



**QUEENSLAND FIRE and RESCUE SERVICE
COMMUNITY SAFETY UNIT
SPECIAL FIRE SERVICES FINAL INSPECTION
LIST OF REQUIREMENTS**

THE SECTION RELATES TO ALL PREMISES REQUIRING INSPECTION

PRIOR TO FINAL INSPECTION BY THE QFRS -

All special fire services are to be completed, tested and in working order.

Installer's Statements, results of hydrostatic testing, reports, certificates etc, are to be presented to QFRS before any QFRS testing will begin.

All areas where sound level testing is required are to be in a finished state, eg. carpets laid, ceiling panels in place etc.

SPECIAL NOTE:

Although this list is comprehensive it is not intended to cover all aspects of the installed Special Fire Services.

The Contractors, Installers and Testing Specialists should be aware of the requirements of the applicable Australian Standards and the Building Code of Australia.

If the applicable items pertaining to the building to be inspected, were not as per this list, then it would be considered fair and reasonable that the QFRS would be advised prior to the inspection date or alternatively if on site, the inspection to be immediately terminated.

Special Fire Services are to be installed in accordance with the QFRS approved drawings as listed on the Form B Assessment issued.

*Should an additional compliance inspection/s be required by the QFRS the applicant will be charged at the gazetted rate. Building Fire Safety Regulations 1991 Part 4 chapter 25 provide for a Reinspection Fee of \$234.60 for the first hour or part thereof and \$117.15 for every additional hour or part thereof. Travel time is to be included.
(rate is subject to change annually).*

PLEASE READ AND APPLY THE SECTION/S APPLICABLE TO YOUR BUILDING

FIRE HYDRANT INSTALLATIONS:

Hydrant Booster: *Must be completed prior to inspection. This includes Fire Vehicle hard standing.*

To face the Street or Roadway. (Unless approved otherwise).

Isolating Valves to be chained and padlocked (in open position). Padlock to be keyed for 003 key. The hydrant pipe clamps must be rotated so the retaining bolts are facing away from the hydrant outlets.

The use of a booster is considered a workplace and requires an area clear of obstructions with a solid (cement etc), level work area the length of the cabinet and a minimum of one (1) meter wide

Hydrant Booster Signs:

Cabinet can be painted to suit building provided the sign "**HYDRANT BOOSTER/ and/or SPRINKLER BOOSTER (if applicable)**" is of a contrasting colour. Lettering to be 50mm (minimum) in size.

Block Plan (Engraved plan to be in place at time of inspection.)

Notice of Pressure, Wording in 25mm letters, **Maximum Test Pressure kPa** (minimum 1700 kPa). **Working Pressure Kpa.** (Engraved Notice to be in place at time of inspection.)

Excessive Pressure: Where unboosted Fire Hydrant pressure exceeds 650 kPa, a sign with a minimum of 25mm wording will be required. Wording to be **"WARNING - HYDRANT MAY HAVE EXCESSIVE PRESSURE, OPEN VALVE WITH CAUTION"**

Tank Suction Point to be signed also indicating tank capacity.

Pillar Hydrants:

To be painted RED. (AS 1345)

Must be protected by Bollards if there is a possibility of damage from vehicles etc.

Outlets to be angled no more than 30 - 35 degrees from the Horizontal.

If positioned against a wall, ensure a minimum of 100mm clearance around wheel valves.

The hydrant pipe clamps must be rotated so the retaining bolts are facing away from the hydrant outlets.

Boosted Hydrants to face the building it serves.

Feed / Supply Hydrants to face the roadway.

Internal Hydrants

Test facilities to be installed.

Ensure 100mm minimum clearance around wheel valve.

Hydrant outlet/s to face the floor it serves.

All isolating valves in readily accessible public areas to be monitored and/or chained and padlocked, (with a 003 keyed padlock), in the open position.

The hydrant pipe clamps must be rotated so the retaining bolts are facing away from the hydrant outlets.

Pumpsets:

Main switch to be padlocked (003-keyed padlock).

Hooded switches to be wired and lead sealed.

Operating instructions, (laminated), to be located on or adjacent to controller.

Warning sign to be clearly visible.

