



# Lift Owner News

**Subject:** Inspection, maintenance, thorough examination and supplementary testing of lifts for use by firefighters and evacuation lifts

## Introduction

BS 8899:2016 *Improvement of fire-fighting and evacuation provisions in existing lifts – Code of practice* includes recommendations in clause 8 of BS 8899 for routine inspection, maintenance and thorough examination. This document looks at these and the recommendations in SAFed's *Guidelines on supplementary tests of in-service lifts* for lifts with operation in the event of fire.

## BS 8899 recommendations for routine inspection, maintenance and thorough examination

The commentary to clause 8 refers to the *Regulatory Reform (Fire Safety) Order* and equivalent legislation in Scotland and Northern Ireland and the need for lifts for use by firefighters and evacuation lifts to be adequately maintained and periodically examined to ensure that their technical features and controls remain in good working order.

Sub-clause 8.1 deals with **routine maintenance**, includes similar recommendations as contained in BS 9999, and recommends that

*a suitable programme of maintenance for the lift should be agreed between the responsible person and the lift maintenance contractor. The responsible person should ensure that equipment not part of the lift (such as secondary supplies, supply changeover equipment, any pit drainage pumps, fire-fighting or evacuation communications systems, automatic recall devices, external indicators and any labelling) is subject to a suitable programme of maintenance.*

Note: the responsible person is the person or persons responsible for, or having effective control over, fire safety provisions adopted in or appropriate to the premises or building or risk where a lift is installed.

Sub-clause 8.2 deals with **thorough examination** of lifts in service and recommends that the responsible person should ensure that all fire-fighting and/or evacuation features and functions of the lift are thoroughly examined periodically. Note: thorough examination is separate from lift maintenance and should not be done by the lift maintenance company.

It then goes on to recommend that the responsible person should ensure that equipment not part of the lift (such as secondary supplies, supply changeover equipment, any pit drainage pumps, fire-fighting or evacuation communications systems, automatic recall devices, external indicators and any labelling) is examined and tested where necessary on a similar schedule.

The competent person undertaking thorough examination may call for equipment not part of the lift to have supplementary testing carried out. The responsible person should ensure that such supplementary testing is carried out and the results communicated back to the competent person.

An example of an annual firefighters lift condition report is shown in Annex D of BS 8899.

Sub-clause 8.3 deals with the need for thorough examination of evacuation lifts and lifts for use by firefighters after a significant modification, and has a note referencing LOLER.

### **Thorough Examination and Supplementary testing**

SAFed published [Revised SAFed Guidelines on the supplementary tests of in-service lifts](#) in June 2020. The guidelines included a new section “4.18 Other supplementary tests” which calls for supplementary testing of a number of items if these cannot be readily tested as part of the thorough examination including the following:

- *“Fire recall function e.g. as BS EN 81-73 where this cannot be checked as part of thorough examination;*
- *Evacuation control and other aspects e.g. operation on secondary power supplies where this cannot be checked as part of thorough examination. See BS 8899:2016, clause 8 for recommendations on thorough examination;*
- *Firefighters control and other aspects e.g. operation on secondary power supplies where this cannot be checked as part of thorough examination. See BS 8899:2016, clause 8 and Annex D for an example of an annual firefighters lift operational inspection report”.*

**Frequently asked questions** - We have been asked a number of questions which we are including with answers below as these might be of help.

#### **Q: is the operation of a lift in the event of fire part of thorough examination?**

**A:** Yes. This is clear from BS 8899 and SAFed’s Guidelines. Where the competent person cannot check these aspects as part of thorough examination, they should call for supplementary tests.

**Q: What do we do about equipment not part of the lift?** Such as secondary supplies, supply changeover equipment, any pit drainage pumps, fire-fighting or evacuation communications systems, automatic recall devices, external indicators and any labelling.

**A:** The owner is responsible for these parts so should arrange for these to be tested also; the owner needs to coordinate testing of these with the supplementary testing of the lift.

**Q: What is a “Firefighting Lift Operational Inspection Report”?** We are being asked by inspection bodies via our clients for these.

**A:** The Competent Person is responsible for specifying the tests and how they are done e.g. 4.18 of SAFed’s Guidelines references BS 8899:2016 Annex D which includes an example “Firefighting lift operational inspection report” which the competent person can take as a basis. We can imagine that a fuller test could be called for e.g. using the relevant test sheets for when the firefighting/ firefighters lift was installed.

**Q: What about evacuation lifts?** Where we receive requests from inspection bodies via our clients to check an evacuation lift, what test sheets should we use?

**A:** As the previous answer, the Competent Person is responsible for specifying the tests and how they are done e.g. using BS 8899:2016 as referenced from 4.18 of SAFed’s Guidelines – BS 8899:2016, Annex C could be used as the basis of a checklist.

#### **Q: what about fire recall of lifts to BS EN 8-73?**

**A:** As the previous answers, the Competent Person is responsible for specifying the tests and how they are done. The test sheets applicable for the new lift: relevant tables from BS 8486-1 or BS 8486-2, or BS 8486-9 could be used.