

Strata+

AS 1851-2012 COMPLIANCE

for essential fire safety measures

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This guide aims to provide owners corporations with a clear understanding of their obligations to maintain compliance with AS 1851-2012 - the Australian Standard that governs the inspection, testing, and maintenance requirements for essential fire safety measures.

From 13 February 2025, all building owners must maintain essential fire safety measures and equipment in accordance with Australian Standard 1851-2012 (AS 1851-2012).

Currently, fire safety measures must be maintained (with no specific standard listed) and assessed annually in accordance with the codes listed in the schedule attached to the AFSS.

Compliance with AS 1851-2012 will increase scrutiny and add consistency to all fire safety inspections.

WHAT IS AS1851-2012?

AS1851-2012 is the Australian Standard that covers the regular testing, inspection, and maintenance requirements for a wide range of building fire detection and suppression systems. It specifies the essential processes to ensure these critical systems remain in safe and effective operational condition.

AMENDING REGULATION

The applicable regulation is the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (the Amending Regulation), which was amended to mandate the procedures and oversight for the routine maintenance of fire safety measures.

SYSTEMS COVERED BY AS1851-2012

- + Extinguishers and blankets
- + Sprinklers
- + Fire hydrants
- + Fire and smoke management systems
- + Fire doors
- + Fire alarms

- + Hose reels
- + Smoke and heat venting
- + Halon, gaseous and pyrogen aerosol systems
- + Pumpsets
- + Lay flat hose
- + Smoke alarms
- + Water mist systems
- + Electrical wiring interconnection systems
- + Evacuation systems
- + Fire monitoring systems

SYSTEMS NOT COVERED BY AS1851-2012

AS 1851-2012 does not cover all essential fire safety measures (e.g., exit signs, emergency lights, emergency lifts, fire control rooms, etc.). However, even if the regulation does not mandate maintenance processes, these measures will still need to be maintained to the Standard of performance specified in the schedule.

AS 1851 2012 does not apply to measures not covered by the standard or where the fire safety schedule specifies a different maintenance process (if that process is part of an approved performance-based solution).

ACCREDITED ASSESSORS

Only individuals accredited under an approved industry accreditation scheme (accredited practitioners (fire safety)) can assess fire safety measures before they issue an annual fire safety statement (AFSS) or supplementary fire safety statement. This applies to classes of building from 1b to 9. You can check that your contractor is an adequately accredited persons, and the fire safety measures they can endorse on the [Practitioners Register](#)

This requirement has been in effect since 2020, but in February 2025, it will also apply to certificates for new buildings.

From 13 February 2025 (or 18 months after an accreditation scheme is approved, whichever occurs first), builders and developers must use an accredited person(s) to certify newly installed fire safety measures before issuing a fire safety certificate, and include relevant information about that accredited person in the fire safety certificate.

COMMITTEE OBLIGATIONS

Strata committee members are responsible for ensuring AS 1851-2012 compliance by:

- + Appointing competent fire contractors to conduct the required servicing activities.
- + Reviewing and approving servicing reports and recommendations from the fire contractors.
- + Scheduling and budgeting for required repairs, replacements, or upgrades identified.
- + Maintaining comprehensive records of all inspection, testing, maintenance, and repairs
- + Arranging for annual surveys and condition reports by accredited fire safety practitioners.

Failure to comply with AS 1851-2012 can expose the owners corporation to significant liability risks, regulatory penalties, and most importantly, potentially catastrophic safety risks to residents and visitors.

LOGBOOK REQUIREMENTS

Maintenance documentation will also need to comply with AS 1851 2012. Owners corporations will be required to keep detailed inspection records onsite and could face fines for non-compliance with the new standards. Required site logbooks under the Standard are:

- + Portable Fire Equipment
- + Fire Detection System
- + Emergency Warning & Intercommunication System (EWIS)
- + Smoke and Heat Alarms
- + Fire Doors
- + Fire Tanks
- + Special Hazard Systems
- + Fire Sprinklers
- + Fire Pumps
- + Fire Hydrants

HOW SHOULD BUILDING OWNERS PREPARE FOR THESE UPCOMING CHANGES?

For some building owners, no preparation is needed if you already have contracts with practitioners to maintain measures and provide documentation in accordance with AS 1851-2012 (even though this is not currently mandatory).

If measures are not already being maintained to AS 1851-2012 in buildings needing an annual fire safety statement, the standard is not mandatory until 13 February 2025. However, building owners should ensure maintenance contracts are updated to comply with the standard by this date.

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The following table outlines the routine service frequency and service records obligations under AS 1851-2012.

	SYSTEMS OR EQUIPMENT	ROUTINE SERVICE FREQUENCY								SERVICE RECORDS			
AS 1851 Section	Systems or equipment	Monthly	Three-monthly	Six-monthly	Yearly	Five-Yearly	Ten-Yearly	Twenty-Five Yearly	Thirty-Yearly	Logbooks	Tags	Labels	Summary records
2	Automatic fire sprinkler systems	√		√	√	√	√	√	√	√			
3	Fire pumpsets	√		√	√	√				√			
4	Fire hydrant systems	√*			√	√				√			
4	Fire hydrant valves										√	√	√
5	Water storage tanks for fire protection systems	√		√	√		√			√			
6	Fire detection and alarm systems	√		√	√	√				√			
7	Special hazard systems	√		√	√		√			√			
8	Delivery lay flat fire hose				√						√	√	√
9	Fire hose reels			√	√						√	√	√
10	Portable and wheeled fire extinguishers			√	√	√					√	√	√
11	Fire blankets			√							√	√	
12	Passive fire and smoke systems		√**	√	√					√		√	√
13	Fire and smoke control features of mechanical services	√	√	√	√	√				√			
14	Emergency planning in facilities			√	√					√			

LEGEND

* Where pumpsets are fitted.

** Where horizontal sliding doors are fitted

Note: The responsible entity may elect to conduct monthly activities on a weekly frequency.



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