



Fire Safety (England) Regulations 2022

Duties of the Responsible Person

Ian McGregor

The Fire Safety (England) Regulations 2022

Came into force - 23 January 2023

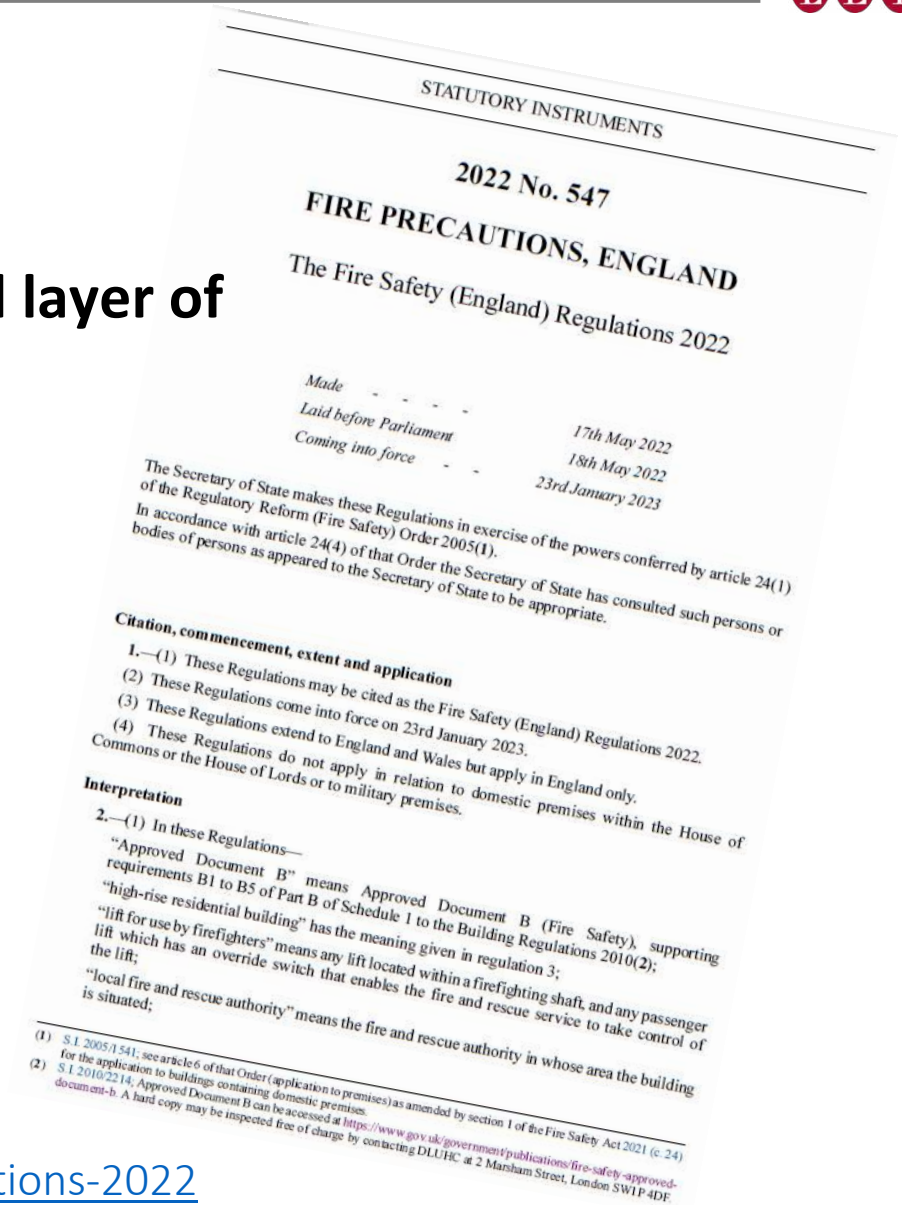
Reinforces the 'Fire Safety Order'¹ with an additional layer of specific legislative requirements.

Applies to buildings which contain two or more domestic premises with common evacuation routes, and gives additional requirements for high-rise residential buildings (HRRBs) – at least 18 m travel above ground or has 7, or more, storeys.

1. The Regulatory Reform (Fire Safety) Order 2005

 Guidance:

<https://www.gov.uk/government/publications/fire-safety-england-regulations-2022>



The Fire Safety (England) Regulations 2022

Duties of the Responsible Person

Regulation 4 - Secure information box

Regulation 5 - Design and materials of external walls

Regulation 6 - Floor plans and building plan


Regulation 7 - Lifts and essential fire-fighting equipment

Regulation 8 - Wayfinding signage

Regulation 9 - Information to residents

Regulation 10 - Fire Doors

Regulation 11 - Provision of documents to local fire and rescue authority

The focus of this presentation.
It uses direct quotes from 
and gives various web-links to allow
people to research the information in
further detail.

