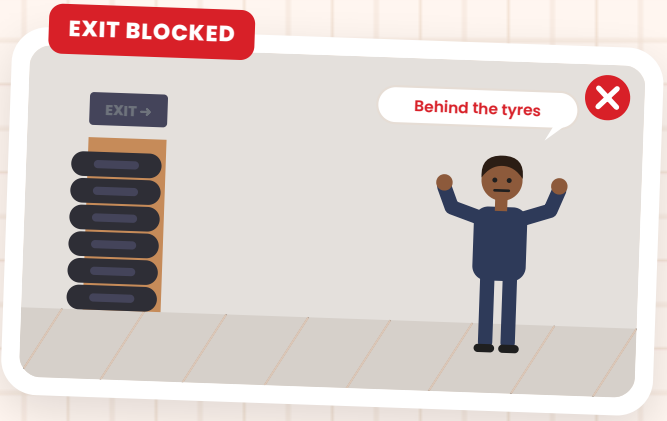
• CERTIFICATE · CLOSURE RISK Showroom, workshop, paint shop, stores & EV bays

Fire & Life Safety Compliance Guidebook for Automotive Companies

Civil Defence certificates, fire systems, exits, flammables and EVs: what Civil Defence checks, **and why no certificate means no licence renewal.**





AED 50K
fine for unlicensed fire safety work (Abu Dhabi).

AED 10K
fine for tampering with suppression systems.

No cert
means **no licence renewal**.

5 standards | 14 checkpoints | UAE Fire & Life Safety Code | Right way / wrong way | Ideal fix time

Annual Certificate renewal → **Apr 2025** AD tampering fines → **Now** EV fire risk → **No certificate, no licence.**

WHY THIS GUIDEBOOK EXISTS

Paint, fuel and 45°C heat. Fire risk is constant.

Civil Defence in each emirate enforces the **UAE Fire & Life Safety Code**. Fines vary by emirate, but the biggest lever is the **safety certificate**: without it, the trade licence can't be renewed.

This guidebook covers the 5 fire standards every UAE dealership should meet.

WHERE FIRE RISK SITS

Certificate
Valid and complete
FS-01

Systems
Maintained, connected
FS-02

Exits
Clear
FS-03

Flammables
Stored safely
FS-04

EVs
Quarantine
FS-05

People
Training
FS-02

WHO ENFORCES IT

Civil Defence
Each emirate
Certificates, inspections, fines

Municipality
Trade licence
Renewal depends on certificate

Approved contractors
Maintenance
Licensed fire safety firms

Insurers
Property cover
Claims and conditions

WHO IT'S FOR

Owners & MDs
Protect the licence.

Facilities managers
Keep systems and exits right.

Auditors
Walk the site like Civil Defence.

THE CERTIFICATE CONTROLS THE LICENCE

Sprinkler disconnected. AED 10,000 and no certificate.

Abu Dhabi fines **AED 10,000** for tampering with suppression systems and **AED 50,000** for unlicensed fire safety work. Without a valid certificate, the licence can't be renewed.

THE PENALTY LADDER

LEVEL 1
Notice
Inspector violation notice.

LEVEL 2
AED 10K
Tampering with suppression systems.

LEVEL 3
AED 50K
Unlicensed fire safety work.

LEVEL 4
Closure
Certificate withdrawn, site closed.

REAL CASES FROM US AUTOMOTIVE BUSINESSES

WHO	RESULT	WHAT HAPPENED
Abu Dhabi Civil Defence Apr 2025	**AED 10K** tampering	Modifying, disconnecting or covering fire suppression systems.
Abu Dhabi Civil Defence	**AED 50K** unlicensed work	Fire safety activities without a licence.
All emirates Civil Defence	**Certificate** required	Needed to renew the trade licence.

TAMPERING
AED 10K
Per violation (Abu Dhabi).

UNLICENSED
AED 50K
Fire safety work.

