



POSITION STATEMENT SUMMARY

Application of fire sprinkler concessions under Specification 18 of the NCC

Position

Effective 30 August 2024, the following is a position of Fire and Rescue NSW (FRNSW):

FRNSW interpret the application of the automatic fire sprinkler system concessions under S18C4 of Specification 18 of the *National Construction Code (NCC)* to only apply to buildings that contain Class 2 or 3 only.

It is the view of FRNSW that these concessions do not apply to other building classes, including multiple classification buildings, such as a Class 2 or 3 building that contains Class 5, 6, 7, 8, 9a or 9b parts.

Note: Permitted concessions, such as the dry fire hydrant concession, do not apply to a multiple classification building.

Whilst FRNSW acknowledges that an FPAA101D and FPAA101H automatic fire sprinkler system are permitted to be installed, in certain circumstances, the concessions identified above do not apply.

Reference should also be made to the FRNSW position [Fire sprinklers in Class 2 and 3 buildings](#).

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must be made to the FRNSW website to ensure this position is current at the time of use, and this position has not been superseded or revoked.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 clarifies FRNSW interpretation in the application of the permitted concessions under Specification 18 of the NCC. Specification 18 applies to an automatic fire sprinkler system installed in Class 2 and 3 buildings having a rise in storeys of four or more and an effective height of not more than 25 m, and any Class 3 building used for residential care.

The concessions do not apply to buildings containing Class 5, 6, 7, 8, 9a or 9b parts.

FRNSW will apply this interpretation to any consultation or assessment of applicable buildings.

Notwithstanding the concessions, the position statement reminds building proponents that an FPAA101D and FPAA101H fire sprinkler system are permitted in certain circumstances.

An informative reference is made to FRNSW position [Fire sprinklers in Class 2 and 3 buildings](#), which clarifies FRNSW interpretation of automatic fire sprinkler systems in Class 2 and 3 buildings.

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

Contact us

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