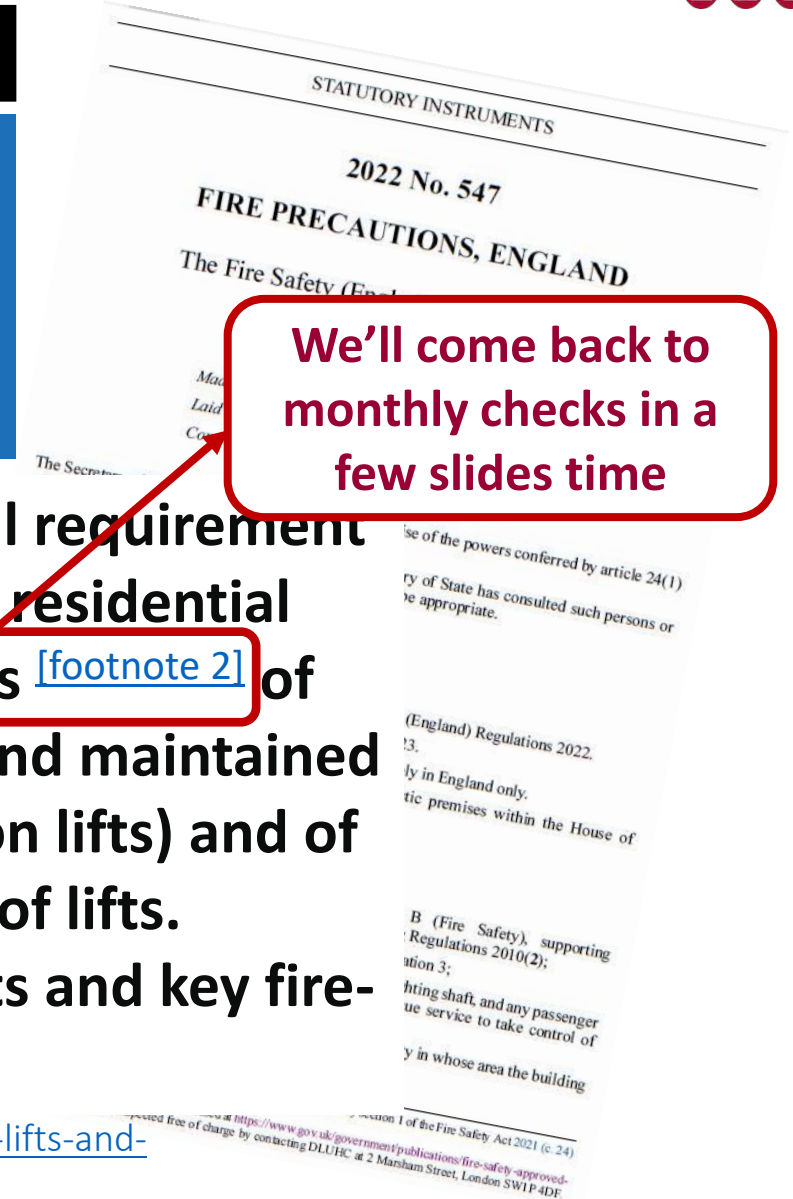
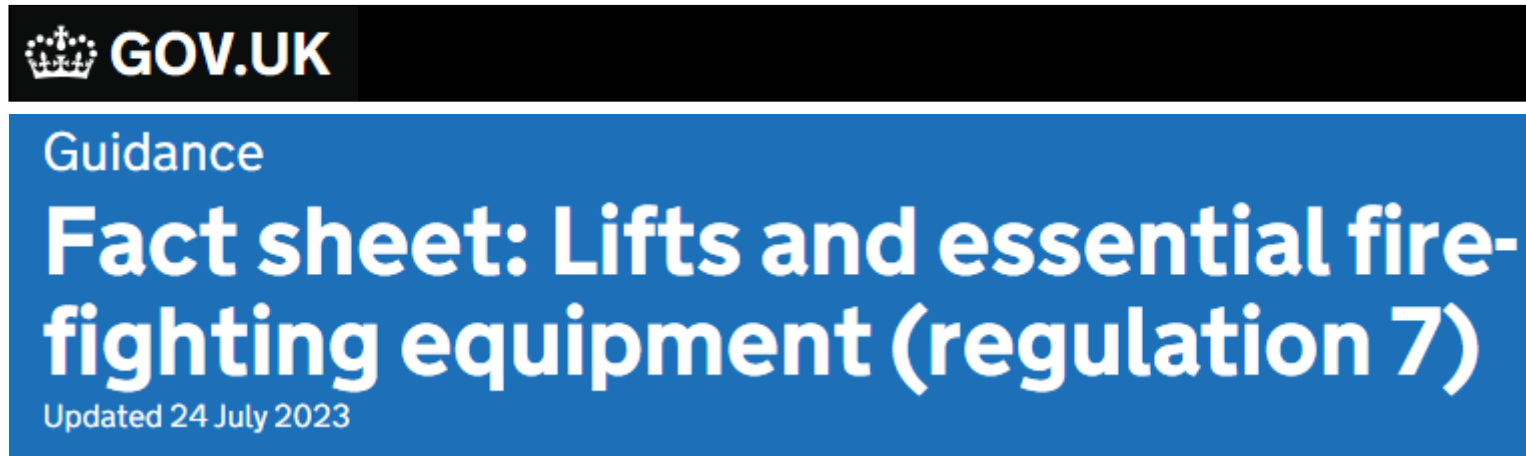
STATUTORY INSTRUMENTS
2022 No. 547
FIRE PRECAUTIONS (ENGLAND) REGULATIONS 2022
The Secretary of State makes these Regulations in exercise of the powers conferred by article 24(1) of the Regulatory Reform (Fire Safety) Order 2005(1).
In accordance with paragraph 1(1) of that Order the Secretary of State has consulted such persons or bodies as appear to him to be appropriate.
Made - - - - -
Laid before Parliament - - - - -
23rd January 2023

Citation, commencement, extent and application
1.—(1) These Regulations may be cited as the Fire Safety (England) Regulations 2022.
(2) These Regulations come into force on 23rd January 2023.
(3) These Regulations extend to England and Wales but apply in England only.
(4) These Regulations do not apply in relation to domestic premises within the House of Commons or the House of Lords or to military premises.

