

Outline of the Requirements

The Fire Safety (England) Regulations 2022

The **INTRODUCTION** of the Fire Safety (England) Regulations 2022 last year means that from the **23rd January 2023**, “responsible persons” in control of multi-occupied residential blocks have to ensure inspections are undertaken on a regular basis, that you share essential information with various parties and that you make certain adjustments to how information about your building is posted and made available.

For All Residential Blocks – No Matter What Height

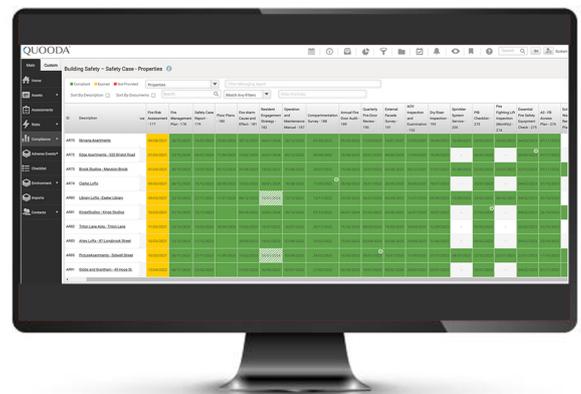
You must display “fire safety instructions” in a conspicuous part of the building. The instructions must be in a comprehensible form that residents can reasonably be expected to understand. The instructions must cover the following matters:

- The evacuation strategy for the building (e.g., stay put or simultaneous evacuation)
- Instructions on how to report a fire (e.g. use of 999 or 112, the correct address to give to the fire and rescue service, etc.)
- Any other instruction that tells residents what they must do when a fire has occurred

These instructions must also be provided directly to new residents as soon as reasonably practicable after they move into their accommodation, as should also be the case if there are any material changes to the instructions (e.g. as a result of alterations to the building). In addition, these instructions should be reissued to all existing residents at periods not exceeding 12 months.

Responsible persons must also provide relevant information about fire doors, including information to all residents to the effect that:

- Fire doors should be shut when not in use
- Residents or their guests should not tamper with self-closing devices on fire doors
- Residents should report any fault with, or damage to, fire doors immediately to the Responsible Person



Again, the information about fire doors must be provided to residents as soon as reasonably practicable after they move into their flat and at periods not exceeding 12 months thereafter.

For Residential Blocks – over 11m in height

(typically a building of five storeys or more)

The responsible person must undertake the following:

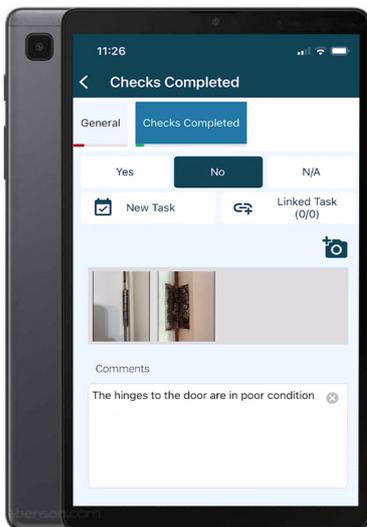
Quarterly (every three months) “Fire Door Checks” for fire doors in the common / communal areas – such as

- Doors to stairways and stairway lobbies
- Cross-corridor doors, which sub-divide corridors
- Doors to storage and electrical equipment cupboards
- Doors to riser shafts, within which various services run

In checking these doors, you must ensure that the doors are effectively self-closing (or, in the case of cupboard and riser doors, are kept locked shut). Self-closing doors should fully close into their frames when the doors are opened at any angle and released.

Annual Tenants Entrance – Fire Door Checks

the responsible person must also use best endeavours to undertake checks of all flat entrance fire doors at periods not exceeding 12 months. You must keep a record of the steps taken to comply with this requirement, including, in any case where access to a flat was not granted for this purpose during any 12-month period, the steps taken to try to gain access. Defects in all fire doors, frames and self-closing devices should be rectified as soon as reasonably practicable and depending on the risks identified.



For Residential Blocks – over 18m in height

(typically a building with 6 / 7 stories or more)

Submit essential fire safety information (electronically) to your local fire and rescue service including:



External Wall Details

You must prepare a record of the design of the external walls of the building, including details of the materials from which they are constructed. You must provide this record to the local fire and rescue service by electronic means. This record must identify the level of risk to which the design and materials of the external walls gives rise, as determined by the fire risk appraisal of the external wall developed under PAS9980. You must also record any mitigating steps that have been taken in respect of that risk.

The government have made it clear that other than in blocks of flats with external walls of traditional masonry construction, unless the above information is readily available and known to be accurate, determining the information required by the Fire Safety (England) Regulations will normally require special skills, not normally held by a typical fire risk assessor engaged to carry out the fire risk assessment required by the Fire Safety Order.

