Commercial Offices & Shops

New fire safety legislation coming into effect in 2026 introduces updated obligations for property owners and Responsible Persons under the BS 5839-1 standard. This checklist will help you identify and address the key compliance requirements for your property type.

Important Notice

This checklist does not replace a formal fire risk assessment by an accredited assessor. Any deficiencies identified should be rectified by a BAFE or NAPIT registered engineer, and all findings must be recorded as part of your "Golden Thread" fire safety documentation.

Work through each section and tick each item only once you have fully verified it.

01

The "False Alarm Notice"

Ensure your fire alarm panel has a mandatory label if it's connected to an Alarm Receiving Centre (ARC). It must clearly state: "This alarm has an active link to the Fire & Rescue Service."

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02

Zone Plan Accuracy

Verify there is a permanent, colour-coded zone plan mounted right next to the control panel. In 2026, a "digital-only" plan on a small screen is often deemed non-compliant for complex layouts.

☐

03

Red Mains Cabling

Check that any recent electrical work on the fire alarm uses fire-resistant red cable. Standard white or grey "twin and earth" for the mains supply is now a major non-conformance.

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04

Service Clock Sync

During your next 6-monthly service (required by April/May), ensure the engineer explicitly synchronises the panel clock. This is now a specific requirement for the "Golden Thread" of legal evidence.

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05

Manual Call Point (MCP) Height

Ensure MCPs are at the new standard height (1.4m ± 200mm). Check all manual call points throughout the premises and adjust where necessary to meet the updated requirements.

Maintenance Summary

Task	Frequency	Responsibility
User Test	Weekly	Building Manager / RP
Professional Service	Every 6 Months	BAFE/NAPIT Engineer
System "Soak Test"	After Modifications	Commissioning Engineer
Risk Assessment Review	Annual (Min)	Accredited Assessor

Notes