Interpretation
2.—(1) In these Regulations—
“Approved Document B” means Approved Document B (Fire Safety), supporting regulation 11 to BS of Part B of Schedule 1 to the Building Regulations 2010(2);
“fire residential building” has the meaning given in regulation 3;
“lift for use by firefighters” means any lift located within a firefighting shaft, and any passenger lift which has an override switch that enables the fire and rescue service to take control of the lift;
“local fire and rescue authority” means the fire and rescue authority in whose area the building is situated;

(1) S.I. 2005/1541; see article 6 of that Order (application to premises) as amended by section 1 of the Fire Safety Act 2021 (c. 24) for the application to buildings containing domestic premises.
(2) S.I. 2010/2214; Approved Document B can be accessed at <https://www.gov.uk/government/publications/fire-safety-approved-document-b>. A hard copy may be inspected free of charge by contacting DLUHC at 2 Marsham Street, London SW1P 4DF.

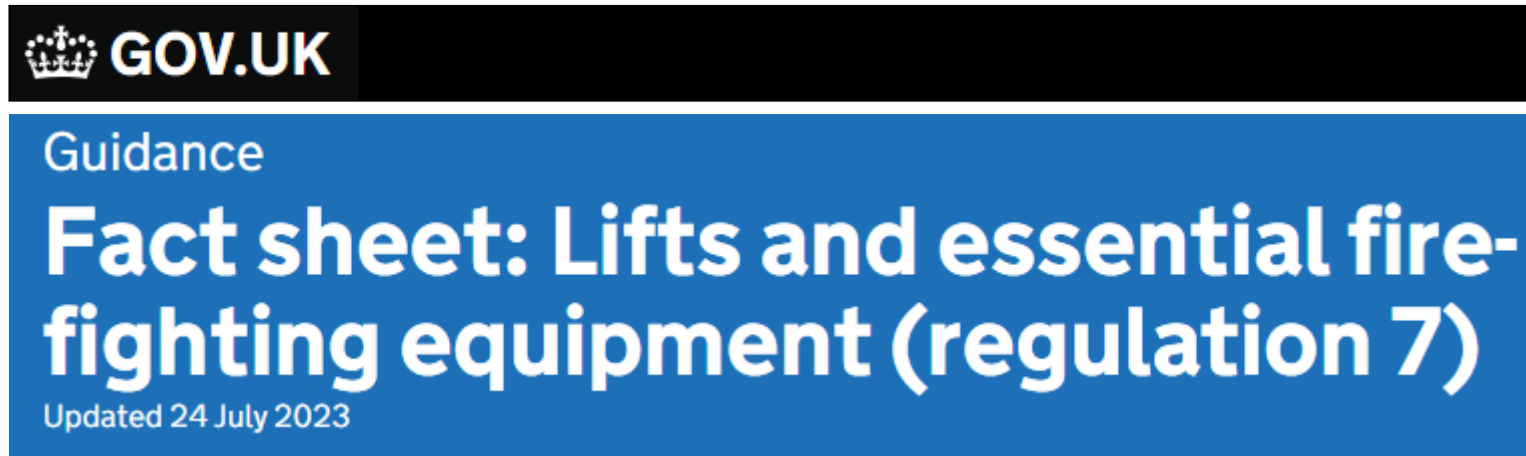
Regulation 7 – Lifts and essential fire-fighting equipment



“The Fire Safety (England) Regulations 2022 made it a legal requirement from 23 January 2023 for responsible persons in high-rise residential buildings [\[footnote 1\]](#) to undertake additional **monthly checks** [\[footnote 2\]](#) of any lifts within the building that are designed, installed and maintained to be used by fire-fighters (with the addition of evacuation lifts) and of the mechanism which allows fire-fighters to take control of lifts. Monthly checks are also be required on all evacuation lifts and key fire-fighting equipment (which is defined in the regulations).”

<https://www.gov.uk/government/publications/fire-safety-england-regulations-2022/fact-sheet-lifts-and-essential-fire-fighting-equipment-regulation-7>

Regulation 7 – Lifts and essential fire-fighting equipment



“Requirement to check fire-fighting equipment”

“The responsible person is required to check other essential firefighting equipment once a month and take necessary steps to fix them Guidance specifies which pieces of equipment are subject to a visual inspection or other check, but it is not the intention of these regulations to require responsible persons to engage specialists to undertake these checks.”

