



AS1851-2012

Thoroughbred ... or dromedary?





Today's Presentation

- Background to the new standard
- Key general changes
- Frequency changes
- Specific problem areas addressed
- Legislative impact in Qld



Background to the update

- Perceptions ... realities?
 - System upgrades were required to comply
 - Administrative aspects strayed into State regulators' prerogatives
 - Passive section too onerous
 - HVAC section incomprehensible
 - Water usage was excessive
- Some technical aspects were 'undercooked'



Key general changes

- Title change – ‘routine service’
- Structural change – period based tables (again) instead of ITMS
- Detection/controls all to that section from sound systems, intercom systems, special hazards and HVAC
- Combine gas, mist and aerosol systems
- Combine detection, sound, intercom and smoke & heat alarms
- New section for water storage tanks
- Fire alarm monitoring section removed

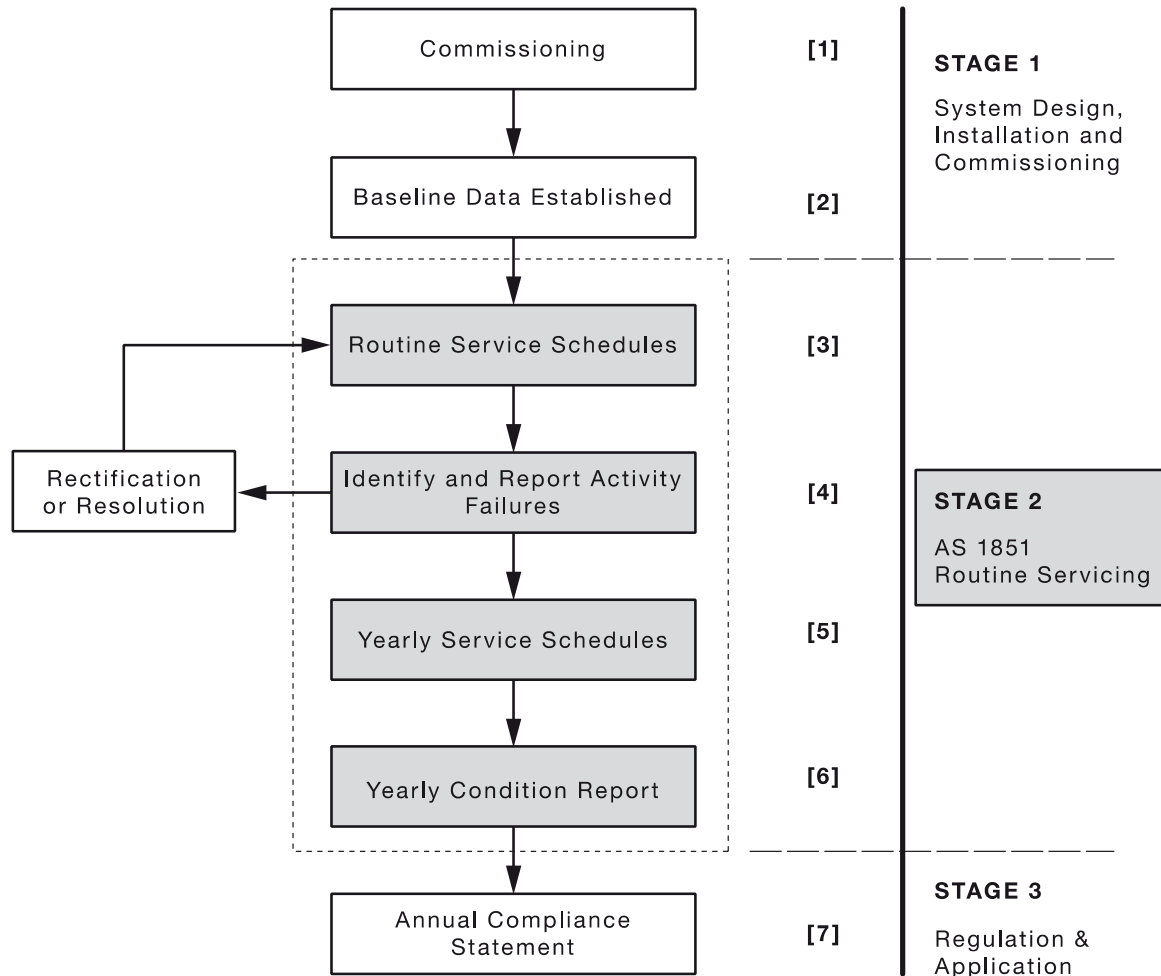


‘New’ concepts

- Routine service process (inf. App B)
- Approved design
- Critical defect, defect, non-conformance
- Out of tolerance activity (report 7 days)
- Summary records (with tags or labels)

