High-Rise Residential (11m+)

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

Residential Evacuation Plans (PEEPs)

By April 6, you must have individual evacuation plans for any resident with mobility or cognitive impairments. Ensure your alarm system supports "staged" or "stay-put" overrides if required by the Fire Service.

☐

02

Evacuation Alert System (BS 8629)

For buildings over 18m, check that your dedicated Fire Service Evacuation Alert System (the one with the square "firefighter's key") is tested and functional.

☐

03

Secure Information Box

Verify the box contains the latest system logbooks and "Golden Thread" documentation for the Fire & Rescue Service. Ensure all documentation is current and accessible.

☐

04

Remote Monitoring Speed

Confirm with your ARC that your system signals an alarm within 90 seconds and a fault within 3 minutes, as per the 2025 performance standards.

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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