

FIRE PROTECTION

CAPABILITY STATEMENT

A coordinated approach to inspection,
rectification and documentation



WHO WE ARE

TWS Service & Solutions is an integrated facility maintenance and project-delivery company providing coordinated fire-protection services across commercial, industrial, government and infrastructure environments.

Our fire-protection capability supports the complete asset lifecycle—from planning, site inspection and routine servicing through to defect rectification, upgrades and close-out documentation. We bring together passive fire, wet-fire systems, portable equipment, emergency lighting, egress and brigade facilities within one coordinated delivery model.

This integrated approach gives clients a practical pathway from identified defect to completed works. Associated building, plumbing, electrical, mechanical and project requirements can be managed through a single accountable service partner.

For Annual Fire Safety Statement support, our work is aligned to the building's Fire Safety Schedule, approved plans, applicable standards and any Fire Engineering Report or Performance Solution. Formal measure assessment and endorsement remains with the appropriately Accredited Practitioner Fire Safety.



A COORDINATED DELIVERY MODEL

INSPECT

Site surveys, testing and condition assessment.

RECTIFY

Coordinated repairs and upgrades across multiple trades.

DOCUMENT

Plans, registers, evidence and close-out records.

OUR FIRE PROTECTION CAPABILITY

Our service streams can be delivered individually or combined into a coordinated inspection, maintenance, rectification and documentation program.

- | | |
|--|---|
| 01 Passive Fire Protection and Compartmentation | 02 Fire and Smoke Dampers |
| 03 Fire Safety and Operational Signage | 04 Fire Hydrant Systems |
| 05 Fire Hose Reel Systems | 06 Portable Fire Equipment |
| 07 Emergency Lighting and Exit Signs | 08 Paths of Travel and Egress |
| 09 Fire Control Room Facilities and Building Compliance | 10 Emergency Vehicle Access |
| 11 Fire Brigade Booster and Suction Connections | 12 Fire Engineered Performance Solutions |
| 13 Other Building Specific Fire Safety Measures | |

Each scope is tailored to the building's current Fire Safety Schedule, approval history, approved plans and any applicable Fire Engineering Report or Performance Solution.

SECTION 01

Passive Fire Protection and Compartmentation

IWS SOLUTIONS
PROTECTING WHAT MATTERS



TWS inspects, maintains and rectifies passive fire systems that preserve fire and smoke compartments and limit the spread of fire through a building.

Compartmentation plans and documentation

We review, update and create compartmentation plans, including site verification of boundaries, FRLs, doors, glazing, risers, shafts and penetrations. Deliverables can include marked-up plans, asset registers, revision control and as-built close-out records coordinated with fire engineers, designers, certifiers and Accredited Practitioners Fire Safety.

- Fire doors, smoke doors and solid-core doors
- Access panels, doors and hoppers to fire-resisting shafts
- Fire windows and fire-rated glazing systems
- Fire seals to service penetrations through walls, floors, ceilings and shafts
- Lightweight fire-rated walls, ceilings, bulkheads and encasements
- Fire-resisting construction, compartment boundaries and continuity
- Defect identification, compliant rectification and close-out documentation

STANDARDS AND REFERENCES AS 1905.1 | AS 1530.4 | AS 4072.1 | AS/NZS 2589 | AS 6905 | AS 1851

SECTION 02

Fire and Smoke Dampers



We provide coordinated inspection, testing, documentation and rectification of fire and smoke-control devices installed within mechanical ductwork and fire-rated construction.

Integrated testing and access

TWS coordinates mechanical, electrical and passive-fire activities so dampers can be safely accessed, function-tested and reinstated without compromising the surrounding fire-rated construction.

- Fire dampers and smoke dampers
- Smoke and heat vents
- Access-panel availability and identification
- Damper location surveys, registers and plans
- Actuator, blade, linkage and release-device testing
- Breakaway connections, retaining arrangements and surrounding fire seals
- Defect reporting, repairs and coordinated retesting

STANDARDS AND REFERENCES AS 1682.1 | AS 1682.2 | AS 1530.4 | AS 1668.1 | AS 2665 | AS 1851

SECTION 03

Fire Safety and Operational Signage



Clear, durable and correctly positioned signage supports safe operation, routine servicing and rapid identification of fire-safety equipment.

Condition assessment and replacement

We inspect signs for correct wording, position, visibility, durability and legibility, then supply and install replacements and update registers where required.