<https://www.gov.uk/government/publications/check-your-fire-safety-responsibilities-under-the-fire-safety-england-regulations-2022/check-your-fire-safety-responsibilities-under-the-fire-safety-england-regulations-2022>

<https://www.gov.uk/government/publications/fire-safety-england-regulations-2022/fact-sheet-lifts-and-essential-fire-fighting-equipment-regulation-7>

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Regulation 7 – Lifts and essential fire-fighting equipment

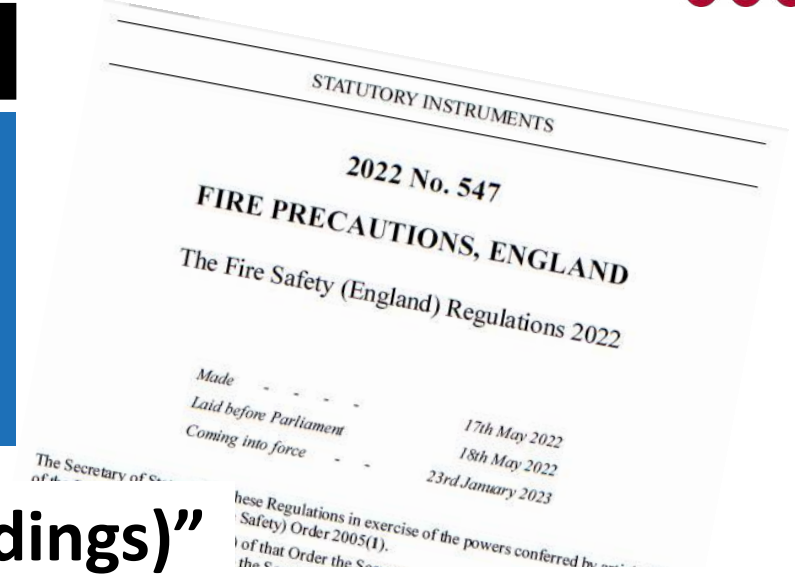


“Lifts”

“The **monthly check** will involve operation of the firefighters’ switch (or evacuation lift switch) to ensure that it causes the lift to return to the fire and rescue service access (or evacuation) level, after which it can be operated only by the controls within the car. It should then be ensured that these controls enable the lift to be taken to an upper floor, on which the doors can then be opened and closed from within the car. You should also ensure, by means of a random check, that the landing controls are disabled and cannot call the lift to the floor in question.”

<https://www.gov.uk/government/publications/check-your-fire-safety-responsibilities-under-the-fire-safety-england-regulations-2022/check-your-fire-safety-responsibilities-under-the-fire-safety-england-regulations-2022>

Regulation 7 – Lifts and essential fire-fighting equipment



“Duties of the Responsible Person (High-rise buildings)”

“There are a few requirements for premises of this height that require information to be sent electronically to your local fire and rescue service. The [National Fire Chiefs Council \(NFCC\)](#) can signpost you to your local service. In addition, it will have information on what type of file size and format they can take, and what email address to use.”

<https://www.nationalfirechiefs.org.uk/Information-sharing-with-fire-and-rescue-services>

<https://www.gov.uk/government/publications/check-your-fire-safety-responsibilities-under-the-fire-safety-england-regulations-2022/check-your-fire-safety-responsibilities-under-the-fire-safety-england-regulations-2022>

Regulation 7 – Lifts and essential fire-fighting equipment

“Duties of the Responsible Person (High-rise buildings)”



