






Essential Safety Measures Compliance

Year 	Regulations Building work carried out to.	Compliance requirement	Maintenance requirement	Schedule required
Pre 1994 	Building Regulations Pre 1994	Annual Essential Safety Measures Report	Australian Standard (AS)1851-2005 or maintenance requirement from the date of construction	Building Surveyor may create a one off maintenance schedule to establish essential safety measures within the building
	Building Regulations 1994	Annual Essential Safety Measures Report	Maintenance requirement determined from the occupancy permit schedule, being Australian standards series pre AS1851-2005	Maintenance schedule not required as this is issued as part of the occupancy permit. Building surveyor can update this schedule to introduce AS1851-2005. A review of the building and council documents would be required to be undertaken and building permit issued to update schedule.
2005 	Interim Building Regulations 2005	Annual Essential Safety Measures Report	Maintenance requirement determined from the occupancy permit schedule, being Australian standards series issued pre AS1851-2005	Maintenance schedule not required as this is issued as part of the occupancy permit. Building surveyor can update this schedule to introduce AS1851-2005. A review of the building and council documents would be required to be undertaken and building permit issued to update schedule.
2006 	Building Regulations 2006	Annual Essential Safety Measures Report	Most likely, maintenance to be specified to be carried out to AS1851 – 2005	Maintenance schedule not required as this is issued as part of the occupancy permit.