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1 Purpose
The purpose of this Part is to help to ensure the safe occupation of buildings by setting appropriate performance standards for the:

(a) maintenance of prescribed fire safety installations; and
(b) commissioning and maintenance of water-based fire safety installations; and
(c) keeping of appropriate records of the commissioning and maintenance.

2 Commencement
This version of this Part was published on 6 May 2014 and commences on 1 July 2014.

3 Transitional and saving provision
(1) This section applies to the maintenance of a prescribed fire safety installation that is carried out before 1 January 2015.
(2) If the maintenance complies with previous acceptable solution A1, it is taken to comply with acceptable solution A1 set out in this version of this Part.
   Note: Acceptable solution A1 is set out below under the heading ‘ACCEPTABLE SOLUTIONS’.
(3) In this section:
   previous acceptable solution A1 means acceptable solution A1 that:
   (a) is set out in the version of this Part that was published on 18 July 2012; and
   (b) was in force immediately before the commencement of this section.

4 Requirements of Building Fire Safety Regulation 2008
(1) Under the Building Fire Safety Regulation 2008 (the regulation), section 50, a person carrying out maintenance of a prescribed fire safety installation must carry out the maintenance in compliance with this Part.
(2) Under the Regulation, section 54, the occupier of a building must make sure that maintenance of a prescribed fire safety installation for the building is carried out by an appropriately qualified person.
   Note: A person is an appropriately qualified person for carrying out maintenance of a prescribed fire safety installation if they are licensed to do the work, for example by the Queensland Building and Construction Commission (QBCC) or the Plumbing Industry Council (PIC). For example, a plumber who is licensed by the PIC to work on fire hydrants or fire sprinkler systems is not authorized to do work on air handling systems unless they also hold the relevant license from the QBCC.

5 Application
(1) This Part applies, as set out in the table below, for the maintenance of fire safety installations required for a building other than:
   (a) a class 1a building; or
   (b) a class 10 building associated with a class 1a building; or
   (c) a building treated as part of a coal mine for the purposes of the Coal Mining Safety and Health Act 1999 or as part of a mine for the purposes of the Mining and Quarrying Safety and Health Act 1999.
(2) This Part applies, as set out in the following table, for the commissioning of fire safety installations required for a building other than:
(a) a class 1a building; or
(b) a class 10 building associated with a class 1a building.

<table>
<thead>
<tr>
<th>Application</th>
<th>Compliance with Building Act 1975</th>
<th>Compliance with Building Fire Safety Regulation 2008</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maintenance of non water-based prescribed fire safety installations, other than those in a class 1a building; or a class 10 building associated with a class 1a building</td>
<td>N/A</td>
<td>A1 and A2</td>
</tr>
<tr>
<td>Maintenance of water-based fire safety installations</td>
<td>N/A</td>
<td>A1 – A5</td>
</tr>
<tr>
<td>Water-based fire safety installations</td>
<td>P3 - P5</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Note:

1. For additional requirements in relation to the maintenance of fire safety installations, see the Building Fire Safety Regulation 2008.
2. For additional requirements in relation to the commissioning of fire safety installations, see the Building Act 1975 and NCC Vol. 1, E1.
3. Use of the relevant procedure only applies for P3 and A3.

6 Referral Agency

Under the Sustainable Planning Regulation 2009, Schedule 7, the Queensland Fire and Emergency Services is a referral (concurrence) agency for alternative solutions for performance criteria P3 - P5 for commissioning.

7 Compliance with the QDC

Under section 14 of the Building Act 1975, compliance with this part can be achieved only by:

(a) complying with the relevant acceptable solution for the performance criterion; or

(b) formulating an alternative solution that complies with the performance criteria or is shown to be at least equal to the relevant criteria; or

(c) a combination of (a) and (b).

8 Associated Requirements

The following legislation is applicable when applying this Part:

- Building Act 1975
- National Construction Code (including Building Code of Australia and Plumbing Code of Australia)
- Building Fire Safety Regulation 2008
- Building Regulation 2006
- Fire and Emergency Services Act 1990
Queensland Development Code (QDC)
Sustainable Planning Regulation 2009

9 Referenced Standards

<table>
<thead>
<tr>
<th>Standard No</th>
<th>Date</th>
<th>Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>AS 1851</td>
<td>2012</td>
<td>Routine service of fire protection systems and equipment</td>
</tr>
<tr>
<td>AS/NZS 2293.2</td>
<td>1995</td>
<td>Emergency evacuation lighting for buildings – inspection and maintenance (amendment 3)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Associated Standards</th>
<th>Date</th>
<th>Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>AS/NZS 2419.1</td>
<td>2005</td>
<td>Fire hydrant installations – Part 1 system design, installation and commissioning</td>
</tr>
<tr>
<td>AS 2118.1</td>
<td>1999</td>
<td>Automatic fire sprinkler systems – General requirements</td>
</tr>
<tr>
<td>AS 2118.4</td>
<td>2012</td>
<td>Automatic fire sprinkler systems – Residential</td>
</tr>
<tr>
<td>AS 2118.6</td>
<td>2012</td>
<td>Automatic fire sprinkler systems – Combined sprinkler and hydrant</td>
</tr>
</tbody>
</table>

10 Definitions

Note: Italicsised words within the body of the text are defined.

