



Multi-occupied RESIDENTIAL buildings

Applicable Under Article 24 of Regulatory Reform Order 2005 (including Articles 8, 11, and 17)

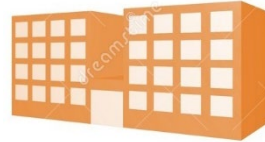
The Fire Safety Act 2021

The Fire Safety (England) 2022 Regulations



Two or more sets of **DOMESTIC** premises up to **11m (4 floors)** the **Responsible Person** will be required to provide:

1. Fire safety instructions to residents, including instructions on how to report a fire, and what a resident must do once a fire has occurred, based on the evacuation strategy for the building.
2. Residents with information on the importance of fire doors in fire safety.
3. **Inspection and maintenance of Fire Doors will be dependent on the building layout and any means of escape but be required under The Fire Safety Act 2021, RRO and BS9999 (Annual and 6 monthly checks)**



For **RESIDENTIAL** buildings **OVER 11m (4 floors)**, the **Responsible Person** will be required to:

1. Provide fire safety instructions and fire door information.
2. **Undertake Annual inspection checks of flat entrance doors and quarterly checks of all fire doors in the common parts.**



For **RESIDENTIAL** buildings of at least **18m or seven or more stores**, the **Responsible Person** will be required to:

1. Provide fire safety instructions, fire door information, and **undertake fire door checks**
2. Install and maintain a secure information box in the building
3. Provide up to date electronic floor plans for the local Fire & Rescue Service and store a copy in the Information Box
4. Send information regarding the design and materials in the external wall to the Local Fire and Rescue
5. Undertake monthly checks on firefighting lifts, evacuation lifts and check the functionality of other key pieces of firefighting equipment.
6. Install Way Finding signage that is visible in low light or smoky conditions.

What is classed as “Residential”?

1. Under BS9991 a Residential building is defined as:

a) **dwelling** (single-family dwelling houses, self-contained flats or maisonettes);

b) **residential accommodation blocks** (e.g., for students or hospital staff), with individual bedrooms and the provision of kitchen/sanitary facilities constructed within a fire compartment.

c) **specialized housing**- Sheltered/retirement independent living (own front door), Very sheltered/assisted living, independent living with managed on-site care and support services, extra care independent living with managed on-site care and support service, Close care housing Independent living with on-site care and support linked to a care home and retirement villages”.

2. The Fire Safety Act 2021 clarifies that:

The responsible person or duty holder for multi-occupied, residential buildings must “manage and reduce the risk of fire” posed by the building’s structure, and most notably individual occupants’ entrance doors.

3. Are “Commercial” premises included?

Any commercial premises **WITHOUT** any multi-occupied residential flats or apartments would be excluded from the above rules. However, this does NOT exclude them from carrying out inspection checks on their fire doors. Articles 8, 11, and 17 still apply to ALL commercial premises specifically to:

Article 8 - Duty to take general fire precautions

“(a) take such general fire precautions as will ensure, so far as is reasonably practicable, the safety of any of his employees; and

(b) in relation to relevant persons who are not his employees, take such general fire precautions as may reasonably be required in the circumstances of the case to ensure that the premises are safe.”

Article 11 - Fire safety arrangements

“(1) The responsible person must make and give effect to such arrangements as are appropriate, having regard to the size of his undertaking and the nature of its activities, for the effective planning, organisation, control, monitoring and review of the preventive and protective measures.”

Article 17 – Maintenance

“(1) Where necessary in order to safeguard the safety of relevant persons the responsible person must ensure that the premises and any facilities, equipment and devices provided are subject to a suitable system of maintenance and are maintained in an efficient state, in efficient working order and in good repair.

4. What is the standard requirement for inspection checks for Fire Doors?

Under BS9999 Annex I.6.2. “All Fire Doors should be inspected every 6 months”.

Fire Door Inspections - Fire Compartmentation & Stopping Surveys – Fire Risk Assessments – Fire Training

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