

AS 1851 Service Frequency Matrix

Routine-service intervals for fire protection systems — aligned to AS 1851-2012 (incl. Amendment 1)

AS 1851-2012

FIRE SAFETY MEASURE	MONTHLY	6-MONTHLY	YEARLY	5-YEARLY	10-YEARLY +
Automatic fire sprinklers Sec 2	Control valve & gauge checks; alarm test	Further valve / flow checks	Full functional & water-supply test	System assessment / internal inspection	Head sampling from 25 yrs
Fire pumpsets Sec 3	Run / auto-start test	Performance check	Full-flow performance test	Overhaul check	Sampling to ~30 yrs
Fire hydrant systems Sec 4	—	Visual & condition inspection	Flow & pressure test	Booster flow + hydrostatic test	—
Water storage tanks Sec 5	—	—	External inspection	—	Internal inspection (~10 yrs)
Detection & alarm / EWIS Sec 6	Panel & indicator check	Circuit & alarm tests	Full functional & device test	Battery & cabling checks	—
Special hazard / gaseous Sec 7	Visual / indicator check	Component checks	Functional test	Per manufacturer / baseline	Per manufacturer
Fire hose reels Sec 9	—	Visual inspection	Flow test	Hydrostatic test	—
Portable fire extinguishers Sec 10	—	Inspect & tag	—	Pressure (hydrostatic) test	—
Fire & smoke doors Sec 12	—	Visual & close test	Service (varies by class)	—	—
Fire & smoke dampers Sec 13	—	—	20% rolling sample (CI 13.4.1.4)	Full population covered	Fusible links ~20 yrs
Smoke control / pressurisation Sec 13	—	—	Functional test	Full system test	—

DEFECT CLASSIFICATION

- Critical** System inoperative — rectify now.
- Non-critical** Component impaired — rectify soon.
- Non-conformance** Missing / incorrect feature — plan to rectify.

RECORDS & COMPLIANCE

- A hard-copy **logbook** must remain on site after every service.
- Retain service records for at least **7 years** (Sec 1).
- Service to the building's **fire safety schedule** & baseline data.

NSW & RELATED STANDARDS

- Mandatory for class 1b & 2–9 buildings from **13 Feb 2026**.
- Annual Fire Safety Statement endorsed by an **APFS**.
- Emergency & exit lighting: **AS 2293.2** (6-monthly) — separate to AS 1851.

Guidance only. This matrix summarises the main routine-service intervals under **AS 1851-2012** and is intended as a planning reference, not a substitute for the Standard. Applicable activities, sampling rates and intervals vary with the system, its baseline data, the building classification and the approved **fire safety schedule**; some measures carry additional longer-interval tasks. Emergency & exit lighting and exit signs are serviced under AS 2293.2, and lifts / generators under their own standards. Always confirm against the current edition of AS 1851 and use FPAS-accredited / competent persons. This document does not replace a baseline data review or a competent, accredited assessment.