

Category 1 Standard

1-084 Maintenance of fire protection systems and compartmentation measures

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1 Purpose

- 1.1 The purpose of this Standard is to define the parameters that control the maintenance of active and passive fire protection systems.

2 Scope

- 2.1 This Standard applies to all London Underground. (LU) premises and all work taking place within the boundary of those premises, including railway facilities, but not trains.
- 2.2 The active fire protection systems within the scope of this document include those for fire detection, fire suppression, fixed firefighting equipment, portable firefighting equipment, fire warning systems, smoke management systems, and all other active systems that may be installed to promote fire safety and secure means of escape in the event of a fire.
- 2.3 The passive fire protection systems within the scope of this document include all fire resisting elements of construction comprising, doorsets, shutters, floors, walls, ceilings, glazing, fire stopping, ductwork, dampers, structural fire protection, escape doors, door furniture associated with escape doors and fire resisting doors, fire safety signs, and all other passive elements that may be installed to promote fire safety, fire protection and provide means of escape in the event of a fire.
- 2.4 This standard replaces 1-084 A1.

3 Requirements

3.1 General

- 3.1.1 All fire protection systems and equipment shall be subject to a preventative maintenance regime. This falls into two main categories:
- a) visual inspections and routine checks carried out by the user, and;
 - b) comprehensive inspections, checks and testing carried out as part of a maintenance plan.
- 3.1.2 The maintenance plan shall take into account the following:
- a) preventative maintenance, where the system is subject to regular and periodic inspection and testing to ensure that it continues to be fit for purpose;
 - b) corrective maintenance, where defects identified during preventative maintenance are rectified;
 - c) breakdown maintenance, where faults in the system are rectified as they occur. In this case, times for arrival of the contractor shall be in accordance with the contract conditions;
 - d) a review of all preventative, corrective, and breakdown maintenance is required to ensure the adequacy of the preventative regime.
- 3.1.3 A reporting facility shall be set up, within the conditions of the maintenance contract, to provide a call out and breakdown service which operates continuously, at all times of the day, on every day of the year.
- 3.1.4 Required response and clearance times may vary from site to site but in all cases shall be set as part of the contract conditions covering the site. Contracts shall specify conditions as follows: