
STATUTORY INSTRUMENTS

2022 No. 547

The Fire Safety (England) Regulations 2022

Floor plans and building plan

6.—(1) The responsible person in relation to a high-rise residential building must prepare a plan for each floor of the high-rise residential building.

(2) The floor plans must, together, identify the location of all lifts and identify if the lift is one for use by firefighters or an evacuation lift, and the key fire-fighting equipment in the whole building.

(3) If the plans for two or more floors of a high-rise residential building would be the same in all material respects, the responsible person may comply with the obligation under paragraph (1) in relation to those floors by preparing a single plan that clearly indicates the floors to which the plan relates.

(4) The responsible person must also prepare a single-page building plan identifying the following—

- (a) the environs of the building;
- (b) details of the use of the building, for example for commercial or residential purposes;
- (c) access for fire and rescue appliances;
- (d) the dimensions of the building;
- (e) information on the number of storeys of the building and the number of basement levels (if any);
- (f) information regarding the presence of maisonettes or scissor section flats;
- (g) inlets for dry-rising mains;
- (h) inlets for wet-rising mains;
- (i) the location of shut-off controls for any sprinklers;
- (j) access points for the building;
- (k) the location of the secure information box;
- (l) the location of the controls for any smoke control system;
- (m) the location of any firefighting shaft;
- (n) the location of main stairways in the building;
- (o) the location of the controls for any evacuation alert system.

(5) The responsible person must place a hard copy of the floor plans and building plan required by paragraphs (1) and (4) in the secure information box.

(6) The responsible person must update the floor plans and building plan as soon as reasonably practicable after any change to the layout of the building or location of key fire-fighting equipment.

(7) In this regulation “key fire-fighting equipment” includes—

- (a) inlets for dry-rising mains;
- (b) inlets for wet-rising mains;
- (c) outlets for dry-rising mains;

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- (d) outlets for wet-rising mains;
- (e) smoke control systems;
- (f) suppression systems.