

MARLOWE

FIRE & SECURITY



Marlowe Fire &
Security

Fire Safety Review

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Introduction

In 2023, new fire safety legislation was introduced for both residential and commercial properties. We understand that it can be complex and confusing, which is why we have created this document to simplify the changes and help you stay compliant.

We've simplified the Fire Safety Regulations 2022, breaking down the complex information into clear, easily understandable and digestible segments. Our aim was to make these regulations accessible to everyone, ensuring that individuals and organizations can comprehend and implement fire safety measures without any confusion or difficulty. By distilling the regulations into simpler language and presenting them in a clear and concise manner, we hope to empower people with the knowledge and understanding necessary to ensure the safety of themselves and others in the face of potential fire hazards.

Part 1 LEGISLATION

1.1 Background to the Fire Safety (England) Regulations 2022

The devastating fire at Grenfell Tower in 2017 resulted in 72 tragic deaths and prompted a Public Inquiry by the Government.

The findings of Phase 1, published in October 2019, were pivotal in outlining recommendations to prevent such tragedies from happening again. Following promises to put these recommendations into action, the Government has introduced new regulations known as the Fire Safety (England) Regulations 2022, which include extended duties under the Regulatory Reform (Fire Safety) Order 2005.

1.2 The regulations came into force on January 23rd 2023 with the introduction of the Fire Safety (England) Regulations 2022

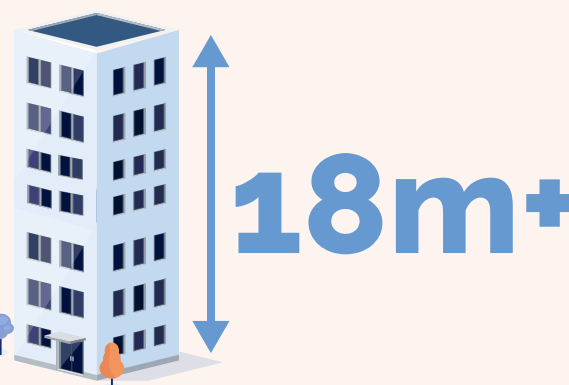
In all multi-occupied residential buildings, the regulations require responsible persons to provide residents with fire safety instructions and information on the importance of fire doors. The regulations apply to existing buildings and requirements for new buildings may be different.

In high-rise residential buildings, responsible persons are required to:

Building plans: provide their local Fire and Rescue Service with up-to-date electronic building floor plans and place a hard copy of these plans, alongside a single page building plan which identifies key firefighting equipment, in a secure information box on site.

External wall systems: provide their local Fire and Rescue Service with information about the design and materials of a high-rise building's external wall system and to inform the Fire and Rescue Service of any material changes to these walls. Also, they will be required to provide information in relation to the level of risk that the design and materials of the external wall structure gives rise to and any mitigating steps taken.

Lifts and other key firefighting equipment: undertake monthly checks on the operation of lifts intended for use by firefighters and evacuation lifts in their building and to check the functionality of other key pieces of firefighting equipment. They must also report any defective lifts or equipment



to their local Fire and Rescue Service as soon as possible after detection if the fault cannot be fixed within 24 hours, and to record the outcome of checks and make them available to residents and occupants.

By providing this information, it helps the fire and rescue services to identify any equipment faults that both residents and firefighters rely on for their safety. This allows them to factor in these issues when planning their operational response.

Secure premises information boxes: install and maintain a secure premises information box in their building. This box must contain the name and contact details of the responsible person and hard copies of the building floor plans and any key fire safety systems..

Wayfinding signage: install signage visible in normal conditions and low light or smoky conditions that identifies flat and floor numbers in each landing within stairwells and in a prominent place in all lobbies of relevant buildings.

In residential buildings with storeys over 11 metres in height, responsible persons are required to:

Fire doors: undertake annual checks of flat entrance doors and quarterly checks of all fire doors in the common parts.



