

INTRODUCTION

This document has been created to summarise the main changes that have been made to the BS 5839 Part 1 2013. This data is correct at the time of publication and is designed to act as an aide-memoire and there is no substitute for reading the full standard, copies of which can be obtained from:

British Standards Institute
389 Chiswick High Road
Chiswick
London W4 4AL.

BS 5839: Part 1 2013

The title has been modified to more accurately reflect the scope and content of this Part of BS 5839

- **Fire detection and fire alarm systems for buildings** – Part 1: Code of practice for design, installation, commissioning and maintenance *of systems in non-domestic premises*

The importance of providing accurate and unambiguous information to staff in residential care premises about the location of a fire has been highlighted in Clause 4

- 4.2 C
 - Where occupants of a building are going to need assistance from staff to evacuate the building (e.g. in residential care premises and hospitals), the fire detection and fire alarm system should be addressable if the building has facilities for more than ten people to sleep

A definition of “zone plan” has been added to the terms and definitions (Clause 3), with additional guidance added to subclause 6.1 and Clause 23, and new recommendations added to subclauses 42.2, 46.2 and 47.2. This is reflected in the sample acceptance certificate in H.4

3.66 zone plan

- diagrammatic representation of a building, showing specific topographic information and the division of the building into detection zones

H.4 Acceptance Certificate

- A suitable zone plan (or other suitable diagrammatic representation) of the premises is provided on or adjacent to all control and indicating equipment. (Delete if not applicable.)

Item e) of 7.2 has been modified to emphasize the importance of identifying and recording agreed variations

- Major non-compliances (see 46.2) that are agreed variations should be clearly recorded in the logbook so that they are readily available for future reference by maintenance companies and any other interested parties

46.2 Recommendations for special inspection on appointment of a new servicing organization

The following recommendations apply:

- Major areas of non-compliance with this standard should be documented and identified to the premises management. The classification of a non-compliance as major is subjective, but the following non-compliances should be regarded as major:

A definition of “visual alarm device” has been added to the terms and definitions (Clause 3), with a new recommendation on such devices added to subclause 11.2

- **3.63 visual alarm device**
 - fire alarm device incorporating a flashing light
- **11.2 Recommendations**
 - Visual alarm devices should conform to BS EN 54-23

Table 4 of the 2002 edition, “Limits of ceiling height (Category P systems and five minute fire and rescue service attendance)”, has been deleted:

Detector type	Column 1 Generally applicable maximum ceiling height	Column 2 10 % of ceiling height no greater than
Heat detectors conforming to BS EN 54-5		
Class A1	13.5	15.0
Other Classes	12.0	15.0
Point smoke detectors	15.0	18.0
Carbon monoxide detectors	15.0	18.0
Optical beam smoke detectors	40.0	40.0
Aspirating smoke detection systems complying with BFPSA code of practice for:		
Category 1 aspirating detection systems		
Normal sensitivity	15.0	18.0
Enhanced sensitivity	17.0	21.0
Very high sensitivity	21.0	26.0
Other fire detectors	As specified by the manufacturer	