If a Fire Control Room is provided, then starting provisions and status indication for the pumpsets are required.

For electrically driven pumps - Signage on switchboard for pump circuit to be affixed, "**Fire Pump - Do Not Switch Off**".

Pump Room:

To be signed "**HYDRANT PUMP ROOM**" in 50mm lettering.

Emergency light/s to be located over the pump control/s.

The room to be suitably ventilated.

SPRINKLER INSTALLATION:

Sprinkler Booster:

This facility should be located in the same cabinet as the Hydrant Booster.

Sign "**Maximum Allowable Inlet Pressure KPa**" to be located adjacent to the booster.

Suction point to be signed and contents/level of tank to be indicated.

Sprinkler Valve Room:



Installation pipework to be identified, eg. Levels 1 - 7 etc.

Block Plan (Sample to be in place for approval by QFRS **Before Being Engraved.**)

Emergency lighting to be positioned over installation.

Pumpset/s - refer to Hydrant Pumpsets.

Sprinkler Pump Room:

to be signed "**SPRINKLER PUMP ROOM**".

FIRE ALARM and DETECTION SYSTEM:

Emergency Light required over the Fire Indicator Panel (FIP).

Alarm location / zone diagram (Sample to be in place for approval by QFRS **Before Being Engraved.**)

Where there is a combination of smoke alarms and smoke detectors, within the building, a sign is to be provided on or adjacent to the FIP stating, "**Smoke Alarms located in Residential Units are not connected to the Fire Indicator Panel**".

Zones on panel to be identified prior to testing by QFRS.

Smoke Alarms:

Smoke Alarms in public corridors and stairwells etc are to be interconnected.

It is recommended that where two or more smoke alarms are in a residential unit that they be linked only within the unit.

CARPARK VENTILATION and STAIRWELL PRESSURISATION SYSTEMS:

Main isolating switches, (normally located next to fan motors), to be padlocked in the open position, (003 keyed padlock), and signed with a sign to state, "**This isolating switch must be locked in the "ON" position as the fan is required to run during a fire**".

Circuits, (main switchboard), supplying power to the fans to be signed for the relevant location/s, "**Carpark Exhaust, Stairwell Pressurisation, or Supply Air Fan - Do Not Switch Off**".

Engraved diagram to be provided showing carpark fans. This can be incorporated on the alarm location diagram or as a stand alone diagram above controls and indicators.

Operating Instructions for all systems to be provided on or adjacent to FFCP/FIP.

Sign "**THESE CONTROLS TO BE OPERATED BY AUTHORISED PERSONS ONLY**", to be positioned adjacent to switch/controls.

FIRE CONTROL ROOM

- ❑ To be signed "**FIRE CONTROL ROOM**" - in contrasting lettering a minimum of 50mm in height.
- ❑ Must contain the following,
 - Control switches and Visual indicators for all required fire and sprinkler pumps and control fans.
 - Telephone connected to an exchange.
 - Whiteboard (with whiteboard marker) and pin up board.
 - Raked Plan Table.
 - Colour-coded, durable, tactical fire plans as follows - **Electrical - Green, Hydrants - Blue, Fire Alarm - Yellow, Sprinklers - Red, Mechanical Air - Orange, Architectural - White, Structural - Black.**

LIFT INSTALLATIONS – EMERGENCY LIFTS

- ❑ Fire Service Controls correctly labelled.
- ❑ Fire Service Control key supplied.
- ❑ Fire Service Control Switch operates as per requirement.
- ❑ Passenger Lifts warning signage in place

GENERAL

Whenever Emergency Lighting is required in areas such as Pump Rooms, Fire Control Rooms, and Sprinkler Valve Rooms, ensure the lights are positioned so that the equipment being used is afforded illumination.

Signature on cupboard doors containing fire fighting equipment shall indicate the contents of the cupboard eg. "**FIRE HYDRANT**", "**FIRE HOSE REEL**", "**FIRE EXTINGUISHER**", and "**WIP**" in 50mm lettering of contrasting colours.

In buildings where Hydrant and/or Sprinkler Pumpsets and Fire Indicator Panels are installed the Pump Status Indicators (LED's) are to be provided on the Fire Indicator Panel (FIP).