AND THEN
Closure
No certificate, **no licence**.

HOW TO USE THIS GUIDE

One page per standard. Get everyone out.

1. **Header**: code, area, owner and the maximum penalty
2. **The law**: which regulator and which regulation
3. **The cost**: fine, what else can happen and a real case
4. **Right / wrong**: illustrated pass and fail, plus how to audit

THE 5 STANDARDS

FS-01	Civil Defence Certificate Valid	FLSC	SEVERE	Up to AED 50K + closure	7 days	5
FS-02	Fire Systems Maintained	FLSC	HIGH	AED 10K	Immediate	6
FS-03	Exits Clear	FLSC	SEVERE	Up to AED 50K + closure	Immediate	7
FS-04	Flammables Stored Safely	FLSC	SEVERE	Up to AED 50K + closure	Immediate	8
FS-05	EV & Battery Fire Plan	FLSC	SEVERE	Up to AED 50K + closure	72 hours	9

IDEAL FIX TIME · COUNTED FROM AUDIT SUBMISSION

Immediate	Stop now · serious harm or clear breach	3 standards
72 hours	Fix within 3 working days	1 standard
7 days	Fix within 1 week · records, notices, training	1 standard

SCORING EACH CHECKPOINT

PASS
Every criterion met at the time of audit, with evidence captured.

FAIL
Any criterion not met at the time of audit. Record what you saw and who owns the fix.

N/A
Only where "Applies when" rules it out. Record why.

Note. Fine amounts differ by emirate; confirm with your emirate's Civil Defence.

FS-01 FIRE SAFETY · CIVIL DEFENCE · STANDARD 01 OF 05

Civil Defence Certificate Valid

Area **Facilities** | Person in charge **Facilities Manager** | Regulator **Civil Defence**

MAXIMUM PENALTY

AED 50,000

e.g. unlicensed fire safety work (Abu Dhabi)

Plus **closure** and certificate non-renewal

• SEVERE

THE LAW

UAE FLSC

UAE Fire & Life Safety Code of Practice · emirate Civil Defence regulations · Civil Defence completion and annual safety certificates

WHAT WE CHECK

The site holds a valid Civil Defence certificate covering the showroom, workshop, paint booth and stores, renewed on time.

CHECKPOINTS IN THE AUDIT

- Q1 Is the Civil Defence certificate valid and covering all activities?
- Q2 Is renewal tracked ahead of expiry?

WHAT NON-COMPLIANCE COSTS YOU

THE FINE

Civil Defence fines are set by each emirate. Abu Dhabi fines **AED 10,000** for tampering with fire suppression systems and **AED 50,000** for unlicensed fire safety work.

BEYOND THE FINE

Civil Defence can **refuse or withdraw the safety certificate**, which blocks licence renewal, and can close premises.

REAL ENFORCEMENT

No cert

Without a valid Civil Defence certificate, the trade licence **can't be renewed**.

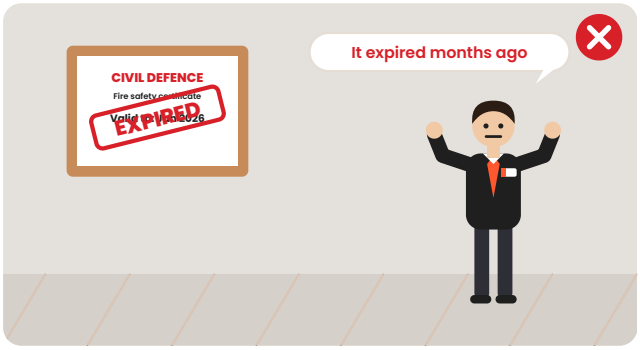
✔ RIGHT WAY



Valid certificate on display.

✖ WRONG WAY

CLOSURE RISK



Expired certificate.

PURPOSE

No certificate means no trade licence renewal.