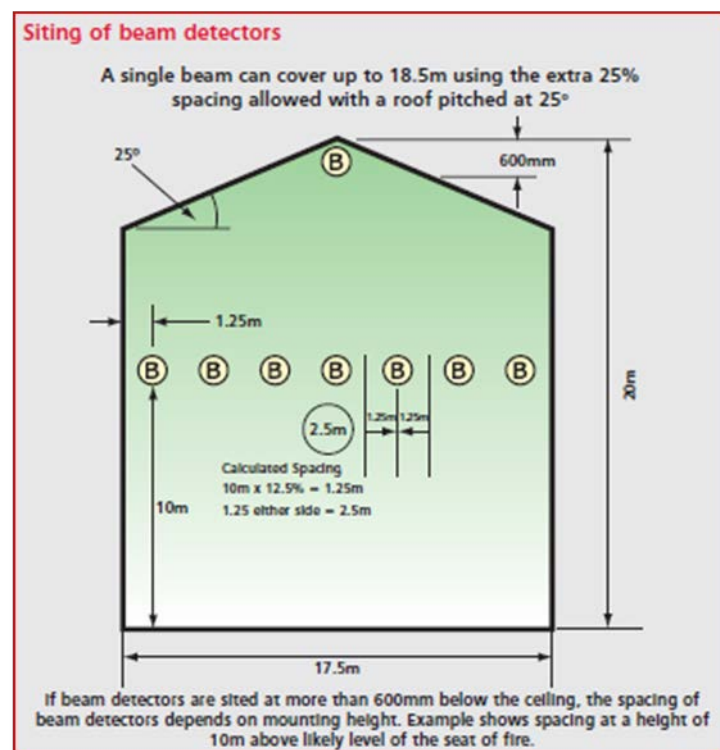
Clause **15** has been updated with guidance and recommendations on the provision of automatic transmission of fire alarm signals

The guidance and recommendations of Clause **19** and subclause **35.2.7** have been updated to address the need to avoid delay in summoning the fire and rescue service when the fire alarm system of a residential care home operates

d) Staff alarms should conform to **19.2.2**.

- **NOTE 1 19.2.2 recommends that, in residential care premises, the fire and rescue service is summoned immediately when the fire detection and fire alarm system operates**
- If the fire and rescue service is not summoned immediately at the start of any investigation period associated with a staff alarm, it is essential that they are summoned immediately on expiry of this period, unless it has been determined that the alarm signal is a false alarm.
- **NOTE 2 Reliability in compliance with this recommendation would be aided by a monitored facility for automatic transmission of an alarm signal to an alarm receiving centre on expiry of the investigation period**

The dimension of the width covered by the optical beam detector given in Figure 13 has been corrected to 18.75 m



Subclause **45.1** now highlights that routine servicing of a fire detection and fire alarm system does not constitute a fresh review of system design, so that non-compliance with this standard might not be identified during such servicing

- *Routine servicing of a fire detection and fire alarm system does not constitute a fresh review of system design; it is a verification of the functionality and serviceability of the existing system. Accordingly, it will not necessarily be the case that non-compliances with Section 2 of this Standard will be identified at the time of routine servicing; in any case, the maintenance technician might not be aware as to whether an apparent non-compliance is, in fact, simply an agreed variation, particularly if the design certificate is not available. However, at their own prerogative, the maintenance organization may point out aspects of non-compliance with Section 2. Nevertheless, any such advice provided to the user by the maintenance organization cannot be regarded (by users, enforcing authorities or any other party) as an implication that the maintenance technician has identified, or has endeavoured to identify, all such areas of non-compliance, or that there has been any review of the original design*

The wording of Annex C has been altered to further highlight the normative status of this annex

- Annex C Control and transmission equipment for tactile alarm devices provided for people with impaired hearing systems
- A new Annex F has been added containing useful information on visual alarm device illumination characteristics from LPCB CoP 0001 [1]. Copyright is claimed on Annex F. Copyright holders are BRE Global Limited, Bucknalls Lane, Watford, Herefordshire, WD25 9XX, and the Fire Industry Association, Tudor House, Kingsway Business Park, Oldfield Road, Hampton, Middlesex, TW12 2HD. LPCB CoP 0001 is periodically updated and the latest edition needs to be consulted

It is now recommended that major variations from the recommendations of this standard are recorded in the system log book [see **7.2e**)]

- Major non-compliances (see **46.2**) **that are agreed variations should be clearly recorded in the logbook so that they are readily available for future reference by maintenance companies and any other interested parties**
- The term “**care home**” has been substituted throughout the document with “**residential care premises**”
- The term “**fire service**” has been substituted throughout the document with “**fire and rescue service**”
- The term “**responsible person**” has been removed and replaced with references to “**premises management**” to avoid confusion with the term defined in legislation