



Periodic maintenance Rev 2 Aug 2017

BS EN 15650:2010 – Ventilation for buildings – Fire & motorised Smoke/Fire dampers

Section 8.3 Note states: Regular testing /inspection should be undertaken to meet regulatory requirements, or at intervals not exceeding six months. A comprehensive example of the maintenance procedure is given in Annex D of the standard. Some automatic systems may allow more frequent testing (48 h or less) and this may be required by a national standard.

Approved Document B, Volume 2 – Clause 10.12

Adequate means of access must be provided to allow inspection, testing and maintenance of both fire damper and its actuating mechanism

BS 9999:2017 – Code of practice for the fire safety in the design, management and use of buildings – Annex I

I.3.5 Once a week

Smoke control systems for means of escape states: Actuation of the system should be simulated once a week. It should be ensured that any fans and powered exhaust ventilators operate correctly, smoke dampers close (or open in some systems), natural exhaust ventilators open, automatic smoke curtains move into position, etc.

I.5 Three monthly

In addition to the checks recommended in I.2, I.3 and I.4, the actuation of all smoke control systems should be simulated once every three months. All zones should be separately tested and it should be ensured that any fans and powered exhaust ventilators operate correctly, smoke dampers close (or open in some systems) etc.

I.7 Yearly

In addition to the checks recommended in I.2 to I.6 arrangements should be made for annual inspections and tests of the smoke ventilators, smoke control systems and fire dampers to be carried out by competent persons, for any defects to be logged and the necessary action taken, and for certificates of testing to be obtained.

BS 9999:2017 – Code of practice for the fire safety in the design, management and use of buildings – Annex W

Maintenance of air conditioning and ventilation equipment, including air filters, motors, fire dampers and their controls, smoke detectors and alarms, is of paramount importance both in preventing fire and in ensuring that measures taken to mitigate its consequences are effective when needed.

Arrangements should be made for all fire dampers to be tested by a competent person on completion of the installation and at least annually, and to be repaired or replaced immediately if found to be faulty. Spring-operated fire dampers should be tested annually and fire dampers situated in dust-laden and similar atmospheres should be tested much more frequently, at periods suited to the degree of pollution.

HTM & SHTM 03-01 - Health Technical Memorandum: Specialised ventilation for healthcare premises

Fire & motorised Smoke/Fire dampers to be checked at intervals of not more than 12 months.

Regulatory Reform Order (Fire Safety) Order 2005

Duty of care placed on the building owner/occupier to take fire precautions that will ensure, so far as reasonably practical, the safety of the building and its occupants. Section 17 – a suitable maintenance system to control the risk of fire must be adopted.

Procedure

The manually resettable fire damper should be carefully inspected and cleaned.

The motorised fire damper control mode should be operated to ensure that it is moving the blades from open to close and vice versa.

If the end switches (in the control mode) are being used, it must be checked at commissioning stage that they are actually indicating that the blades are open or closed. If using an automatic control system this can be achieved by running a test cycle and checking the blades (open and closed) and the status indication at the control system.

Note: Actionair and Safeguard Systems recommend the use of an Actionpac/Safeguard damper control and monitoring system to automate maintenance and testing of motorised dampers. Dampers that are regularly cycled will provide confidence of operation and will require less maintenance.

Preventative Maintenance Contracts are available, please contact +44 1227 278158 or +353 1 2761600

