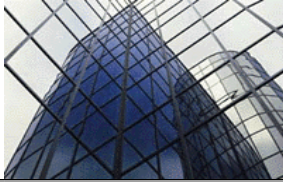


KEO GROUP AUSTRALIA



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Australian Standard AS-1851 (2005)

MAINTENANCE OF FIRE PROTECTION SYSTEMS AND EQUIPMENT AS 1851 – 2005 (Revised)

This notice to inform you that the Australian Standard AS 1851 (2005) *Maintenance of Fire Protection Systems and Equipment* are been revised and is recently published on 12 September 2005.

The Standard contains requirements formulated as a means of satisfying Occupational Health and Safety (OH&S) regulations and the maintenance provisions of the Building Code of Australia (BCA).

The new AS 1851 (2005) have been revised to assist building owners, consultants, contractors and managers meet their obligations. Ensuring the inspection, test, preventative maintenance and survey of fire protective systems and equipment requirements are met.

The newly revised **AS 1851-2005** Standard comprises of nineteen (19) parts.

1. *Scope and general application*
2. *Automatic fire sprinklers*
3. *Fire pumps*
4. *Fire hydrant systems*
5. *Delivery lay flat fire hose*
6. *Fire detection systems*
7. *Smoke and heat alarms*
8. *Fire monitoring systems*
9. *Sound systems for emergency process*
10. *Intercom systems for emergency process*
11. *Gaseous fire extinguishing systems*
12. *Fixed aerosol fire extinguishing systems*
13. *Open mist water fire extinguishing systems*
14. *Fire hose-reels*
15. *Portable and wheeled fire extinguishers*
16. *Fire blankets*
17. *Passive fire and smoke containment systems*
18. *Fire and smoke control features of HVAC systems*
19. *Emergency Evacuation procedures*

MAJOR CHANGES

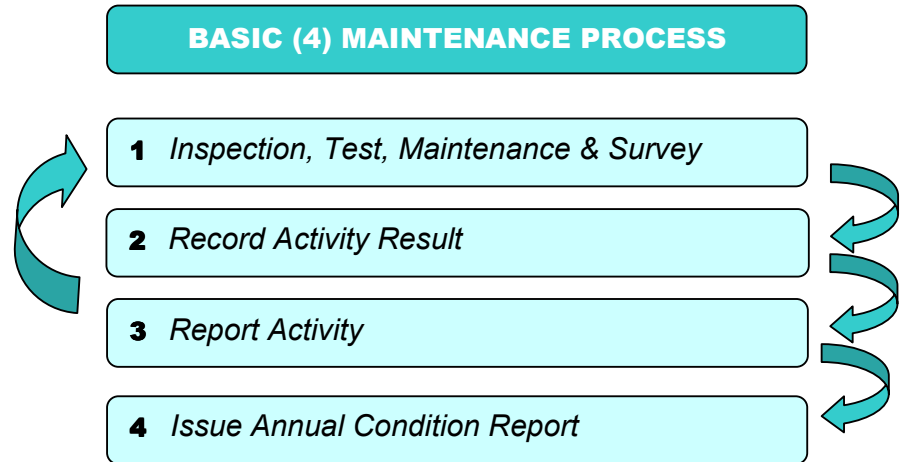
- Infer-facing and interaction systems
- Survey requirements
- Weekly hydraulic testing changed to monthly resulting in water conservation
- Competencies
- Mandatory hardcopy records and reports
- Quantitative pass/fail criteria for performance
- Continuity of operation
- Critical defects
- Frequencies and tolerances
- Passive and HVAC broadened
- Consolidation of previous series into a 19 Part single Standard

Refer to **AS 1851-2005** "Maintenance of Fire Protection Systems and Equipment" for more information.

Maintenance Process

MAINTENANCE PROCESS

There are four (4) main stages in maintenance process:



1. Inspection, Test, Preventative Maintenance & Survey:

Set requirements for inspection, test, preventative maintenance and survey. The preventative activities do not have pass/fail criteria because these activities are not required to satisfy an action.

2. Record Activity Result:

Outlines requirements in completing records and to be kept for each functional activity.

3. Report Activity:

Outlines reporting and rectification requirements. If defects are identified, they shall be reported to the owner or agent for rectification. If system or equipment is operational, an activity report shall be issued.

4. Issue Annual Condition Report:

The result of all activities having been completed; the annual condition report can be prepared and issued to the owner or agent.

MAINTENANCE ROLES

Maintenance Roles	Inspection	Test	Preventative Maintenance	Survey
Confirms correct status visually	Yes			
Confirms correct function and performance		Yes		
Minimise incidence of breakdown			Yes	
Identifies system is not altered, damaged or compromised				Yes

Refer to **AS 1851-2005** Section 1.7 and Figure 1.7 Typical fire protection systems and equipment maintenance diagram for more information.

ACTIONS TO BE TAKEN

Keo Group Australia can assist you with actions to be taken simply contact our offices to provide you a free obligation advise for your buildings. Call us on **1300 762 420**.

