
MP 6.1 – MAINTENANCE OF FIRE SAFETY INSTALLATIONS

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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

Standard No	Date	Title
AS 1851	2005	Maintenance of fire protection systems and equipment (amendment 1)
AS/NZS 2293.2	1995	Emergency evacuation lighting for buildings – inspection and maintenance (amendment 1)

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*.

- 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** (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.*

Note: The commencement date for AS 1851:2005 is 12 September 2005 and for AS/NZS 2293.2:1995 is 5 September 1995.

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
- 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*

Fire and Rescue Service
can check compliance with this Code.

- ii. 2008; and;
 - (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

Prescribed passive fire safety installations	AS 1851:2005 clause number	Required frequency of tests
Hinged and pivoted fire-resistant doorsets	17.4.3.1	6 monthly
Horizontal fire-resistant sliding doorsets	17.4.3.2	
Smoke doorsets – hinged and pivoted	17.4.4	
Fire shutters	17.4.5	

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

Prescribed passive fire safety installations	AS 1851:2005 clause number	Required frequency of tests
Hinged and pivoted fire-resistant doorsets	17.4.3.1	Yearly
Horizontal fire-resistant sliding doorsets	17.4.3.2	
Smoke doorsets – hinged and pivoted	17.4.4	
Fire shutters	17.4.5	

Schedule 2 – Occupier’s statement¹

Name of building and address: <i>Prescribed fire safety installation</i> ²	Nominated Australian Standard or relevant <i>maintenance requirements</i> ³	Was a <i>critical defect notice</i> ⁴ issued during the period covered by this statement (Yes/No)	Date of rectification of <i>critical defect</i> ⁴
Air handling systems			
Emergency lifts			
Emergency lighting			
Emergency power supply			
Emergency warning and intercommunication systems ⁵			
Exit signs			
Fire detection and alarm systems			
Fire doorsets			
Fire extinguishers			
Fire hose reels			
Fire hydrants (including boosters)			
Fire mains			
Fire shutters			
Other features ⁶ (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 _____⁷ declare the above listed *prescribed fire safety installations* have
(Full name) (Name of organisation)
 been *maintained* during the period covered by this statement in accordance with this code and as specified, _____ on _____
(Signature) (Date)

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.