A summary of the construction arrangements of the external walls including any cladding, insulation and supporting structures. In addition, the risks associated with the external wall will need to be provided which can be obtained from your Fire Risk Appraisal of the External Wall (FRAEW), if you haven't undertaken this process, you should at least provide what information you have and then arrange for an FRAEW to be completed.

Secure Information Box Access

You must provide the local fire and rescue service with the details necessary to access the secure information box and must inform the fire and rescue service as soon as practicable if there are any changes to these details.



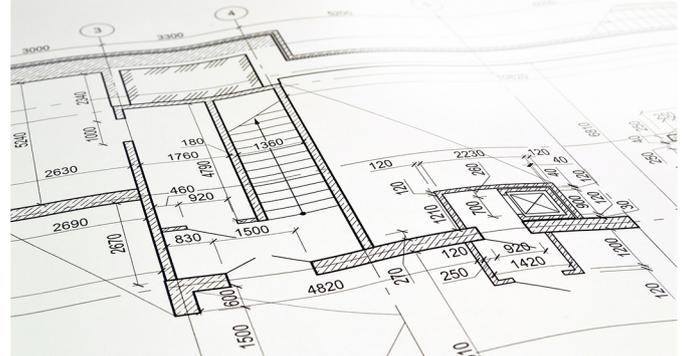
Floor plans and building plans

You must prepare a plan for each floor of a high-rise residential building. The floor plans must, together, identify the location of all lifts (identifying any designed for use by firefighters or for evacuation) and key fire-fighting equipment in the building including rising mains, smoke control systems and fire suppression systems.

In addition, you must prepare a single-page building plan, which shows the following:

- The environs of the building (e.g. the building and its immediate surroundings)
- Details of the use of the building, for example for commercial or residential purposes
- Access for fire and rescue appliances
- The dimensions of the building
- Information on the number of storeys of the building and the number of basement levels (if any)
- Information regarding the presence of maisonettes or scissor section flats
- Inlets for dry rising mains
- Inlets for wet rising mains
- The location of shut-off controls for any sprinkler systems
- Access points for the building
- The location of the secure information box
- The location of the central controls for any smoke control system
- The location of any firefighting shaft
- The location of main stairways in the building
- The location of the controls for any evacuation alert system

You must place a hard copy of the floor plans and the building plan in the secure information box. In addition, you must provide the local fire and rescue service with a copy of these plans by electronic means (i.e., email).



Monthly Inspections

In addition to the information provided to the local fire and rescue service, responsible persons are also required to undertake a series of **monthly inspections of firefighting lifts and other key / essential fire-fighting equipment** including:

- Rising mains
- Smoke control systems
- Fire suppression systems
- Fire detection and fire alarm systems, including any systems linked to other fire safety equipment, such as smoke control systems
- Evacuation alert systems (a visual check of the control and indicating equipment, but not testing of the system)
- Automatic door opening or closing systems linked to fire detection and fire alarm systems

If any of these checks reveal a fault in one of the above systems or equipment, you must take steps to rectify the fault. If the fault cannot be rectified within 24 hours of its discovery, you must, as soon as reasonably practicable, notify the local fire and rescue service by electronic means. You must also then inform them by electronic means when the fault has been rectified. You must keep records of all of these monthly checks. The records of these checks must be accessible to residents of the building.

Wayfinding Signage

Physically, in addition to the above the responsible person should ensure that appropriate **“Wayfinding signage”** is provided so that:

- When firefighters reach the landing of any stairway, there should be signage that clearly indicates to them the floor number on which they are located and the flat numbers on that floor.
- When firefighters use a lift designed for their use to reach floors, the same signage should be clearly visible to them when the lift doors open.
- The signs must be visible both in normal conditions and in low lighting or smoky conditions.

The specification for these signs including the size of lettering, typeface, mounting height and wording is available online at

<https://www.gov.uk/government/publications/fire-safety-england-regulations-2022/fact-sheet-wayfinding-signage-regulation-8>

Premises Information Box

Responsible persons must also install a Secure Information Box to ensure that certain information is readily available for the fire and rescue service. This information should include:

- The name, address and telephone number within the United Kingdom of the Responsible Person
- The name and contact information of such other persons within the United Kingdom as are provided with facilities to, and are permitted to, access the building on behalf of the Responsible Person
- A copy of the floor plans and building plan



You must inspect the secure information box at least annually to ensure that it remains secure and accessible to the fire and rescue service. It is strongly recommended that you also ensure that the information within the box remains accurate.

The box must be positioned at a location in or on the building that is readily accessible to the fire and rescue service. The box must be capable of containing the documents required by these Regulations, and it must be reasonably secure from unauthorised access and vandalism.

Ark has range of flexible solutions, software and services to meet the needs of these requirements along with the Building Safety Act and associated legislation.

Contact us at info@arkworkplacerisk.com or call us on +44 (0)20 7397 1450 to find out how we can support you with our range of flexible solutions, software and services to meet the needs of this requirement and the Building Safety Act 2022.