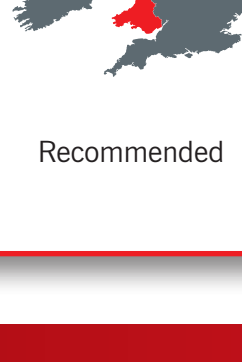


Overview of BS 8629:2019+A1:2023 recommendations

BS 8629 is the BSI code of practice for the design, installation, commissioning, and maintenance of evacuation alert systems for use by fire and rescue services in buildings containing flats.

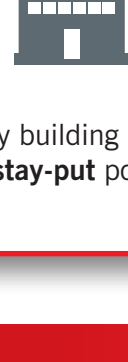
Application of BS 8629



Recommended



Mandated in new residential buildings over 18m



Any building with a stay-put policy



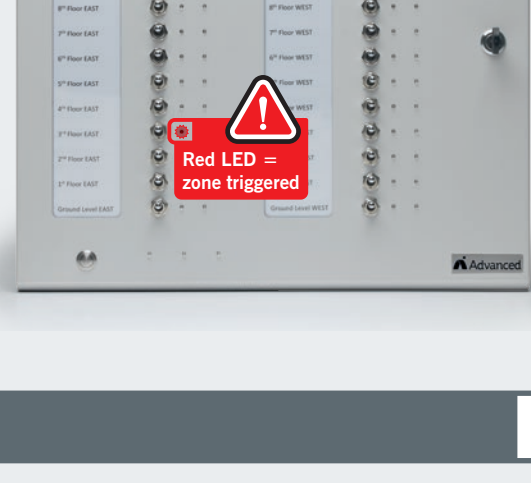
Independent of fire alarm and detection system

Equipment

Panel and indicators

- Install EACIE* that has on/off toggle switches for the fire and rescue service (FRS) to operate sounders in different evacuation alert zones
- There must be no 'master' control for simultaneous evacuation of all flats from a single point

*(Evacuation Alert Control and Indicating Equipment)



Enclosure and key

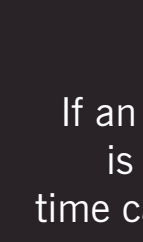
- House EACIE in tamper-proof enclosure that meets STS205: Issue 7 class BR2 standard
- Access to EACIE via patented key only – exclusive to FRS
- Ensure EACIE clearly marked 'For Fire and Rescue Service Use Only'



