

/ FIRE DOOR MAINTENANCE AND PENALTIES

AUST Hendry advises a number of building owners and property professionals are incurring penalty fines from municipal councils when they perform an essential safety measures inspection for not maintaining fire doors in accordance with AS 1851-2012 Routine service of fire protection systems and equipment (also AS 1851-2005).

Some of these fire doors can never be maintained in accordance with the maintenance standard. Fire door inspections reveal that a lot of fire doors have not been installed in accordance with AS/ NZS 1905.1-2005 'Components for the protection of openings in fire-resistant walls: Fire - resistant doorsets', the fire door installation standard.

It is essential for property professionals to ensure for the protection of the building owner to demand a copy of the fire door certificate that has been issued by the installation contractor/ installer.

These are mandatory certificates required to be issued under AS 1905-1 by the installer of the fire doors, to the owner or owner's agent (usually the builder). This will enable the builder and contractor to be held accountable in the event of non-compliance and building surveyors require these certificates prior to issuing the Occupancy Permit. Reliance on an effective maintenance regime under AS 1851 fire door inspections will reduce the owners' protection if the fire door was originally installed contrary to the AS 1905-1.

Building surveyors issue essential safety measures maintenance conditions in a determination/ schedule on the completion of building works. Inspection and maintenance must be performed in accordance with statutory documentation to allow the signing of the Annual Fire Safety Statement.

