
STATUTORY INSTRUMENTS

2005 No. 1541

**REGULATORY REFORM,
ENGLAND AND WALES**

The Regulatory Reform (Fire Safety) Order 2005

Made - - - - 7th June 2005

Coming into force in accordance with article 1

THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

PART 1

GENERAL

1. Citation, commencement and extent
2. Interpretation
3. Meaning of “responsible person”
4. Meaning of “general fire precautions”
5. Duties under this Order
6. Application to premises
7. Disapplication of certain provisions

PART 2

FIRE SAFETY DUTIES

8. Duty to take general fire precautions
9. Risk assessment
10. Principles of prevention to be applied
11. Fire safety arrangements
12. Elimination or reduction of risks from dangerous substances
13. Fire-fighting and fire detection
14. Emergency routes and exits
15. Procedures for serious and imminent danger and for danger areas
16. Additional emergency measures in respect of dangerous substances
17. Maintenance
18. Safety assistance
19. Provision of information to employees
20. Provision of information to employers and the self-employed from outside undertakings

Changes to legislation: The Regulatory Reform (Fire Safety) Order 2005 is up to date with all changes known to be in force on or before 16 November 2023. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

- 21. Training
- 21A Provision of information to residents of domestic premises
- 22. Co-operation and co-ordination between responsible persons
- 22A Provision of information to new responsible person
- 22B Co-operation with accountable persons
- 23. General duties of employees at work
- 24. Power to make regulations about fire precautions

PART 3

ENFORCEMENT

- 25. Enforcing authorities
- 26. Enforcement of Order
- 27. Powers of inspectors
- 28. Exercise on behalf of fire inspectors etc. of their powers by officers of fire brigades
- 29. Alterations notices
- 30. Enforcement notices
- 31. Prohibition notices

PART 4

OFFENCES AND APPEALS

- 32. Offences
- 33. Defence
- 34. Onus of proving limits of what is practicable or reasonably practicable
- 35. Appeals
- 36. Determination of disputes by Secretary of State

PART 5

MISCELLANEOUS

- 37. Fire-fighters' switches for luminous tube signs etc.
 - 38. Maintenance of measures provided for protection of fire-fighters
 - 39. Civil liability for breach of statutory duty
 - 40. Duty not to charge employees for things done or provided
 - 41. Duty to consult employees
 - 42. Special provisions in respect of licensed etc. premises
 - 43. Suspension of terms and conditions of licences dealing with same matters as this Order
 - 44. Suspension of byelaws dealing with same matters as this Order
 - 45. Duty to consult enforcing authority before passing plans
 - 46. Other consultation by authorities
 - 47. Disapplication of the Health and Safety at Work etc. Act 1974 in relation to general fire precautions
 - 48. Service of notices etc.
 - 49. Application to the Crown and to the Houses of Parliament
 - 50. Guidance
 - 51. Application to visiting forces, etc.
 - 52. Subordinate provisions
 - 53. Repeals, revocations, amendments and transitional provisions
- Signature

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SCHEDULE 1 —

PART 1 — MATTERS TO BE CONSIDERED IN RISK ASSESSMENT IN RESPECT OF DANGEROUS SUBSTANCES

The matters are— (a) the hazardous properties of the substance;...

PART 2 — MATTERS TO BE TAKEN INTO PARTICULAR ACCOUNT IN RISK ASSESSMENT IN RESPECT OF YOUNG PERSONS

The matters are— (a) the inexperience, lack of awareness of...

PART 3 — PRINCIPLES OF PREVENTION

The principles are— (a) avoiding risks; (b) evaluating the risks...

PART 4 — MEASURES TO BE TAKEN IN RESPECT OF DANGEROUS SUBSTANCES

1. In applying measures to control risks the responsible person must,...
2. The responsible person must ensure that mitigation measures applied in...
3. The responsible person must— (a) ensure that the premises are...

SCHEDULE 2 — AMENDMENTS OF PRIMARY LEGISLATION.

1. Celluloid and Cinematograph Film Act 1922
2. London Building Acts (Amendment) Act 1939
3. Pet Animals Act 1951
4. East Ham Corporation Act 1957
5. Caravan Sites and Control of Development Act 1960
6. Public Health Act 1961
7. Gaming Act 1968
8. Fire Precautions Act 1971
9. Health and Safety at Work etc. Act 1974
10. Safety of Sports Grounds Act 1975
11. Greater London Council (General Powers) Act 1975
12. County of South Glamorgan Act 1976
13. Rent Act 1977
14. County of Merseyside Act 1980
15. West Midlands County Council Act 1980
16. Cheshire County Council Act 1980
17. West Yorkshire Act 1980
18. Isle of Wight Act 1980
19. South Yorkshire Act 1980
20. Tyne and Wear Act 1980
21. Zoo Licensing Act 1981
22. Greater Manchester Act 1981
23. County of Kent Act 1981
24. Derbyshire Act 1981
25. East Sussex Act 1981
26. Local Government (Miscellaneous Provisions) Act 1982
27. Humberside Act 1982
28. County of Avon Act 1982
29. Cumbria Act 1982
30. Hampshire Act 1983
31. Staffordshire Act 1983
32. Food Act 1984
33. Building Act 1984
34. County of Lancashire Act 1984
35. Cornwall County Council Act 1984

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36. Bournemouth Borough Council Act 1985
37. Leicestershire Act 1985
38. Clwyd County Council Act 1985
39. Worcester City Council Act 1985
40. Poole Borough Council Act 1986
41. Berkshire Act 1986
42. Fire Safety and Safety of Places of Sport Act 1987
43. Plymouth City Council Act 1987
44. West Glamorgan Act 1987
45. Dyfed Act 1987
46. Environment and Safety Information Act 1988
47. Smoke Detectors Act 1991
48. London Local Authorities Act 1995
49. Capital Allowances Act 2001
50. Licensing Act 2003

SCHEDULE 3 — AMENDMENTS OF SUBORDINATE LEGISLATION

1. The Dangerous Substances in Harbour Areas Regulations 1987
2. The Marriages (Approved Premises) Regulations 1995
3. The Construction (Health, Safety and Welfare) Regulations 1996
4. The Housing (Fire Safety in Houses in Multiple Occupation) Order 1997
5. The Health and Safety (Enforcing Authority) Regulations 1998
6. The Building Regulations 2000
7. The Building (Approved Inspectors etc.) Regulations 2000
8. The Care Homes Regulations 2001
9. The Children's Homes Regulations 2001
10. The Private and Voluntary Care (England) Regulations 2001
11. The Care Homes (Wales) Regulations 2002
12. The Private and Voluntary Care (Wales) Regulations 2002
13. The Children's Homes (Wales) Regulations 2002
14. The Child Minding and Day Care (Wales) Regulations 2002
15. The Residential Family Centres Regulations 2002
16. The Residential Family Centres (Wales) Regulations 2003

SCHEDULE 4 — REPEALS

SCHEDULE 5 — REVOCATIONS

Explanatory Note

Changes to legislation:

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Changes and effects yet to be applied to the whole Instrument associated Parts and Chapters:

Whole provisions yet to be inserted into this Instrument (including any effects on those provisions):

- art. 9A inserted by [2022 c. 30 s. 156\(4\)](#)