



# Commercial Fire Safety & BAFE Compliance: A Guide for Scottish Duty Holders

Understanding your responsibilities under the Fire (Scotland) Act 2005.

## 1. Introduction: Who is Responsible?

Under the **Fire (Scotland) Act 2005** and the **Fire Safety (Scotland) Regulations 2006**, every commercial premise must have a designated "Duty Holder."

If you are an Employer, Landlord, or Facilities Manager, **you** are legally responsible for the fire safety of your building. This responsibility cannot be delegated, but the *competence* to manage it can be outsourced to an accredited specialist like GreenTech.

## 2. What is BAFE SP203-1?

BAFE (British Approvals for Fire Equipment) is the independent registration body for third-party certified fire protection companies.

The **SP203-1** scheme is the gold standard for Fire Detection and Alarm Systems. It does not just cover "installation"; it certifies competence in four distinct modules:

1. **Design:** Ensuring the system meets the specific Fire Risk Assessment (FRA) category (e.g., L1 for life protection, P1 for property).
2. **Installation:** Correct cabling, containment, and siting of devices.
3. **Commissioning:** The critical verification process ensuring the system actually works as designed.
4. **Maintenance:** The ongoing legal requirement for servicing.

*GreenTech Scotland is fully accredited to deliver these services, providing you with the necessary BAFE Certificate of Conformity upon project completion.*

## 3. Your Testing Obligations (BS 5839-1)

To remain compliant and ensure your insurance is valid, you must adhere to the following testing schedule:

Frequency	Action Required	Responsibility
Daily	Check the Fire Alarm Panel for any "Fault" lights or system disablements. Ensure the power is on.	Duty Holder
Weekly	Test a different manual call point (break glass) each week. Record the test in your logbook.	Duty Holder
6-Monthly	A comprehensive inspection by a "Competent Person" (BAFE Accredited Engineer). 50% of devices must be tested.	GreenTech
Annually	Full system audit. 100% of devices must be tested over the course of the year.	GreenTech

#### 4. The Risks of Non-Compliance

Using non-accredited contractors for fire safety puts your business at significant risk.

- **Insurance Voidance:** Many commercial insurers now mandate BAFE accreditation for any fire system work.
- **Prosecution:** In the event of a fire, failure to prove "competence" in your maintenance regime can lead to severe fines or imprisonment under Scottish Law.
- **False Alarms:** Poorly maintained systems cause false alarms, which can lead to the Scottish Fire and Rescue Service (SFRS) withdrawing response to your site.

#### 5. Next Steps

Don't wait for a system failure to check your compliance status.

- **Check:** Is your Fire Risk Assessment up to date?
- **Verify:** Does your current maintenance provider hold BAFE SP203-1 accreditation?
- **Act:** Contact GreenTech Scotland for a comprehensive Compliance Audit.