In all multi-occupied residential buildings with 2 or more sets of domestic premises, responsible persons are required to:

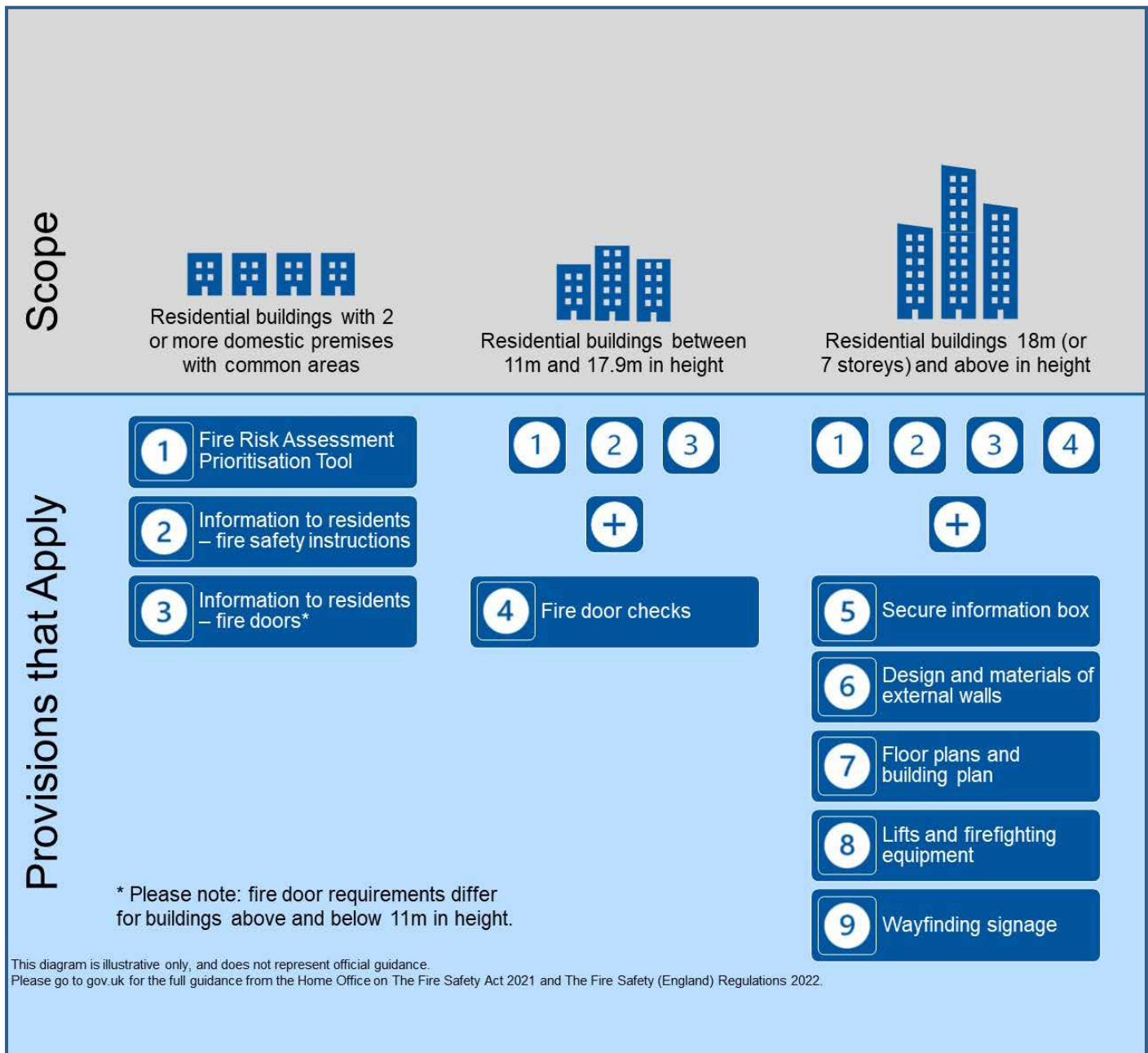
Fire safety instructions: provide relevant fire safety instructions to their residents, which will include instructions on how to report a fire and any other instruction which sets out what a resident must do once a fire has occurred, based on the evacuation strategy for the building.



