

Fire sprinklers in aged care facilities



Welcome

Welcome to the seventh edition of the e-bulletin on sprinklers in aged care facilities. This bulletin is published occasionally by NSW Department of Planning & Environment for residential aged care providers, building approval authorities, the fire protection industry, consumer groups, and other people interested in this fire safety program.



Count down to 1 September 2014 deadline

With less than two weeks until the required completion date for the 18-month category we remind you to lodge your final Occupation Certificate prior to 1 September 2014. We suggest you also alert your Principal Certifying Authority of this important deadline.

Occupation Certificates can be lodged online at <http://firesprinklers.planning.nsw.gov.au>.

If you require assistance with lodgement or need to reset your login details, please contact the department on 02 8575 4068.

Change to postponement criteria

The Fire Sprinkler Systems Implementation Committee recently made changes to the postponement criteria. Postponement information is available at <http://www.planning.nsw.gov.au/aboutcompletiondatepostponements>

Mandatory approval before sprinkler installation

The legislation which mandates the retrofitting of sprinklers in residential aged care facilities also requires those sprinkler systems to be approved by your local council or an accredited private building certifier **before installation**. The system must also be inspected during the construction process. These processes ensure that the systems comply with required standards and operate effectively.

If you don't appoint the council or an accredited private building certifier to certify your plans before installation, and to undertake required inspections, you will be unable to obtain an Occupation Certificate from the building certifier or council once the work is completed.

The legislation requires that the Occupation Certificate be provided to the department as proof that the sprinkler system has been properly installed.

Avoiding delays with refurbishments and sprinkler retrofits

Some aged care providers are undertaking a sprinkler system retrofit in conjunction with a larger refurbishment of an aged care facility.

Sometimes one approval covers all of these works. The final Occupation Certificate will need to cover both the refurbishment and the sprinkler retrofit and cannot be altered after installation.

There have been instances where the sprinkler retrofit has been completed while the unrelated work has been delayed. In these cases, an interim occupation certificate relating only to the sprinkler installation cannot be accepted by the Fire Sprinkler Systems Implementation Committee.

To avoid unnecessary delays in obtaining your final occupation certificate for the sprinkler retrofit, aged care providers are encouraged to speak with your local council or certifier about obtaining a separate approval for the sprinkler installation **before** lodging your application for approval for the installation and refurbishment work.



Recent department advisory notes on sprinklers

The department has issued important information on regulatory requirements and practical issues of fire sprinkler installation:

- [June 2014 – design and installation of fire sprinkler systems](#)
- [July 2014 – clarification on recent amendments to the Fire Sprinkler Standard](#)
- [July 2014 – information on the approval process, documentation and inspection of sprinkler systems](#)

Feedback and subscriptions

Please email us if you want to join our mailing list for this bulletin, or if you have any feedback. We welcome your comments and suggestions for future bulletins and feedback on the fire sprinkler program.

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