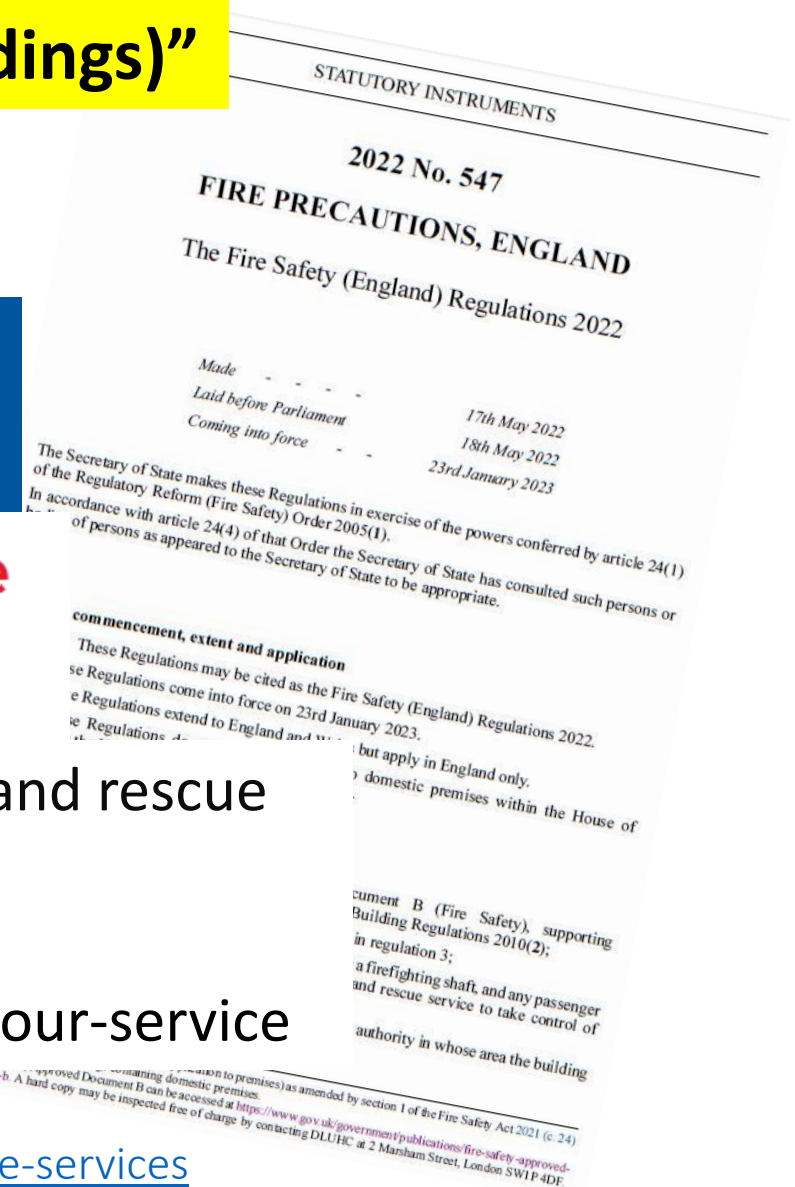
Fire Safety (England) Regulations 2022

Information sharing with local fire and rescue services

The NFCC website provides a search tool, and links to fire and rescue websites.

<https://fireengland.uk/your-fire-and-rescue-service/find-your-service>

<https://www.nationalfirechiefs.org.uk/Information-sharing-with-fire-and-rescue-services>



Regulation 7 – Lifts and essential fire-fighting equipment

“Duties of the Responsible Person (High-rise buildings)”



Reporting sites are mainly local Fire & Rescue Services, however some are being managed by local councils.

The example on the right is Derbyshire Fire & Rescue.

Fire Safety (England) Regulations 2022

Commencing January 2023, the [Fire Safety \(England\) Regulations 2022](#) will make it a requirement in law for responsible persons of high-rise residential buildings to provide information to fire and rescue services to assist them in planning for and responding to a fire in their building. A high-rise residential building is defined as a building containing two or more sets of domestic premises that is at least 18 metres tall or has at least seven storeys.

An illustration of how to measure the height of a building can be found in [The Building Regulations 2010](#) document on page 144 (Diagram D6).

Submitting information

For guidance on the information which must be shared with Derbyshire FRS, click on the appropriate link below.



Submit floor and building plans

Information on preparation, storage and sharing of floor and building plans.



Submit record of external wall

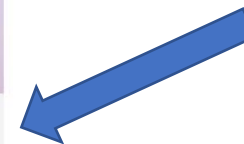
Submit a record of the design and construction of external walls.



Report fault or repair to equipment

Report a fault or repair with fire safety equipment.

Lift faults, and completion of repairs, are reported here



<https://www.nationalfirechiefs.org.uk/Information-sharing-with-fire-and-rescue-services>

Regulation 7 – Lifts and essential fire-fighting equipment

 GOV.UK

Guidance

Fact sheet: Lifts and essential fire-fighting equipment (regulation 7)

Updated 24 July 2023

**Returning to the
Monthly Checks**

The Fire Safety (England) Regulations 2022 made it a legal requirement from 23 January 2023 for responsible persons in high-rise residential buildings^{[\[footnote 1\]](#)} to undertake additional monthly checks^{[\[footnote 2\]](#)} of any lifts within the building that are designed, installed and maintained to be used by fire-fighters (with the addition of evacuation lifts) and of the mechanism which allows fire-fighters to take control of lifts. Monthly checks are also be required on all evacuation lifts and key fire-fighting equipment (which is defined in the regulations).

<https://www.gov.uk/government/publications/fire-safety-england-regulations-2022>

Regulation 7 – Lifts and essential fire-fighting equipment



Guidance

Fact sheet: Lifts and essential fire-fighting equipment (regulation 7)

Updated 24 July 2023

The Fire Safety (England) Regulations 2022 made it a legal requirement from 23 January 2023 for responsible persons in high-rise residential buildings^[footnote 1] to undertake additional monthly checks^[footnote 2] of any lifts within the building that are designed, installed and maintained to be used by fire-fighters (with the addition of evacuation lifts) and of the mechanism which allows fire-fighters to take control of lifts. Monthly checks are also be required on all evacuation lifts and key fire-fighting equipment (which is defined in the regulations).

1. As defined in The Fire Safety (England) Regulations 2022 as a building at least 18 metres in height or at least seven storeys. ↵

2. Checks should follow BS 8899 (once revised) but in the meantime advice on checks can be found on the [Lift and Escalator Industry Association \(LEIA\) website \(PDF, 189KB\)](#). ↵

Expected 2027



Lift and Escalator Industry Association (LEIA) Publication
December 2022 - revised July 2023 with FAQ

Lift & Escalator Owner News

Subject: Fire Safety (England) Regulations 2022 – checks of lifts

The Fire Safety (England) Regulations 2022 came into force on 23 January 2023 and places duties on the “responsible person” in a residential building (defined as a building which contains two or more sets of domestic premises). The regulations have been made under the Regulatory Reform (Fire Safety) Order 2005 which already requires responsible persons to ensure lifts for firefighters use and evacuation lifts have a suitable system of maintenance.

The following is intended to assist responsible persons with their duties in relation to lifts. Some apply to a high-rise residential building which is a building containing two or more sets of domestic premises that is at least 18 m above ground level or has at least seven storeys.

Floor plans and building plan to identify location of all lifts – regulation 6
The responsible person must prepare (and keep updated) a plan for each floor of a high-rise residential building, place a copy in the secure information box. The floor plans must identify the location of all lifts and identify any lift for use by firefighters or an evacuation lift. See also our guidance on [Identifying lifts for fire service use & evacuation lift types](#).