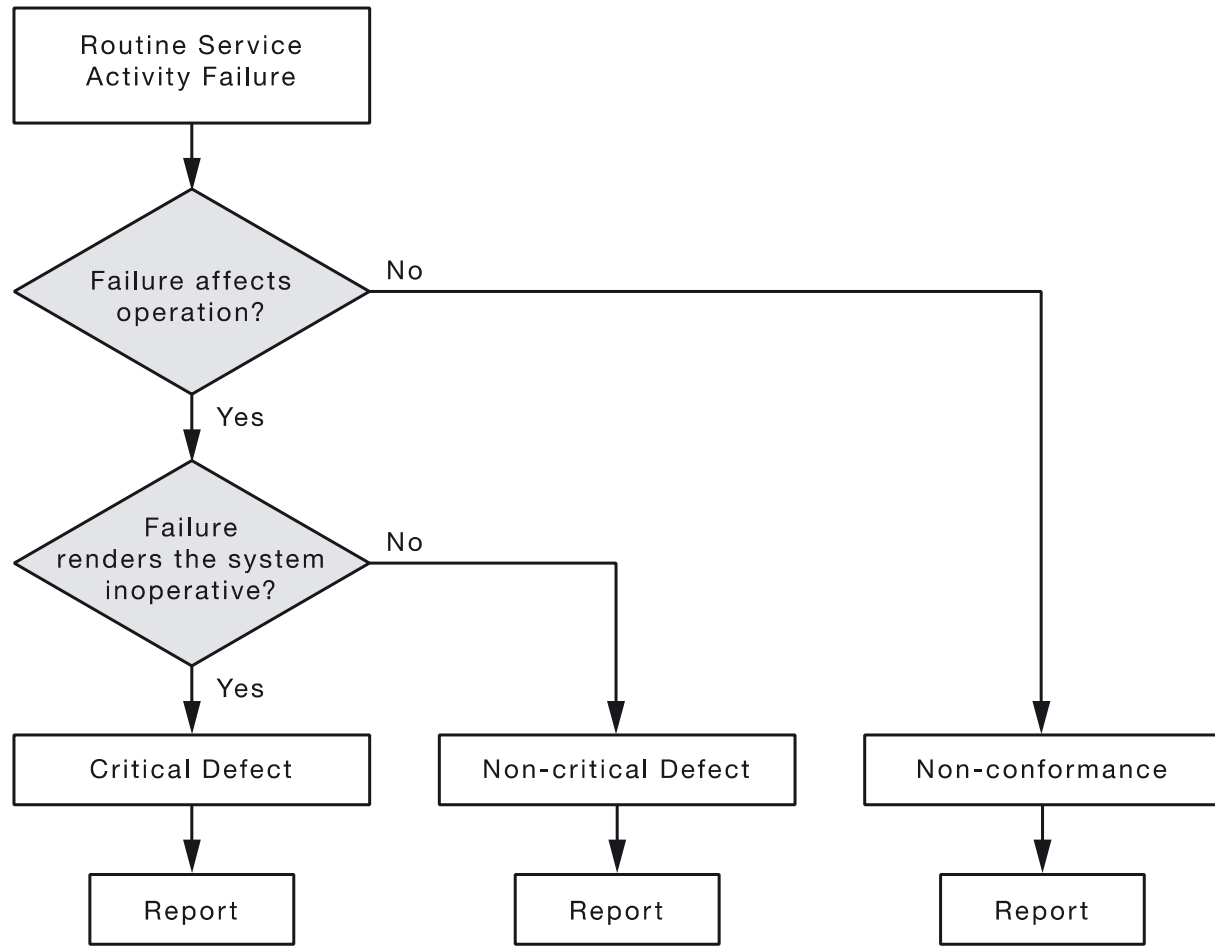


Routine service process





'Failures'





‘Clarified’ concepts

- Yearly condition report
- Record retention (7 Years)
- System upgrade not required (except pressure gauge schedule and sprinkler and hydrant valve list)
- Baseline Data (inf. App C)
- Systems interface test (inf. App D)
- Detector testing (norm. App G)
- Battery testing (norm. App F)



Frequency changes

- Sprinklers
 - No weekly activities
 - 3 yearly to 5 yearly
 - Fast response 12 yearly to 25/10 yearly
 - Dry pendant 12 yearly to 10 yearly
 - Other sprinklers 24/6 yearly to 25/10 yearly
 - MJC's 30/12 to 30/10



Frequency changes

- Fire alarms
 - Sound systems 6 monthly to yearly (still monthly activities)
 - Intercom systems 6 monthly to yearly
- Passive
 - 6 monthly to yearly
 - Doors 3 monthly to 6 monthly
 - Residential SOU doors 3 monthly to yearly
- Emergency planning
 - 6 monthly to yearly



Specific problems addressed

- Valve monitors – weekly/monthly to 6 monthly
- Apparent pump overhaul for no good reason removed – pack glands only 5 yearly
- Gaseous system hydrostatic test of transport cylinders and NDE of engineered cylinders clearly 10 yearly



New problems introduced (in my opinion)

- Failure to adequately distinguish residential from commercial/industrial sprinkler systems may lead to confusion - including:
 - Time to operate alarm gong
 - Flow testing
- Administrative, record keeping and compliance strictures still remain



Problems perhaps not quite solved (in my opinion)

- Fire & smoke control features of mech services is still a little inconsistent. Also still a bit of an 'orphan' (not an AS issue)
- Administrative, record keeping and compliance strictures remain



... but at least it is 48 pages shorter!



Legislative impact in QLD

- Building Act =>
 - Building Fire Safety Regulation =>
 - QDC MP6.1 =>
 - AS1851-2012 – with exclusions
- Timing – draft MP6.1
- More orphans



Questions ...