



The Hidden Requirements of AS 1851-2012

Routine Activities That Matter

Presented by
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Your Presenter



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5-7 May 2026



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Agenda

- What is AS 1851
- Key items that are often forgotten
- TAC Pannel for Q&A and further discussion



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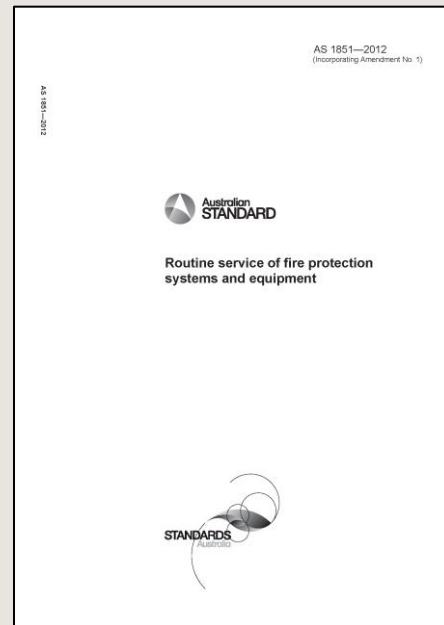
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What is AS 1851?

AS 1851-2012 Amendment 1 (2016)

Routine service of fire protection systems and equipment



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What is AS 1851?

The Standard contains inspection, test, preventive maintenance and survey requirements to demonstrate that the fire systems and equipment installed in a building are achieving a standard of performance to which they were designed.

AS 1851 Includes:

- Inspection & Testing requirements for a number of essential safety measures
- Required frequencies that inspections occur for all measures
- Record keeping obligations
- Yearly Condition Reporting



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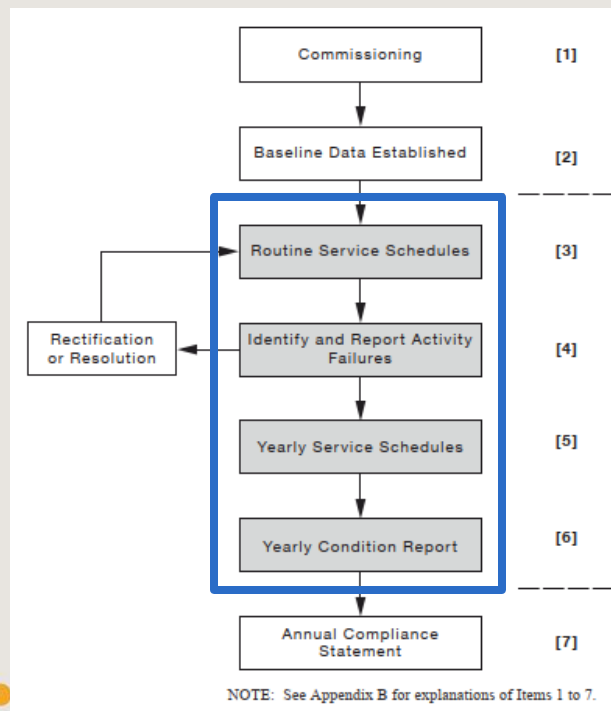


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Intro	Essential Measures	Appendices
Preface Forward 1. Scope & General	2. Automatic Fire Sprinkler Systems 3. Fire Pumpsets 4. Fire Hydrant Systems 5. Water Storage Tanks for Fire Protection Systems 6. Fire Detection Systems 7. Special Hazard Systems 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	A Referenced Documents B. Routine Service Process C. Baseline Data (Removed in Amendment 1) D. Systems Interface Testing E. Yearly Condition Reporting F. Battery Capacity Testing G. Fire Detector Testing M. Mechanical Services – Documentation and Skills I. Mechanical Services – Guidance J. Other Emergency Response in Facilities

Scope of AS1851



Stage 1 [Steps 1 and 2]
Installation & Commissioning
Documentation.

Stage 2 [Steps 3 to 6]
AS 1851-2012 Routine Servicing

Stage 3 [Step 7]
Annual Compliance Statement



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Why is AS 1851 not fully undertaken now?

AS1851 is not fully undertaken for many reasons

- May not be legislated for the jurisdiction, age of building or class of building
- Lack of knowledge / skill set from practitioner
- Commercial contract doesn't cover all aspects of AS1851
- Items were excluded from the contract due to lack of information
- Items delivered by multiple contractors
- Clients don't have the budget or authority to undertake higher routines
- Insurance implications when undertaking some of the routines (eg Hydrostatic Testing)
- Some tests may impact normal business operation such as:
 - Speech Intelligibility Testing
 - System Interface Testing
 - Hydrostatic testing
- Lack of monitoring / planning – No one is tracking when items fall due and ensuring compliance to each item within the standard
- Safe access to equipment is not provided



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Section 1 – Scope & General

- Defines the scope of the standard and a number of overarching items that apply holistically to all measures contained within.

