



Smoke ventilation and extraction systems - testing and maintenance

Smoke ventilation and extraction systems play a vital role in a fire emergency. They prevent a build-up of smoke, heat and toxic gases, prolonging the tenability of the escape and rescue routes and increasing the time available for building occupants to escape, potentially saving lives.

The requirement to install automatic opening windows and vents for smoke ventilation is usually driven by Building Regulations, specifically Approved Document B.

The Regulatory Reform (Fire Safety) Order 2005 places a duty on the Responsible Person to maintain and service all fire safety systems. Recommendations and requirements for the maintenance and servicing regimes of smoke control systems are set out in current British Standards BS7346: Part 1, 1990, BS9999:2017, and BS-EN 12101. Following the guidance set out in the standards will demonstrate due diligence, although variations to the recommendations may be acceptable where they are justified by a risk assessment.*

* For example: On large multi-zone installations it might be acceptable, with agreement from the relevant authorities, to rotate the equipment tested so that a system is tested every week and individual items are operated at intervals of no more than three months.

Smoke Vent & Extraction System Testing

Weekly testing is recommended for smoke control systems that are required for means of escape. We offer a regular testing regime that simulates actuation of the system once a week ensuring 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 and any other auxiliary devices operate correctly. Emergency power supplies (and systems that are not required for means of escape) should be tested monthly.

After actuation, the panel would be silenced and reset according to the procedures established at the initial fire safety system audit. Any faults would be recorded in the on-site log book and test reporting sheet.

Weekly testing is recommended for smoke control systems that are required for means of escape.

Clear Reports & Records

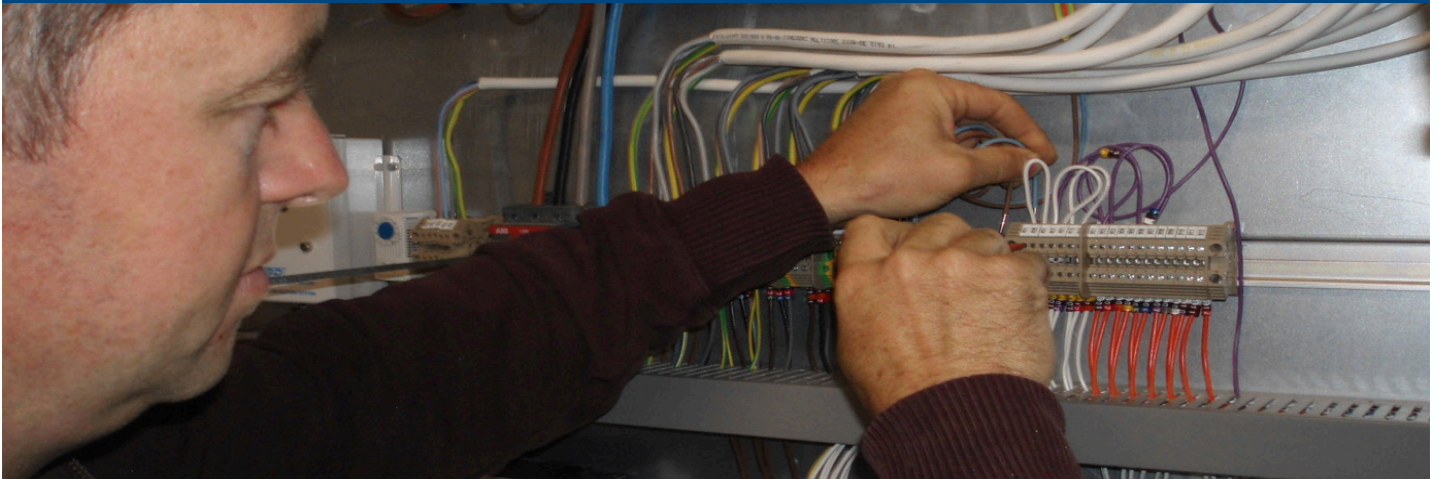
Clear testing information would be distributed to you through monthly electronic reports with serious faults reported on the day they are identified.

Inspection records are also held off-site so that you can call upon them in the event of a significant incident.

Feature list

- ✓ Nationwide Service
- ✓ Tested & Maintained to British Standard
- ✓ Qualified Engineers
- ✓ Clear Reports & Records
- ✓ Same Day Serious Issue Reporting





Smoke ventilation and extraction systems - testing and maintenance

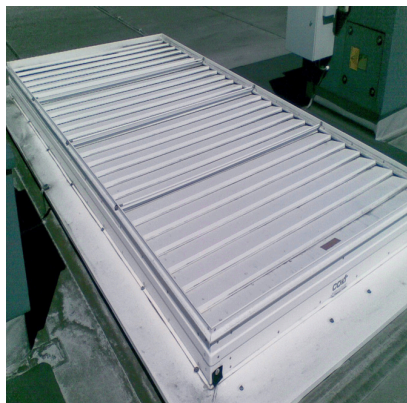
Smoke Ventilation & Extraction System Maintenance

In addition to regular testing, your smoke ventilation and extraction systems should also be regularly serviced to keep all components in full working order and ensure correct functioning in a fire emergency. Regular maintenance also helps extend the life cycle of your equipment, reducing long term cost whilst ensuring that you meet legal compliance requirements.

The recommended frequency of servicing varies dependent upon the type of system on site, however as a minimum, maintenance should be carried out annually.

We offer planned preventative maintenance regimes carried out by trained, competent engineers in line with the requirements of the relevant British Standards.

During the site visit, the construction, fixings and all mechanical and electrical components would be checked, cleaned and adjusted as appropriate, and any necessary repairs identified. Any damage, wear, breakage or failure would be reported back to you and any remedial actions agreed.

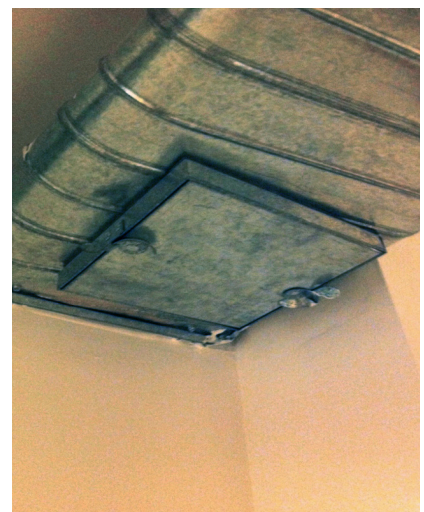


Your smoke ventilation and extraction systems should be regularly maintained to help keep all components in full working order.

Where possible and subject to part availability, we are happy to carry out any required repairs up to a pre-authorised repair allowance, during our scheduled maintenance visit. This will reduce the need for additional visits and their associated costs.

Find Out More

If you have any questions, please give us a call on **0845 058 9999** or email enquiries@metrosafety.co.uk for further details and advice. We will be happy to discuss your smoke ventilation and extraction system requirements and how a testing and maintenance regime can be implemented as quickly and smoothly as possible.



Fire Risk Assessments	Fire Evacuation Drills	Technical Consultancy	Smoke Ventilation & Extraction Systems	Fire Door Inspections	Weekly/Monthly Enhanced Fire Safety Checks	Fire Alarm Maintenance
Emergency Light Maintenance	Sprinkler System Testing	Emergency Light Testing		Fire Alarm Testing	Equipment Installations	Emergency Plans
						Extinguisher Maintenance