



FDS

Fire Defence Services LTD

FIRE SAFETY AT WORK

Steve Wilkes

MIFireE DipFD

FDS Ltd overview



**Fire Protection
Association**



Fire Risk Assessments

Management and maintenance of passive fire safety systems

Fire Surveys and remedial work

Fire Consultancy

All things fire...



SEMINAR TOPICS

- Fire Law
- Building sign off
- Fire risk assessments
- Fire risk assessment 'Action Plan'
- Compartmentation
- Life Safety Vs Property Protection
- Q & A?



FIRE LAW

- Guernsey Fire Law
- UK Fire Law
- Who is the responsible person?

FIRE SERVICES (GUERNSEY) LAW 1989

Controlled Premises:

Commercial, residential, businesses, etc

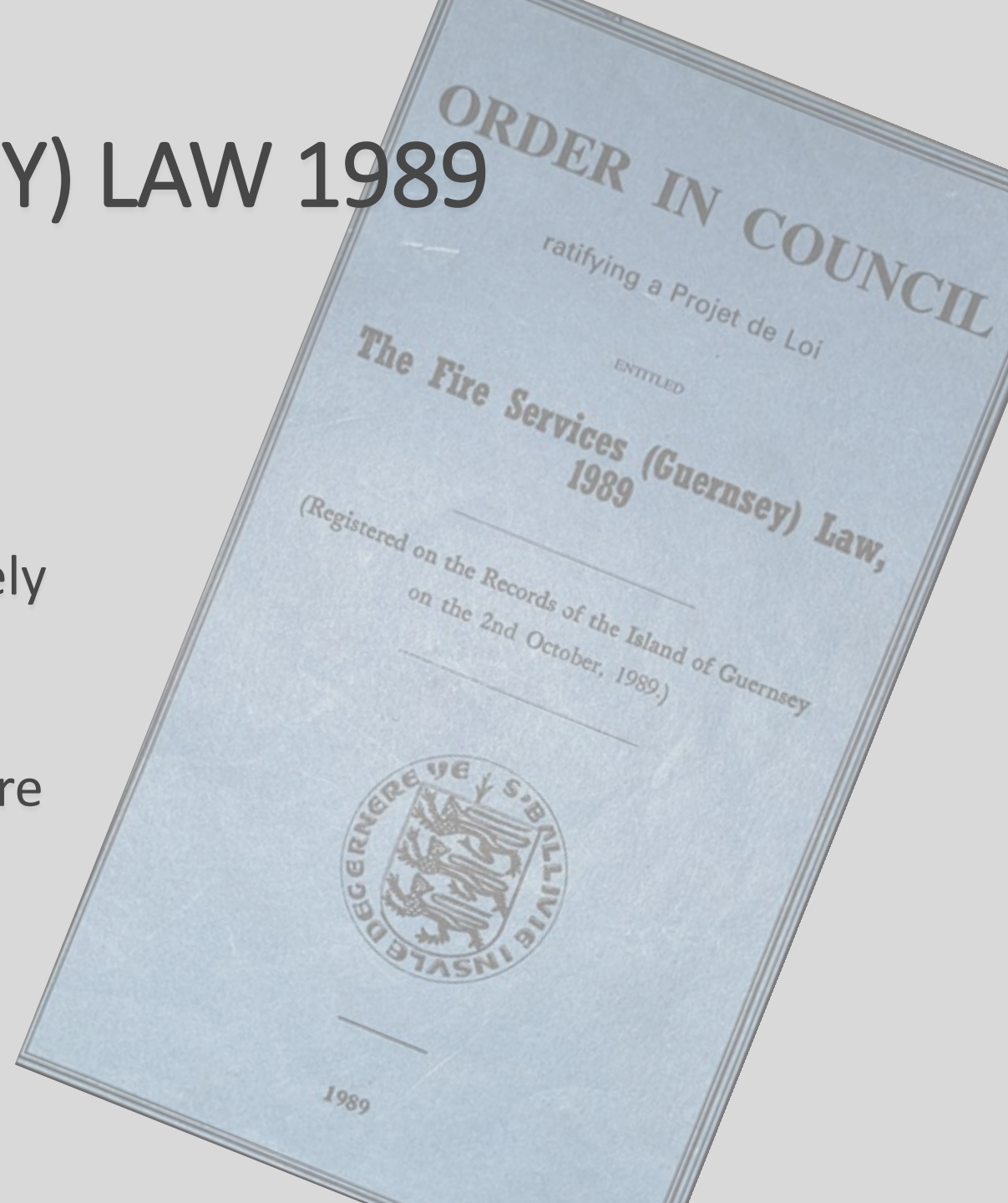
1. Means of escape in case of fire
2. Ensuring means of escape can be safely and effectively used at all times
3. Means for fighting fire
4. Means for giving warning in case of fire

Changes to the Guernsey Fire Law in the future....