**Acceptable solution** means a relevant building solution which is deemed to satisfy the relevant performance criteria for the purposes of section 14 (4) (a) (ii) of the Building Act.

**Alternative solution** means a material, system, method of building or other thing, other than the following, intended to be used by a person to comply with relevant performance requirements—
(a) if the relevant performance requirements are under the NCC—a building solution under the NCC that complies with the deemed-to-satisfy provisions under the NCC for the performance requirements; or
(b) if the relevant performance requirements are under the QDC—an acceptable solution under the QDC for the performance requirements; or
(c) if the relevant solution was made prior to the introduction of the BCA 1996—the variation approved by the chief executive under the Building Act.

** Appropriately qualified person** has the meaning given in the Building Fire Safety Regulation 2008.

**BCA** means the Building Code of Australia.

**Building** has the meaning given by the Building Act.

**Building Act** means the Building Act 1975.

**Building Solution** means a solution which complies with a performance criteria and is:
(a) an alternative solution
(b) a solution which complies with the deemed-to-satisfy provisions; or
(c) a combination of (a) and (b).
Certificate of classification for a building or structure, is a certificate about its NCC classification, given under the Building Act.

Class for a building means the classification of the building, as determined from the NCC Vol. 1, A3.

Commissioning, for a water-based fire safety installation, means the process of assuring that all systems and components of the installation are satisfactorily installed and tested so as to operate in accordance with:
(a) any relevant Australian Standards; or
(b) if there are no relevant Australian Standards – the manufacturer’s instructions.

Critical defect has the meaning given in the Building Fire Safety Regulation 2008.

Critical defect notice has the meaning given in the Building Fire Safety Regulation 2008.

Deemed to satisfy provisions means provisions which are deemed to comply with the performance criteria.

Fire safety installation has the meaning given in the Building Act and further includes measures taken under Part E2.3 of the NCC Vol. 1.

Inspect includes a visual examination or survey and any other required forms of checking.

Maintenance, for a prescribed fire safety installation, means the testing and repair, of the installation necessary to ensure that it continues to operate at its original performance level and in accordance with:
(a) any relevant standard; or
(b) if there are no relevant Australian Standards – the manufacturer’s instructions.

National Construction Code (NCC) means the document that consolidates the BCA and Plumbing Code of Australia, as published by the Australian Building Codes Board. A reference to the NCC is taken to mean the edition current at the relevant time (including the Queensland appendix), unless a particular edition of the NCC is specified (for example NCC 2011).

Occupier, when used with reference to any building, means the person in actual occupation, or, if there is no such person, the owner.

Passive fire safety installation, for a building, means:
(a) a passive fire and smoke containment system mentioned in section 12.1 of AS 1851-2012; and
(b) if solid core doors are prescribed for the building under the NCC— the solid core doors.

Performance criteria means a requirement of either the QDC or the NCC that states the level of performance which a building solution must meet.

Prescribed fire safety installation means a fire safety installation—
(a) that was at any time required to be maintained in the building in question by or under any Act or regulation, including as a prerequisite to the granting of any approval or the issue of any notice, certificate or instrument; and
(b) that was not at any time authorised by or under any Act or regulation to be no longer maintained.

**QDC** means Queensland Development Code.

**Record** means -

(a) the latest yearly occupier statement; or  
(b) documents required under this Part in the form prescribed under schedule 2 of this Part; or  
(c) for documents required under the Building Fire Safety Regulation 2008, the version of document required under that regulation; or  
(d) documents relating to fire safety required under a certificate of classification.

**Relevant form** means the form called ‘Form 71 - Fire hydrant and sprinkler system commissioning’ and ‘Form 72 - Fire hydrant and sprinkler system periodic testing and maintenance’, issued by the department.

**Relevant procedure** means the document called ‘Fire hydrant and sprinkler system commissioning and periodic maintenance procedure’ published by the department on its website.

**Relevant standard** means an Australian Standard applicable to the fire safety installation on the day the building development application was approved, subject to section 37 of the Building Act.

