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Purpose

To set appropriate performance standards for maintenance of fire safety installations for the safe occupation of buildings and specify the maintenance records required.

Commencement

MP 6.1 commences on 1 January 2009.

Application

This code applies to a building which is a fixed structure that is wholly or partly enclosed by walls and is roofed and includes a floating building and any part of a building but does not include:
(a) a class 1a; or
(b) 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.

Referral Agency

There are no referral agencies for this code.

Associated Requirements

The following legislation is applicable when applying this code:

- Building Act 1975
- Building Code of Australia (BCA)
- Building Fire Safety Regulation 2008
- Building Regulation 2006
- Fire and Rescue Service Act 1990
- Queensland Building Services Authority Act 1991
- Queensland Development Code (QDC)

Referenced Standards

<table>
<thead>
<tr>
<th>Standard No</th>
<th>Date</th>
<th>Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>AS 1851</td>
<td>2005</td>
<td>Maintenance of fire protection systems and equipment (amendment 1)</td>
</tr>
<tr>
<td>AS/NZS 2293.2</td>
<td>1995</td>
<td>Emergency evacuation lighting for buildings – inspection and maintenance (amendment 1)</td>
</tr>
</tbody>
</table>

Definitions

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

Acceptable solution means a relevant building solution which is deemed to satisfy the relevant performance criterion for the purposes of section 14 (4) (a) (ii) of the Building Act 1975.

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—
(i) if the relevant performance requirements are under the BCA—a building solution under the BCA that complies with the deemed-to-satisfy provisions under the BCA for the performance requirements; or
(ii) if the relevant performance requirements are under the QDC—an acceptable solution under the QDC for the performance requirements; or
(iii) 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 1975.

**Applicable standard** means

(i) any relevant standard; or
(ii) where there is no relevant standard; either
   a. manufacturer’s instructions; or
   b. the directions of an appropriately qualified person.

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

BCA means the Building Code of Australia.

**Building Solution** means a solution which complies with a performance criterion and is:
(i) an alternative solution
(ii) a solution which complies with the deemed-to-satisfy provisions; or
(iii) a combination of (i) and (ii).

**Certificate of classification** for a building or structure, is a certificate about its BCA classification, given under the Building Act 1975.

Class 1a has the meaning given in the BCA.

Class 5 has the meaning given in the BCA.

Class 6 has the meaning given in the BCA.

Class 9a has the meaning given in the BCA.

Class 9c has the meaning given in the BCA.

**Critical defect** means a defect in a prescribed fire safety installation for a building where:
(i) the defect is likely to render the installation inoperable: and
(ii) the defect is reasonably likely to have a significant adverse impact on the safety of occupants of part or all of the building if a fire or hazardous material emergency happens.

**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 1975 and also includes Part E2.3 of the BCA.

**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:
(i) any relevant Australian Standards; or
(ii) manufacturer’s instructions where there is no relevant Australian Standard; or
(iii) the directions of an appropriately qualified person.

**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** means the passive fire and smoke containment systems listed in section 17 of AS 1851-2005 including sold core doors prescribed under the **BCA**.

**Performance criterion** means a requirement of either the **QDC** or the **BCA** that states the level of performance which a **building solution** must meet.

**Prescribed** means a **fire safety installation** –
(i) that was at any time **required** to be **maintained** in the building 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
(ii) 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 -
(i) the latest yearly **occupier’s** statement; or
(ii) documents **required** under this code in the form **prescribed** under schedule 2 of this code; or
(iii) for documents **required** under the **Building Fire Safety Regulation 2008**, the version of document **required** under that regulation; or
(iv) documents relating to fire safety **required** under a **certificate of classification**.

**Relevant standard** means an Australian Standard applicable to the **fire safety installation** on the day the **Certificate of Classification** for the building was issued.

**Required** means **required** to satisfy:
(i) a **performance criterion**; or
(ii) 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 code; or
(iii) a provision under any Act.

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

<table>
<thead>
<tr>
<th>Fire Safety Systems – Testing and Maintenance</th>
</tr>
</thead>
</table>

**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.

(a) For all buildings, maintenance of:

i. prescribed fire safety installations, other than passive fire safety installations, fire blankets and emergency lighting, complies with AS1851:2005; and

ii. prescribed passive fire safety installations complies with Schedule 1; and

iii. emergency lighting complies with AS/NZS 2293.2:1995; and

iv. prescribed fire safety installations required as part of an alternative solution that specify maintenance criteria that are inconsistent with A1(a)(i),(ii) or (iii) complies with the alternative solution to the extent of any inconsistency.

or

(b) For buildings approved prior to the commencement of AS 1851:2005 or AS/NZS 2293.2:1995 as applicable, maintenance of:

i. prescribed fire safety installations complies with a relevant Australian Standard applicable on the day the building was approved; or

ii. prescribed fire safety installations, where there is no relevant Australian Standard, complies with the manufacturer's instructions or the directions of an appropriately qualified person; and

iii. prescribed fire safety installations required as part of an alternative solution that specify maintenance criteria that are inconsistent with A1(b)(i) or (ii) complies with the alternative solution to the extent of any inconsistency.

