

Australian Standard[®]

**Maintenance of fire protection
equipment**

**Part 6: Management procedures
for maintaining the fire-precaution
features of air-handling systems**

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The following interests are represented on Committee BD/41:

Association of Consulting Engineers Australia
Australian Institute of Health Surveyors
Australian Institute of Refrigeration, Air Conditioning and Heating
Australian Uniform Building Regulations Coordinating Council
Building Owners and Managers' Association of Australia
Council of the Air Conditioning and Mechanical Contractors Association of Australia
Department of Health, N.S.W.
Department of Local Government and Lands, N.S.W.
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**Part 6: Management procedures
for maintaining the fire-precaution
features of air-handling systems**

First published 1983

PREFACE

This standard was prepared by a subcommittee of the Association's Committee on mechanical Ventilation and Air Conditioning, which was concerned about lack of guidance available to building owners regarding maintenance of the fire-precaution features of air-handling systems.

The fire-precaution features of air-handling systems in buildings not only need to be designed, installed and operated in accordance with AS 1668, Part 1, but also need to be maintained at an adequate level of performance to ensure their availability in emergency, hence safeguarding the occupants and minimising property damage.

In the preparation of this standard, consideration was given to the following:

- (a) Poor management being the cause for the failure of a large number of maintenance programs associated with building services.
- (b) Air-handling systems being designed to suit the requirements of individual buildings, which implies that the detailed maintenance required varies from system to system.
- (c) Maintenance procedures having to be sufficiently flexible to take account of the particular features of an item of equipment and the environment in which it is installed.
- (d) Unnecessary attention being as detrimental as insufficient maintenance in certain cases.
- (e) potential cost implications.

Accordingly, this standard is aimed at the management aspect of maintenance programs. Mandatory requirements for simple inspections are laid down. For initiating more complex inspections and corrective actions, appropriate routines are suggested.

NOTE: Attention is drawn to Appendix C, which includes as Table C1 a 'typical maintenance schedule' based on the typical maintenance routines included in Appendix B. It was not practicable to reproduce Table C1 in a sufficiently legible form for easy reference. However, Table C1 is available separately from SAA on a heavy paper in wall-chart size (A2.) it should be ordered under the reference 'AS 1851.6C'.

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STANDARDS ASSOCIATION OF AUSTRALIA

Australian Standard

for

THE MAINTENANCE OF FIRE PROTECTION EQUIPMENT

**PART 6—MANAGEMENT PROCEDURES FOR MAINTAINING THE FIRE-PRECAUTION
FEATURES OF AIR-HANDLING SYSTEMS**

SECTION 1. SCOPE AND GENERAL

1.1 SCOPE. This standard sets out management procedures for controlling the inspection and testing of required fire-precaution features associated with air-handling systems in buildings, to ensure their effective availability.

NOTES:

1. The procedures set out in this standard and all consequential corrective actions preferably should be carried out, but at least be supervised, by personnel recognized as being qualified in this class of work.
2. In the assessing of the need for corrective action, regard should be given to the various factors which may affect the precise performance from day to day. For this reason, critical limits of performance are quoted where appropriate. In this context a critical limit sets the level of a performance characteristic beyond which its effect could become detrimental to life safety.

1.2 APPLICATION. This standard applies to scheduled periodic maintenance procedures following completion of satisfactory commissioning or recommissioning tests for all fire-precaution features of air-handling systems which come within the scope of AS 1668, Part 1.

It is not intended to be applied to commissioning or recommissioning tests, although it may be used as a basis for such tests where appropriate.

1.3 REFERENCED DOCUMENTS. The following documents are referred to in this standard:

AS 1668	SAA Mechanical Ventilation and Airconditioning Code Part 1— Fire Precautions in Buildings with Air-handling Systems
AS 1670	SAA Code for Automatic Fire Alarm Installations
AS XXXX	Installation and Maintenance of Batteries in Buildings*

1.4 DEFINITIONS. For the purpose of this standard, the definitions given in AS 1668, Part 1 and the following apply:

1.4.1 Specified performance—the performance specified in the documentation against which the installation was approved.

1.4.2 Testing—operational checking (which may include measurements) to ascertain the level of performance of an air-handling item, plant or system for the purpose of maintaining its specified performance. Other types of testing such as production or commissioning testing are excluded from this definition.

* In course of preparation.