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Authorised: Superintendent Built Environment Branch

ORG 1: Maintenance

1. Intent

All installed active and passive fire safety systems must be maintained in a building so that they work as intended. Appropriate maintenance is considered a critical component across all of the FES Commissioner's Operational Requirements.

2. Operational Requirement

The FES Commissioner requires the following:

i. WA Building Regulation (2012) r48A *Maintenance of Buildings* mandates that all installed fire safety systems are maintained to perform to the level as required at time of installation. DFES recommends that Australian Standard (AS) 1851 *Routine Service of Fire Protection Systems and Equipment* is the standard used for all new and existing fire safety systems,

ii. The building's Fire Engineering Report (if applicable) must be detailed enough to allow the necessary maintenance to be understood by the maintenance contractors,

iii. Building owners should ensure proper due diligence is performed before appointing any fire safety practitioner. Only competent fire safety system installers and maintenance contractors should be used.

Consultation with the DFES Built Environment Branch is required for any deviations from the points above or if clarification is required.

3. Reason

Successful firefighting operations, particularly in complex and/or multi-level buildings, largely depends on the building's installed active and passive fire safety systems. Firefighters rely on the building's installed fire safety systems to operate.

If a required fire safety system does not work when it needs to, the other installed building systems may not be able to compensate and a greater reliance/demand will be placed on the first arriving fire crews and their available resources. Consequently it may become unsafe for firefighters to enter the building. This will increase the risk to the lives of occupants and the potential damage to property.

The building's fire safety strategy needs to consider and design appropriate measures to accommodate for a failure of one (or more) of the installed fire safety system's.

4. Risk Assessment

DFES defines risk as: 'The threat that an event or activity adversely affects our ability to achieve business and operational objectives or the failure to exploit opportunities to maximise stakeholder value.'

In the event of a building fire, there is an *extreme* risk that a poorly designed and maintained installed fire safety system will:

i. allow unnecessary spread of fire through additional fire compartments of a building,
ii. present limitations on the ability of firefighters to access the location of the fire or trapped occupants,
iii. inhibit the ability of occupants to access escape routes,
iv. cause injury and death to occupants and/or firefighters.

The FES Commissioner's Operational Requirements are designed to help manage the risk.

5. Resources

Additional DFES 'maintenance' information for building owners, authorities having jurisdiction and fire safety practitioners is available in DFES technical notes and operational requirement documents:

https://www.dfes.wa.gov.au/regulationandcompliance/buildingplanassessment/pages/publications.aspx

https://www.dfes.wa.gov.au/regulationandcompliance/buildingplanassessment/Forms/Fire-System-Impairment-Notification.pdf

6. References

DFES Enterprise Risk Management Procedure (2018) Version1, Enterprise Risk.

Australian Standard 1851, Routine Service of Fire Protection Systems and Equipment, Standards Australia, Strathfield, NSW, Australia.

Western Australian Building Regulations (2012) (as amended)