Lifts for use by firefighters and evacuation lifts – monthly routine checks – regulation 7
The responsible person must undertake *monthly routine checks* of lifts for use by firefighters, and evacuation lifts. Where the responsible person identifies any fault with a lift for use by firefighters or an evacuation lift, they must take steps to rectify the fault. Where a fault cannot be rectified within 24-hours, the responsible person must report the fault (and later when it has been rectified) to the local fire and rescue authority. The responsible person must make a record of the monthly checks and make this available to residents.

Monthly routine checks are intended to be undertaken by the responsible person i.e. not requiring specialist lift personnel. Monthly routine checks confirm that the lift is in efficient working order and in good repair, carried out in accordance with the relevant industry standard or any recommendations made by the manufacturers of equipment within any operators’ manual. To assist responsible persons carrying out these tasks, please refer to: [Checks-and-inspections-of-lifts-used-by-firefighters-evacuation-lifts-and-lifts-with-recall](#)

As part of these checks, we recommend that the responsible person checks the operation of any evacuation lift switch or firemen’s/firefighting/firefighters lift switch using their key to ensure it recalls the lift car to the exit floor/fire service access level; and is then in evacuation control or firemen’s/firefighting/firefighters lift control. Please refer to the owner’s manual (provided to the owner by the installer of the lift when new) for details of how the lift should operate and for any other recommended checks. Any fault should be reported to the lift maintenance provider to allow it to be investigated and rectified.

The responsible person retain responsibility even if the checks are delegated or subcontracted. Note it is very unlikely that these monthly routine checks would be covered by any lift maintenance agreement.

Fire doors – regulation 10
Regulation 10 includes requirements for fire doors. Lift landing doors do not meet the description of fire doors and are not included in the scope of this regulation. Lift landing doors typically open onto a lobby/areas that are protected by fire doors described in this regulation.

Includes FAQ’s

Lift and Escalator Industry Association (LEIA) Publication
December 2022 - revised July 2023 with FAQ

FAQ's

Why has the Fire Safety (England) Regulations been introduced?

The Grenfell Tower incident resulted in deaths of 72 residents. The Government ordered a public inquiry into the incident.

From the findings there were recommendations to prevent an accident happening similar to this again and new regulations were introduced.

Why is this LEIA Guidance Note for?

- People who have responsibilities under the Regulatory Reform (Fire Safety) Order 2005
- People who have responsibilities under the Fire Safety (England) Regulations 2022
- People who are a “Responsible Person” where various duties to fire safety in residential buildings (such as blocks of flats or student accommodation)
- Lift Maintenance providers

Which Buildings do the Fire Safety (England) Regulations apply too?

These apply to all residential buildings in England and Wales (alternative Regulations apply to Scotland and Northern Ireland) that are principally Blocks of Flats, including Student Accommodation.

Buildings which duties are imposed on are

- buildings which contain two or more sets of domestic premises
- buildings which contain common parts through which residents would need to evacuate in the case of an emergency
- buildings of greater than 11m in height
- high-rise residential buildings

What is a high-rise residential building?

- the building is at least 18 metres above ground level, measured from the lowest ground level adjoining the outside of the building to the height of the floor in the top storey (ignoring any top storey that contains only plant or machinery); or
- the building is seven storeys or more, excluding any storeys below ground level).

LEIA Rotherwick House, 3 Thomas More St London W1G 6PY Tel no: 00 44 (0) 2079353013
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LEIA Rotherwick House, 3 Thomas More St London W1G 6PY Tel no: 00 44 (0) 2079353013
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Page 4 of 4

LEIA Lift & Escalator Owner News



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December 2022 - revised July 2023 with FAQ

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Monthly routine checks are intended to be undertaken by the responsible person i.e. not requiring specialist lift personnel. Monthly routine checks confirm that the lift is in efficient working order and in good repair, carried out in accordance with the relevant industry standard or any recommendations made by the manufacturers of equipment within any operators’ manual. To assist responsible persons carrying out these tasks, please refer to: [Checks-and-inspections-of-lifts-used-by-firefighters-evacuation-lifts-and-lifts-with-recall](#)

As part of these checks, we recommend that the responsible person checks the operation of any evacuation lift switch or firemen’s/firefighting/firefighters lift switch using their key to ensure it recalls the lift car to the exit floor/fire service access level; and is then in evacuation control or firemen’s/firefighting/firefighters lift control. Please refer to the owner’s manual (provided to the owner by the installer of the lift when new) for details of how the lift should operate and for any other recommended checks. Any fault should be reported to the lift maintenance provider to allow it to be investigated and rectified.

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Lift and Escalator Industry Association (LEIA) Publication
December 2021

Lift & Escalator Owner News

Subject: Identifying lifts for fire service use/ evacuation lift types

Introduction

As an owner or duty holder of buildings with lift(s) you, as the responsible person, are required to undertake regular reviews of your fire risk assessment. This guidance offers guidance on the different types of lifts and on having the types of lifts identified.

