

BSA SNAPSHOT

FIRE SAFETY REGULATIONS 2022



Habitare

CLIENT INFO SHEET #7

INTRODUCTION

This fact sheet offers an overview of the Fire Safety (England) Regulations 2022 and its implications for the Responsible Person (RP).

RESOURCES

CLIENT SHEET 4 –
Fire Doors

DISCLAIMER

This document is intended as a summary based on our understanding as of 17 January 2024 and should not be considered as advice. Information is accurate as of the date of publication.

IMPORTANT DATES

The Fire Safety (England) Regulations 2022 were enacted on **23rd January 2023**.



OBLIGATIONS

General Responsibilities Under the Fire Safety (England) Regulations 2022: The regulations impose new duties on the RP as defined in the Regulatory Reform (Fire Safety) Order 2005 (FSO). The RP is required to supply essential information to the Fire & Rescue Services (FRS) to enhance their operational response during emergencies.

Applicable to All Buildings:

The RP must ensure that all residents receive clear fire safety instructions, detailing procedures for reporting fires and actions to take during a fire, consistent with the building's evacuation strategy (e.g., stay put or evacuate).

These instructions should emphasize the critical role of fire doors in maintaining fire safety within the building. Additional building-specific safety information must also be provided.

Applicable to Buildings Over 11 Meters:

The RP should perform annual inspections of flat front doors and quarterly checks of all common area fire doors. While quarterly checks can be done without specialist involvement unless issues arise, an annual inspection must involve a specialist.

Applicable to Buildings Over 18 Meters:

The RP is required to provide the local FRS with digital building plans, clearly marking important fire-fighting facilities.

Information about the design and materials used in the building's external wall system must be regularly updated and shared with the FRS.

Monthly inspections of firefighter-use lifts and other critical firefighting equipment are mandatory, with any defects reported to the FRS within 24 hours if unresolved.

Installation of secure information boxes containing the RP's UK contact details and hard copies of building plans is required.

The RP must also ensure the installation of wayfinding signage to assist in identifying flats and floors in low visibility conditions.