



TECHNICAL GUIDANCE NOTE No. 24rev1

BS 8899 Improvement of fire-fighting and evacuation provisions in existing lifts – Code of practice

Introduction

The original Technical Guidance Note No 24 (TGN 24) was published in 2011 following concerns expressed by the fire services that some fire-fighting lifts had failed to operate correctly when required. A fire-fighting lift is an important tool to fire-fighters and a failure is likely to delay fire-fighting with possible serious consequences. TGN 24 set out the responsibilities of the owner and maintenance contractor within BS 9999 and made recommendations for a fire-fighting lift condition report.

BS 8899:2016 *Improvement of fire-fighting and evacuation provisions in existing lifts – Code of practice* was published recently and includes recommendations for maintenance, thorough examination and testing; so effectively supersedes the contents of the original TGN 24. This revised TGN 24rev1 gives some guidance on the contents of BS 8899.

BS 8899:2016 – general overview

The scope of BS 8899:2016 includes:

This British Standard gives recommendations for the improvement and maintenance of fire-fighting and evacuation provisions in existing lifts. It applies to lifts installed permanently into buildings that are either already designed for fire and rescue service use or as evacuation lifts, or intended to be modified to include such features.

Major parts of the standard are dedicated to:

- Foreword – sets out the context. For many older lifts provided for operation by fire services prior to BS 5588-5/ BS EN 81-72, modernizing them to BS EN 81-72 might not be feasible. Guidance is needed on improving provisions for fire service to allow the lift to be used so BS 8899 has been developed to assist in improving fire-fighting and evacuation provision in lifts installed before the publication of BS EN 81-72:2015.
- Introduction – lists assumptions. A key assumption is that:
The building design, fire strategy and management arrangements required for lifts to be used by the fire and rescue services or for evacuation have been addressed, e.g. by following the recommendations in BS 9999.
- The scope is as above and includes a statement that BS 8899 is not applicable to new lifts installed after the publication of BS 8899 and where building regulations require a firefighting lift to BS EN 81-72. A note makes clear its relationship with BS EN 81-80:
BS EN 81-80 contains recommendations for the general improvement in safety of existing lifts relative to the base lift design standard. BS 8899 is intended to have a similar relationship with BS EN 81-72 and the evacuation lift recommendations in BS 9999.
- Clause 4 has the following Principles:

- the role of negotiation between the owner/customer, fire and rescue service, building control body (where required), and installer
- the level of provision for fire should not be reduced.
- Clause 5 has recommendations to improve the specification of lifts for use by the fire services where it is not practical to achieve a lift to the new firefighters lift standard BS EN 81-72. This lists the objectives to improve the specification of the lift towards various parts of BS EN 81-72 with clause/ requirements where deviations could be accepted. Clause 5 references Annex A firefighters lift check list for existing lifts (see below). An important recommendation is for a label to allow fire and rescue service personnel to identify the features provided with the lift as Figure 1 below.

Figure 1 – Equipment identification label

FEATURES OF LIFT FOR FIRE SERVICE OPERATIONS				
≥10 mm				
≥5 mm	Secondary power supply	<input type="checkbox"/>	Communication system	<input type="checkbox"/>
	Water management and protection	<input type="checkbox"/>	Fire fighting recall switch	<input type="checkbox"/>
	Fire-fighting car and door controls	<input type="checkbox"/>	Car emergency trapdoor	<input type="checkbox"/>

- Clause 6 includes recommendations to improve the specification of evacuation lifts. Essentially, an evacuation lift should be improved to fully conform to the recommendations in BS 9999 Annex G.
- Clause 7 includes the recommendation for lifts not required for fire service use or evacuation to be upgraded to BS EN 81-73; *Behaviour of lifts in the event of fire*. And references the National foreword to BS EN 81-73:2016 for guidance on door operation when the lift parks at the designated landing.
- Clause 8 has recommendations for routine inspection, maintenance and thorough examination – see the following section.
- Clause 9 on modernization and risk assessment recommends that modernization work should be to BS 5655-11/ -12 and for modernization to be based on risk assessment.
- Clause 10, testing, verification and documentation, recommends that new equipment is verified to the applicable new equipment standards and that other elements are tested with the tables in BS 8486-1/-2.
- Annex A (normative) is a survey table of existing firefighters lift features, similar to BS EN 81-80 Annex A, with cross-reference between BS EN 81-72:2003 and 2015.

- Annex B (informative) Past provisions for lifts with operation in the event of fire – useful summary of past standards provisions.
- Annex C (informative) Minimum provisions for lifts used in the evacuation of disabled people. Summarises BS 9999 Annex G provisions.
- Annex D (informative) Example of annual firefighters lift operational inspection report.

BS 8899 recommendations for routine inspection, maintenance and thorough examination

The contents of the original TGN 24 have been effectively superseded by the publication of BS 8899 recommendations in clause 8 and the firefighters lift condition report in Annex D.

The commentary to clause 8 refers to the [Regulatory Reform \(Fire Safety\) Order and other similar legislation](#) and the need for fire-fighting and evacuation lifts to be adequately maintained and periodically examined in order to ensure that their technical features and controls remain in good working order.

Sub-clause 8.1 deals with routine maintenance, includes similar recommendations as contained in BS 9999 and recommends that

a suitable programme of maintenance for the lift should be agreed between the responsible person and the lift maintenance contractor. The responsible person should ensure that equipment not part of the lift (such as secondary supplies, supply changeover equipment, any pit drainage pumps, fire-fighting or evacuation communications systems, automatic recall devices, external indicators and any labelling) is subject to a suitable programme of maintenance.

Note: the responsible person is the person or persons responsible for, or having effective control over, fire safety provisions adopted in or appropriate to the premises or building or risk where a lift is installed.

Sub-clause 8.2 deals with thorough examination of lifts in service and recommends that the responsible person should ensure that all fire-fighting and/or evacuation features and functions of the lift are thoroughly examined periodically.

It then goes on to recommend that the responsible person should ensure that equipment not part of the lift (such as secondary supplies, supply changeover equipment, any pit drainage pumps, fire-fighting or evacuation communications systems, automatic recall devices, external indicators and any labelling) is examined and tested where necessary on a similar schedule.

The competent person undertaking thorough examination may call for equipment not part of the lift to have supplementary testing carried out. The responsible person should ensure that such supplementary testing is carried out and the results communicated to the competent person.

An example of an annual firefighters lift condition report is shown in Annex D of BS 8899 and this effectively supersedes the original contents of TGN 24.

Sub-clause 8.3 deals with the need for thorough examination of evacuation and fire-fighting lifts after a significant modification and a note references LOLER.