



RE: APPLICABILITY OF AS1851-2012 FROM 13th FEB 2025

AS1851-2012: <https://store.standards.org.au/product/as-1851-2012>, the Australian Standard for Routine Service of Fire Protection Systems and Equipment, becomes a legislative requirement on 13th February 2025.

That updated requirement by the NSW Government is [here](#).

It is arguable that maintenance to AS1851 has always been a requirement due to the Environmental Planning and Assessment Regulation stating that *"owners must maintain their essential fire safety measures"*.

If your property is strata titled, the regulations additionally stated: *"An owners corporation for a strata scheme must properly maintain and keep in a state of good and serviceable repair the common property"*

Unfortunately, NSW legislation did not directly reference AS1851-2012; hence, up to today, the use of AS1851-2012 has been ignored, cherry-picked or summarised, leading to many properties requiring work to comply.

Here are some [excerpts](#) from the legislation determining the applicability of AS1851-2012 to buildings.

In summary, it's all about the definition of "Essential Fire Safety Measure".

AS1851-2012 IS a requirement if your building:

- Has Essential Fire Safety Measures listed on an Annual Fire Safety Statement (AFSS).
- There is a Fire Safety Schedule for any reason, but no AFSS
- There are Essential Fire Safety Measures on your property, and they were installed due to ANY planning reg, fire order, DA or otherwise after July 1988.

AS1851-2012 is NOT a requirement if your building:

- Was built and approved prior to July 1988, and;
- nothing has changed or been installed since (not including smoke alarms in individual lots).

AS1851-2012 – WHAT DOES IT MEAN FOR MY PROPERTY?

AS1851-2012 has been used on many buildings in many iterations; however, in the majority of cases it has not been used completely.

For example, the standard requires 5, 10 & 25 yearly testing of major equipment, and many properties have not undertaken these tests.

The key areas to look for are:

- 5 yearly overhaul of Pumps, Sprinklers, Hydrants & Detection.
- 25 yearly sample testing of sprinkler heads.
- 100% of Fire Dampers tested over a 5-year period
- Asset registers – particularly Passive & Fire Seals – do you know how many assets you have? Are they all captured?

If you'd like specific advice on your property, a quote for maintenance or have our team come and help your team understand how to make Annual Fire Safety Statements easier, please get in contact with the experts at 2020 Fire Protection on 1300 340 210 or sales@2020fire.com.au

NOTES:

- This document is a summary of the requirements only and does not cover every possible situation.
- The advice is general in nature and should not be relied upon for provision of a legal or formal opinion.
- If your building fits in the "does not" category, 2020 Fire Protection recommends you seek legal advice regarding obligations under the Strata Act, Residential Tenancies Act, Work Health and Safety Act, Environmental Planning and Assessment Act and their relevant Regulations before deciding to not maintain your fire safety systems.