

# Fire Alarm Maintenance

**Elecheck inspect, test and maintain fire alarm systems in accordance with the manufacturers recommendations and British Standards BS 5839:2002.**

In excess of 93,000 recorded fires account for the loss of approximately 490 people each year<sup>1</sup>. Therefore, the main reason to install and maintain a fire alarm detection system is to save lives. Since October 1, 2006 fire certificates are no longer a requirement and instead Fire Risk Assessments are required to be carried out for all buildings.

## WHY CARRY OUT FIRE ALARM MAINTENANCE?

All fire systems must be regularly tested and maintenance is essential as it will prolong the life of a system and discover any faults that may occur. A system that is not maintained cannot be guaranteed to protect life and property.

The Fire Safety Regulatory Reform Order, which came into effect on October 1, 2006 has consolidated requirements of existing fire regulations into one piece of legislation requiring a 'responsible person or persons' to implement a fire risk assessment of the premises. Employers are responsible for their own fire safety risk assessment and have to judge what fire precautions are necessary to protect their employees. There are no longer specific requirements set out in a Fire Certificate to rely on.

The only reliable and measurable means of ensuring that your existing fire detection and warning system remains compliant and fully functional is to instigate a plan of regular routine maintenance and testing carried out by a 'competent' person supplemented by weekly user tests.

BS5839-1:2002, as amended 2004, recommends weekly user tests consisting of the operation of one manual call point ensuring that the alarm panel processes the fire signal and operates the alarm sounders, with a record of each test in the company's log book. This should be combined, for Grade A systems, with periodic inspection and testing of the system by a 'competent' person based on a risk assessment. The recommended interval between these inspections should not exceed six months.

The regulations recommend that during the periodic inspection, the following items are checked and recorded:-

- The system log book should be examined to ensure that recorded faults have been rectified
- A visual inspection of the building structure and occupancy level should be verified in order to ascertain compliance
- The standby batteries should be disconnected, inspected and load tested
- The output functions of the control panel should be verified via the operation of one detection device per circuit
- The operation of all sounders should be verified, sound pressure levels being measured upon appointment of a new servicing organisation
- All controls and visual indicators should be energised
- Each automatic fire detector and manual call point should be tested over a 12 month period
- Upon completion, a service certificate should be issued to the responsible person

## BENEFITS OF THE SERVICE

Whatever the size and complexity of the fire detection system – either networked or a standalone system – for small, large, single or multiple sites, elecheck<sup>^</sup> has the required expertise. We can design and implement a service and maintenance package in accordance with your requirements and relevant regulations. We are also happy to discuss arranging maintenance of existing installations.

## WHY USE ELECCK?

- ✓ A 'one stop shop' for all your compliance requirements
- ✓ A nationwide company with punctual, polite and efficient 'local' engineers
- ✓ Happy to work outside of 'normal' hours to ensure minimum disruption to business
- ✓ 99% of our clients would recommend us to others\*
- ✓ We give advice in straightforward everyday language – without all the jargon
- ✓ Registered, approved and backed by leading industry bodies

\* Customer satisfaction survey 2007

<sup>1</sup> Latest fire statistics 2005

**FOR FURTHER INFORMATION VISIT OUR WEBSITE**

[www.elecheck.co.uk](http://www.elecheck.co.uk)

These notes have been produced as guidance only. Please refer to the following for more information.

BS5839 Pt 1 2002 - Code of Practice for Fire Detection and Fire Alarm System design, installation, commissioning and maintenance