FIX IT WITHIN

◷ 7 days

AUDIT CRITERIA · PASS WHEN

- ✓ Valid certificate
- ✓ Covers all activities
- ✓ Renewal tracked

IDEAL WAY OF AUDITING

1. Check the certificate

Evidence: Certificate.

WORST CASE Blocks **licence renewal** and can lead to closure.

FS-02 FIRE SAFETY · CIVIL DEFENCE · STANDARD 02 OF 05

Fire Systems Maintained

Area **Facilities** | Person in charge **Facilities Manager** | Regulator **Civil Defence**

MAXIMUM PENALTY

AED 10,000

tampering with suppression systems (Abu Dhabi)

Plus certificate **non-renewal**

• HIGH

THE LAW

UAE FLSC

UAE Fire & Life Safety Code of Practice · emirate Civil Defence regulations · Maintenance of fire alarm, sprinkler and suppression systems by approved contractors

WHAT WE CHECK

Alarms, sprinklers, suppression and extinguishers are maintained by a Civil Defence-approved contractor, never disconnected, with logs kept.

CHECKPOINTS IN THE AUDIT

- Q1 Is there an approved maintenance contract?
- Q2 Are systems never disconnected or covered?
- Q3 Are service logs up to date?

WHAT NON-COMPLIANCE COSTS YOU

THE FINE

Civil Defence fines are set by each emirate. Abu Dhabi fines **AED 10,000** for tampering with fire suppression systems and **AED 50,000** for unlicensed fire safety work.

BEYOND THE FINE

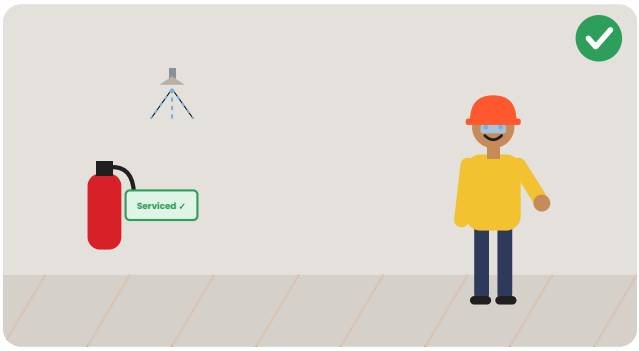
Civil Defence can **refuse or withdraw the safety certificate**, which blocks licence renewal, and can close premises.

REAL ENFORCEMENT

AED 10K

Abu Dhabi Civil Defence fine (Apr 2025) for **tampering with or disconnecting** automatic fire suppression systems.

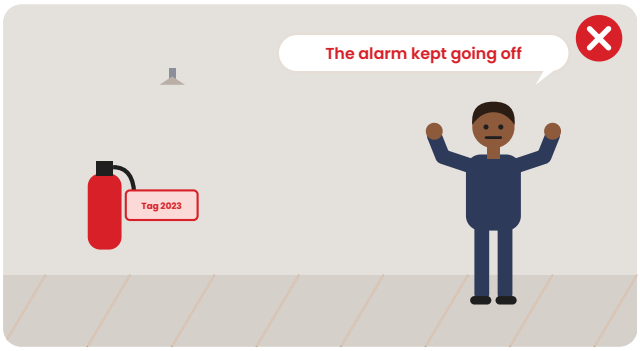
✔ RIGHT WAY



Systems working and serviced.

✖ WRONG WAY

AED 10K



Sprinkler disabled, extinguisher overdue.

PURPOSE

Disconnecting systems to stop false alarms is common, and fined.

FIX IT WITHIN

◷ Immediate

AUDIT CRITERIA · PASS WHEN

- ✓ Approved contractor
- ✓ Systems connected
- ✓ Logs kept

IDEAL WAY OF AUDITING

1. Check contract and logs
2. Check panels

Evidence: Contract + logs.