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UK FIRE LAW (RRO)

A written fire risk assessment for every (non-domestic) building if your business has 5 or more people

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
21. Training
22. Co-operation and co-ordination
23. General duties of employees at work
24. Power to make regulations about fire precautions



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WHO IS THE RESPONSIBLE PERSON?

- an employer
- the owner
- the landlord
- an occupier
- anyone else with control of the premises, for example a facilities manager, building manager, managing agent or risk assessor

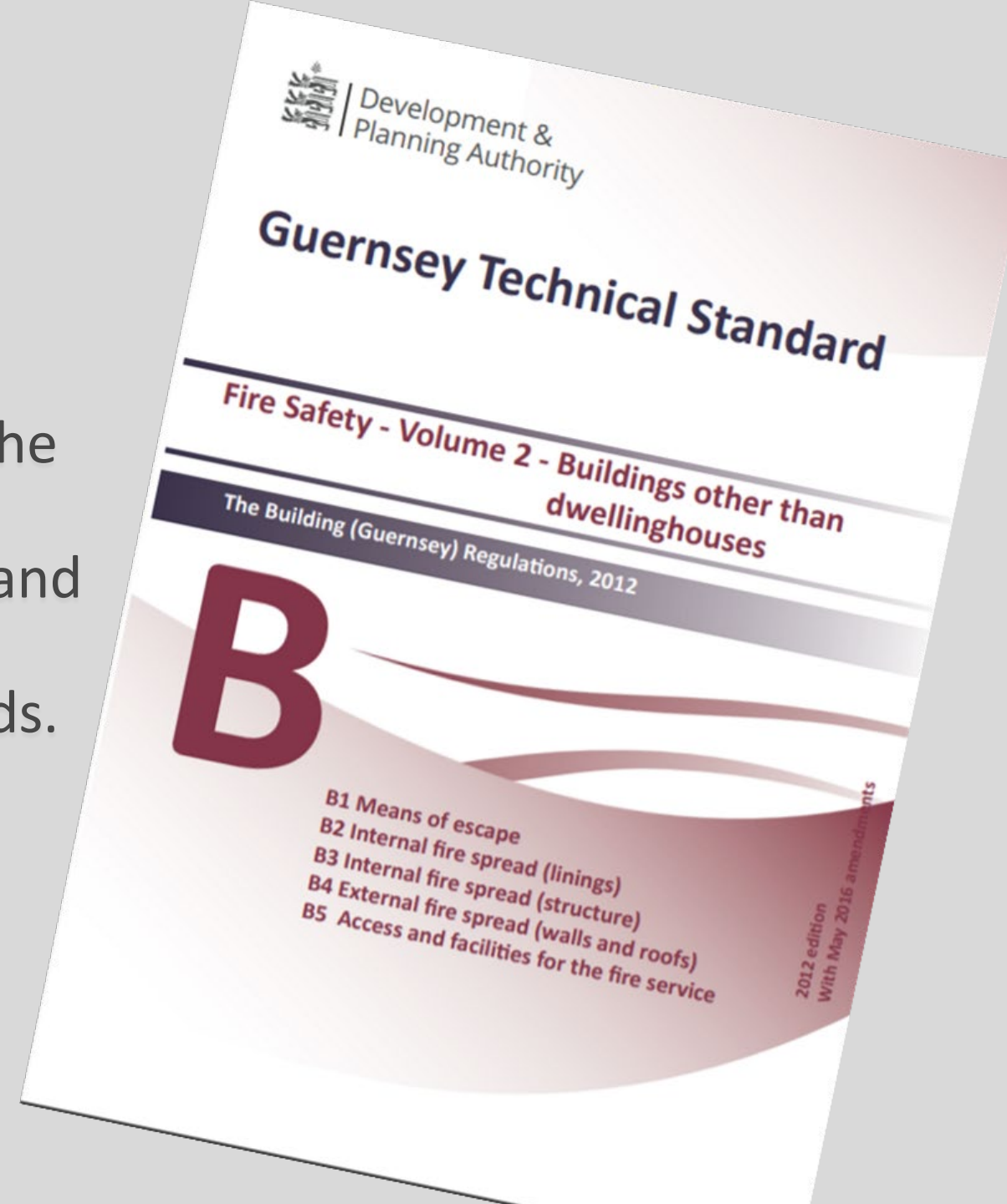
You're known as the 'responsible person'. If there's more than one responsible person, you have to work together to meet your responsibilities.

