



Lift & Escalator Owner News

Subject: Fire Safety (England) Regulations 2022 – checks of lifts

The Fire Safety (England) Regulations 2022 will come into force on 23 January 2023 and place duties on the “responsible person” in a residential building (defined as a building which contains two or more sets of domestic premises). The regulations have been made under the Regulatory Reform (Fire Safety) Order 2005 which already requires responsible persons to ensure lifts for firefighters use and evacuation lifts have a suitable system of maintenance.

The following is intended to assist responsible persons with their duties in relation to lifts. Some apply to a high-rise residential building which is a building containing two or more sets of domestic premises that is at least 18 m above ground level or has at least seven storeys.

Floor plans and building plan to identify location of all lifts – regulation 6

The responsible person must prepare (and keep updated) a plan for each floor of a high-rise residential building, place a copy in the secure information box. The floor plans must identify the location of all lifts and identify any lift for use by firefighters or an evacuation lift. See also our guidance on [Identifying lifts for fire service use & evacuation lift types](#).

Lifts for use by firefighters and evacuation lifts – monthly routine checks – regulation 7

The responsible person must undertake *monthly routine checks* of lifts for use by firefighters, and evacuation lifts. Where the responsible person identifies any fault with a lift for use by firefighters or an evacuation lift, they must take steps to rectify the fault. Where a fault cannot be rectified within 24-hours, the responsible person must report the fault (and later when it has been rectified) to the local fire and rescue authority. The responsible person must make a record of the monthly checks and make this available to residents.

Monthly routine checks are intended to be undertaken by the responsible person i.e. not requiring specialist lift personnel. Monthly routine checks confirm that the lift is in efficient working order and in good repair, carried out in accordance with the relevant industry standard or any recommendations made by the manufacturers of equipment within any operators’ manual. To assist responsible persons carrying out these tasks, please refer to “Daily checks for lifts” and “Checks for lifts with special operation in the event of fire” in Annex D – Responsible person checks in the [LEIA Code of practice for maintenance](#).

As part of these checks, we recommend that the responsible person checks the operation of any evacuation lift switch or firemen’s/firefighting/firefighters lift switch using their key to ensure it recalls the lift car to the exit floor/fire service access level; and is then in evacuation control or firemen’s/firefighting/firefighters lift control. Please refer to the owners manual (provided to the owner by the installer of the lift when new) for details of how the lift should operate and for any other recommended checks. Any fault should be reported to the lift maintenance provider to allow it to be investigated and rectified.

The responsible person retain responsibility even if the checks are delegated or subcontracted. Note it is very unlikely that these monthly routine checks would be covered by any lift maintenance agreement.

Fire doors – regulation 10

Regulation 10 includes requirements for fire doors. Lift landing doors do not meet the description of fire doors and are not included in the scope of this regulation. Lift landing doors typically open onto a lobby/areas that are protected by fire doors described in this regulation.