

# Building Occupier – Fire Maintenance Requirements

CREATED BY HYDRAULIC TESTING AND CERTIFICATION - 8<sup>th</sup> JULY 2021

The building occupier is responsible for preparing an annual occupier statement to document that the fire safety installation has been maintained in compliance with the QDC MP 6.1<sup>1</sup>. The QDC MP 6.1 is enforced under Section 13 of the Building Act 1975 and the Building Fire Safety Regulation 2008.

- The occupier must ensure that maintenance is conducted by a qualified person<sup>2</sup>.
  - A person is an appropriately qualified if they are licensed for that type of fire safety system by, for example, the Queensland Building and Construction Commission (QBCC), or the Fire Protection Industry Board<sup>3</sup>.
- The occupier must ensure that maintenance is conducted at the intervals given in the QDC MP 6.1<sup>4</sup>.
  - The fire maintenance contractor is required to maintain fire safety installations (except passive fire, fire blankets and emergency lighting) at the intervals given in AS1851:2012, Table 1.11<sup>5</sup>.
- The occupier must keep a record of maintenance that complies with the requirements of QDC MP 6.1<sup>6</sup>.
  - The fire maintenance contractor is required to produce routine maintenance records, report critical defects and produce yearly condition reports that meet the requirements of AS1851:2012 Clauses 1.16 and 1.17<sup>7</sup> for all fire safety equipment.
  - The fire maintenance contractor is also required to complete a Form 72 for wet fire systems<sup>8</sup>.

Legislative Requirement	Legislative penalty <sup>9</sup>
Contractor licensing. HTC is licenced under QBCC licence 15018810 and RPEQ registration 16239.	30 penalty units
Inspection interval. HTC manages the schedule to ensure maintenance activities are up to date. The property owner has a portal to view the incomplete maintenance activities and completed reports for all equipment types.	30 penalty units
Maintenance records. HTC generates a fire maintenance record register including. <ul style="list-style-type: none"> <li>• Fire maintenance reports and Form 72's</li> <li>• Defect register that is generated from maintenance reports</li> <li>• Fire maintenance contractor annual condition reports</li> </ul>	120 penalty units, or, 1000 penalty units or 2-year imprisonment if the contravention causes death
Annual Statement. HTC supplies the building occupier with the annual occupier statement to meet the requirements of the QDC MP 6.1	20 penalty units

For more information regarding HTC's fire maintenance services please get in contact with Dan (Dan@HydrantTesting.com.au) or visit our website <https://www.hydranttesting.com.au/>.

<sup>1</sup> Building Fire Safety Regulation 2008, Section 55A (1) - 20 penalty units. Queensland Development Code Mandatory Part 6.1

<sup>2</sup> Building Fire Safety Regulation 2008, Section 54 (1) - 30 penalty units.

<sup>3</sup> Queensland Development Code, Mandatory Part 6.1, 4 note and the Building Fire Safety Regulation 2008, Section 85.

<sup>4</sup> Building Fire Safety Regulation 2008, Section 54 (2) - 30 penalty units.

<sup>5</sup> Queensland Development Code, Mandatory Part 6.1, A1(a), A2(a) and A3(b).

<sup>6</sup> Building Fire Safety Regulation 2008, Section 55 (1) - 20 penalty units. The Fire and Rescue Service Act 1990, Section 104D (1) – 1000 penalty units or 2-year imprisonment if the contravention causes death, or, 500 penalty units or 6 months imprisonment if the contravention causes substantial property loss, otherwise, 100 penalty units.

<sup>7</sup> Queensland Development Code, Mandatory Part 6.1, A1(a), A2(a) and A3(b).

<sup>8</sup> Queensland Development Code, Mandatory Part 6.1, A4(a).

<sup>9</sup> 1 penalty unit is equal to up to \$133.45.