Building Environment

The incorporation of lifts for fire service use and evacuation into buildings depends on many elements of building design which are specified in standards such as BS 9991:2015; *Fire safety in the design, management and use of residential buildings – Code of practice* and BS 9999:2017; *Fire safety in the design, management and use of buildings – Code of practice*, and guidance to Building Regulations. Checking that these essential building/ environment requirements have been provided should be done by the responsible person for the building. Please also see also our article [Inspection, maintenance, thorough examination and supplementary testing of lifts for use by firefighters and evacuation lift](#).

First Published in Dec 2021 to provide guidance for responsible persons, under the Fire Safety Order.

LEIA Lift & Escalator Owner News



Lift and Escalator Industry Association (LEIA) Publication
December 2022 - revised July 2023 with FAQ

Lift & Escalator Owner News

Subject: Fire Safety (England) Regulations 2022 – checks of lifts

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Monthly routine checks are intended to be undertaken by the responsible person i.e. not requiring specialist lift personnel. Monthly routine checks confirm that the lift is in efficient working order and in good repair, carried out in accordance with the relevant industry standard or any recommendations made by the manufacturers of equipment within any operational manual. To assist responsible persons carrying out these tasks, please refer to: [Checks-and-inspections-of-lifts-used-by-firefighters-evacuation-lifts-and-lifts-with-recall](#)

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The responsible person retain responsibility even if the checks are delegated or subcontracted. Note it is very unlikely that these monthly routine checks would be covered by any lift maintenance agreement.

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LEIA Guidance Note

Operational checks and inspections of lifts for use by firefighters, evacuation lifts, and lifts with recall

First Published in Dec 2022, it provides practical advice for Responsible Persons, fulfilling their duties under the ‘Fire Safety Order’ / The Fire Safety (England) Regulations, The Fire Safety (Scotland) Regulations 2006, and The Fire Safety Regulations (Northern Ireland) 2010.

LEIA Guidance Note



LEIA Guidance Note

Operational checks and inspections of lifts for use by firefighters, evacuation lifts, and lifts with recall

Includes:
Appendix 2 (Lift for use by firefighters)
Appendix 3 (Evacuation Lifts)

Appendix 2: Routine check report – Lift for use by firefighters			
Name and address of the company making the inspection			
Client name/ address (or contact details)			
Building name and address			
Lift serial number			
a) Does the lift return to the FSAL when the switch is operated?			
b) Upon arrival at the FSAL, does the lift par			
c) Are			
d) Doe			
e) Upd			
f) Plac			
If the a			
correct			
Notes:			
Name of company representative making th			
Signature:			

Appendix 3: Routine check report – Evacuation lift			
Name and address of the company making the inspection			
Client name/ address (or contact details)			
Building name and address			
Lift serial number		Date of inspection	/ /
switch is		Yes	No
doors open?		Yes	No
		Yes	No
the lift to be		Yes	No
position?		Yes	No
, and the		Yes	No
Evacuation system is returned to its normal position.			
If the answer to any question is "No" provide further information here, together with any corrective action required.			
Notes:			
Name of company representative making the inspection (Print):.....			
Signature:		Date: / /	

Duplicate the  guidance for the FSER - Regulation 7 monthly checks

LEIA Guidance Note



LEIA Guidance Note

Operational checks and inspections of lifts for use by firefighters, evacuation lifts, and lifts with recall

The 'LEIA Guidance Note' also brings together the requirements for checking and inspecting lifts into one document.

It is applicable to:

- **Lifts for use by firefighters** (firemen's, firefighting, and firefighters)
- **Evacuation lifts**, and
- **Lifts with recall.**

It provides further practical advice for:

- **responsible persons**,
- **competent persons** carrying out thorough examination and calling for any supplementary tests, and
- **lift maintenance providers.**

LEIA Guidance Note



LEIA Guidance Note

Operational checks and inspections of lifts for use by firefighters, evacuation lifts, and lifts with recall

It gives a table of responsibilities with typical frequencies for the building owner / responsible person.

Owner/ responsible person	BS 9999, Annex I/ BS 8899	FSER	LOLER	SAFed LG1
Periodic routine checks Checks lifts automatically recall if connected to fire detection/alarm system and recalls if activated manually. Check the operation of the evacuation and/ or firemens's/firefighting/firefighters lift switches ¹ .	Weekly	Monthly		
Periodic routine checks Simulates failure of primary power and changeover to secondary power supply. If a generator provides the secondary power supply, it should energize the lifts(s) for at least 1 hr.	Monthly			
Thorough examination Arranges for lift to be thoroughly examined by a Competent Person, including features and controls of lifts for fire service use and evacuation, and; Arranges for other building aspects related to the lift to be inspected/ examined/ tested by specialists (i.e. drainage pumps, fire alarm interface, communication systems, etc.).			Six monthly	
Supplementary Test Arranges for any supplementary tests called for by the Competent Person (CP) to be undertaken. Forwards the result to the Competent Person. Arranges for defects to be corrected/ rectified. Retains documented evidence of all tests/ inspections and other records.				Annual/ as called for by the CP
Arranges for an annual performance test of various items of fire-fighting plant, including evacuation and fire-fighting lifts, and obtains/ retains documented evidence.	Annual			
Where a fault cannot be rectified with 24 hours, reports it electronically to the local FRS as soon as practicable, and again when rectified.		When known		

LEIA Guidance Note



LEIA Guidance Note

Operational checks and inspections of lifts for use by firefighters, evacuation lifts, and lifts with recall

Also gives the responsibilities of the:

- **Inspection body/ competent person, and the**
- **Lift Maintenance provider.**

Competent Person

Thorough Examination	Undertakes a Thorough Examination, reporting any defects identified, requests supplementary tests including details of the tests required. Reviews the report of any supplementary test.
Records	Provides a Report of Thorough Examination for the owner/ responsible person.