WORST CASE **AED 10,000** for tampering in Abu Dhabi, and non-renewal of the certificate.

FS-03 FIRE SAFETY · CIVIL DEFENCE · STANDARD 03 OF 05

Exits Clear

Area **Whole site** | Person in charge **Facilities Manager** | Regulator **Civil Defence**

MAXIMUM PENALTY

AED 50,000

e.g. unlicensed fire safety work (Abu Dhabi)

Plus **closure** and certificate non-renewal

• SEVERE

THE LAW

UAE FLSC

UAE Fire & Life Safety Code of Practice · emirate Civil Defence regulations · Means of egress requirements

WHAT WE CHECK

Exits and routes are clear, marked, lit and unlocked while people are inside.

CHECKPOINTS IN THE AUDIT

- Q1 Are exits and routes clear?
- Q2 Can exits be opened without keys?
- Q3 Are signs and lighting working?

WHAT NON-COMPLIANCE COSTS YOU

THE FINE

Civil Defence fines are set by each emirate. Abu Dhabi fines **AED 10,000** for tampering with fire suppression systems and **AED 50,000** for unlicensed fire safety work.

BEYOND THE FINE

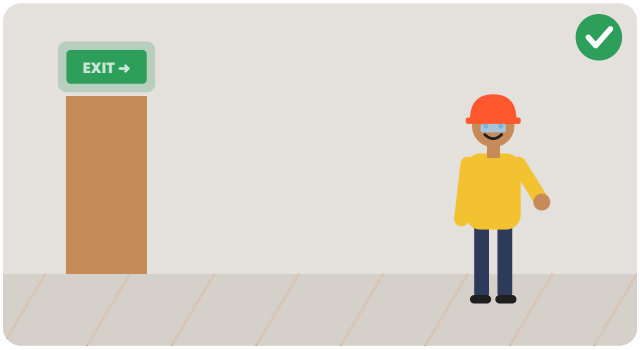
Civil Defence can **refuse or withdraw the safety certificate**, which blocks licence renewal, and can close premises.

REAL ENFORCEMENT

No cert

Without a valid Civil Defence certificate, the trade licence **can't be renewed**.

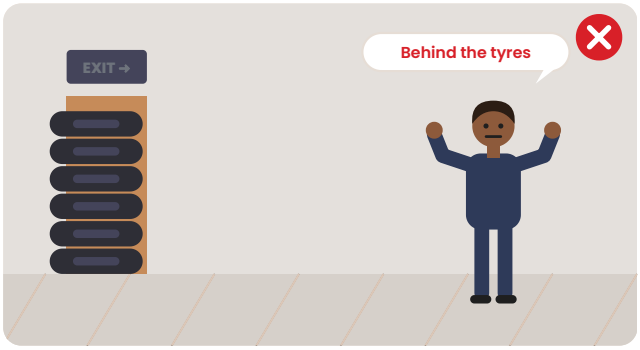
✔ RIGHT WAY



Exit clear and lit.

✖ WRONG WAY

CLOSURE RISK



Exit blocked by tyres.

PURPOSE

Blocked exits turn fires into fatalities.

FIX IT WITHIN

◷ Immediate

AUDIT CRITERIA · PASS WHEN

- Routes clear
- No locks
- Signs lit

IDEAL WAY OF AUDITING

1. Walk every route

Evidence: Photos.

WORST CASE Civil Defence violations and possible **closure**.

FS-04 FIRE SAFETY · CIVIL DEFENCE · STANDARD 04 OF 05

Flammables Stored Safely

Area **Body shop · Stores** | Person in charge **Body Shop Manager** | Regulator **Civil Defence**

MAXIMUM PENALTY

AED 50,000

e.g. unlicensed fire safety work (Abu Dhabi)

Plus **closure** and certificate non-renewal

• SEVERE

THE LAW

UAE FLSC

UAE Fire & Life Safety Code of Practice · emirate Civil Defence regulations · Storage of flammable liquids and gases

WHAT WE CHECK

Paints, thinners, fuel and gas cylinders are kept in approved cabinets or stores, in minimum quantities, away from heat and ignition.

