

FIRE EQUIPMENT SERVICING TO AS1851-2012

Friday 8th August 2014

1. Changes to fire testing regime

After significant industry and community consultation, Standards Australia released AS1851-2012 *Routine service of fire protection systems and equipment*. AS1851-2012 is the new and now current fire industry standard which supersedes AS1851-2005. As of 1 July 2014, Queensland has adopted this standard, with legislation mandating its usage by 1st January 2015.

2. What does the legislation require?

Local Queensland legislation has formally adopted the new 2012 edition of Australian Standard AS 1851 - *Routine service of fire protection systems and equipment effective 1 July 2014 and has made it mandatory by 1 January 2015 to allow for transition*.

3. Do I need to change to the new standard for my routine servicing?

All maintenance contracts for sites located in Queensland must by law be tested to AS1851-2012 by 1st January 2015. Chubb strongly recommends that building owners and their representatives (if applicable) have their fire protection equipment serviced to AS1851-2012 as early as possible. This will enable building owners and occupants to meet their legislative and WHS obligations.

4. Is it compulsory to change to the new AS1851-2012 standard?

To comply with recent amendments to the Queensland Development Code (QDC) Mandatory Part 6.1 (MP 6.1) - Commissioning and maintenance of fire safety installations, all sites serviced in Queensland must ensure they are serviced to AS 1851 – 2012 by 1 January 2015 at the latest.

5. What are the changes resulting from moving to the new standard?

- Depending on the existing service regime and equipment on site, routine service frequencies may change (refer table of common frequency changes below).
- The scope of testing and service activities also changes in some cases to offer a more thorough and transparent service level.
- When customers change to the new standard, Chubb will convert the existing routines we currently perform to align with AS1851-2012 requirements and frequencies.
- The maintenance log-books kept on your site will need to be replaced to meet AS1851-2012 requirements. These requirements include enhancements to clearly show tasks performed, system performance, recommendations, as well as clear categorisation of any defect found (i.e. critical/ non critical/ non-conformance).
- When customers change to the new standard, Chubb will replace log-books onsite to new AS1851-2012 logbooks (designed and approved by the Fire Protection Association Australia) during routine service visits. These logbooks will be charged at \$82.80 each.
- The yearly service activities now incorporate a survey clearly highlighting items to investigate and check.
- The new standard requires additional Baseline data. All sites should have on site: Systems interface diagram, Pressure Gauge Schedule, Sprinkler / Valve list, Block plan, AS Installed drawings, Zone Plan, Fire Detection installation and Commissioning documents, Equipment register with EWIS or EIS System Model(s) and WIPS list, Equipment registers for Passive, Doors, Extinguishers, blankets and Hoses.

6. Where can I find further information on this and other industry changes?

- Further information about the new standard and other industry updates can be found at Australia's fire industry body, Fire Protection Association Australia's website: www.fpa.com.au
- To obtain further information you may also contact our Chubb office on 07 3722 4446 or by email at newstandard@chubb.com.au

7. Next steps

Chubb wishes to enable customers to move to best practice as soon as possible.

In order to make a transition to AS1851-2012 simple and stress free, Chubb will commence testing sites to the new standard progressively over the coming months. Be assured, your site will be converted to the new testing regime, prior to the mandatory date of 1st January, 2015.

If you do not wish Chubb to change the testing regime please notify us by emailing newstandard@chubb.com.au or telephone our Chubb office on 07 3722 4446 and advise our customer service personnel.

As your fire safety service provider of choice, Chubb is proud to continue delivering the best quality and compliance in the servicing of your fire protection systems and equipment. Should you have any concerns or questions please don't hesitate to contact us.

Yours faithfully,



Nick Peterson
General Manager
Chubb Fire Queensland

Attachments:

- 1) Table: Testing Frequency Changes with AS1851-2012
- 2) MP 6.1— Commissioning and maintenance of fire safety installations