This Section shall be read in conjunction with Section 1.



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Adverse Operating Environments – Section 1.13

- Maintenance Program to be determined for any equipment within an Adverse Operating Requirement

1.13 ADVERSE OPERATING ENVIRONMENTS

In adverse operating conditions, such as aggressive environments, high equipment usage or where high defect rates are experienced, a more rigorous routine service program than the minimum requirements set out in Sections 2 to 14 shall be developed. The program shall be determined by the responsible entity in consultation with the service provider.

CI.13 A more rigorous routine service program may involve supplementary inspections or greater frequency of routine service. For example, the responsible entity may elect to conduct weekly inspections and require the service provider to conduct six-monthly service activities on a monthly basis.

Adverse environments may include, but are not limited to, the following:

- (a) Exterior situations exposed to the weather or salt spray.*
- (b) Corrosive atmospheres.*
- (c) Abnormally dusty or moisture-laden (humid) atmospheres.*
- (d) Environments having extremes of temperature.*
- (e) Environments having increased risk of physical damage to equipment.*
- (f) Environments that subject the systems or equipment to continuous or intense vibrations.*

Examples of high usage include frequently used fire and smoke doors in such occupancies as health care buildings, shopping centres and airport terminals resulting in excessive wear on latch mechanisms and door leaf closing sequencing.

High defect rates may result from tampering, excessive vibration, frequent tenancy changes, vandalism or inappropriate occupant activity.



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Adverse Operating Environments – Section 1.13

AS1851 provides specific guidance on the following:

- Fire Extinguishers – 5 Yearly service to be conducted 3 Yearly
- Passive Fire & Smoke Systems – In Adverse operating environments and high-use areas



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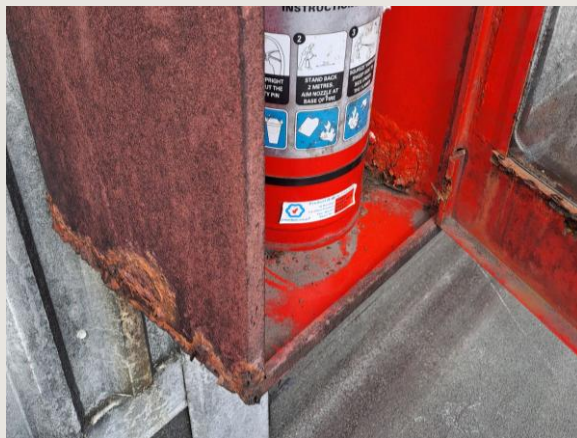
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Fire Extinguishers

10.2.3 Adverse operating environments

Unless protected from the effects of an adverse operating environment (see Clause 1.13), extinguishers located in such environments shall be subjected to a more comprehensive service program by conducting the five-yearly inspection, test and routine service schedules, as set out in Clause 10.4, every three years.



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Fire, Smoke & Egress Doors

12.2.3 Adverse operating environments

Passive fire and smoke systems located in high-use and adverse operating environments shall be subjected to a more rigorous routine service program than that set out in this Section (see Clause 1.13).

NOTES:

- 1 The frequency of routine service may need to be increased to satisfy the needs of the particular building.
- 2 For the purposes of this Section, high-use may be regarded as constant use. For example, a fire door, where building occupants travel between floors or fire compartments using fire stairs or egress paths and aggressive or adverse operating environments.



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Fire Hydrant – Section 4

3.11	Survey—Installation	(a) Pipework—CHECK that exposed water distribution system, including pipework, pipe supports and valve, appears free from corrosion and damage, not subject to external loads and pipework is properly supported.
		(b) Hydrant obstructions—CHECK for obstructions likely to impede hydrant valve access.
3.12	Survey—Design	(a) Occupancy—CHECK that hydrant design remains applicable for current building arrangement or use.
		(b) Site documentation—CHECK that block plans, emergency instructions and pressure schedules contain the details required in accordance with AS 2419.1.



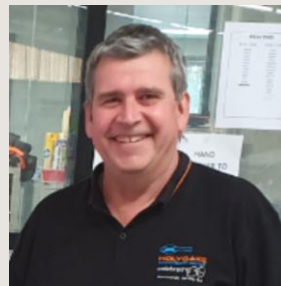
Panel Discussion Q&A



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THANK YOU

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