CHECKPOINTS IN THE AUDIT

- Q1 Are flammables in approved storage?
- Q2 Are quantities minimised in work areas?
- Q3 Are cylinders secured and shaded?

WHAT NON-COMPLIANCE COSTS YOU

THE FINE

Civil Defence fines are set by each emirate. Abu Dhabi fines **AED 10,000** for tampering with fire suppression systems and **AED 50,000** for unlicensed fire safety work.

BEYOND THE FINE

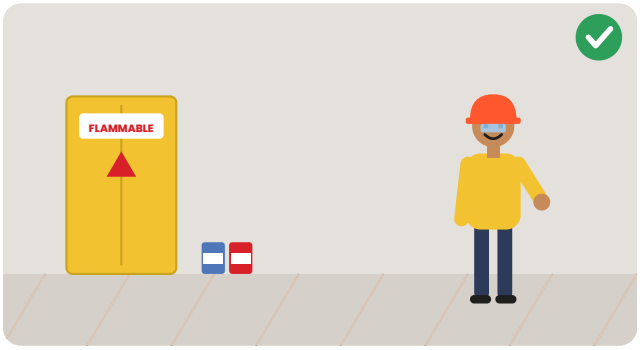
Civil Defence can **refuse or withdraw the safety certificate**, which blocks licence renewal, and can close premises.

REAL ENFORCEMENT

No cert

Without a valid Civil Defence certificate, the trade licence **can't be renewed**.

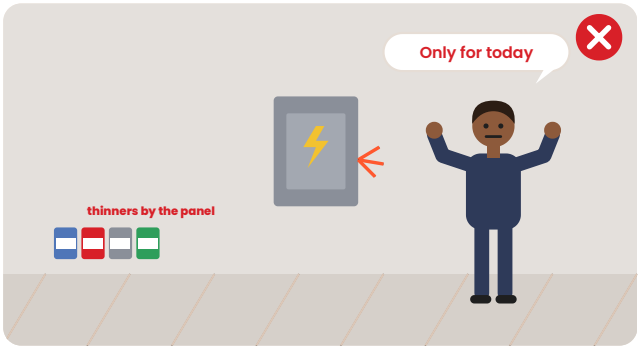
✔ RIGHT WAY



Approved cabinet.

✖ WRONG WAY

CLOSURE RISK



Thinners next to a sparking panel.

PURPOSE

UAE heat makes flammable storage riskier.

FIX IT WITHIN

Immediate

AUDIT CRITERIA · PASS WHEN

- Approved storage
- Minimum quantities
- Cylinders secured

IDEAL WAY OF AUDITING

1. Walk paint shop and stores

Evidence: Photos.

WORST CASE Violations, and a fire here can **destroy the site**.

FS-05 FIRE SAFETY · CIVIL DEFENCE · STANDARD 05 OF 05

EV & Battery Fire Plan

Area **Workshop · Car park** | Person in charge **Service Manager** | Regulator **Civil Defence**

MAXIMUM PENALTY

AED 50,000

e.g. unlicensed fire safety work (Abu Dhabi)

Plus **closure** and certificate non-renewal

• SEVERE

THE LAW

UAE FLSC

UAE Fire & Life Safety Code of Practice · emirate Civil Defence regulations · Risk controls for lithium-ion batteries and EV charging

WHAT WE CHECK

Damaged EVs are quarantined away from buildings, EV chargers are approved and installed properly, and staff know the EV fire procedure.

Applies when: Sites selling, servicing or storing EVs and hybrids.

CHECKPOINTS IN THE AUDIT

- Q1 Is there an EV quarantine area?
- Q2 Are chargers approved and installed by licensed contractors?
- Q3 Do staff know the EV fire procedure?