Fire door information: provide residents with information relating to the importance of fire doors in maintaining fire safety.

Whilst this does not apply to commercial properties, responsible persons are encouraged to undertake façade inspections on these properties too.

The Fire Safety (England) Regulations 2022 Diagram



1.3 Building Safety Act 2022

The new new UK legislation changes the way residential buildings are built and maintained, while protecting the rights of leaseholders. The Act will impact all levels of the industry imposing wideranging new duties designed to increase the accountability, transparency and oversight of industry participants and the construction and development of higher-risk buildings. Whilst the provisions of the Act apply to dutyholders in England, there are also provisions that apply to Wales, Scotland and Northern Ireland.

1.4 New fire safety guidance came into force on 1st October 2023

New fire safety legal provisions within section 156 of the Building Safety Act 2022 (BSA) were laid in Parliament, and the vast majority of these provisions came into force as secondary legislation is developed.

Section 156 of the BSA makes important changes to the Regulatory Reform (Fire Safety) Order 2005 (FSO) to improve fire safety standards across FSO regulated buildings, which is part of the Home Office's fire safety reform program. This is Phase 3 of the program, building on the achievements of the Fire Safety Act 2021 and the Fire Safety (England) Regulations 2022.

Phase 3 further strengthens fire safety in all FSO regulated premises by:

- Improving cooperation and coordination between responsible persons (RPs)
- Increasing requirements in relation to the recording and sharing of fire safety information thus creating a continual record throughout a building's lifespan
- Making it easier for enforcement authorities to take action against non-compliance
- Ensuring residents have access to comprehensive information about fire safety in their building

The Government will provide more information on this in the coming months and we will continue to update our customers on these developments.

The Latest...

1.5 Fire safety: guidance for those with legal duties

The Government has released guidance documents that bring together fire safety regulations in one place. This empowers those responsible for fire safety in buildings to meet their legal obligations with confidence. These include:

- Legislative guidance
- Fire risk assessment checklist
- Guidance for evacuating disabled persons
- Guidance for fire safety in small premises
- Guidance for residential buildings under the Fire Safety Order
- Guidance for non-domestic premises
- Guidance for livestock premises
- Guidance for workplaces where people sleep
- Guidance for places of assembly

Part 2

HOW CAN MARLOWE FIRE & SECURITY HELP?

2.1 Our commitment to you

Here at Marlowe Fire & Security we are absolutely committed to helping you meet your legal obligations and ensure your compliance.

You can benefit from our dedicated in-house fire compliance expertise and over 600 skilled nationwide engineers to design, install and maintain your fire safety systems – keeping you and your business or residence compliant and your people and property safe from the risk of fire.

We provide a total life safety solution by carefully matching technology to application so our entire range of services are designed specifically with preventing, detecting and containing fire, enabling a safe and timely escape for all.

2.2 Which regulations can Marlowe Fire & Security help with?

Regulation 7: Lifts and Essential Fire-fighting Equipment

In accordance with Regulation 7 of the Fire Safety (England) Regulations 2022, it is required for the responsible persons of high-rise residential buildings to conduct monthly routine checks on specific fire safety equipment.

Equipment that must be checked and reported on includes:

- Lifts for use by fire fighters, evacuation lifts
- Inlets and outlets for dry or wet-rising mains
- Smoke control systems
- Suppression systems
- Fire detection and fire alarm systems including any detectors linked to ancillary equipment such as smoke control systems (in the common parts)
- Evacuation alert systems
- Automatic door release mechanisms linked to fire alarm systems.

Regulation 7: How Marlowe Fire & Security Can Help

Marlowe Fire & Security provides a comprehensive range of services in accordance with Regulation 7 of the Fire Safety (England) Regulations 2022, specifically catering to the fire safety equipment required for high-rise residential buildings.