New Frequency for Essential Safety Measures

NEW FREQUENCY FOR INSPECTION, TEST AND SERVICING OF ESSENTIAL SAFETY MEASURES

Essential Safety Measures	W	M	Q	H	A	New Frequency
<i>Access & Egress (Section 6)</i>						
<input type="checkbox"/> Emergency lifts		C			C	Monthly, Yearly
<input type="checkbox"/> Exit doors (list)			F/C			Quarterly
<input type="checkbox"/> Fire doors (list)			F/C		F/C	Quarterly, 6 & 12 monthly
<input type="checkbox"/> Fire isolated passageways				F/C	F/C	Half Yearly, Yearly
<input type="checkbox"/> Fire isolated ramps				F/C	F/C	Half Yearly, Yearly
<input type="checkbox"/> Fire isolated stairs				F/C	F/C	Half Yearly, Yearly
<input type="checkbox"/> Smoke doors (list)			F/C		F/C	Quarterly, 6 & 12 monthly
<input type="checkbox"/> Paths of travel to exits			F/C			Quarterly
<input type="checkbox"/> Vehicular access – large buildings				F/C	F/C	Half Yearly, Yearly
<i>Fire Resistance (Section 7)</i>						
<input type="checkbox"/> Fire curtain				F/C	F/C	Yearly
<input type="checkbox"/> Fire indices for materials				F/C	F/C	Yearly
<input type="checkbox"/> Fire isolated lift shafts				F/C	F/C	Yearly
<input type="checkbox"/> Fire protective coverings				F/C	F/C	Half Yearly, Yearly
<input type="checkbox"/> Fire rated control joints				F/C	F/C	Half Yearly, Yearly
<input type="checkbox"/> Fire rated materials applied to bldg				F/C	F/C	Half Yearly, Yearly
<input type="checkbox"/> Fire rated access panels				F/C	F/C	Half Yearly, Yearly
<input type="checkbox"/> Fire resisting shafts				F/C	F/C	Half Yearly, Yearly
<input type="checkbox"/> Fire resisting structures				F/C	F/C	Half Yearly, Yearly
<input type="checkbox"/> Fire shutters (list)			F/C	F/C	F/C	3 monthly, Half Yearly, Yearly
<input type="checkbox"/> Fire windows				F/C	F/C	Half Yearly, Yearly
<input type="checkbox"/> Lifts – warning systems				F/C	F/C	Yearly
<input type="checkbox"/> Lightweight construction				F/C	F/C	Half Yearly, Yearly
<input type="checkbox"/> Penetrations in fire rated structures				F/C	F/C	Half Yearly, Yearly
<i>Fire Services (Section 8)</i>						
<input type="checkbox"/> Fire control centers				F/C	F/C	Half Yearly, Yearly
<input type="checkbox"/> Fire detection & alarm systems		C			C	Monthly, 6 & 12 Monthly
<input type="checkbox"/> Fire brigade connections		C			C	Monthly, 6 & 12 Monthly
<input type="checkbox"/> Fire control panels (list)		C			C	Monthly, 6 & 12 Monthly
<input type="checkbox"/> Fire extinguishers – portables (list)				C	C	Half Yearly, Yearly
<input type="checkbox"/> Fire hose reels, fire mains (list)				C	C	Half Yearly, Yearly
<input type="checkbox"/> Fire hydrants, fire mains (list)				C	C	Half Yearly, Yearly
<input type="checkbox"/> Smoke alarms (list)		C			C	Monthly, 6 & 12 Monthly
<input type="checkbox"/> Sprinkler systems, fire mains ***	C	C	C		C	Weekly, 1, 3, 6 & 12 Monthly
<input type="checkbox"/> Static water supply					C	Half Yearly, Yearly
<input type="checkbox"/> Pump sets ***	C	C	C		C	Weekly, 1, 3, 6 & 12 Monthly
<i>Mechanical Services (Section 9)</i>						
<input type="checkbox"/> Air conditioning systems (list)		C	C	C	C	Monthly, 3, 6 & 12 Monthly
<input type="checkbox"/> Mechanical ventilation systems		C			C	Monthly, Yearly
<input type="checkbox"/> Smoke control measures		C	C	C	C	Monthly, 3, 6 & 12 Monthly
<input type="checkbox"/> Stairwell pressurization systems		C	C	C	C	Monthly, 3, 6 & 12 Monthly
<input type="checkbox"/> Fire dampers (list)					C	Yearly
<input type="checkbox"/> Smoke vents				C	C	Half Yearly, Yearly
<i>Electrical Services (Section 10)</i>						
<input type="checkbox"/> Emergency lighting				C	C	Half Yearly, Yearly
<input type="checkbox"/> Emergency power supply				C	C	Half Yearly, Yearly
<input type="checkbox"/> EWIS system		C		C		Monthly, Half Yearly
<input type="checkbox"/> Exit signs (list)				C	C	Half Yearly, Yearly
<i>Others</i>						
<input type="checkbox"/> Wall wetting drencher			C		C	SCS

*** Deletion of weekly tests are conditional (See Clauses 2.2.1 and 3.2.1)

Key Legend:

A – Annually H – Half Yearly Q – Quarterly M – Monthly W – Weekly F – By Facility C – By Contractors

Refer to AS 1851-2005 Section 1.11 and Table 1.11(A) Maintenance sections and correspondence frequencies for more information.

For more information

REFERENCES

For further reading please refer to the following references:

- AS1851 (2005) Maintenance of Fire Protection Systems & Equipment
- Building (Interim) Regulations 2005 (National)
- Victoria Building Act 1993
- Australia Standard AS 4655 – Fire & Safety Audits
- Victoria Building Act regulations 1994
- Building Control Commission – *Essential Services Maintenance Guidelines*
- Technical Provisions such the Building Code of Australia (BCA-1996), Relevant Australian Standards and other applicable provisions

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