Power supplies



Power supplies to meet BS EN 54-4 requirements



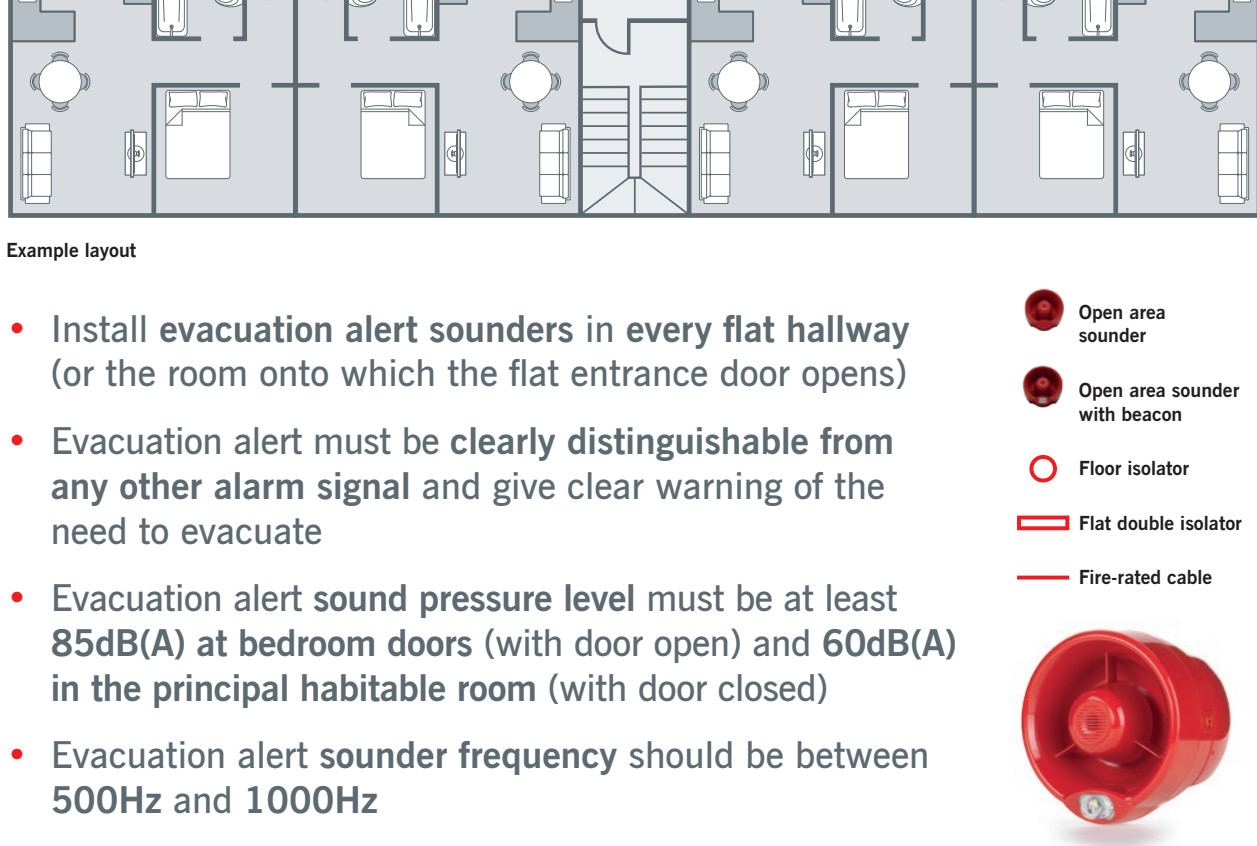
If mains power fails, standby batteries must maintain the system in operation for at least:

72 hours + 30 minutes with all evacuation alert zones active

If an onsite generator is present, standby time can be reduced to

24 hours + 30 minutes in alarm

Devices



Example layout

- Install evacuation alert sounders in every flat hallway (or the room onto which the flat entrance door opens)
- Evacuation alert must be clearly distinguishable from any other alarm signal and give clear warning of the need to evacuate
- Evacuation alert sound pressure level must be at least 85dB(A) at bedroom doors (with door open) and 60dB(A) in the principal habitable room (with door closed)
- Evacuation alert sounder frequency should be between 500Hz and 1000Hz

- Open area sounder
- Open area sounder with beacon
- Floor isolator
- Flat double isolator
- Fire-rated cable



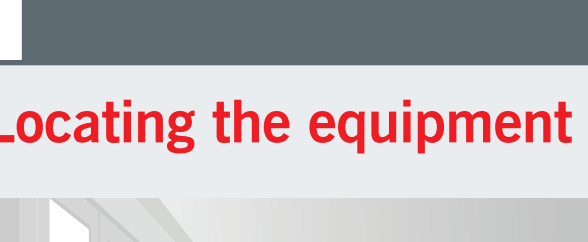
Standards of conformity



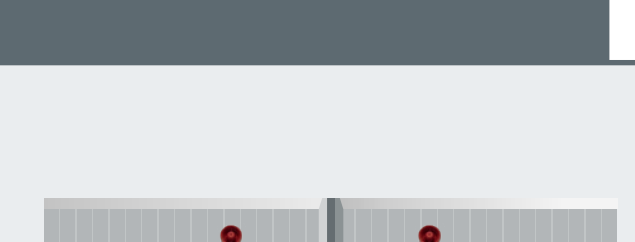
Audible evacuation alert devices BS EN 54-3