WHAT NON-COMPLIANCE COSTS YOU

THE FINE

Civil Defence fines are set by each emirate. Abu Dhabi fines **AED 10,000** for tampering with fire suppression systems and **AED 50,000** for unlicensed fire safety work.

BEYOND THE FINE

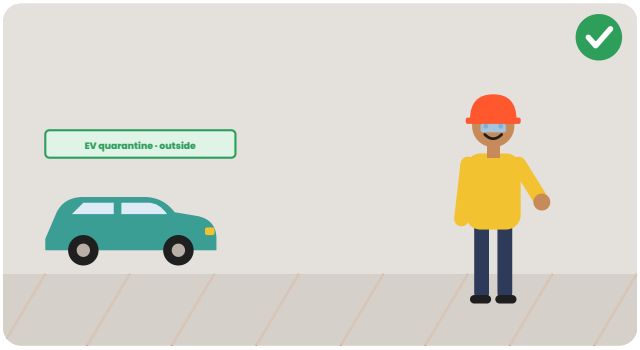
Civil Defence can **refuse or withdraw the safety certificate**, which blocks licence renewal, and can close premises.

REAL ENFORCEMENT

AED 50K

Abu Dhabi Civil Defence fine for carrying out **fire safety work without a licence**.

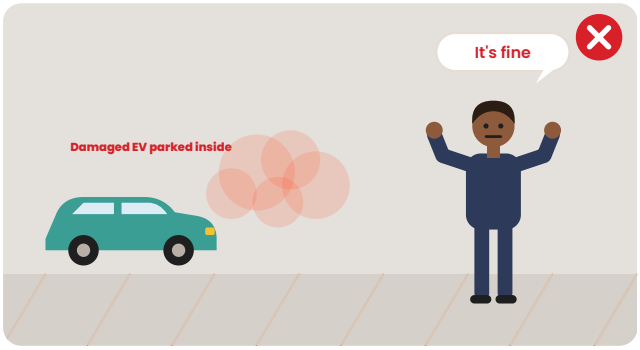
✔ RIGHT WAY



Damaged EV quarantined outside.

✖ WRONG WAY

CLOSURE RISK



Damaged EV parked inside.

PURPOSE

EV fires are hard to put out and can reignite.

FIX IT WITHIN

72 hours

AUDIT CRITERIA · PASS WHEN

- Quarantine area
- Approved chargers
- Procedure known

IDEAL WAY OF AUDITING

1 Walk EV areas

Evidence: Photos + procedure.

WORST CASE Unlicensed installation can be **AED 50,000** in Abu Dhabi.

FIX IT BEFORE THE FIRE DOES

Your 30-day fire safety action plan.

Today

- [ ] **FS-02** Fire Systems Maintained
  Immediate
- [ ] **FS-03** Exits Clear
  Immediate
- [ ] **FS-04** Flammables Stored Safely
  Immediate

This week

- [ ] **FS-05** EV & Battery Fire Plan
  72 hours
- [ ] **FS-01** Civil Defence Certificate Valid
  7 days

This month

Re-audit the site in 30 days.

?/5 Count your passes. Every fail puts the **certificate and licence** at risk.

SOURCES

- Dubai Eye: Abu Dhabi Civil Defence warns of fire safety system fines (Apr 2025) · dubaieye1038.com
- Gulf News: Abu Dhabi Civil Defence Dh50,000 fine for unlicensed fire safety activities · gulfnews.com
- UAE Fire & Life Safety Code of Practice · dcd.gov.ae

Disclaimer. For compliance-audit guidance only; not legal advice. Fines differ by emirate.

AUDIT SIGN-OFF

DEALERSHIP / SITE	AUDITOR	DATE	SCORE __ / 5

BRANCH / DEALER PRINCIPAL SIGNATURE	COMPLIANCE LEAD SIGNATURE