



A YEARLY BUILDING-SAFETY CONTROL FIRE SAFETY & AFSS JOURNEY

Know the schedule, fix failures, issue correctly and diary the next cycle

WHAT IS AN AFSS?

An annual fire safety statement confirms that an accredited practitioner has assessed the building's essential fire safety measures and checked the exit systems.

START WITH THE SCHEDULE

The fire safety schedule identifies the measures and required performance standards for the building.

THE OWNERS CORPORATION REMAINS RESPONSIBLE AS BUILDING OWNER

COMMON MEASURES

- ✓ Alarms and detection
- ✓ Sprinklers and hydrants
- ✓ Hose reels and extinguishers
- ✓ Fire doors, exits and lighting

THE ANNUAL SAFETY CYCLE



DO NOT SIGN AND HOPE

- ✗ Do not treat contractor testing as the owner declaration
- ✗ Do not ignore failed or inaccessible measures
- ✗ Do not use an altered statement form
- ✗ Do not sign without the required practitioner verification
- ✗ Do not forget council and Fire and Rescue NSW

FAILED MEASURE?

Rectify, retest and keep evidence.

WHO DOES WHAT?

PRACTITIONER

Assesses and verifies measures.

OWNER / AUTHORISED PERSON

Issues the declaration with authority.

THE CONTROLLED ANNUAL PROCESS



AN AFSS IS THE END OF A CONTROLLED MAINTENANCE PROCESS - NOT THE START OF ONE

Critical measures may also require supplementary statements at the intervals shown in the fire safety schedule.



STRATA IQ ACADEMY

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CONNECTED LEARNING: Fire Safety, Compliance & AFSS

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Educational overview only. Check current law, registered plans, by-laws, approvals and specialist advice for the actual matter.
Sources: NSW Planning - Fire safety certification and statement FAQ; EP&A (Development Certification and Fire Safety) Regulation 2021.