Visual alert devices BS EN 54-23

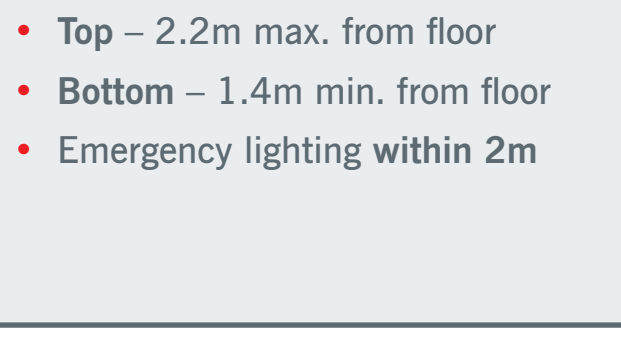


Wireless audible devices EN 54-25 and BS 5831-1

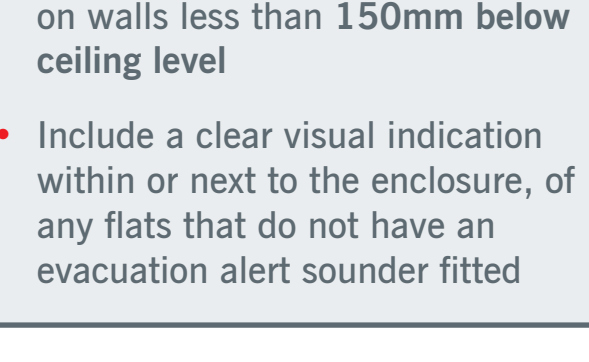


Short-circuit isolators BS EN 54-17

Locating the equipment



- Site EACIE with easy access for FRS
- Top – 2.2m max. from floor
- Bottom – 1.4m min. from floor
- Emergency lighting within 2m



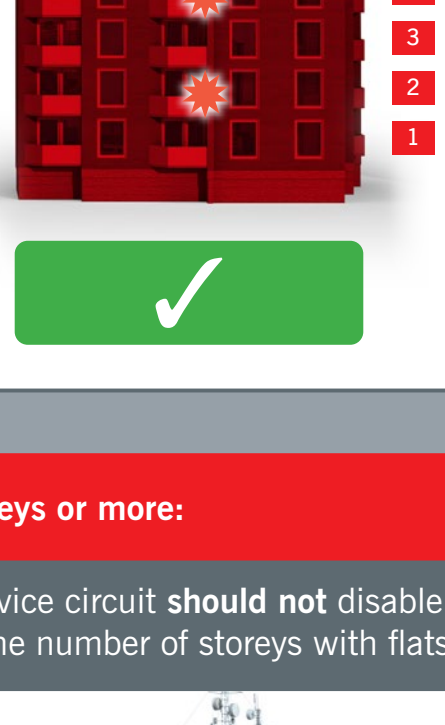
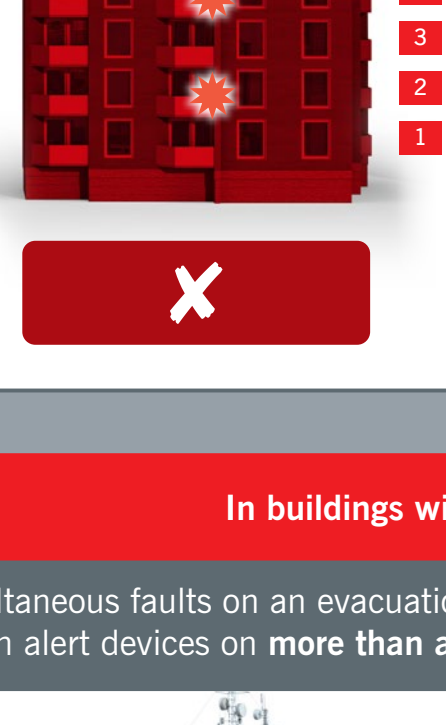
- Install all evacuation alert devices on walls less than 150mm below ceiling level
- Include a clear visual indication within or next to the enclosure, of any flats that do not have an evacuation alert sounder fitted

Operation

- A fault on one circuit containing evacuation alert devices should not affect any other circuit

