

# **DO I NEED A FIRE DETECTION & FIRE ALARM SYSTEM AND EMERGENCY LIGHTING SYSTEM?**

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 **HOCHIKI**  
**WHITEPAPER**

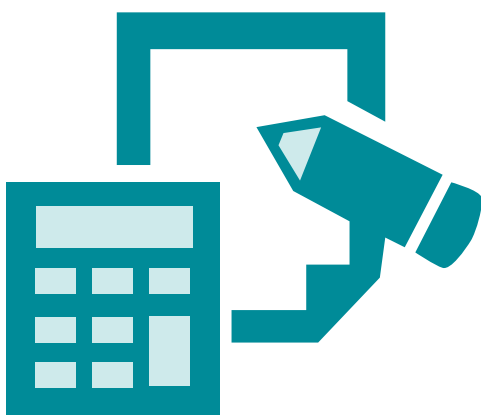
# L E G I S L A T I O N

## The Regulatory Reform (Fire Safety) Order 2005

The Order applies in England and Wales. It covers general fire precautions and other fire safety duties which are needed to protect relevant persons in case of fire in and around most premises.

The Order requires fire precautions to be put in place where necessary and to the extent that it is reasonable and practicable in the circumstances of the case.

Responsibility for complying with the Order rests with the responsible person. In a workplace, this is the employer and any other person who may have control of any part of the premises, e.g. the occupier or owner. In all other premises the person or people in control of the premises will be responsible. If there is more than one responsible person in any type of premises (e.g. a multi-occupied complex), all must take all reasonable steps to co-operate and co-ordinate with each other.



**If you are the responsible person you must carry out a fire risk assessment which must focus on the safety in case of fire of all relevant persons.**

It should pay particular attention to those at special risk, such as disabled people, those who you know have special needs and young persons and must include consideration of any dangerous substance liable to be on the premises. Your fire risk assessment will help you identify risks that can be removed or reduced and to decide the nature and extent of the general fire precautions you need to take.

If your organisation employs five or more people, your premises are licensed, or an alterations notice is in force, you must record the significant findings of the assessment. It is good practice to record your significant findings in any case.

# There are other fire safety duties you need to comply with:

You must provide your employees with clear and relevant information on the risks to them identified by the fire risk assessment, about the measures you have taken to prevent fires, and how these measures will protect them if a fire breaks out.

You must consult your employees (or their elected representatives) about nominating people to carry out particular roles in connection with fire safety and about proposals for improving the fire precautions.

You must, before you employ a child, provide a parent with clear and relevant information on the risks to that child identified by the risk assessment, the measures you have put in place to prevent/protect them from fire and inform any other responsible person of any risks to that child arising from their undertaking.

You must inform non-employees, such as temporary or contract workers, of the relevant risks to them, and provide them with information about who are the nominated competent persons, and about the fire safety procedures for the premises.

You must co-operate and co-ordinate with other responsible persons who also have premises in the building, inform them of any significant risks you find and how you will seek to reduce/control those risks which might affect the safety of their employees.

You must provide the employer of any person from an outside organisation who is working in your premises (e.g. an agency providing temporary staff) with clear and relevant information on the risks to those employees and the preventive and protective measures taken. You must also provide those employees with appropriate instructions and relevant information about the risks to them.

## There are other fire safety duties you need to comply with continued:

If you are not the employer but have any control of premises which contain more than one workplace, you are also responsible for ensuring that the requirements of the Order are complied with in those parts over which you have control.

You must establish a suitable means of contacting the emergency services and provide them with any relevant information about dangerous substances.

You must consider the presence of any dangerous substances and the risk this presents to relevant persons from fire.






Your employees must co-operate with you to ensure the workplace is safe from fire and its effects, and must not do anything that will place themselves or other people at risk.

You must ensure that the premises and any equipment provided in connection with firefighting, fire detection and warning, or emergency routes and exits are covered by a suitable system of maintenance and are maintained by a competent person in an efficient state, in efficient working order and in good repair.

You must appoint one or more competent persons, depending on the size and use of your premises, to carry out any of the preventive and protective measures required by the Order (you can nominate yourself for this purpose). A competent person is someone with enough training and experience or knowledge and other qualities to be able to implement these measures properly.

