

## **Customer Information - Lift Fire Safety – How will the Fire Safety (England) Regulations 2022 affect Lifts?**

### **Overview**

The Fire Safety (England) Regulations 2022 will make it a legal requirement, from 23 January 2023, for responsible persons in charge of high-rise residential buildings to enhance the checking and monitoring of lifts designed for use by fire-fighters or for evacuation.

A high-rise residential building is defined as a building of at least 18 metres in height, or of seven storeys containing two or more domestic dwellings.

Please refer to our Customer Information Pack 3 which explains the difference between firefighting lifts and fireman's lifts - and their role within a building, as it is very important to recognise the difference between these two types of lifts and how they operate.

This Customer Information sheet has been written to help the Responsible Person(s) who is/are responsible for the safety of themselves and others - who use a regulated premises. This is normally a building owner, or - in residential properties, another person in control of the site. This paper explains the implications of these new regulations, and how the majority of the duties set out in the Fire Safety Order for a building are imposed on the responsible person.

### **As a result of these Regulations, what does the responsible person need to do in relation to lifts?**

1. From 23 January 2023, monthly checks must be undertaken, recorded, and published to residents for:

Any lifts in high-rise buildings that are designed to be used by fire-fighters and have controls which allow them to take control of the lifts.

All evacuation lifts regardless of building height.

2. Notify the local fire and rescue service when a lift, that is designated for the use of evacuation, is:

Unavailable due to a fault or breakdown and will be unavailable for use for more than 24 hours.

Returned to operation following being unavailable for a period.

3. Responsible persons should also consider whether the unavailability of a lift will require updates to be made to their building's fire risk assessment.

### **10 top tips to help responsible persons meet their obligations under the Fire Safety Regulations for fire-fighter and evacuation lifts**

1. Identify the lifts which are intended for fire-fighters' use or evacuation
2. Check what information you already have or should be made available. All lifts installed since 1998 should have been provided with an operating and maintenance manual as part of their handover and commissioning process. These should be consulted to determine the installed features and specific checking procedures for these units, and - through reference to the original manufacturer, this information should be readily available.
3. Assess what facilities the lifts within your building(s) have. Over the past few years the requirement for lifts for fire-fighters' use have changed significantly. It's important to

understand what facilities and operation is installed on your lift(s), to identify what needs to be checked each month. More information is available from the LEIA website via this link: <http://www.leia.co.uk/wp-content/uploads/2021/12/Lift-Escalator-Owner-News-Identifying-lifts-for-fire-service-use-evacuation-lift-types.pdf>

4. Determine the specific checks that need to be done for each applicable lift and note that different lifts in the same building may require different checks depending upon what facilities and operational features are installed.
5. Develop appropriate instructions or checklists for the specific checks required for each lift.
6. Implement procedures to ensure the checks are conducted each month, recorded appropriately, and made available to residents i.e., via a noticeboard or social media.
7. The responsible person for a building cannot delegate or abdicate their legal responsibility, but can appoint other specialists to assist them in completing this work or clearly communicating the outcome of the checks.
8. Please note the monthly tests for lifts (for use by fire-fighters and evacuation lifts) are not yet fully defined, but it is expected that no specialist lift knowledge or skills will be required for the responsible person to be able to complete the checks. Fire and rescue services are currently finalising the methodology by which responsible persons should notify them of unavailability, or the return to service for fire-fighters' use and evacuation lifts
9. Standard BS8899-2016 contains recommendations for weekly, monthly and annual tests for fire-fighters lifts which are taken from the version of BS9999, which was in place at that time. BS9999 has been updated with BS8899-2016, being the current version with the tests required under regulation 7. This standard should be used for guidance at present as - while some information is outdated, a revision of BS8899 is expected in due course.
10. The Responsible Person should request their lift maintenance provider to repair/ replace any components if the fire-fighting or evacuation operation is found to be faulty or inoperative.

If you are unsure, Classic Lifts Limited are working with many clients to assist them in understanding their responsibilities under the Fire Safety (England) 2022 Regulations, identifying their lift features and developing instructions and checklists for monthly checks.

Several fact government sheets are available concerning the Fire Safety (England) Regulations 2022 - including a specific [one about lifts](#). With 23 January 2023 only weeks away, it is important that building owners and operators act now to be prepared as - for large residential property portfolios, assessing the individual facilities of each individual lift can take time and may require specialist assistance from a lift professional. While the Fire Safety (England) Regulations 2022 apply to England only, this new regulation may be considered as good practice in other countries where no other requirement currently exists.

Classic has a wide experience and understanding of the different types of lifts and technologies supplied by all major Lift manufacturers into the UK Market. Our Regional Offices are at your disposal to answer any questions on this subject, and our Technical Directors are also on hand to provide detailed expert information and technical support on lift systems and service.

To contact us go to <https://www.classiclifts.co.uk>

**Established in 1990, Classic Lifts Ltd is a UK based, independent life company that provides professional lift maintenance, repairs, modernisations and new installations across the UK.**

