

Are you ready for AS 1851-2012?

dallas

From **13 February 2026** buildings in New South Wales will require systems addressed in AS 1851-2012 to be maintained in accordance with this standard.

This aims to bring more consistency to fire protection, giving greater certainty to building owners and occupants that fire systems will perform as required when needed.

What is AS 1851-2012?

AS 1851-2012 standardises the maintenance of “fire protection systems and equipment” in buildings. This covers nominated safety equipment, fittings, systems, or management measures provided in, or for, a building and required in the event of fire or other emergency to protect against loss of life or property.

An owner or manager will need to enquire whether their service providers are currently applying the full suite of requirements as outlined by AS 1851-2012.

If any measures do not currently meet the requirements of AS 1851-2012 to the full extent, owners will need to review their contracts to **ensure that these requirements are met by 13 February 2026.**



How to get ready for 1851-2012

Key Components to check for:

Basics:

Is your contractor FPAA (Fire Protection Authority Australia) fully qualified?

Is your contractor FPAA Accredited?
([Check Accreditation](#))

Do you have the original building FSS (Fire Safety Statement)?

Inspections and Testing:

Assets:

Are your EFSM (Essential Fire Safety Measure) assets identified and listed?

Are your EFSM assets maintained to AS1851?

Accredited to Assess Performance of:

Fire dampers	Qualified
Mechanical air handling system (eg pressurisation systems)	Qualified
Smoke and heat vents	Qualified
Smoke Dampers	Qualified

Testing:

Does your contractor have the expertise and experience to test your assets and provide results?

Does your contractor identify and report failures?

Record Keeping:

Does your contractor produce a Yearly Condition Report and do you have a copy?

Do you have a copy of your buildings Critical Defects, Non-Critical Defects and Non Conformances?

Do you have access to all your records at all times?

How Dallas Mechanical can help

The team at Dallas Mechanical has all the capabilities, qualifications, licensing, insurance and experience to make sure you are ready when AS 1851-2012 comes in to effect. We have the technical expertise to guide you through the process to ensure your fire safety measures are compliant. We also offer access to a detailed reporting system which shows you the status of all of your systems in one report.

If you have any queries regarding AS 1851-2012 please don't hesitate to contact Dallas Mechanical on **02 9620 7200** or email service@dallasmech.com.au