BUILDING SIGN OFF

- What is it?
- What does it mean?
- Does it protect me?

BUILDING SIGN OFF WHAT IS IT?

A completion certificate is proof that the building work has been carried out in accordance with Building Regulations and therefore, as far as can be reasonably determined, is built to certain standards.



BUILDING SIGN OFF

WHAT DOES IT MEAN?

Locally.....

It is hereby certified that the building work, described above, have been inspected and **as far as can be ascertained from a visual inspection**, the relevant requirements of Schedule 1 to the Regulations have been satisfied.

Nationally....

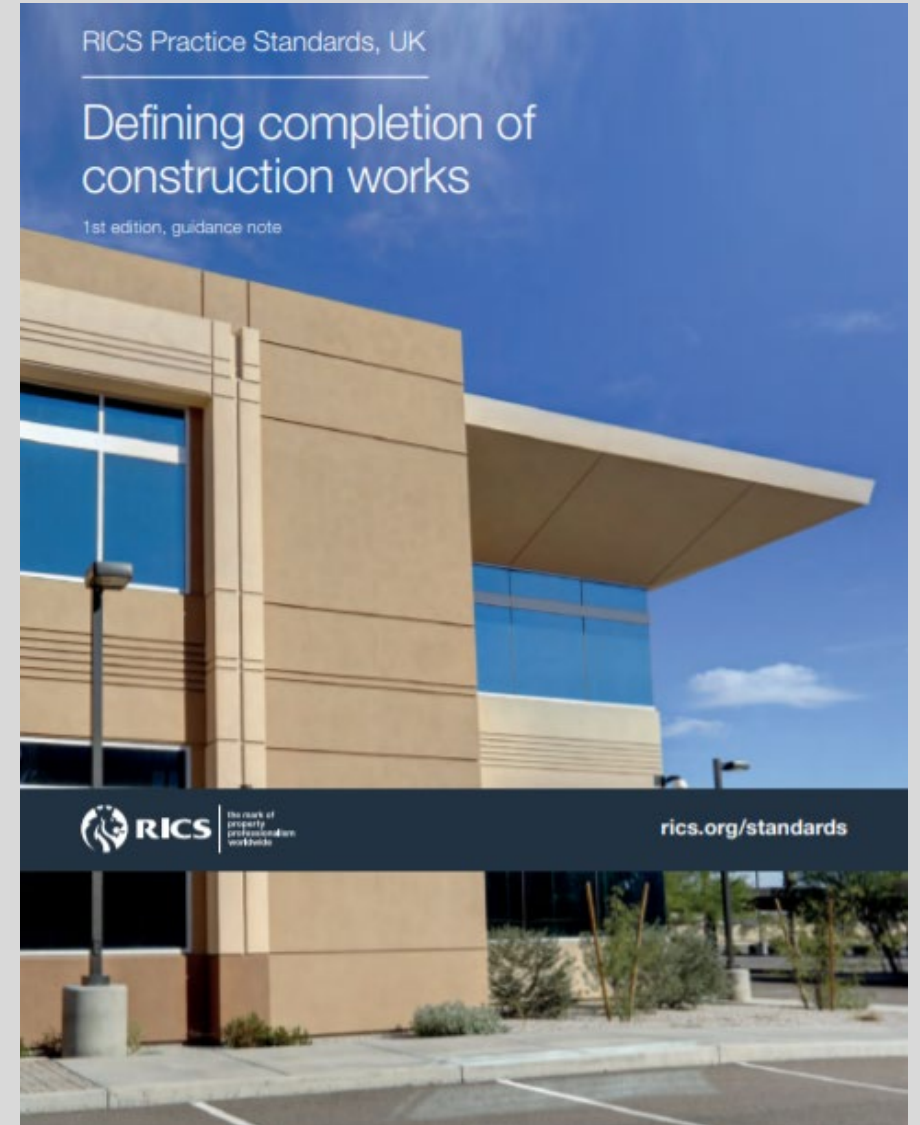
....**as far as can be reasonably determined**

....**in so far as it is reasonable to determine**



BUILDING SIGN OFF DOES IT PROTECT ME?

- On completion of the works the client takes possession of the works and at that point becomes responsible for any damage to or loss of the works.
- It therefore becomes the client's responsibility to secure and insure the works to cover the risk of such loss or damage.





PLANNING AND BOROUGH DEVELOPMENT
DEPARTMENT OF BUILDING CONTROL, TOWN HALL, HORNTON STREET, LONDON W8 7NX
Executive Director Planning and Borough Development John Allen
Building Control Manager Graham Stallwood


THE ROYAL BOROUGH OF
**KENSINGTON
AND CHELSEA**

COMPLETION CERTIFICATE
THE BUILDING REGULATIONS 2010 (as amended)

PREMISES: Grenfell Tower, Grenfell Road, London. W11 1TH.
APP No: FP/14/02563

The Council hereby certifies under Regulation 17 that as far as could be ascertained, after taking all reasonable steps, the building work carried out complied with the relevant provisions.