**Required** means required to satisfy:  
(a) a performance criteria; or  
(b) an acceptable solution applicable to the building on the date the building was approved and includes matters specified in a building’s certificate of classification and includes the ongoing application of this Part; or  
(c) a provision under any Act.

**Water-based fire safety installation**, for a building or structure, means a fire safety installation that consists of either of the following items for the building or structure:  
(a) sprinklers (including wall-wetting sprinklers)  
(b) fire hydrants (including hydrant boosters).

**Test** means confirmation of correct function or performance of a component or system and includes inspect.
PERFORMANCE CRITERIA

Maintenance of fire safety installations

Testing and maintenance

P1 Prescribed fire safety installations for a building are maintained by appropriately qualified persons at intervals that are adequate to ensure the building’s fire safety installations perform to a standard no less than that which they were originally required to meet.

A1 For a building, maintenance of —

(a) a prescribed fire safety installation other than a passive fire safety installation, fire blanket or emergency lighting, complies with AS 1851:2012; and

(b) a passive fire safety installation mentioned in schedule 1 complies with the schedule; and

(c) emergency lighting complies with AS/NZS 2293.2:1995; and

(d) a prescribed fire safety installation required as part of an alternative solution that specifies maintenance criteria that are inconsistent with A1(a),(b) or (c) complies with the alternative solution to the extent of any inconsistency.

Note:
If the maintenance is carried out before 1 January 2015 and complies with previous acceptable solution A1, the maintenance is taken to comply with the version of acceptable solution A1 set out above—see section 3.

Maintenance records to be kept by occupier

P2 Building occupiers keep records of maintenance to ensure:

(a) the occupier; and
(b) any appropriately qualified person; and
(c) local government officers; and
(d) authorised officers of the Queensland Fire and Emergency Services;

can check compliance with this Part.

A2 Building occupiers —

(a) keep records of any maintenance that is required by this Part for each of the building’s prescribed fire safety installations in accordance with -

(i) the Building Fire Safety Regulation 2008; and;

(ii) (A) the relevant standard; or

(B) the manufacturer’s instructions; or

(C) the directions of an appropriately qualified person; and

(D) where applicable, the building’s certificate of classification and alternative solution;
and

(b) complete an occupier statement
   —
   (i) within one year of taking up occupation; and
   (ii) yearly, within one year of the
date of the last occupier
   statement.

(c) keep occupier statements with
the building’s records of
maintenance for two years from
the date the document is made.

Note:

Section 55 of the Building Fire Safety Regulation
2008 specifies mandatory requirements for keeping
records of maintenance. A sample form that reflects
the mandatory requirements for an occupier
statement is set out in schedule 2 of this Part.

Commissioning and
maintenance of water-
based fire safety
installations

*Procedure for commissioning
and maintenance*

**P3** An appropriately qualified person who
carries out commissioning or
maintenance of a water-based fire
safety installation must carry out the
commissioning or maintenance using
a rigorous testing procedure that is
consistent with best practice and
provides consistent and reliable
results.

**A3** An appropriately qualified person who
carries out commissioning or maintenance of
a water-based fire safety installation carries
out the commissioning or maintenance in
compliance with:

(a) the relevant procedure, where
applicable; and

(b) the relevant standard.

*Form for commissioning and
maintenance*

**P4** (1) An appropriately qualified person
who carries out commissioning or
maintenance of a water-based fire
safety installation must record all
relevant testing results in a
document.

(2) Within a reasonable time after
completing the work, the person
must give a copy of the document to:

(a) if the person has carried out

**A4** An appropriately qualified person who carries out
commissioning or maintenance of a water-
based fire safety installation:

(a) completes the relevant form; and

(b) within 10 business days after completing
the work, gives a copy of the form to:

(i) if the person has carried out
commissioning—the building owner;

and
commissioning—the building owner; and
(b) if the person has carried out
maintenance—the building occupier.

**Form to be kept by tester**

**P5**  An appropriately qualified person who carries out commissioning or maintenance of a water-based fire safety installation must keep a record of the document mentioned in P4 for a reasonable time.

**A5**  An appropriately qualified person who carries out commissioning or maintenance of a water-based fire safety installation must keep a record of the form mentioned in A4 for at least 5 years after completing the work.

<table>
<thead>
<tr>
<th>Version</th>
<th>Publication date</th>
<th>Start date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.3</td>
<td>6 May 2014</td>
<td>1 July 2014</td>
</tr>
<tr>
<td>1.2</td>
<td>18 July 2012</td>
<td>6 August 2012</td>
</tr>
<tr>
<td>1.1</td>
<td>28 November 2011</td>
<td>1 January 2012</td>
</tr>
<tr>
<td>1.0</td>
<td>20 November 2008</td>
<td>1 January 2009</td>
</tr>
</tbody>
</table>
Schedule 1

Schedule of maintenance requirements for passive fire safety installations

(1) Maintenance of a passive fire safety installation for a class 5, 6, 9a or 9c building complies with A1(d) or Table 1.

