FSM6/0400005

FIRE DETECTION AND ALARM SYSTEM INSPECTION AND SERVICING REPORT

Original (To the person ordering the work)

A. DETAILS OF THE CLIENT

Client: AROUND TOWN FLATS

Address: 208 WILMSLOW ROAD, FALLOWFIELD, MANCHESTER

Postcode: M14 6LF

B. DETAILS OF THE FIRE DETECTION AND ALARM SYSTEM

Address: FLATS 1-20 & COMMUNAL, DAVID NAVIN COURT, 32 ANSON ROAD, MANCHESTER

Postcode: M14 5BP

Details of the system: MAINS OPERATED SMOKE ALARMS

C. EXTENT OF THE INSTALLATION AND LIMITATIONS OF THE INSPECTION AND SERVICING

Extent of the fire detection and alarm system covered by this report:

HALLS

Agreed limitations, if any, on the inspection and servicing:

NONE

D. CERTIFICATION OF INSPECTION AND SERVICING

I/we being the competent person(s) responsible (as indicated by my/our signatures below) for the inspection and servicing of the fire alarm system, particulars of which are set out above, CERTIFY that the said work for which I/we have been responsible complies to the best of my/our knowledge and belief with the recommendations of Clause 45 of BS 5839-1: 2013 quarterly inspection of vented batteries/periodic inspection and test/inspection and test over a 12 month period (delete as applicable), except for the variations, if any, stated in this report.
Variations from the recommendations of Clause 45 of BS 5839-1: 2013 for periodic or annual inspection and test (as applicable):

§BS5839-6

I/we further declare that in my/our judgement, the said system was overall in a satisfactory **condition (see G) at the time the inspection and servicing was carried out, and that it should be further inspected as recommended (see H).**

The extent of liability of the signatory is limited to the system described above.
For the **INSPECTION and SERVICING** of the system:

Name (CAPITALS): [redacted] Position: QUALIFIED SUPERVIS Signature: [redacted] Date: 23/01/2018

§ *Continue on additional numbered pages as required*

E. PARTICULARS OF THE ORGANISATION CARRYING OUT THE INSPECTION AND SERVICE

Trading Title: DOMESTIC ELECTRICS

Address: 32 SARK ROAD, CHORLTON, MANCHESTER

Postcode: M21 9NT

Telephone Number:

Email address:

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F. OBSERVATIONS AND RECOMMENDATIONS FOR ACTIONS TO BE TAKEN

Referring to the attached schedules of inspection and testing results, and subject to the limitations at C:

There are no items adversely affecting operational performance of the fire detection and alarm syst ✔

or

The following observations and recommendations are mad N/A

Item No		Recommendation

Note: If necessary, continue on additional page(s)

Urgent remedial work recommended for Items:

Corrective action(s) recommended for Items

G. SUMMARY OF INSPECTION AND SERVICING

General condition of the fire detection and alarm system:

IN A SATISFACTORY CONDITION

Date(s) of the inspection and servicing: 23/01/2018

N/A Outstanding defects reported to premises management

N/A Relevant details of the work carried out and faults identified have been entered in the system log book. (see Clause 40.2)

During the past 12 months, false alarms have occurred.

This number of false alarms equates to false alarms per 100 automatic fire detectors per annum

(for Category M systems enter 'Not Applicable').

H. NEXT INSPECTION AND SERVICING

Based upon risk assessment, taking into account the type of system and the environment, I RECOMMEND that the fire detection and alarm system, details of which are given on page 1 of this certificate, is inspecte and serviced after a period not exceeding: 6 MONTHS weeks/months

Enter a period not exceeding 6 months

I. RELATED REFERENCE DOCUMENTS

		Date issued:			Date issued:
Design Specification Ref No:			Fire Alarm Commissioning Certificate No:		
Design Drawings Ref No:			Fire Alarm Verification Certificate No:		
'As Fitted' Drawing Nos:			Operating and maintenance instructions:		
Electrical Installation Certificate No:			Previous inspection and servicing report		
Fire Alarm Design Certificate No:			Log book:		
Fire Alarm Installation Certificate No:			Other:		

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ENGINEER DECLARATION

All boxes must be completed
'✓' indicates **Yes** '×' indicates **No** *'N/A'* indicates **Not applicable**

J. QUARTERLY INSPECTION OF VENTED BATTERIES

All vented batteries and their connections examined by a person competent in battery installation and maintenance technology. Electrolyte levels checked and topped up as necessary — Yes [ ] No [ ] Not applicable [✓]

K. TASKS TO BE INCLUDED IN A PERIODIC INSPECTION AND TEST OF THE SYSTEM

The period between successive inspection and service visits should be determined by risk assessment but the period should not exceed six months.

