



# ACT NOW

- By contributing to the functioning of the structure.
- By sharing data with the Observatory.
- By attending the next restitution of data.

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# FRENCH NATIONAL OBSERVATORY OF ELECTRICAL SAFETY



## THE COMMON PARTS, WHAT IS IT?

The term "Common parts" is defined in the law of 10 July 1965 regarding co-ownerships as those parts of the building assigned to the use or utility of all the co-owners or several of them. It is then the co-ownership regulations that regulate the limit cases: floors, ceilings, pipes...).

**Source:** law n°65 557 of July 10, 1965 fixing the status of co-ownership of built buildings.

**About ONSE**  
 For 23 years, Promotelec Association and Consuel gathered committed stakeholders to share data in order to analyze and improve the electrical safety.



## THE HOUSING STOCK IN FRANCE

**36.33 million**  
dwellings in 2018

→ **20.5 million**  
individual  
dwellings

→ **15,8 million**  
collective  
dwellings

### COLLECTIVE HOUSING STOCK:

**1.2 to 1.3 million** buildings.

**1.4 to 1.6 million** stairwells and technical rooms.

**1.2 to 1.4 million** “general service” ducts, technical rooms (standard NF C 15-100).

**1.6 million** standard connection points (NF C 14-100).

**600,000 to 800,000** emergency lighting units.



## FIRES IN COMMON PARTS OF RESIDENTIAL BUILDINGS

**15,000 fires** in common parts in residential buildings.

**Economical consequences** estimated to **200 million €**.



## KEY REFERENCE DATA & FINDINGS



### ELECTRICAL INSTALLATIONS

**75%** have risks of **direct contact** with powered components.

**50%** have risks of **indirect contacts** with powered components.

- Socket without shutter or out of the wall.
- “General service” sheath door not locked.
- Class 1 porthole or obsolete.
- No ground connection.
- No ground continuity.
- Faulty differential switch.



### FIRE PROTECTION SYSTEM

Approximately **40%** of fire protection systems failing:

- No security plan in place.
- Maintenance not performed.



### SECURITY-LIGHTING SYSTEMS

Between **30 and 40%** of security lighting systems fail:

- Autonomous emergency lighting units (BAES) or residential lighting units (BAEH) are damaged, obsolete or defective.
- BAEH incorrectly positioned, absent in half-level.
- BAES with low visibility of markings indications.
- Checking and maintenance not very carried out.



## REGULATION

### NEW HOUSING

#### FIRE PROTECTION MEASURES

Residential buildings are governed by the **Construction and Residential Code**.

#### ACCESSIBILITY FOR PEOPLE WITH DISABILITIES

The **decree of 24 December 2015** defines the technical rules of accessibility for people with disabilities applicable to collective residential buildings during their construction. Article 10 specifies the requirements for lighting the common parts.

#### ELECTRICAL INSTALLATIONS

**Decree of 3 August 2016** regulating the electrical installations for residential buildings.

### EXISTING HOUSING

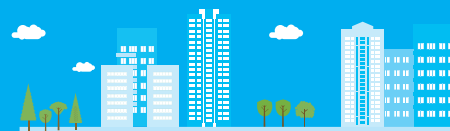
#### FIRE SAFETY

The **decree of 5 February 2013** sets out the safety measures to be implemented in the common parts of residential buildings to prevent the risk of fire.

The **ALUR law**, which came into force in March 2014, foresees a **Global Technical Diagnosis (DTG)** for co-ownerships. It is mandatory for buildings:

- more than 10 years old and which are subject to co-ownership (creation of the co-ownership);
- or which are the subject of a procedure for insalubrity and for which the administration asks the Syndic to produce it.

**Article R\*111-13§2** the Construction and Residential Code requiring the maintenance and verification of residents' fire protection systems.



## THE CO-OWNERSHIP IS RESPONSIBLE FOR THE COMMON PARTS OF THE BUILDING



## SUGGESTION FOR REFLECTION

FOR **NEW DWELLINGS**:  
update regulation.

FOR **EXISTING DWELLINGS**:  
fill the gap in regulation.