

ADVISORY NOTICE BUILDING

01/19

Advisory Notices are issued to assist in the interpretation of the Development Act 1993

April 2019

TECHNICAL:

Adoption of Amendment 1 to Ministers Specification SA 76 Maintenance and testing of essential safety provisions - 2015 edition

Minister's Specification SA 76 – Maintenance and Testing of Essential Safety Provisions, 2015 edition, has been altered with the adoption of Amendment 1. The amendment takes effect from 1 May 2019 in line with the adoption of the National Construction Code (NCC) 2019.

BACKGROUND

Regulation 76 of the Development Regulations 2008 prohibits the use of buildings if maintenance and testing of essential safety provisions has not been carried out in accordance with *Minister's Specification SA 76* (the Specification). The Specification lists the essential safety provisions that need to be maintained and the testing routines that must be used to satisfy the maintenance requirements.

DISCUSSION

NCC 2019 includes two new referenced standards, published by the Fire Protection Association Australia (FPAA), that apply to fire sprinkler systems, being:

- *FPAA101D Automatic fire sprinkler system design and installation – Drinking water supply;*
- *FPAA101H Automatic fire sprinkler system design and installation – Hydrant water supply.*

The adoption of these standards in NCC 2019 subsequently affects the essential safety provisions required to be installed, certified and maintained in accordance with the Specification. Accordingly, the Specification has been updated to ensure consistency for practitioners, maintenance contractors and building owners.

Practitioners are further advised that this Specification (and others) will be converted to Ministerial Building Standards and subject to phased adoption under the *Planning, Development and Infrastructure Act 2016* over the next 18 months, with full implementation and adoption across South Australia anticipated by 1 July 2020.

Availability of FPAA Sprinkler Technical Specifications FPAA101D and FPAA101H

Sprinkler Technical Specifications FPAA101D and FPAA101H are now referenced in the Deemed to Satisfy Provisions of Volume One of NCC 2019. Specifically, Clause E1.5, Specification E1.5 and Specification E1.5a as well as the relevant fire safety section of the Plumbing Code of Australia (Volume Three of the NCC).

FPAA101D and FPAA101H also refer to Australian Standards. In particular, FPAA101D adopts and varies AS 2118.5:2008 and references AS 2118.1:2017 and AS/NZS 3500.1:2018. FPAA101H references AS 2118.1:2017, AS 2419.1:2005 and AS 2941:2013.

So what is the difference between AS 2118.1 & AS 2118.4 systems (dedicated standalone sprinkler systems) and FPAA101D and FPAA101H?

FPAA101D & FPAA101H vary from AS 2118.1 & AS 2118.4 systems in that FPAA101D connects to the building's drinking water supply system on each floor and FPAA101H connects to the building's hydrant system at each floor level to supply the sprinkler system on that floor level.

The Sprinkler Technical Specifications are available in hard copy only from the FPAA at <http://www.fpaa.com.au/technical/technical-specifications.aspx>; by completing an [order form](#) and emailing it to shop@fpaa.com.au or; by phoning (03) 8892 3184.

This Advisory Notice is for general information only and should not be relied upon as legal advice or an accurate statement of the relevant legislation provisions. If you are uncertain as to your legal obligations you should obtain independent legal advice.

Further information

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