Our expert team is equipped to conduct quarterly or annual routine checks on various crucial fire safety equipment. This includes inlets and outlets for dry or wet-rising mains, smoke control systems, suppression systems, fire detection and fire alarm systems including linked detectors and ancillary equipment, evacuation alert systems and automatic door release mechanisms linked to fire alarm systems.

Additionally, we can install and maintain secure premises information boxes and supply wayfinding signage.

With our knowledge and experience, we ensure that all these firefighting equipment components are meticulously inspected and maintained to guarantee their optimal functionality and compliance with regulations. Marlowe Fire & Security is committed to providing trusted, reliable services to enhance the fire safety of high-rise residential buildings.

Regulation 10: Fire doors

Regulation 10 of the Fire Safety (England) Regulations 2022 focuses on fire doors in multi-occupied residential buildings with a height of over 11 meters.

Regulation 10: How Marlowe Fire & Security Can Help

Marlowe Fire & Security provides a comprehensive fire door safety service. With our expertise and experience in the field, we offer professional inspections, maintenance and compliance solutions. Marlowe Fire & Security's team of highly trained professionals possess in-depth knowledge of fire door regulations and standards.

We also conduct thorough inspections, identifying any potential issues or non-compliance, and provide necessary repairs or replacements. Our commitment to quality and safety ensures that fire doors meet all required standards, offering reliable protection for lives and property.

Fire door safety, inspections, and compliance are of utmost importance for ensuring the protection of lives and property in the event of a fire. Fire doors play a critical role in compartmentalising a building and preventing the spread of flames, smoke and toxic gases.

They act as a vital barrier, allowing occupants to evacuate safely and granting valuable time for emergency services to control the situation.

Regular inspections and maintenance of fire doors are essential to verify their functionality and adherence to safety standards. Compliance with fire door regulations, such as the British Standard (BS) 476 and Building Regulations, is crucial to guarantee that these doors are properly constructed, installed and maintained.

By prioritising fire door safety, inspections and compliance, you can significantly enhance fire prevention and protection measures, ensuring the well-being of inhabitants and the preservation of valuable assets.

Did you know? Any breach of the regulations is a criminal offence if the breach places people at risk of death or serious injury in the event of fire?

The services we offer to you

FIRE SYSTEMS

- Accessible Toilet Alarms & Disabled Refuge
- Aspirating Systems
- Automatic Opening Vents (AOVs)
- Emergency Lighting
- Emergency Voice Communication (EVC) Systems
- Fire Detection & Alarm Systems
- Public Address Voice Alarms

FIRE SUPPRESSION

- Commercial Sprinkler Systems
- Dry/Wet Risers
- Fire Hydrants
- Gas Fire Suppression
- Kitchen Fire Suppression
- Residential Sprinkler Systems
- Room Integrity Testing
- Sauna Fire Suppression

FIRE EXTINGUISHERS & FIRE SAFETY EQUIPMENT

- Fire Blankets
- Fire Extinguishers
- Fire Hose Reels
- Fire Safety Signage

PASSIVE FIRE PROTECTION

- Fire Compartmentation
- Fire Dampers
- Fire Doors
- Fire Stopping

FIRE RISK ASSESSMENT & TRAINING

- Fire Risk Assessment
- Fire Marshal Training
- Fire Safety Awareness Training

SERVICES

- Fire Alarm Monitoring
- Technical Support Desk

Our customers benefit from the peace of mind that comes from partnering with a trusted, reliable provider of specialist fire life safety and with a full suite of services to choose from you can rest assured that we have the in-house knowledge and expertise to deliver on our promise.

Please visit our website for the full range of fire safety consultancy services we can offer.

Part 3

MAINTAINING STANDARDS OF EXCELLENCE

3.1 Compliance. Assured.

Our professional competency is underpinned by our Company approvals and certification. We maintain the premier certifications available to our industry and are subject to rigorous and regular third party audits. You can be assured that our team of Designers, Installers and Service Engineers operate to the highest standards in accordance with the latest Regulations and British Standards.



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