PAS 9970-1 & PAS 9970-2 project overview

A PAS is a sponsored fast-track standard that is developed through a consensus-building process facilitated by BSI Standards Limited. A PAS should not be regarded as a BS, EN or ISO standard.

Identifier	PAS 9970-1 PAS 9970-2
Title	Fire Safety in Construction – Organisation and site fire safety – Code of Practice Fire Safety in Construction – Temporary Fire Alarm Systems – Specification
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Key dates	Expected date of public consultation: PAS 9970-1, ~30/04/25 – 13/06/25 PAS 9970-2, ~23/06/25 – 05/08/25
	Expected date of publication: February 2026

Background and aim

Fire is an ever-present danger on construction sites especially where hot works are being performed. Whilst several guidance documents have been published (Fire Safety in Construction HSG 168 and The Joint Code of Practice on the Protection from Fire of Construction Site and Buildings Undergoing Renovation), these documents lack detailed guidance on how to design, specify, install, maintain and monitor temporary fire detection and alarm systems, and no other fire standards are available specifically for construction.

Given the dynamic nature of a construction project, related standards for buildings are generally not suitable. Guidance regarding the systematic risk management processes and principles through which fire safety should be managed on a construction site is not currently available. This makes designing, specifying, installing, maintaining and monitoring temporary fire detection and alarm systems for effective fire safety management sub-optimal.

This PAS aims to address these gaps in the standard landscape by providing a specification for temporary fire detection and alarm systems for construction projects, along with guidance on assessment of construction fire safety requirements and site equipment needs.

The PAS is divided into two parts with part 1 focusing on fire safety on construction sites and within construction organizations; part 2 focuses on temporary fire alarm systems.

Draft scope

PAS 9970-1:

Part 1 of this PAS applies to all relevant types of construction activity and projects defined and covered by the Fire Safety Order and Construction Design and Management Regulations where a fire risk assessment is required and/or defined by legislation.

Construction sites with special hazards, with the potential for high risk to life require consideration of additional factors associated with these hazards and their means of control are not currently included in this PAS and might require consideration of additional requirements.

Part 1 makes recommendations for and gives guidance on fire safety practices in the construction sector - Code of Practice.

This includes recommendations relevant for construction contractors to suitably and sufficiently manage organisational and site fire safety risk through the use of proportionate risk management systems, and the assessment of site equipment needs, installation, maintenance and monitoring.

PAS 9970-2:

This part of the PAS establishes the minimum requirements of temporary fire detection and alarm systems for construction sites. It will define minimum requirements for the technical specification and capabilities of these systems.

These requirements will cover:

- The minimum list of components that must be present for a system to meet the requirements, e.g. base station, call points and detectors, and their various types.
- An extended list of components that some installations may also use, e.g. stand-alone sounders, information points, remote monitoring interfaces, general purpose I/O devices, etc.
- A minimum specification for how system functionality (including network integrity) is verified and reported, with a list of product requirements for how those responsible for maintenance will ensure the system is tested.
- A minimum specification for how alarms are reported and the time taken between detection and reporting, with consideration to zoning and the needs of a large construction site.
- A specification for battery life in quiescent and alarm conditions.
- A specification for how the products may be powered (e.g. requirements on the safety performance of batteries in the case of being crushed, etc.).
- A specification for water and particle ingress protection, e.g. an IP rating.
- A specification for how system and device resets are handled.
- The technical requirements for a product that implements remote monitoring.
- The minimum list of standards against which the product must be certified.

The PAS applies to all sites of construction activity where a temporary fire alarm and/or fire detection system is required or recommended following a fire risk assessment, as defined by legislation.

This PAS is not applicable to permanent fire alarm or fire detection systems, nor finished structures or premises where a permanent fire alarm or fire detection system is required by legislation. Construction sites or premises undergoing construction where a fire risk assessment is not required by legislation are beyond the scope of this PAS.

The requirements within this PAS aim to address life safety considerations for those in the immediate vicinity of a construction site including, employees, contractors, visitors, members of the public, and those in the immediate vicinity of the site, from the risks posed by fire.

These requirements also aim to minimise the risk to property (the premises and their contents), the environment and disruption of construction activity in the event of a fire on site from the potential impact of fire.

This PAS is for use by:

- fire engineers;
- construction managers;
- construction health and safety / fire safety managers;
- temporary alarm system manufacturers;
- temporary alarm system installers; and
- insurance companies.

Responsibilities of the Review Panel (RP)

The RP is a wide formation of organizations and individuals representing those stakeholder groups that may be affected by the implementation of a PAS, even if only peripherally affected. Consultation with the RP is vital in terms of building consensus in the development of a PAS.

RP members will be invited to submit comments electronically during a public consultation via the BSI Standards Development Portal in March 2025 for part 1 and April 2025 for part 2. **There are no RP meetings.**

Due to the time constraints of the project, comments received after the deadline or in any format other than online via the Portal cannot be considered.

SG	steering group (8 to 15 stakeholders)
RP	review panel (targeted stakeholders, including BSI technical committees)
SG Review	draft is made available to SG only, for technical review
Public consultation	draft is made publicly available for technical review through BSI's online draft review system <https://standardsdevelopment.bsigroup.com/>
Final SG Review	draft is made available to SG only, for final (editorial) review
SG Meeting	meeting where comments are resolved by the steering group members