

Building and Plumbing Newsflash 530

Changes to Queensland Development Code (QDC) Mandatory Part (MP) 6.1—Commissioning and maintenance of fire safety installations

Purpose

To advise that from **1 July 2014**:

- a revised version of QDC MP 6.1, which includes a six month transition period, will take effect, and
- Form 70 under MP 6.1 will be replaced with new Forms 71 and 72.

Background

The amendments to QDC MP 6.1 adopt the 2012 edition of Australian Standard (AS) 1851—Routine service of fire protection systems and equipment. A significant change in the 2012 edition of AS 1851 (compared to the 2005 edition previously referenced under MP 6.1) is reduced testing frequencies of certain fire safety features.

It is intended the amendments to MP 6.1 will help achieve a reduction in red tape and provide savings for the fire safety maintenance industry and property owners/occupiers, while still protecting the safety of building occupants.

A significant benefit of AS 1851-2012 is reduced frequency in testing of sprinklers and pumpsets from weekly to monthly. The Fire Protection Association of Australia has identified that changes to testing frequencies may have the following benefits:

- reducing the potential for overwork of systems or equipment and therefore lowering costs associated with replacing worn out parts
- reducing water use, and
- reducing testing costs for end users without reducing safety.

QDC MP 6.1 applies to most buildings, other than class 1a and associated class 10 buildings, including existing older buildings.

Commencement

The new version of QDC MP 6.1 commences from 1 July 2014 and has a six month transition period (see the following page).

Six month transition period until 1 January 2015

A six month transition period will apply during which QDC MP 6.1 will reference both the 2005 and 2012 editions of AS 1851. The transition period will apply from 1 July 2014 to 31 December 2014.

From 1 January 2015, only AS 1851-2012 will apply under QDC MP 6.1.

Relevant forms

Based on the results of consultation with key stakeholders, the current 'Form 70—Fire hydrant and sprinkler system commissioning and periodic test' has been replaced with two new forms:

- **[Form 71—fire hydrant and sprinkler system commissioning](#)**. This form is to be used for the purpose of commissioning, inspection and testing of newly installed water-based fire safety installations, as required under MP 6.1 and in accordance with the '[Fire hydrant and sprinkler system commissioning and periodic maintenance procedure](#)'.
- **[Form 72—fire hydrant and sprinkler system periodic testing and maintenance](#)**. This form is to be used for the purpose of ongoing testing and maintenance of water based fire safety installations, as required under MP 6.1 and in accordance with the '[Fire hydrant and sprinkler system commissioning and periodic maintenance procedure](#)'.

These forms can be used to meet the requirements of MP 6.1 and can be found on the [department's website](#) under 'Recommended forms for the *Building Act 1975*'.

Contact for further information

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