

New regulatory requirement to comply with AS 1851-2012 for fire safety maintenance

Summary From 13 February 2026, changes to the Environmental Planning and Assessment Regulation will mandate compliance with AS 1851-2012 for the maintenance, servicing and recording of fire equipment across NSW Health sites.

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Applies to Ministry of Health, Public Health Units, Local Health Districts, Board Governed Statutory Health Corporations, Chief Executive Governed Statutory Health Corporations, Specialty Network Governed Statutory Health Corporations, NSW Health Pathology, Public Health System Support Division, Cancer Institute, Community Health Centres, NSW Ambulance Service, Public Hospitals

Distributed to Ministry of Health, Public Health System, NSW Ambulance Service

Audience Maintenance;Asset Management;Fire Services;Finance;Compliance;Risk Management

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Purpose

Changes are being introduced under the [Environmental Planning and Assessment \(Development Certification and Fire Safety\) Regulation 2021](#) (NSW), which will require compliance with Australian fire safety standard AS 1851-2012 for the maintenance, servicing and recording of information relating to fire equipment. The changes will come into effect from **Friday 13 February 2026** and will require local implementation to ensure compliance and safety is maintained across NSW Health sites.

Key Information

Changes to maintenance requirements for fire safety equipment

Changes to the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021

Changes to the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021* (NSW) include a new compliance requirement to adhere to the current Australian Standard AS 1851-2012 for equipment maintenance at intervals of greater than 12 months. Additional 2, 5, 10, 25 and 30-yearly maintenance actions will apply to various fire equipment items. Fire Safety Schedules (FSS) may also be required to be updated to reflect the latest requirements.

In addition, a further amendment to the compliance requirement will take effect on 13 February 2027, whereby [Fire Safety Certificates](#) can only be issued if an assessment has been undertaken by an accredited fire safety practitioner.

Actions required

Health organisations must review their existing fire safety maintenance programs and onsite equipment to ensure they comply with the changes from **13 February 2026**.

The Ministry of Health is working with HealthShare NSW, industry experts and other relevant stakeholders to minimise disruption to services, support Health organisations in their implementation of the required changes and facilitate updates to service schedule information for fire services panel contractors.

Guidance and support

Please refer the [NSW Fire Safety Industry Reference Group, Good Practise Guide](#), developed to assist owners, regulators and contractors in implementing AS 1851-2012 for

routine service of fire protection systems and equipment in the most effective way and in accordance with the [NSW fire safety regulatory framework](#).

Other fire safety guidance is available in the:

- NSW Health Policy Directive *Fire Safety in Health Care Facilities* ([PD2010_024](#))
- NSW Health Guideline *Fire Safety Compliance Guideline* ([GL2020_012](#))

Both documents are currently under review for republication.

For any questions relating to these changes, please contact Mr Peter Dicks – Director, Asset Management, Strategic Capital Planning and Asset Management Branch via MOH-assetmanagement@health.nsw.gov.au.