- Portable extinguisher and fire-blanket signs
- Fire hydrant, hose-reel and booster identification
- Pump-room, tank, valve and control signage
- Fire-door and smoke-door operational signs
- Exit, directional and path-of-travel signs
- Damper, access-panel and asset identification
- Emergency-access and building-specific operational signage

STANDARDS AND REFERENCES AS 1319 | AS 1905.1 | AS 2419.1 | AS 2441 | AS 2444 | AS/NZS 2293 | AS 1851

SECTION 04

Fire Hydrant Systems



TWS delivers inspection, testing, maintenance, repair and upgrade services for internal and external fire hydrant systems and their supporting water infrastructure.

System performance and rectification

We coordinate field testing, diagnose performance or condition issues, document defects and deliver practical rectification works across the connected system.

- Internal and external hydrants, valves, cabinets and hose connections
- Booster assemblies and fire-brigade connections
- Ring mains, pipework, supports, gauges and isolation valves
- Fire-water tanks, pumps and pump-room equipment
- Flow, pressure, hydrostatic and flushing activities where required
- Corrosion repairs, component replacement and system upgrades
- Plans, asset registers, defect reporting and close-out records

STANDARDS AND REFERENCES AS 2419.1 | AS 2419.2 | AS 2941 | AS 2304 | AS 1851

SECTION 05

Fire Hose Reel Systems



We service the complete fire hose-reel installation, from the water supply and isolation valve through to the reel, hose, nozzle, signage and protected-area coverage.

Plans, registers and documentation

TWS can update hose-reel location plans, confirm coverage against current layouts, maintain asset registers and provide service, defect and rectification close-out records.

- Visual inspection and functional operation
- Flow testing and verification of water delivery
- Hose, nozzle, drum, guide and rewind-mechanism assessment
- Isolation valves, pipework, fittings and mounting assemblies
- Accessibility, mounting position, signage and clearances
- Hose length, location and coverage review
- Repairs, replacement, relocation and system upgrades

STANDARDS AND REFERENCES AS 2441 | AS/NZS 1221 | AS 1851

SECTION 06

Portable Fire Equipment



TWS provides routine servicing, supply, replacement and asset management for portable fire equipment across commercial and industrial facilities.

Correct equipment for the hazard

Equipment selection and location are reviewed against the identified hazard, building layout and applicable Fire Safety Schedule requirements.

- Portable fire extinguishers of the required type and rating
- Fire blankets and associated containers
- Location, quantity, mounting height and accessibility checks
- Gauge, cylinder, hose, pin, tamper seal and service-tag inspection
- Weight and condition checks where applicable
- Identification signage and equipment cabinets
- Asset registers, defect reporting and scheduled replacement

STANDARDS AND REFERENCES AS 2444 | AS/NZS 1841 series | AS/NZS 3504 | AS 1851

SECTION 07

Emergency Lighting and Exit Signs



We inspect, test, maintain and replace emergency lighting and exit-sign systems so evacuation routes remain identifiable during a loss of normal power.

Coordinated electrical servicing

Our integrated delivery model supports efficient investigation and rectification of failed fittings, power-supply issues and associated building defects.

- Emergency luminaires and illuminated exit signs
- Position, visibility, direction and viewing-distance checks
- Charging indicators, batteries and local test facilities
- Monitored or networked emergency-lighting systems
- Required discharge-duration testing
- Failed fitting, battery and component replacement
- Test records, asset registers and defect close-out

STANDARDS AND REFERENCES AS/NZS 2293.1 | AS/NZS 2293.2 | AS/NZS 2293.3

SECTION 08

Paths of Travel and Egress



TWS assesses the physical route occupants rely on to move safely from occupied areas to required exits and a place of safety.

Whole-of-route assessment

We review the path as a connected system rather than isolated assets, documenting issues that could prevent occupants from reaching and operating a required exit.

- Corridors, passageways, stairs and ramps
- Clear widths, head clearances and obstruction management
- Required exit doors and final-exit discharge
- Door release, opening direction, latching and hardware
- Prohibited locks, storage, trip hazards and unapproved alterations
- Fire-door interfaces and accessible-egress components
- Defect rectification across building, carpentry, signage and electrical trades

STANDARDS AND REFERENCES NCC | NSW fire-safety regulations | AS 1905.1 and AS 1428.1 where applicable

SECTION 09

Fire Control Room Facilities and Building Compliance



TWS inspects and maintains the access, fire-rated building elements, signage, documentation and supporting facility requirements associated with fire control rooms and fire control centres.

FACILITY CONDITION AND ACCESS

We help keep the room accessible, appropriately identified, adequately documented and maintained as a dedicated emergency-control facility.

- Dedicated access, identification and housekeeping
- Fire-rated walls, doors and service penetrations
- General room lighting and ventilation
- Building plans, block plans and document storage
- Access paths, clearances and room condition
- Building-fabric and passive-fire rectification
- Coordination of specialist contractor access

STANDARDS AND REFERENCES NCC | approved building plans | Fire Safety Schedule | AS 2419.1 where applicable

SECTION 10

Emergency Vehicle Access



We inspect and maintain the external access provisions required for emergency vehicles to approach and operate around a building.