<table>
<thead>
<tr>
<th>Passive fire safety installations</th>
<th>AS 1851:2012 clause number</th>
<th>Required frequency of tests</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hinged and pivoted fire-resistant doors</td>
<td>12.4.3.1</td>
<td>6 monthly</td>
</tr>
<tr>
<td>Horizontal sliding doors fire-resistant doorsets</td>
<td>12.4.3.2</td>
<td></td>
</tr>
<tr>
<td>(a) Smoke doors – hinged and pivoted; and</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(b) Solid core doors.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fire shutters</td>
<td>12.4.5</td>
<td></td>
</tr>
</tbody>
</table>

(2) Maintenance of a passive fire safety installation for a class of building not mentioned in (1) complies with A1(d) or Table 2.

<table>
<thead>
<tr>
<th>Passive fire safety installations</th>
<th>AS 1851:2012 clause number</th>
<th>Required frequency of tests</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hinged and pivoted fire-resistant doors</td>
<td>12.4.3.1</td>
<td>Yearly</td>
</tr>
<tr>
<td>Horizontal sliding doors fire-resistant doorsets</td>
<td>12.4.3.2</td>
<td></td>
</tr>
<tr>
<td>(a) Smoke doors – hinged and pivoted; and</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(b) Solid core doors.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fire shutters</td>
<td>12.4.5</td>
<td></td>
</tr>
</tbody>
</table>

Note:
The Fire and Rescue Service Act 1990 (the Act), section 104D, states that "The occupier of a building must maintain at all times every prescribed fire safety installation to a standard of safety and reliability in the event of fire". All structural features that are fire safety installations such as passive fire systems are required to comply with this section of the Act at all times, not just those in the tables above. Owners and occupiers should periodically inspect structural features to ensure that the features continue to provide compliant passive fire safety outcomes for the building. The NCC requires safety measures to be capable of performing to a standard no less than which they were originally required to achieve.
## Schedule 2 – Occupier statement

<table>
<thead>
<tr>
<th>Name of building and address:</th>
<th>Name of occupier:</th>
<th>Prescribed fire safety installation¹</th>
<th>Nominated Australian Standard or relevant maintenance requirements³</th>
<th>Was a critical defect notice⁴ issued during the period covered by this statement (Yes/No)</th>
<th>Date of rectification of critical defect⁴</th>
</tr>
</thead>
<tbody>
<tr>
<td>Air handling systems</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Emergency lifts</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Emergency lighting</td>
<td></td>
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<tr>
<td>Emergency power supply</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Emergency warning and intercommunication systems⁵</td>
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<td></td>
<td></td>
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<tr>
<td>Exit signs</td>
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<tr>
<td>Fire detection and alarm systems</td>
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</tr>
<tr>
<td>Fire doorsets</td>
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<tr>
<td>Fire extinguishers</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Fire hose reels</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fire hydrants (including boosters)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fire mains</td>
<td></td>
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</tr>
<tr>
<td>Fire shutters</td>
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<tr>
<td>Other features⁶ (provide details)</td>
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<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Smoke and heat venting systems</td>
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<td></td>
<td></td>
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<tr>
<td>Smoke doorsets</td>
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</tr>
<tr>
<td>Smoke exhaust systems</td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Solid core doors</td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Special automatic fire suppression systems</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sprinklers</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stairwell pressurisation systems</td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

I (Full name) ___________________________________ as an authorised person on behalf of (Name of organisation) _________________________ declare the above listed prescribed fire safety installations have been maintained during the period covered by this statement in accordance with this Part and as specified.

(Signature) ______________________________ on (Date) __________

¹ Note: rows in the above table can be deleted for prescribed fire safety installations that are not installed in/for the building.
² This yearly statement must be kept with the building’s maintenance records in accordance with A2(c) and be produced on demand by local government officers and authorised officers of the Queensland Fire and Emergency Services.
³ For example, in accordance with manufacturer’s instruction manual date day/month/year or in accordance with the building’s certificate of classification.
⁴ Copies of critical defect notices issued and proof of rectification within the period of this statement must be attached.
⁵ This is also known as sound systems and intercommunication systems for emergency purposes.
⁶ Includes additional fire safety installations or conditions that are required under the building’s alternative solution of the Building Act 1975 or NCC Vol. 1 clauses E1.10 and E2.3.
⁷ If the owner is signing or the occupier is not employed by a body corporate the ‘name of organisation’ section does not need to be completed.