



Australian Standard 1851 – 2005 including amendment 2

“Maintenance of Fire Protection Systems and Equipment”

FIRE SAFETY INSTALLATIONS AND FEATURES

INSPECTION PROCEDURE OF FIRE SAFETY INSTALLATIONS (F.S.I)	<ol style="list-style-type: none"> 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)	<p>L = LOG BOOK REQUIRED R = RECORD OF MAINTENANCE REQUIRED T = METAL TAG ON F.S.I. OF SERVICE DETAILS / SERVICE LABEL (Y) = WEEKLY TEST MAY BE OMITTED REFER AS 1851-2005</p>

★ = SPECIAL FIRE SERVICE	INSPECTION PROCEDURES FOR FSI	REQUIRED RECORD KEEPING FOR FSI	MAINTENANCE SCHEDULE							ANNUAL SURVEY OF INSTALLATION	MAINTENANCE STANDARD OR BUILDING REFERENCE	
			Wk	MTH	3MTH	6MTH	12MTH	3YR	5YR			
STRUCTURAL FEATURES												
ACCESS PANEL THROUGH FIRE RATED CONSTRUCTION	1	R-T				Y	Y					1851-SECTION 17*
PENETRATION THROUGH FIRE RATED CONSTRUCTION	1	R				Y	Y			6MTH Y		1851-SECTION 17*
FIRE DAMPERS	3	L-T				Y	Y			Y		1851-SECTION 17*
FIRE SHUTTERS	3	R-T			Y	Y	Y			Y		1851-SECTION 17* & 18
FIRE DOORS (E.G. LARGE SLIDING INDUSTRIAL DOORS)	3	L-T			Y	Y	Y					1851-SECTION 17*
FIRE WINDOWS	1	R-T				Y	Y			Y		1851-SECTION 17* & 18
FIRE CURTAINS	2	L				Y	Y			Y		1851-SECTION 18
STRUCTURAL FIRE PROTECTION	1	L				Y	Y			6MTH Y		1851-SECTION 17*
SYSTEMS REQUIRED TO HAVE A FIRE RESISTANCE LEVEL	1	L				Y	Y					1851-SECTION 17*
★ FIRE CONTROL CENTRES	1						Y					BCA 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	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

***Passive Fire Safety Features in buildings in Queensland must be maintained as required by the Queensland Development Code, MP6.1**

See the link below for more information:

www.dip.qld.gov.au/resources/laws/queensland-development-code/current-parts/mp-6-1-maintenance-fire-safety-installations.pdf

FIRE SAFETY INSTALLATIONS AND FEATURES CONT.

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REQUIRED RECORD KEEPING OF FIRE SAFETY INSTALLATIONS (F.S.I)	<p>L = LOG BOOK REQUIRED R = RECORD OF MAINTENANCE REQUIRED T = METAL TAG ON F.S.I. OF SERVICE DETAILS / SERVICE LABEL (Y) = WEEKLY TEST MAY BE OMITTED REFER AS 1851-2005</p>										
* = SPECIAL FIRE SERVICE	INSPECTION PROCEDURES FOR FSI	REQUIRED RECORD KEEPING FOR FSI	MAINTENANCE SCHEDULE							ANNUAL SURVEY OF INSTALLATION	MAINTENANCE STANDARD OR BUILDING REFERENCE
			Wk	Mth	3Mth	6Mth	12Mth	3Yr	5Yr		
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	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											
* 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 (SEE BELOW)
EXIT SIGNS	2	L				Y	Y				AS 2293.2 (SEE BELOW)
* EMERGENCY LIFTS (CORRECT OPERATION OF LIFTS & CONTROLS)	2							Y			AS 1735.2 & 10
EMERGENCY POWER SUPPLY	3	R		Y							BCA
FIRE DOORS & DOOR SETS (HINGES, LEVERS ETC)	3	L-T			Y	Y	Y				1851-SECTION17*
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 FEATHURES											
* VEHICLE ACCESS FOR LARGE ISOLATED BUILDINGS	1										BCA C2-4
* HAZARDOUS BUILDINGS PROVISIONS IMPOSED UNDER BUILDING ACT 1975 SECTION 79 & BCA E 1.10	4										BUILDING FILE

Australian Standard 2293.2

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

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			Wk	Mth	3Mth	6Mth	12Mth	3Yr	5Yr		
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