

System	Failure	Risk	Interim Solution	Remedy Timescale
Fire Detection & Alarm	Single detector head	Fire not detected in that location	Defect entered to help desk. Time scale must be immediate if it is a residence. Restricted use of location	Normal hours, engineer on site. 2hour call out at other times for urgent emergency repairs
	Single sounder unit	Occupants may not hear alarm	Restricted use of location	Normal hours, engineer on site. 2hour call out at other times for urgent emergency repairs
	Complete system failure	Occupants unaware of fire. Other life systems may not operate	Building may not be operable and may need to be evacuated. Possible increase in Security patrols	Normal hours, engineer on site. 2hour call out at other times for urgent emergency repairs
Emergency Lighting	Single unit	Local area will not be illuminated in event of power failure	Defect entered to help desk	Normal hours, engineer on site. 2hour call out at other times for urgent emergency repairs
	Several units within a building	Large areas will not be illuminated in the event of power failure	Restrict use of building Provide temporary lighting	Normal hours, engineer on site. 2hour call out at other times for urgent emergency repairs
Vents (roof, make-up, kitchen extracts, fume cupboards)	Blocked or obstructed	Smoke control will not work as designed, risk of fire from dirty vents and grills.	Part or whole of building may not be operable and may need to be evacuated.	Normal hours, engineer on site. 2hour call out at other times for urgent emergency repairs
Sprinkler System	Single head	Fire not contained	Restrict activities in the area	Normal hours, engineer on site. 2hour call out at other times for urgent emergency repairs
	System not working	Potential for excessive fire spread. Not life threatening	Restrict activities in area where possible	Normal hours, engineer on site. 2hour call out at other times for urgent emergency repairs
Fire dampers	Dampers not operating	Potential for fire spread between compartments	Defect entered to Help Desk	Normal hours, engineer on site. 2hour call out at other times for urgent emergency repairs
Mag locks	Failure to release	Rendering exit unavailable	Should have override switch Occupants to be made aware	Normal hours, engineer on site. 2hour call out at other times for urgent emergency repairs

Automatic Doors	Failure in the closed position	Exit route unavailable	Re-route where possible. Consider restriction of building use	Engineers to be contacted immediately. Possible delay in repair as reliant on outside contractors
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