Maintenance provider

Routine Maintenance	Carries out planned/scheduled periodic maintenance to ensure the safe and intended functioning of the installation and its components.
Supplementary Test	If agreed with the owner/ responsible person, carries out any supplementary tests and reports back the results to the owner/ responsible person.
Defects	Reports any fault in the lift to the owner/responsible person to allow the owner/responsible person to report to the fire and rescue authority. If agreed with the owner/ responsible person, carries out any repairs/ adjustments to ensure the correct operation of the installation.
Records	Provides records of maintenance, repair visits and results of supplementary tests to the owner/ responsible person.

LEIA Guidance Note



LEIA Guidance Note

Operational checks and inspections of lifts for use by firefighters, evacuation lifts, and lifts with recall

Appendix 1: Provides details of simple routine checks to be carried out on all lifts with a **recall function** (linking it with the requirements in BS 9999 Annex I, which requires checks of fire detection and fire alarm systems).

Appendix 1: Routine check report - Recall operation
To be used for lifts fitted with a recall feature to recall the lift to a designated landing and remove the lift from service.

Name and address of the company making the inspection			
Client name/ address (or contact details)			
Building name and address			
Lift serial number		Date of inspection	/ /
a) Does the building fire detection and alarm system or building management system (BMS) signal for recall function correctly?		N/A	Yes No
b) Does any manual recall device function correctly?		N/A	Yes No
c) Does the lift recall to the primary designated floor when signalled?		Yes	No
d) Does the lift recall to the alternative designated floor when signalled?		N/A	Yes No
e) Upon arrival at the designated floor, the doors open to allow passengers to exit?		Yes	No
f) Do the doors remain open or closed when idle at the designated floor?		Open / Closed	
g) Does the lift remain removed from normal service until the recall means (a or b) is reset?		Yes	No
If the answer to any question is "No" provide further information here, together with any corrective action required.			
Notes			
Name of company representative making the inspection (Print):.....			
Signature:		Date: / / .	

- Notes:
- a) and b): See 5.4.
 - d) Many lifts recall to the exit floor or designated landing. More sophisticated systems which can detect a fire at the primary building exit floor might have provision to recall the lift to alternative floor(s). Refer to the owner's manual and results of a full inspection.
 - f) After the door dwell time has expired the lift will park at the designated floor with the doors either open or closed. The current EN 81-73:2022 requires the doors to park closed.
 - g) Landing and car calls should be disabled. If the doors park closed, the landing button at the designated floor may remain operative to enable firefighters to check the lift is empty.

LEIA Guidance Note



LEIA Guidance Note

Operational checks and inspections of lifts for use by firefighters, evacuation lifts, and lifts with recall

Appendix 4: Provides details of the routine checks to be carried out on all lifts with a **secondary power supply** (again, linking it to the requirements of BS 9999 Annex I).

Appendix 4: Failure of the primary power supply check report

Name and address of the company making the inspection			
Client name/ address (or contact details)			
Building name and address			
Lift serial number		Date of inspection	/ /
a) Is the lift operational on its normal (primary) power supply?	Yes	No	
b) Have appropriate steps been taken to prevent the lift being used?	Yes	No	
c) Does the secondary power supply energize when the primary supply is switched off?	Yes	No	
d) Do any status indicators e.g. at the fire service access level indicate when the lift is fed from the primary and secondary supplies?	N/A	Yes	No
e) Is the lift operational on its secondary power supply?	Yes	No	
f) If the secondary supply is by generator, does it run correctly for a minimum period of 1 hr?	N/A	Yes	No
g) Follow item b), and upon re-energising the primary supply, does the lift switch back to the primary power supply and is the lift operational?	Yes	No	
h) If generator, check it is not overdue a maintenance visit and has sufficient fuel?	N/A	Yes	No
<i>It is recommended that any other maintenance checks, as recommended by the generator manufacturer/ supplier, are carried out at the same time.</i>			
If the answer to any question is "No" provide further information here, together with any corrective action required.			
Notes			
Name of company representative making the inspection (Print):			
Signature:		Date: / /	

Important: To avoid undue stress and/ or anxiety to passengers, switching between supplies should only be undertaken with the lift car empty. This may be achieved by holding the lift at floor level whilst the firemen/firefighters/fire-fighting/evacuation key switch is active/on, with a barrier preventing passenger access, or colleague within the lift car ensuring the doors remain open by use of the door open button.

To Sum Up

The Fire Safety (England) Regulations (FSER) **applies to buildings which contain two or more domestic premises with common evacuation routes,**
..... and gives **additional requirements for high-rise residential buildings (HRRBs).**

It requires **SIMPLE Monthly checks to be carried out on:**

- **Lifts for use by the Fire & Rescue Service, and**
- **Evacuation Lifts**

..... and the intent of the regulations is that **the checks do not require specialist contractors to be employed.**



Guidance points towards the **LEIA** Lift & Escalator Owner news,
which links to simple forms that can be used to record these checks.



Thanks for listening