Item	Description	✓/×/N/A	Comments
1	System logbook examined. Any faults recorded have received appropriate attention	LIM	
2	All manual call points remain unobstructed and conspicuous	N/A	
3	All exits, including any new exits, have an adjacent manual call point	N/A	
4	No new or relocated partitions have been erected within 500 mm horizontally of any automatic fire detector. [see 22.3g]	✓	
5	No storage encroaches within 300 mm of ceilings, such as to obviate compliance with 22.3i)	✓	
6	A clear space of 500 mm is maintained below each automatic fire detector [see 22.3o], and that the ability of the detector to receive the stimulus that it has been designed to detect has not been impeded by other means	✓	
7	No changes to the use or occupancy of an area that makes the existing types of automatic fire detector unsuitable for detection of fire or prone to unwanted alarms	✓	
8	No new building alterations or extensions require additional fire detection and fire alarm equipment to be installed	✓	
9	All false alarms records checked in accordance with 30.2i	N/A	
10	The rate of false alarms during the previous 12 months calculated and recorded [see below]	N/A	
11	Number of detectors on the system (a)	N/A	
	Number of false alarms in the past 12 months (b)	N/A	
	Rate of false alarms per 100 detectors (c) = 100 x (a/b)	N/A	
12	Action taken in respect of false alarms recorded complies with recommendations of 30.2j	N/A	
13	Battery charge voltage with the mains on steady and within the manufacturer's recommendations	N/A	Battery charge voltage =
14	Batteries load tested with the mains disconnected (other than those within devices such as manual call points, detectors and fire alarm sounders of a radio-linked system), to ensure that they are in good serviceable condition and not likely to fail before the next service visit	N/A	
15	Specific gravity of any vented batteries is correct	N/A	
16	The fire alarm functions of the CIE checked by the operation of at least one detector or manual call point on each circuit. (An entry should be made in the logbook indicating which initiating devices have been used for these tests.)	N/A	
17	The fire alarm devices (sounders, visual devices) operate correctly	✓	
18	All controls and visual indicators at the CIE operate correctly	N/A	
19	Any facilities for automatic transmission of fire and fault signals to an ARC operate correctly. (if dual path signalling then bot path need to be checked)	N/A	
20	All ancillary functions of the CIE operate correctly	N/A	
21	All fault indicators and monitoring of their circuits operate correctly (Where practicable, by simulation of fault conditions)	N/A	
22	All printers checked to ensure that they operate correctly and that characters are legible	N/A	
23	All printer consumables are sufficient in quantity or condition to ensure that the printer can be expected to operate until the time of the next service visit	N/A	
24	Radio systems of all types serviced in accordance with the recommendations of the manufacturer	N/A	
25	Any further checks and tests recommended by the manufacturer of the CIE and other components of the system carried out	N/A	
26	On completion of the work, any outstanding defects should be reported to the premises management. The system logbook [see 40.2d] should be completed and an inspection and servicing certificate issued	N/A	

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L. TASKS TO BE INCLUDED IN A PERIODIC INSPECTION AND TEST OF THE SYSTEM OVER A TWELVE MONTH PERIOD

In addition to the tasks included in a periodic inspection and test of the system the following tasks should be carried out every year and may be carried out over the course of two or more service visits.

Item	Description	✓/×/N/A	Comments
27	Every manual call point tested, either by removal of a frangible element, insertion of a test key or operation of the device as it would be operated in the event of fire	N/A	
28	All automatic fire detectors and remote detectors examined, as far as practicable, to ensure that they have not been damaged or painted	✓	
29	Every detector functionally tested. (including heat detectors, point smoke detectors, optical beam detectors, aspirating fire detectors, carbon monoxide fire detectors, flame detectors and multi-sensor detectors) to demonstrate that the detectors are connconnected to the system, are operational and are capable of responding to the phenomena they are designed to detect	✓	
30	Where fitted, detector remote indicators checked for correct operation	✓	
31	For fire detection systems that enable analogue values to be determined at the CIE, each analogue value checked and is within the range specified by the manufacturer	N/A	
32	All fire alarm devices (sounders, visual devices) checked for correct operation	✓	
33	All visual fire alarm devices not obstructed from view and that lenses are clean	✓	
34	All unmonitored, permanently illuminated filament lamp indicators at CIE replaced	N/A	
35	Radio signal strengths in radio-linked systems to which clause 27 applies checked for adequacy, and the results recorded	N/A	
36	All readily accessible cable fixings are secure and undamaged	✓	
37	The cause and effect programme confirmed as being correct by activating at least one cause and observing the operation of effects	N/A	
38	The standby power supply capacity checked to establish it remains suitable for continued service	N/A	
39	All further annual checks and tests recommended by the manufacturer of the CIE and other components of the system carried out	N/A	

M.ADDITIONAL CHECKS FOR A SPECIAL INSPECTION ON APPOINTMENT OF A NEW SERVICING ORGANISATION

Item	Description	✓/×/N/A	Comments
40	Existing records (see clause 40), where available, studied, and sufficient information obtained and documented for effective future servicing of the system	N/A	
41	Adequate number of call points to conform to 20.2	N/A	
42	Adequate provision of fire detection for the Category of system that the system was designed to meet	✓	
43	Sound pressure levels conform to the recommendations of 16.2	N/A	
44	Standby power supplies conform to 25.4	N/A	
45	All cabling with fire resistance conforms to 26.2c	N/A	
46	All circuits monitored in compliance of 12.2.1	N/A	
47	Requirements of BS 7671 for electrical safety met clause 29	✓	
48	False alarms at a level that complies with Section 3	N/A	
49	No changes in the use, layout and construction of the protected premises that may impact on the effectiveness of the system	✓	
50	Zone plan or other suitable diagrammatic representation of the premises [see 23.2.2e] present and correct	N/A	
51	Logbook available (if not available a suitable logbook should be provided by the servicing organisation)	LIM	

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