## Fire Risk Assessment

**There are five elements to a fire risk assessment:**

-  Identify fire hazards
-  Identify people at risk
-  Evaluate, remove, reduce and protect from risk
-  Record, plan, inform, instruct and train
-  Keep the assessment under review and revise when required

Fire risk assessments consist not only of an organised physical check of all parts of the premises within scope but also

**A CAREFUL EXAMINATION OF  
MANAGEMENT,  
MAINTENANCE,  
TEST REGIMES,  
FIRE SAFETY PROCEDURES,  
FIRE TRAINING AND  
THE KEEPING OF APPROPRIATE RECORDS.**



### Fire Detection & Alarm System Requirement

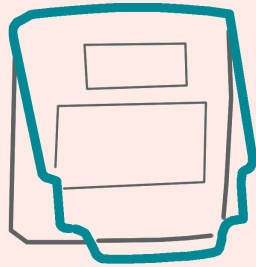
As detailed above it is a requirement to provide fire detection and warning within a building. It is also a requirement to carry out a fire risk assessment.

A fire risk assessment would detail if there is a requirement for a fire detection & alarm system to be installed and maintained within the building in line with the following code of practice: **BS5839-1:2013**

The above mentioned British Standard details a number of different categories of fire detection & alarm systems.

# Categories

Please find below a reference table for the system categories as detailed within BS5839-1:2013



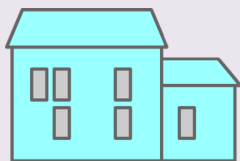
## CATEGORY M SYSTEMS

These are manual systems and therefore incorporate no automatic fire detectors.



## CATEGORY P SYSTEMS

These are automatic fire detection systems intended for the protection of property. There are then two subcategories, namely:



## CATEGORY P1 SYSTEMS

Systems installed throughout all areas of the building.

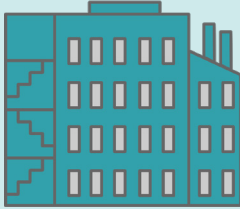


## CATEGORY P2 SYSTEMS

Systems installed only in defined parts of the building.

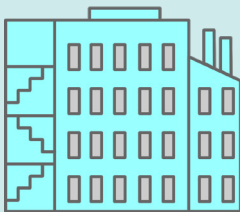
# Categories

Please find below a reference table for the system categories as detailed within BS5839-1:2013



## CATEGORY L SYSTEMS

These are automatic fire detection systems intended for the protection of life. They are further subdivided into the following subcategories of system as follows.



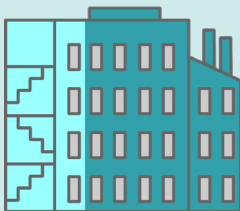
## CATEGORY L1

Systems installed throughout all areas of the building.



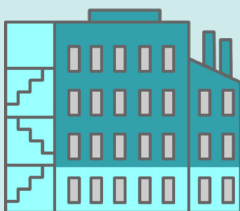
## CATEGORY L2

Systems installed only in defined parts of the building, including all parts necessary to satisfy the recommendations of the code for a Category L3 system.



## CATEGORY L3

Systems designed to give warning of fire at an early enough stage to enable all occupants, other than, possibly, those in the room of fire origin, to escape safely, before the escape route is impassable owing to the presence of fire, smoke or toxic gases.



## CATEGORY L4

Systems installed within those parts of the escape routes comprising circulation areas and circulation spaces, such as corridors and stairways.



## CATEGORY L5

Systems which the protected area(s) and/or the location of detectors is designed to satisfy a specific fire safety objective (other than that of a Category L1, L2, L3 or L4 system).

# Emergency Lighting

The fire risk assessment would detail the requirement for an emergency lighting system to be installed and maintained within the building in line with the following code of practice:

**BS 5266-1:2016**

An emergency escape lighting system should normally cover the following:

	<b>EACH EXIT DOOR</b>
<b>ESCAPE ROUTES</b>	<b>FIRE FIGHTING EQUIPMENT</b>
<b>INTERSECTIONS OF CORRIDORS</b>	<b>TOILET ACCOMMODATION EXCEEDING 8M<sup>2</sup></b>
<b>OUTSIDE EACH FINAL EXIT AND ON EXTERNAL ESCAPE ROUTES</b>	<b>AREAS IN THE PREMISES GREATER THAN 60 M<sup>2</sup></b>
<b>EMERGENCY ESCAPE SIGNS</b>	<b>FIRE ALARM CALL POINTS</b>
<b>STAIRWAYS SO THAT EACH FLIGHT RECEIVES ADEQUATE LIGHT</b>	<b>EQUIPMENT THAT WOULD NEED TO BE SHUT DOWN IN AN EMERGENCY (EG. GAS SHUT OFF VALVES)</b>
<b>CHANGES IN FLOOR LEVEL</b>	<b>WINDOWLESS ROOMS</b>

## Associated risk to those who do not implement the recommendations of a fire risk assessment

The above legislation is enforced by the Fire and Rescue Authority for the area in which the premises are situated. They can call and inspect your premises at any time without prior warning or notification.