

Summary of recent changes to fire safety legislation

All Premises		
S.156	Fire risk assessment must be recorded in full – no restrictions based on number of employees or licensing	Article 9
S.156	Competent risk assessors – no date for commencement	Article 9A
S.156	Fire safety arrangements must be recorded – no restrictions based on number of employees or licensing	Article 11
S.156	Increased cooperation and coordination between RPs	Article 22
S.156	Share information with incoming RPs	Article 22A
FSA & S.156	Strengthening of Article 50 guidance as a means of demonstrating compliance	Article 50

Residential Premises (with 2 or more domestic premises)		
FSA	External walls, structure and flat entrance doors within scope of FSO and should form part of FRA	Article 6
S.156	Information to residents - Risks to residents, preventative and protective measures, details of RP	Article 21A
FSER	Information to residents - Fire procedures and Fire doors	Reg 9

Residential Premises over 11m		
FSER	Annual check of flat entrance doors	Reg 10
FSER	3 monthly checks of communal fire doors	Reg 10

Residential Premises over 18m (or at least 7 storeys)		
FSER	Secure information boxes	Reg 4
FSER	Record of design and materials of external walls	Reg 5
FSER	Floor and building plans	Reg 6
FSER	Monthly checks of lifts and essential fire-fighting equipment	Reg 7
FSER	Wayfinding signage	Reg 8
FSER	Provision of information – plans, wall reports, and faults - to FRS	Reg 11
S.156	Cooperation and coordination between RP and Accountable Person	Article 22B

FSA – Fire Safety Act 2021

FSER – Fire Safety (England) Regulations 2022

S.156 – Section 156 of Building Safety Act

Commenced – 16/05/22

Commenced – 23/01/23

Commenced – 01/10/23