This certificate is evidence, but not conclusive evidence, that the relevant requirements specified below have been complied with.

WORK: Renovation and improvement works to an existing tower block. Such works include new floor areas, new overcladding & windows, new heating system, reconfigured podium and entrance, also the construction of 9 no. additional dwelling units.

FINAL INSPECTION DATE: 7th of July, 2016.
BUILDER: Rydon Maintenance Limited.
RELEVANT PROVISIONS: Schedule 1.

SIGNED:

John Allen
Building Control Manager



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GRENFELL EFFECT

- Post Grenfell – Dame Judith Hackitt worked to produce ‘Building a Safer Future’
- Made 53 recommendations affecting all sectors of construction industry and Government has accepted all of the recommendations
- Building Safety Bill and Fire Safety Bill
- Biggest improvements to building safety in nearly 40 years
- New National Building Safety Regulator under HSE created



Building a Safer Future

Independent Review of Building
Regulations and Fire Safety:
Final Report

May 2018

Dame Judith Hackitt DBE FREng

Cm 9607

FIRE RISK ASSESSMENTS

- What are they?
- Where are they required?
- Who can carry one out?
- Why the rise in FRA's?



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WHAT IS A FIRE RISK ASSESSMENT?

- Templates and standards
- Areas covered



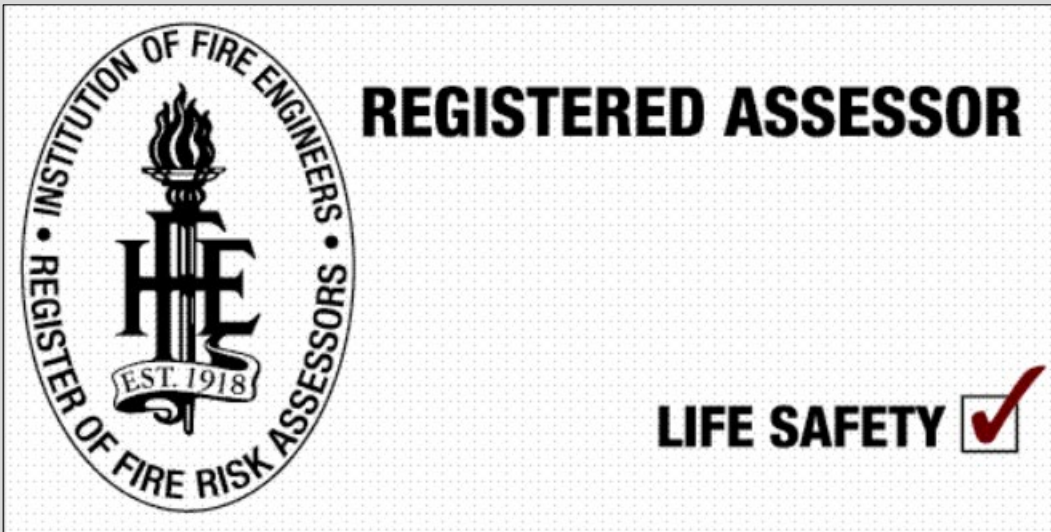
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WHERE ARE FRA'S REQUIRED?

- All commercial premises and the communal areas of residential premises
- Current legislation
- Future legislation

WHO CAN CARRY OUT AN FRA?

- Who can carry one out? Qualifications?
- Professional Registration schemes



WHY THE RISE IN FRA'S IN GUERNSEY?

- Insurance requirements
- Industry best practice
- Risk management/reduction
- Grenfell effect



FIRE RISK ASSESSMENT ACTION PLAN

- What is it
- Why do I need to take action
- What to do next



PAS 79:2012

ACTION PLAN

It is considered that the following recommendations should be implemented in order to reduce fire risk to, or maintain it at, the following level: Trivial/Tolerable

Definition of priorities (where applicable):

Priorities:

1. Breach of legislation, having the potential for serious harm to relevant persons.
2. Breach of legislation, but not considered to constitute serious harm to relevant persons.
3. Necessary for best practice, but existing situation unlikely to constitute a potential for serious harm to relevant persons.

Date action undertaken

- A. Immediately or as soon as reasonably practicable. In the case of items that require capital work, steps should be taken as soon as reasonably practicable to progress the work.
- B. Short term. In the case of items that require capital expenditure, steps should be taken in the short term to progress the work. (Suggested timeframe: within 3 months)
- C. Medium term. (Suggested timeframe: within 6 months.)
- D. Long term. (E.g. at time of upgrading or refurbishment.)