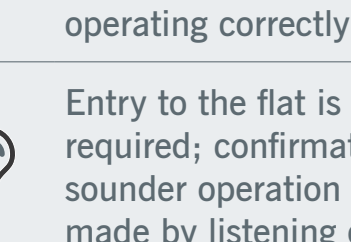
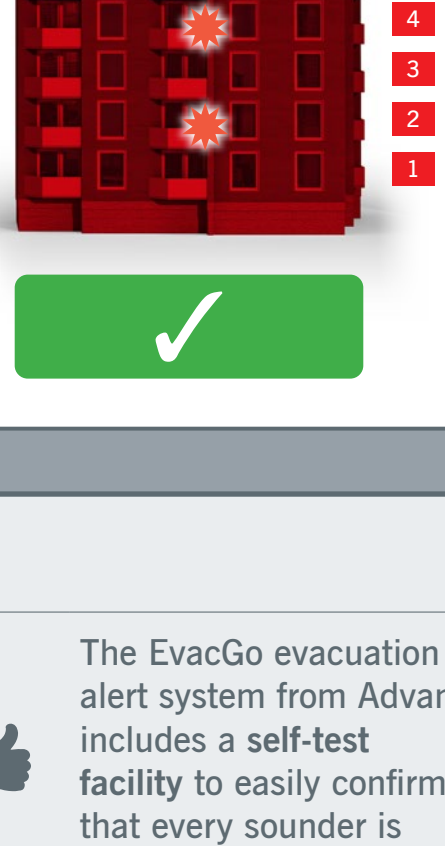
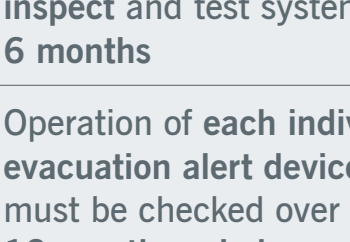
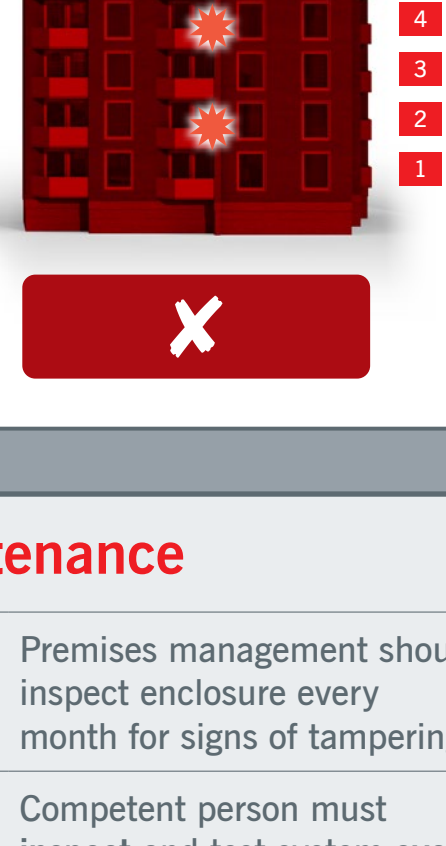
In buildings with 10 storeys or fewer:

Two simultaneous faults on an evacuation alert device circuit should not disable the evacuation alert devices on more than half the number of storeys with flats



In buildings with 10 storeys or more:

Two simultaneous faults on an evacuation alert device circuit should not disable the evacuation alert devices on more than a third of the number of storeys with flats



Maintenance



Premises management should inspect enclosure every month for signs of tampering



Competent person must inspect and test system every 6 months



Operation of each individual evacuation alert device must be checked over a 12-month period

Each manual control must be tested



The EvacGo evacuation alert system from Advanced includes a self-test facility to easily confirm that every sounder is operating correctly



Entry to the flat is not required; confirmation of sounder operation can be made by listening outside

Systems that are not tested/inspected as per the guidance are not BS 8629 compliant

The EvacGo evacuation alert system is the easy way to ensure you've got the BS 8629 Code of Practice covered.

Find out more about EvacGo, our online CPD and training at: www.advancedco.com or email: EvacGo@advancedco.com