

During and inspection you will be asked

1. Is there a fire risk assessment?
2. Is the fire risk assessment suitable and sufficient, with findings actioned?
3. Is the building well managed?
4. Is there a fire log book and records for lightning testing plus the 5-year electrical test?
5. Is there a fire alarm in common areas?
6. Has the fire alarm been tested weekly?
7. Has the fire alarm been serviced within the last 6 months by a fire alarm engineer?
8. Have there been six fire alarm activations in the last 6 months?
9. What actions have been taken to address and reduce the number of fire alarm activations?
10. Have unwanted fire alarm activations been discussed with a fire alarm engineer?
11. Is the fire alarm connected to an alarm receiving centre?
12. Has the link to the alarm receiving centre been tested?
13. Has the emergency lighting been tested monthly by a short/flick test?
14. Has the emergency lighting been serviced by a contractor?
15. Is there any firefighting equipment installed in the building(s)?
16. Have fire extinguishers, been serviced annually by an engineer?
17. Are fire blankets installed in areas with cooking facilities?
18. When staff are employed on-site, have they received fire safety training, an induction and refresher training?
19. When there is an evacuation policy for simultaneous evacuation, have fire drills been carried out?
20. If contractors are working in means of escape or their work may affect the escape route have the contractors been informed of;
 - A. Fire detection in the area they are working in?
 - B. Safe working practices to ensure the escape route can be used at all times?
 - C. Not to wedge open fire doors?
 - D. Return the area back to a safe state at the end of the day before leaving the building(s)
 - E. Reinstate any fire stopping as works are finished?
21. In multi-occupied buildings when means of escape are shared and the fire alarm may extend into more than one business, is there co-operation between responsible persons (business owners, managing agents) to ensure safety throughout the whole building?
22. Are the means of escape safe and readily available at all times?
23. Are monthly fire door checks being carried out?
24. Are corridors and stairs free from storage or rubbish?
25. Has a passive fire stopping survey been completed for the building, above false ceiling and in risers?
26. Are facilities installed to protect the means of escape and to protect firefighters to put out a fire or rescue someone trapped?
 - A. Are Dry Risers installed?
 - B. Has the Dry Risers been checked for damage?
 - C. Has the Dry Risers been serviced in the last 6 months?
 - D. Are Automatic Opening Vents installed in stairs and/or corridors?
 - E. Have the Automatic Opening Vents been tested weekly to ensure they open?
 - F. Have the Automatic Opening Vents been serviced by an engineer in the last 6 months?
 - G. Does the building have a firefighting lift(s)?
 - H. Is a monthly test of the lift emergency call button been carried out?
 - I. Has a survey been carried out to ensure the firefighting lift is safe to use by crews?
 - J. Has the firefighting lift been serviced within the last 12 months?
 - K. Are sprinklers installed within the building?
 - L. Are sprinklers installed in flats and how are these serviced?
 - M. How do you know sprinklers in flats have been serviced?
 - N. Have the sprinklers been checked weekly to ensure the correct pressure is in the system?
 - O. Have the sprinklers been serviced within the last 6 months?
 - P. Are there disabled refuges in the building?
 - Q. Are there Emergency Voice Communication stations installed at disabled refuges, and are they being tested weekly?
 - R. Has the Emergency Voice Communication system been serviced within the last 6 months?
27. Has the building got solar panels fitted?
28. Have firefighters got easy access to the solar panel isolation controls?
29. Has an external wall survey been completed? Has this been assessed by the RICS
30. Have the findings of the external wall survey identified combustible materials have been used on the building?
31. Has the building got timber balconies?
32. Are tenants storing household goods on the balconies including barbeques?