The full titles of British Standards and other references are given on the last pages of this report

Action to be taken	Report Section	Priority (where applicable)	Action by whom	Date action undertaken
1. All combustible storage should be removed from the base of the main staircore.	13.3	2		A
2. Some extinguishers points were partially blocked due to movable trolleys. The fire extinguishers should be easily accessible at all material times.	22	1		A
3. Obstructed fire exits were noted with the This should be managed to ensure fire exits are available at all material times. See photos.	17.4	1		A
4. There was evidence of breaches within fire compartment walls and cavity barriers. A full fire compartmentation survey should take place along the	18	1		C

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This pro-forma is licensed to...

FIRE RISK ASSESSMENT ACTION PLAN

A suitable risk-based control plan should involve effort and urgency that is proportionate to risk.

Risk level	Score	Action and timescale
Intolerable	9	Building (or relevant area) should not be occupied until the risk is reduced.
Substantial	6	Considerable resources may have to be allocated to reduce the risk. If the building is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken.
Moderate	3 or 4	Efforts should be made to reduce the risk level and this should be carried out within the specified time periods (Action required over next 1-3 months).
Tolerable	2	No additional major controls are required although there may be need for minor improvements that involve limited costs (Action required over next 3-6 months).
Trivial	1	No action required

FIRE RISK ASSESSMENT ACTION PLAN

WHY DO I NEED TO TAKE ACTION

- To ensure the fire precautions are adequate for the building
- To ensure compliance under the Fire Law
- Annually review your fire risk assessment to ensure an audit trail that demonstrates to the enforcing authority, ongoing control of fire safety

FIRE RISK ASSESSMENT ACTION PLAN

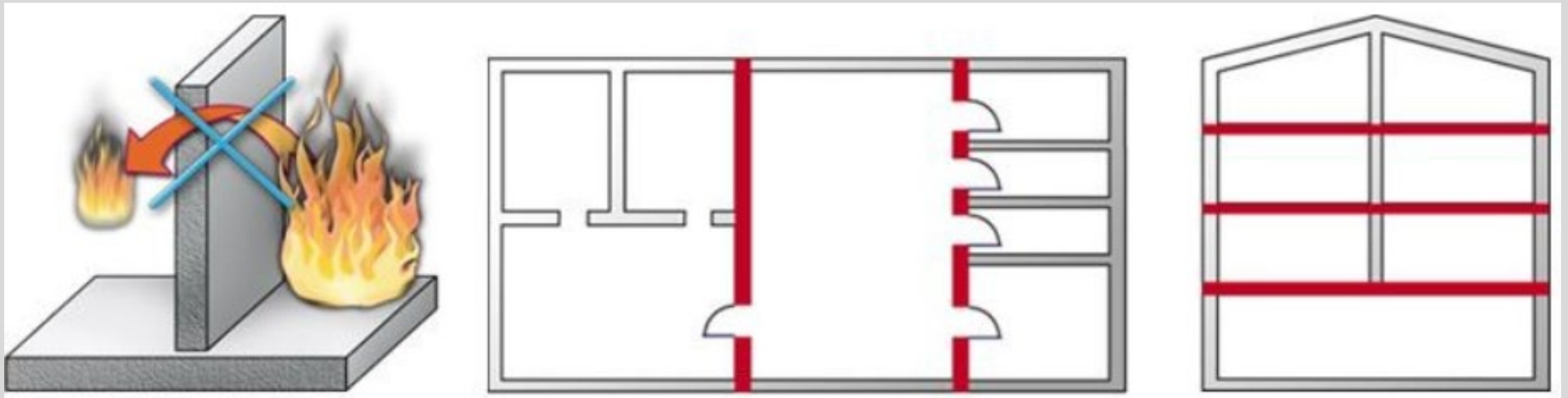
WHAT TO DO NEXT

- In house actions
- On-going maintenance of life safety systems
- Specialist and contractor work

