

NEW SOUTH WALES



DEFINED TERMINOLOGY

- Essential Fire Safety Measures (EFSM)
- Fire Safety Schedule (FSS)
- Fire Safety Statement (FSS) (annual or supplementary)

REGULATORY FRAMEWORK

- Environmental Planning & Assessment Act 1979
- Environmental Planning and Assessment (Development Certification and Fire Safety Amendment (Fire Safety) Regulation 2022

FIRE SAFETY STATEMENT REQUIREMENTS

The Environmental Planning and Assessment Regulation 2022 (EP&A Regulations) states that an Annual Fire Safety Statement must be issued by or on behalf of the owner of a building. In some cases, where specified in the FSS, the more frequent Supplementary Fire Safety Statement (SFFS) may need to be prepared and issued throughout the year.

Part of these statements requires an owner to confirm that each EFSM has been inspected and assessed by an 'accredited practitioner (fire safety) and is capable of performing to its required 'standard of performance'. It also requires inspection for compliance with Division 7 (fire safety notices, fire exits, door relating to fire exits and path of travel to fire exits).

The AFSS is required to be prominently displayed in the building and provided to the Commissioner Fire and Rescue NSW and the Council.

NEW SOUTH WALES



ESSENTIAL FIRE SAFETY MEASURES TO BE MAINTAINED

The EP&A Regulations 2022 state that building owners are required to maintain the EFSM within their buildings regardless of floor area size or whether the building is occupied or vacant.

ADOPTION OF AS1851

Maintenance can be carried out using any version of AS1851, the requirements of a building performance solution, a determination made by a suitably qualified person or maintenance requirements specified by a supplier or manufacturer.

Best practice dictates that maintenance, where possible, should be carried out to the most current version of AS1851, the 2012 version, except where specified differently on the FSS or an impediment exists.

DEFINED ESSENTIAL FIRE SAFETY MEASURES

Under Division 1 of Part 9, an essential fire safety measure is defined as any fire safety measure included in the fire safety schedule or within some other specific regulations. This included statutory fire safety measures, which are:

- Access panels, doors and hoppers to fire-resisting shafts
- Automatic fail-safe devices
- Automatic fire detection and alarm systems
- Automatic fire suppression systems
- Emergency lifts
- Emergency lighting
- Emergency warning and intercommunication systems
- Exit signs
- Fire control centres and rooms
- Fire dampers

NEW SOUTH WALES



DEFINED ESSENTIAL FIRE SAFETY MEASURES CONT.

- Fire doors
- Fire hose reel systems
- Fire hydrant systems
- Fire seals protecting openings in fire-resisting components of the building
- Fire shutters
- Fire windows
- Lightweight construction
- Mechanical air handling systems
- Perimeter vehicle access for emergency vehicles
- Portable fire extinguishers
- Safety curtains in proscenium openings
- Smoke alarms and heat alarms
- Smoke and heat vents
- Smoke dampers
- Smoke detectors and heat detectors
- Smoke doors
- Solid core doors
- Standby power systems
- Wall-wetting sprinkler and drencher systems

This info sheet is intended as a guide only and no reliance should be placed solely on this document. While best endeavors were made to concisely summarise detailed legislation and regulation at time of publication, the legislation and regulation can and does change and every circumstance is unique and requires individual and professional attention.

For detailed information, professional advice or for any questions you may have, please contact TEGS on 1300 725 797 or enquiries@tesg.com.au

COPYRIGHT © 2024 TEGS ALL RIGHTS RESERVED