



Workplace Health Improvement Practice

FIRE IMPAIRMENT NOTIFICATIONS

31 July 2026

OBJECTIVE:

To reduce property / person risk exposure.

BACKGROUND:

RiskTech's property audits have revealed that many sites are unaware of the requirement to disclose and notify insurers and the fire department about significant impairments to their fire protection systems. This lack of awareness constitutes a material change in the property's risk exposure.

PROCESS:

Fire system impairments, whether planned or unplanned, require careful management to ensure safety. The primary rule is to minimise the duration and impact of the impairment, and to notify all relevant parties, including the fire department, occupants, and insurance providers. Alternative means of protection, such as fire watches, should be implemented when necessary. The following must be completed by the site and /or contractor handling the fire system impairment.

1. Minimising the Impact:

- **Avoid simultaneous impairments:** If possible, isolate only one fire protection system at a time to ensure some protection is maintained.
- **Shortest duration:** Impairments should be planned for the shortest possible duration.
- **Alternative protection:** Consider fire watch patrols or temporary protection measures when a system is out of service, extra fire extinguishers etc.

2. Notification:

- **Relevant parties:** Notify the fire department, building occupants, security and insurance providers.
- **Specific notifications:** Notify the Metropolitan Fire Services at least 14 days before scheduled maintenance or as soon as possible for emergencies (see [MFS Notice of Impairment](#)).
- **Insurance providers:** Notify your insurance provider of impairments, particularly those affecting an entire building level or more than 10% of the lettable area.
- **Tagging:** Tag sprinkler control valves to indicate which sections are out of service.

3. During Impairment:

- **Fire watch:** Establish continuous fire watch patrols in affected areas.
- **Hazard identification:** Be vigilant for fire hazards in the area.

4. After impairment:

- **Restoration:** Ensure proper inspection and verification of the system when it is restored.

5. Key Considerations:

- **Documentation:** Maintain records of valve closures and impairment procedures.
- **Training:** Ensure personnel are trained on how to handle fire-related incidents.
- **Emergency plans:** Have emergency plans in place for dealing with impairments.

FOR ENQUIRIES OR FURTHER INFORMATION PLEASE CONTACT YOUR SAFETY BUSINESS PARTNER