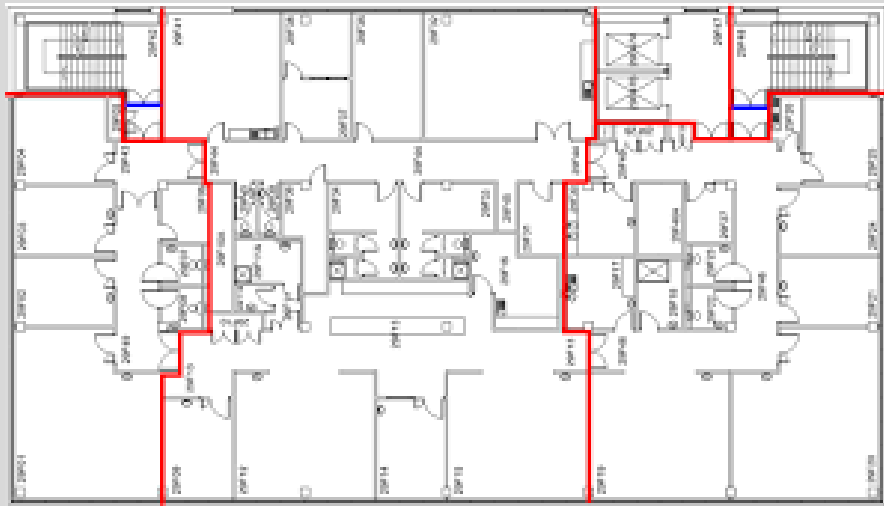


COMPARTMENTATION

WHAT IS IT?