Maintenance records

P2 Building occupiers keep records of maintenance to ensure
i. the occupier;
ii. any appropriately qualified person;
iii. local government officers; and
iv. authorised officers of the Queensland Fire and Rescue Service
can check compliance with this Code.

A2 Building occupiers –
(a) keep records of any maintenance that is required by this code for each of the building’s prescribed fire safety installations in accordance with -
i. the Building Fire Safety Regulation 2008; and;
ii. (aa) the relevant standard; or
(bb) the manufacturer’s instructions; or
(cc) the directions of an appropriately qualified person; and
(dd) where applicable, the building’s certificate of classification and alternative solution; and
(b) complete an occupier’s statement –
i. within one year of taking up occupation; and
ii. yearly, within one year of the date of the last occupier’s statement.
(c) keep occupier’s 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 details for records of maintenance. The occupier’s statement is within schedule 2 of this code.
Schedule 1

Schedule of maintenance requirements for passive fire safety installations

(1) Maintenance of a class 5, 6, 9a and 9c building’s passive fire safety installations complies with:

   i. A1(a) iv or (b) of this code; or
   ii. table 1 of this schedule; and

(2) Maintenance of all other classes of buildings’ passive fire safety installations complies with:

   iii. A1(a) iv or (b) of this code; or
   iv. table 2 of this schedule.

Table 1 Maintenance requirements – passive fire safety installations for class 5, 6, 9a and 9c buildings

<table>
<thead>
<tr>
<th>Prescribed passive fire safety installations</th>
<th>AS 1851:2005 clause number</th>
<th>Required frequency of tests</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hinged and pivoted fire-resistant doorsets</td>
<td>17.4.3.1</td>
<td>6 monthly</td>
</tr>
<tr>
<td>Horizontal fire-resistant sliding doorsets</td>
<td>17.4.3.2</td>
<td></td>
</tr>
<tr>
<td>Smoke doorsets – hinged and pivoted</td>
<td>17.4.4</td>
<td></td>
</tr>
<tr>
<td>Fire shutters</td>
<td>17.4.5</td>
<td></td>
</tr>
</tbody>
</table>

Table 2 Maintenance requirements – passive fire safety installations for buildings other than class 5, 6, 9a and 9c buildings

<table>
<thead>
<tr>
<th>Prescribed passive fire safety installations</th>
<th>AS 1851:2005 clause number</th>
<th>Required frequency of tests</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hinged and pivoted fire-resistant doorsets</td>
<td>17.4.3.1</td>
<td>Yearly</td>
</tr>
<tr>
<td>Horizontal fire-resistant sliding doorsets</td>
<td>17.4.3.2</td>
<td></td>
</tr>
<tr>
<td>Smoke doorsets – hinged and pivoted</td>
<td>17.4.4</td>
<td></td>
</tr>
<tr>
<td>Fire shutters</td>
<td>17.4.5</td>
<td></td>
</tr>
</tbody>
</table>
### Schedule 2 – Occupier’s statement

<table>
<thead>
<tr>
<th>Name of building and address</th>
<th>Nominated Australian Standard or relevant maintenance requirements</th>
<th>Was a critical defect notice issued during the period covered by this statement (Yes/No)</th>
<th>Date of rectification of critical defect</th>
</tr>
</thead>
</table>

- Air handling systems
- Emergency lifts
- Emergency lighting
- Emergency power supply
- Emergency warning and intercommunication systems
- Exit signs
- Fire detection and alarm systems
- Fire doorsets
- Fire extinguishers
- Fire hose reels
- Fire hydrants (including boosters)
- Fire mains
- Fire shutters
- Other features (provide details)
- Smoke and heat venting systems
- Smoke doorsets
- Smoke exhaust systems
- Solid core doors
- Special automatic fire suppression systems
- Sprinklers
- Stairwell pressurisation systems

I ___________________________ as an authorised person on behalf of _________________________ declare the above listed prescribed fire safety installations have been maintained during the period covered by this statement in accordance with this code and as specified, __________________ on __________________

(Signature) (Date)

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1. 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 Rescue Service.
2. Note: delete prescribed fire safety installations that are not installed in/for the building.
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 BCA 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.