Clear and dependable access

Our integrated maintenance capability allows access defects to be documented and rectified across multiple trades under one coordinated scope.

- Perimeter access roads and appliance approaches
- Gates, locks and emergency access arrangements
- Clear width, height and overhead obstruction checks
- Hardstands, turning areas and load-bearing condition
- Access to hydrants, boosters and fire-control facilities
- Line marking, signage, bollards and vegetation clearance
- Civil, fencing, access-control and grounds rectification

STANDARDS AND REFERENCES NCC | building approval conditions | applicable Fire and Rescue NSW access requirements

SECTION 11

Fire Brigade Booster and Suction Connections



TWS inspects, tests and maintains brigade booster and suction facilities and coordinates works across the connected fire-water system.

Brigade interface management

We focus on equipment condition, identification, accessibility and system integration so brigade connection points remain ready for their intended use.

- Booster and suction inlets, outlets, valves and caps
- Enclosures, cabinets, protective bollards and clear access
- Pressure gauges and system identification
- Block plans, signage and connection labelling
- Associated pipework, supports and corrosion condition
- Interfaces with tanks, pumps, hydrants and connected systems
- Repairs, replacement, testing and close-out documentation

STANDARDS AND REFERENCES AS 2419.1 | AS 2304 | AS 2941 | AS 1851 and connected-system requirements

SECTION 12

Fire Engineered Performance Solutions



TWS supports the ongoing inspection, maintenance and verification requirements established by approved Fire Engineering Reports and Performance Solutions.

Approved requirements govern

Each Performance Solution is treated individually. TWS works to the approved report and coordinates with fire engineers, certifiers and Accredited Practitioners Fire Safety where specialist interpretation or formal assessment is required.

- Review of approved reports, drawings and operational requirements
- Site verification of building-specific measures
- Additional inspection or testing requirements
- Management procedures and operational controls
- Interfaces between passive, mechanical, electrical and wet-fire systems
- Defect identification and coordinated rectification
- Evidence packs and close-out documentation for practitioner review

STANDARDS AND REFERENCES Approved Fire Engineering Report | NCC | referenced standards | AS 1851 where applicable

SECTION 13

Other Building Specific Fire Safety Measures



Some buildings include scheduled fire-safety measures that do not fit a standard category or have site-specific descriptions and performance requirements.

Measure-specific assessment

TWS does not assign a generic standard to an undefined measure. The relevant schedule, approval, specification or Fire Engineering Report is reviewed before the inspection and rectification scope is confirmed.

- Review of the current Fire Safety Schedule and approval documents
- Site inspection against the exact scheduled description
- Identification of the nominated minimum performance standard
- Coordination of specialist contractors and practitioners
- Multi-trade investigation and rectification
- Asset, plan and maintenance-record updates
- Evidence collation and close-out support

STANDARDS AND REFERENCES The standard nominated by the Fire Safety Schedule, approval or Fire Engineering Report

SECTION AFSS

Annual Fire Safety Statement Support



TWS supports owners, facility managers and Accredited Practitioners Fire Safety through coordinated inspection, testing, defect rectification and evidence collation.

COORDINATED COMPLIANCE SUPPORT

Our work is aligned to the building's current Fire Safety Schedule, approved plans, applicable standards and any Fire Engineering Report or Performance Solution.

- Fire Safety Schedule and approval-document review
- Inspection and testing coordination
- Clear defect reporting and rectification scopes
- Multi-trade repair coordination
- Plans, registers and photographic evidence
- Test results and completion records
- Close-out packages for practitioner review

STANDARDS AND REFERENCES Scheduled minimum standards of performance | applicable statutory and approval requirements

Why TWS Service & Solutions

One accountable delivery partner for fire-protection maintenance, rectification and supporting facility works.

Integrated delivery Coordinated access to building, plumbing, electrical, mechanical and project-delivery capability.	Practical rectification Clear scopes and an efficient transition from defect identification to completed works.
Documentation focus Plans, registers, photographs, test records and close-out evidence prepared for client and practitioner review.	Complex-site capability Experience operating across commercial, industrial, government and critical-infrastructure environments.
Regional reach Greater Sydney, Wollongong and the Illawarra, Blue Mountains, Southern Highlands, South Coast, Goulburn and Canberra/ACT.	Long-term asset support Preventative maintenance, reactive works, upgrades and project delivery throughout the asset lifecycle.

Let’s discuss your building portfolio, fire-safety schedule and rectification priorities.

www.twsss.com.au

1300 782 252 | +61 438 131 279

jasen@twswater.com.au