ELEMENTS OF COMPARTMENTATION

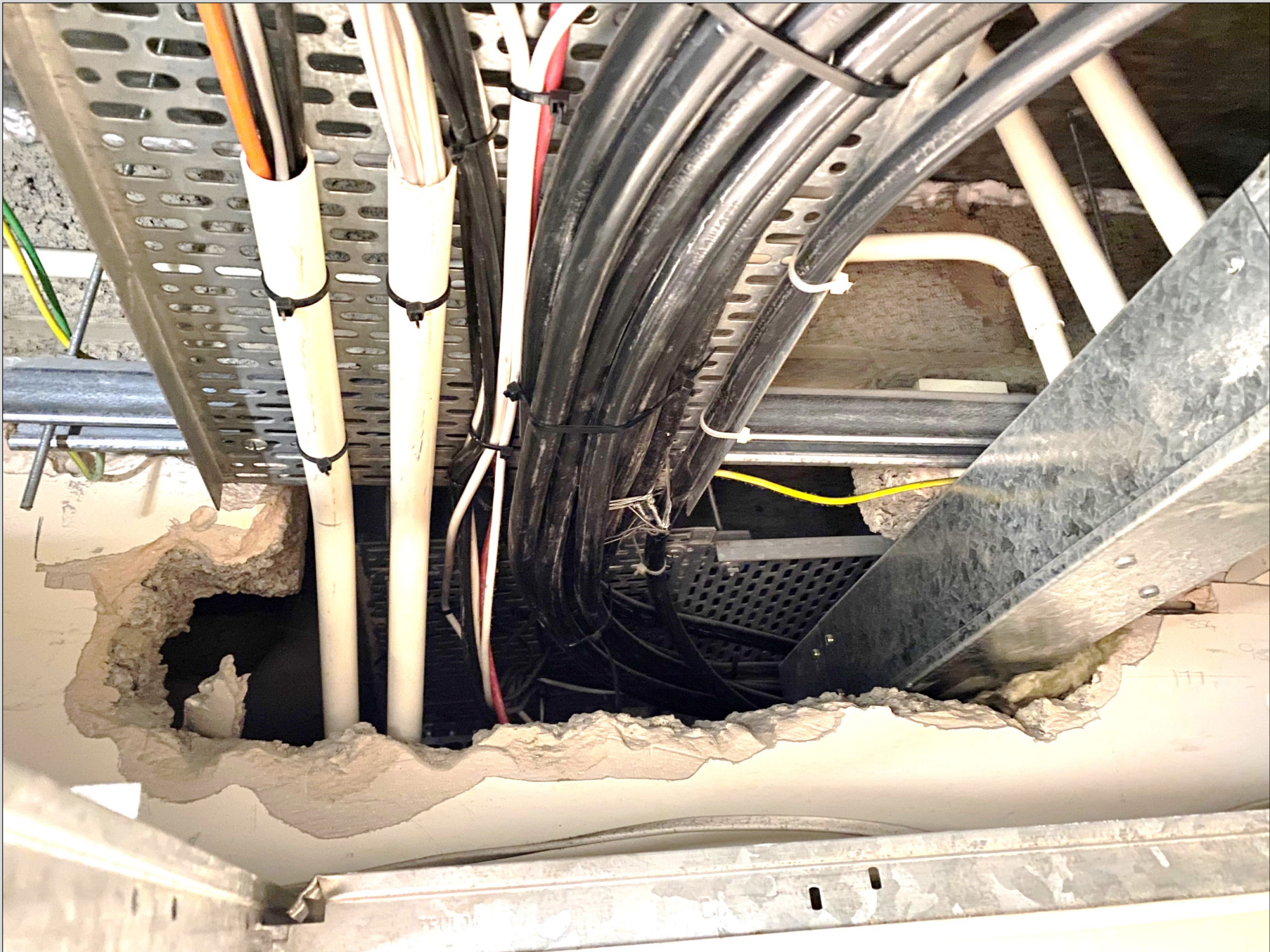


THE HISTORIC ISSUE



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FIRE STOPPING

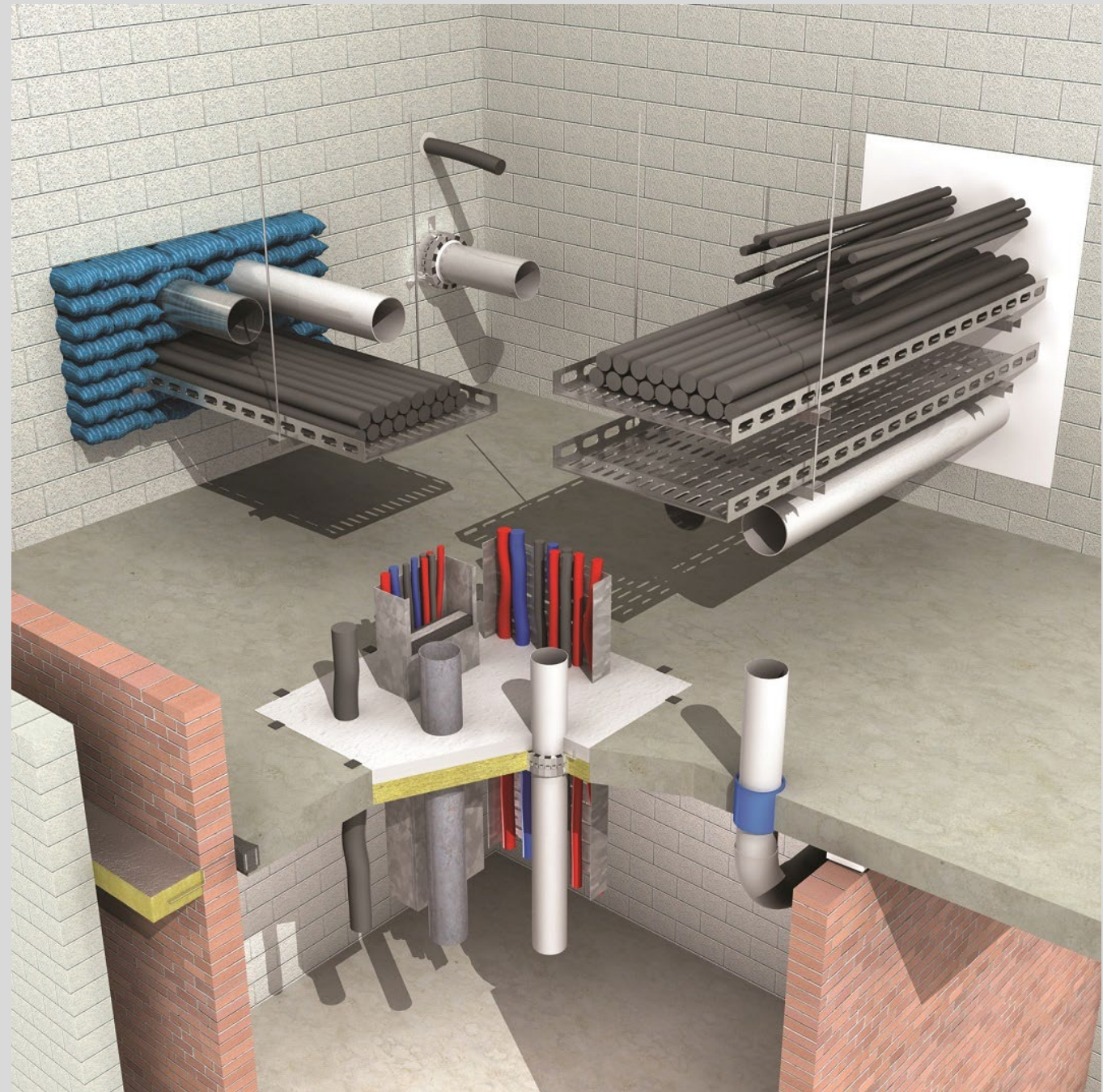




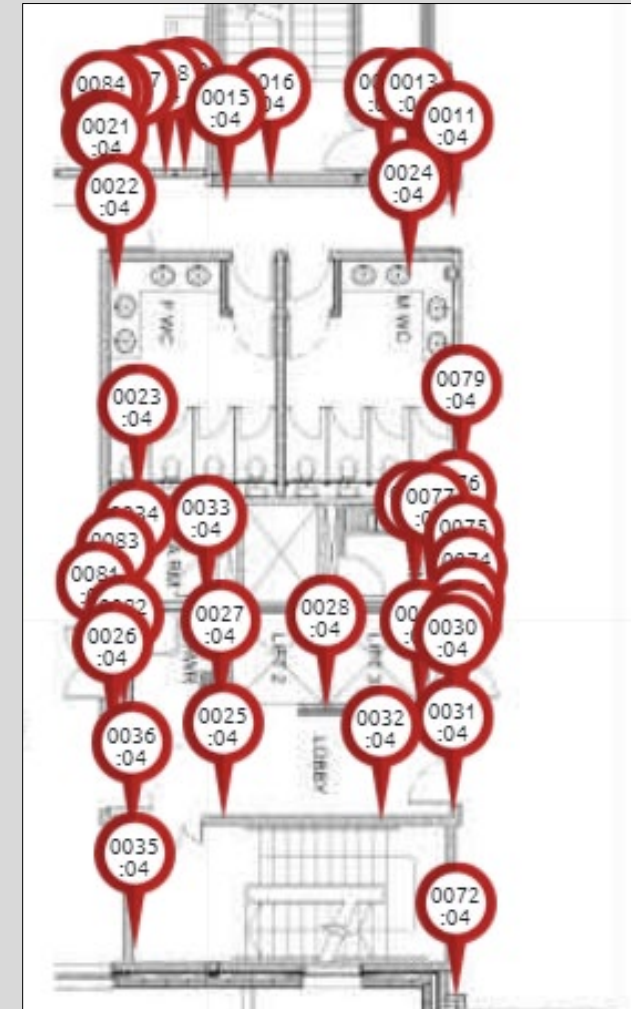
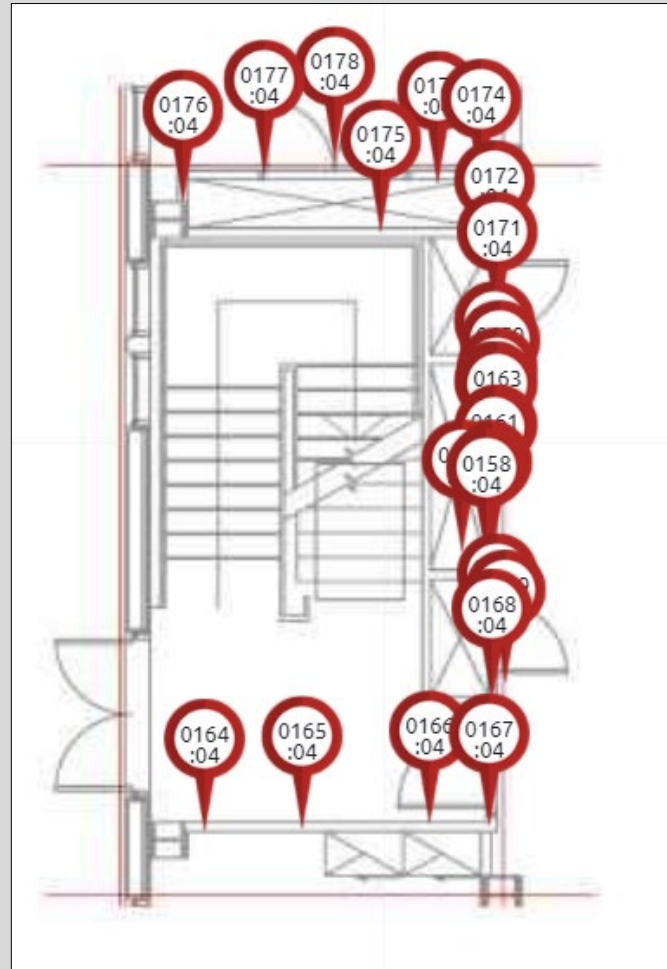
ASFP Technical Guidance Document - TGD 17

Code of practice for the installation and inspection of fire stopping systems in buildings:

Linear joint seals, penetration seals, small cavity barriers



WHAT'S THE DIFFERENCE BETWEEN FRA'S AND COMPARTMENTATION SURVEYS?



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LIFE SAFETY VS PROPERTY PROTECTION

Alongside the obvious risk to life, a fire can have a prolonged impact on a business resulting from factors including loss of income, damaged equipment and stock, and many others. The harsh reality is that some companies may not recover from a major fire.

Maximal or minimal standard
Evacuation before collapse or hand in hand



Sales and dilaps



CONCLUSION

- Fire management plan
- Fire risk assessment
- Action plan
- Compartmentation
- Life safety and property protection

Q & A



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Email: support@fds.gg