



# THE REGULATORY REFORM (FIRE SAFETY) ORDER

## DEFINITION

The draft of the Regulatory Reform (Fire Safety) Order (RRO) amends or replaces 118 pieces of legislation. It applies to the majority of premises and workplaces in the UK with few exceptions.



## Key dates

This order was introduced in England and Wales in October 2006. The slightly different versions for Scotland and Northern Ireland will have timescales dictated by their local political assemblies.

## Overview

The aim of the Order is to simplify, rationalise and consolidate existing Fire Safety laws. The RRO will be supported by the revised Building Regulations Approved Document B which is expected to be published in 2007. The Government has issued a set of Risk Assessment guidelines for different property types which are available at [www.communities.gov.uk](http://www.communities.gov.uk)

## What it will mean to owners and occupiers

The RRO clearly identifies the responsibilities of the owner-occupier who is expected to carry out a Fire Risk Assessment to determine the level of automatic fire protection required.

There is a clear shift in responsibility – in the past the Fire Service has acted as an advisory body as well as policing the current laws. This will change with the introduction of the RRO. Whilst the Fire Service will continue to enforce the law, the responsibility of the detection and alarm system provided will fall to the owner-occupier.

CURRENT RESPONSIBILITY:	FUTURE RESPONSIBILITY:
Fire Authority	Owner-Occupier
Brigade inspects property	Owner/Occupier responsible for own Risk Assessment
Brigade instructs what must be done	Owner/Occupier decides what level of protection required
Brigade issues Fire Certificate	Owner/Occupier responsible for their own Fire Certificate



# THE REGULATORY REFORM (FIRE SAFETY) ORDER

## Implications for the owner-occupier

The level of fire protection that currently exists in premises will need to be re-assessed to ensure that it meets the risk present.

The RRO will place responsibility on the shoulders of the nominated Responsible Person. In the majority of cases, the Responsible Person will be the owner-occupier. This person will be responsible for the safety of all the people within their workplace.

The Responsible Person will be required to carry out a risk assessment. The report generated should identify the level of protection required as recognised by the British Standard BS5839-1:2002.

## As a minimum, the Risk Assessment should:

- Identify potential fire hazards; combustibles; heat sources; unsafe acts; unsafe conditions
- Identify locations and people at risk; are people sleeping; are there people with disabilities; are people isolated?
- Reduce risk; remove, reduce, replace or segregate the hazard; develop a prevention culture
- Evaluate risks; categorise the risks identified as low, medium or high
- Determine whether existing arrangements are adequate; fire detection and alarm system; means of escape; correct signage; sufficient fire fighting equipment

The risk assessment should be formally recorded. Records should contain an Emergency Plan and a Training Programme for all employees. Changes to the use of the building and to the people within it should be monitored and the records should be reviewed on a regular basis.

The report should also clarify that the FD&A System Designer, Installer, Commissioning and Service Provider is registered either under BAFE SP203 or LPS1014 Quality Assurance scheme. The Responsible Person is tasked with ensuring that all fire detection and fire fighting equipment is well maintained by an accredited company to ensure the safety of the employees and that of the fire fighters.



## NORTHERN REGION

David Coburn  
Northern Area Sales Manager  
07917 594356  
david.coburn@honeywell.com

## SOUTHERN REGION

David Slater  
Southern Area Sales Manager  
07768 541 022  
david.slater@honeywell.com

## Further information

The full transcript of the RRO is available from the Office of the Deputy Prime Minister or from the Stationery Office.

## SUMMARY

- Read the guidelines on Risk Assessment that are published to support the RRO
- Be sure that your chosen FD&A supplier is working towards or already has 3rd party accreditation for the design, installation, commissioning or maintenance of your fire alarm system

