERY SYSTEMS	2	L OR T			Y	Y		2293.2 SECTION 2
SINGLE POINT SYSTEMS	2	L OR T			Y	Y		2293.2 SECTION 3

Passive Fire Safety Features in buildings in Queensland must be maintained as they were installed and also in accordance with MP6.1 2014