

ASFP Advisory Note 29

ASFP Position on Inspection and Maintenance of Passive Fire Protection Provisions.

In considering requirements of the inspection and maintenance of fire safety installations, The Regulatory Reform (Fire Safety) Order 2005 identifies certain requirements in regulation 17 – Maintenance. The order states that:

“The responsible person must ensure that the premises and any facilities, equipment, and devices [...] are subject to a suitable system of maintenance and are maintained in an efficient state, in efficient working order and in good repair”.

As a guidance how this could be achieved, BS 9999:2017 Annex I, Clause 1 contains the following text.

“It is essential for the safety of the occupants of a building that fire safety equipment (including passive fire protection provisions) is inspected frequently. Although much of the inspection can be undertaken by suitably trained personnel, a formal agreement should be made with the installer or the installer’s representative to provide the regular inspection and testing described in the relevant British Standards for individual fire safety installations”.

For instance, inspection requirements of “Active Fire Curtain Barrier Assemblies” are contained within BS 8524-2:2013, Clause 8. This details the relevant checks that should be carried out by a competent person who is able to check the barrier assembly is operating as required.

The text from BS 9999:2017 above should be noted, as it recommends that a formal agreement covering the inspection should be made with the initial installer, or their representative to ensure continuity of performance and support.

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