



ADVISORY NOTICE BUILDING

10/07

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

July 2007

ADMINISTRATION:

Maintenance of Essential Safety Provisions

The Building Policy Branch is aware that some contractors and building owners are uncertain about the relationship between the revised AS1851-2005 and Minister's Specification SA76 for *Maintenance and testing of safety installations* in a building. The purpose of this Advisory Notice is to explain the current legislative provisions.

BACKGROUND

In South Australia the minimum requirements for maintaining the essential safety provisions in a building are contained in Minister's Specification SA76, January 2000. More information about the essential safety provisions can be obtained in Advisory Notice 33/03.

The Minister's Specification SA76, January 2000, refers to a number of provisions in Australian Standards including AS 1851.1 to AS1851.16.

In 2005 a revised Australian Standard for AS 1851 was released by Standards Australia.

DISCUSSION

The references to AS 1851 that are in Minister's Specification SA76, January 2000, relate to the version that was in place at the time. In particular, it will be noted that the 2005 version of AS 1851 is consolidated into one document and no longer consists of 16 separate parts. This makes it impossible to use the 2005 version of AS1851 when applying the provisions of the Minister's Specification. Accordingly, the mandatory minimum requirements for maintenance are those in Minister's Specification SA76 and the corresponding provisions in AS 1851.1 to AS1851.16 (i.e. prior to AS1851 – 2005).

Where AS1851 – 2005 requires a higher level of maintenance to the Minister's Specification SA76 then it is at the building owner's discretion whether to use the higher level of maintenance. However, where AS 1851 – 2005 allows a lower level of maintenance to Minister's Specification SA76 then the level of maintenance prescribed by the Minister's Specification prevails as the mandatory minimum.

Ongoing maintenance must be in accordance with the Schedule of Essential Safety provisions issued with the Building Rules consent and the version of Minister's Specification 76 that was in force at the time that the application for Building Rules consent was made.

Further information

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ISSN: 1443-8038

