

FOI 4729 – ROUTINE INSPECTION VISITS & COMPLIANCE

BREAKDOWN of ARTICLES/REGULATIONS ISSUED in NOTIFICATIONS of DEFICIENCIES

ARTICLE 8

The responsible person must:

- (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 9

The responsible person must ensure that the risk assessment is current and available for managers, employees, and the enforcing authority to confirm that a suitable and sufficient assessment of the risks has been conducted, recorded and reviewed as applicable.

ARTICLE 11

To develop and maintain the safety of the building and that of employees and other relevant persons, the building management team should have formulated and documented a fire safety strategy. This strategy may include a fire safety manual in which technical specifications for all aspects of the workplace are included.

ARTICLE 13

The responsible person must ensure that:

- (a) the premises are, to the extent that it is appropriate, equipped with appropriate fire-fighting equipment and with fire detectors and alarms; and
- (b) any non-automatic fire-fighting equipment so provided is easily accessible, simple to use and indicated by signs.

ARTICLE 14

In the event of a fire, it is important that persons can evacuate safely and as quickly as possible.

Escape routes that do not constitute a normal means of leaving a building should be properly signed. They should provide clear, unambiguous information to enable people to safely leave a building in an emergency.

If the escape route to the nearest exit is not obvious then it should be indicated by signs.

Every escape route sign should, where necessary, incorporate, or be accompanied by, a directional arrow. Arrows should not be used on their own.

ARTICLE 15

The responsible person must provide information concerning any significant risk to staff and any other relevant person that have been identified in the fire risk assessment or any similar assessment carried out by another user and responsible persons in the building.

ARTICLE 17

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

Where the premises form part of a building, the responsible person may make arrangements with the occupier of any other premises forming part of the building for the purpose of ensuring that the requirements are met.

ARTICLE 20

The responsible person should ensure that the employer of any employees from an outside undertaking who are working in or on the premises are provided with comprehensible and relevant information on the risks to those employees; and the preventative and protective measures taken by the responsible person.

ARTICLE 21

The responsible person must ensure that fire safety training is given to employees in a manner appropriate to the risk identified by the risk assessment, be repeated periodically where appropriate and recorded.

The training should take account of the findings of the fire risk assessment and be easily understood by all those attending.

ARTICLE 22

Where there is more than one occupier, and others are responsible for different parts of the building, it is important that you liaise with them and inform them of any significant risks that you have identified. By liaising you can co-ordinate your resources to ensure that your actions and workings practices do not place others at risk if there is a fire, and a co-ordinated emergency plan operates effectively.

ARTICLE 24

Regulation 4

The Responsible Person in relation to a high-rise residential building must install and maintain a Secure Information Box in or on the building.

Regulation 6

The responsible persons of high-rise residential buildings must draw up and share electronically up-to-date floor plans identifying the location of key fire-fighting equipment with their local fire and rescue services. A plan will need to be prepared for each floor, but where floors are identical only one plan needs to be produced.

The responsible person is also required to provide their local fire and rescue services with an additional single page building plan which should include the location of all key fire-fighting equipment. The plans should be simple, to assist quick and critical decisions taken by operational fire-fighters during an incident.

Regulation 7

The Responsible Person in relation to a high-rise residential building must undertake monthly routine checks of lifts for use by firefighters, evacuation lifts and essential fire-fighting equipment within the building.

Regulation 8

The Responsible Person in relation to a high-rise residential building must ensure that the building contains clear markings of floor identification and identification of domestic premises

Regulation 9

The responsible persons of all multi-occupied residential buildings in England with two or more sets of domestic premises (and which have common parts), must provide residents with fire safety instructions. Responsible persons should make sure that these instructions are shared with their residents in a form that residents can reasonably be expected to understand.

Regulation 10

The responsible person in relation to a building which contains two or more sets of domestic premises, and which is above 11 metres in height, must undertake checks of any fire doors in communal areas of the building at least every three months.

The Responsible person must use best endeavours to undertake checks of fire doors at the entrance of individual domestic premises in the building at least every 12 months.

Regulation 11

The responsible person in relation to a high-rise residential building must provide the local fire and rescue authority by electronic means with the documents specified in Regulation 6 (floor plans and building plan).

ARTICLE 38

The responsible person must maintain and keep in efficient working order facilities, equipment and devices provided for the use by, or protection of fire-fighters in the premises.

ARTICLE	REGULATION	TOTAL NUMBER
ARTICLE 8		49
ARTICLE 9		25
ARTICLE 11		23
ARTICLE 13		19
ARTICLE 14		21
ARTICLE 15		15
ARTICLE 17		59
ARTICLE 20		2
ARTICLE 21		6
ARTICLE 22		6
ARTICLE 24	Regulation 4	14
	Regulation 6	2
	Regulation 7	14
	Regulation 8	7
	Regulation 9	6
	Regulation 10	16
	Regulation 11	13
ARTICLE 38		15