



## POSITION STATEMENT SUMMARY

# Fire sprinkler system in existing building or premises

## Position

Effective 12 September 2024, the following is a position of Fire and Rescue NSW (FRNSW):

When a consent authority (e.g. Council) is assessing the adequacy of an existing automatic fire sprinkler system installed in an occupied building or premises, or lack thereof, FRNSW recommend it be assessed against the current *National Construction Code* (NCC) requirements for the given use and occupancy hazard classification.

Any sprinkler system that incorporates an internal booster connection for portable relay pumps, whether for operation or for redundancy (e.g. relay pump failure), should be upgraded to remove the portable relay pump connection.

The following should also be considered when determining whether a fire sprinkler system should be upgraded or retrospectively installed in an existing building or premises:

- The suitability of the sprinkler system's standard of performance (e.g. any sprinkler system designed to a standard prior to AS 2118, such as CA16, should be upgraded).
- Whether a building undergoing change in use has a sprinkler system design commensurate to the actual occupancy hazard classification.
- The degree of modified internal fit out which dictates any level of non-compliant sprinkler coverage areas, and associated fire risks, that warrant a redesign or extension of the system.
- Whether the given building requires an automatic fire sprinkler system be installed under the current NCC.

FRNSW acknowledge that all aspects of the relevant fire sprinkler system may not be able to be complied with due to the characteristics and constraints of the existing sprinkler system, retrospective installation and/or building or premises. A bespoke solution may be required.

Reference must be made to the FRNSW website to ensure this position is current at the time of use, and this position has not been superseded or revoked.

## Summary

This position statement only applies to the relevant consent authority (i.e. Council). It should not be misused by any other proponent for any reason not intended through proper application.

This position provides a number of considerations for the consent authority in assessing the adequacy of an automatic fire sprinkler system, or lack thereof, within an existing building.

The position identifies that the fire sprinkler system is required to operate automatically, including without any need for any portable relay pumps to be used.

### Fire and Rescue NSW

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The position acknowledges that considerable differences may exist between the existing fire sprinkler system design as installed, or not installed, and the requirements of relevant sprinkler system standard being applied. A bespoke upgrade solution may be required.

This position statement has been authorised for release by Chief Superintendent Fire Safety, FRNSW.

## Contact us

For further information contact the Fire Safety Branch on (02) 9742 7434 or email [firesafety@fire.nsw.gov.au](mailto:firesafety@fire.nsw.gov.au).