

# Fire precautions in the design, construction and use of buildings —

## Part 12: Managing fire safety

ICS 13.220.01; 91.040.01

## Committees responsible for this British Standard

The preparation of this British Standard was entrusted to Technical Committee FSH/14, Fire precautions in buildings, upon which the following bodies were represented:

Association of British Fire Trades  
 Association of British Theatre Technicians  
 Association of Building Engineers  
 Association of Corporate Approved Inspectors  
 Association of Specialist Fire Protection  
 British Cables Association  
 British Standards Society  
 Chief and Assistant Chief Fire Officers Association  
 Consumer Policy Committee of BSI  
 Department for Education and Skills  
 Department of the Environment for Northern Ireland  
 Department of Health — NHS Estates  
 District Surveyors Association  
 Door and Shutter Manufacturers' Association  
 Fire Brigades Union  
 Fire Safety Development Group  
 Guild of Architectural Ironmongers  
 Health and Safety Executive  
 Heating and Ventilating Contractors' Association  
 Institution of Fire Engineers  
 Institute of Structural Engineers  
 Line of Fire  
 London Fire and Emergency Planning Authority  
 Ministry of Defence — UK Defence Standardization  
 National House Building Council  
 Nuclear Industry  
 Office of the Deputy Prime Minister — Building Division  
 Royal Institute of British Architects  
 Royal Institution of Chartered Surveyors — Building Control Forum  
 Scottish Executive — Construction and Building  
 Steel Window Association  
 Co-opted members

This British Standard was published under the authority of the Standards Policy and Strategy Committee on 26 November 2004

© BSI 26 November 2004

### Amendments issued since publication

Amd. No.	Date	Comments

The following BSI references relate to the work on this British Standard:  
 Committee reference FSH/14  
 Draft for comment 01/540751 DC

# Contents

	Page
Foreword	ii
Introduction	1
<hr/>	
1 Scope	1
2 Normative references	2
3 Terms and definitions	3
4 General	7
5 Developing management levels	10
6 Fire safety manual	13
7 Designing so that a building can be managed	13
8 Commissioning and hand-over	20
9 Managing occupied buildings	21
10 Fire prevention	25
11 Ensuring that systems respond properly in an emergency	28
12 Planning the response to a fire	30
13 Emergency actions	35
14 Evacuation of disabled people	39
15 Management of fire safety prior to full occupation of a building	41
16 Building works, alterations, decommissioning and demolition	42
<hr/>	
Annex A (normative) Fire safety manual	45
Annex B (normative) Fire control centre and evacuation management	50
Annex C (informative) Fire safety equipment, facilities and systems	51
Annex D (informative) Signs and signage	54
Annex E (normative) Commissioning and hand-over of smoke control systems	55
Annex F (normative) Training	56
Annex G (normative) Control of conditions in public areas	58
Annex H (normative) Recommendations for owners of multi-occupancy residential buildings	60
Annex I (informative) Advice to occupiers of domestic residential buildings	62
Annex J (informative) Examples of fire instruction notices	63
Annex K (normative) Audience/crowd control	67
Annex L (normative) Routine inspection and maintenance of fire safety installations	69
Annex M (normative) Routine inspection and maintenance of ventilation and air conditioning ductwork	73
Annex N (normative) Phased evacuation	74
Annex O (informative) Examples of evacuation strategies	77
Annex P (informative) Example messages for use in a phased evacuation	78
Annex Q (normative) Operational information (emergency packs) for the fire service	79
Annex R (normative) Hot work	80
<hr/>	
Bibliography	81
<hr/>	
Figure J.1 — Example of a fire instruction notice for use in flats and maisonettes	64
Figure J.2 — Example of a fire instruction notice for use in other residential buildings	65
Figure J.3 — Example of a fire instruction notice for use in buildings provided with a single-stage alarm system	66
Figure J.4 — Example of a fire instruction notice for use in buildings provided with a two-stage alarm system	67
<hr/>	
Table 1 — Management levels	10
Table 2 — Occupancy levels	11
<hr/>	