



Regulatory Reform **Fire Safety Order**

Regulatory Reform (Fire Safety) Order 2005

The New Order Replaces

- ❖ The Fire Precautions Act 1971
- ❖ The Fire Precautions (Workplace) Regulations 1997 as amended 1999
- ❖ Fire Certificates

- ❖ The Order Requires fire precautions to be put in place '**where necessary**' and to the extent that is reasonable and practicable in the circumstances
- ❖ Responsibility for compliance rests with the 'Responsible Person'. This is the employer / owner or any other person who has control of any part of the premises

Responsible Person

If you are the Responsible Person and employ five or more people you must carry out a fire risk assessment and record your findings

Duties Under the Order

- ❖ Appoint one or more competent persons
- ❖ Provide employees with clear fire risk information
- ❖ Consult employees & others
- ❖ Establish a suitable way of contacting the emergency services
- ❖ Provide fire precautions information
- ❖ Ensure fire equipment is maintained
- ❖ Employees Must Co-Operate

Help and Advice

The Government has published eleven documents providing guidance for the various types of premises covered by the new legislation. These can be downloaded from www.communities.gov.uk

- ❖ Offices and Shops
- ❖ Premises providing Sleeping Accommodation
- ❖ Residential Care
- ❖ Small and Medium Places of Assembly

Help and Advice

- ❖ Large Places of Assembly
- ❖ Factories and Warehouses
- ❖ Theatres and Cinemas
- ❖ Educational Premises
- ❖ Healthcare Premises (responsibility of the Department of Health)
- ❖ Transport Premises and Facilities
- ❖ Open Air Events

Enforcement

- ❖ The local fire and rescue authority has the power to inspect your premises
- ❖ They will look for evidence that you have carried out a suitable fire risk assessment and acted on it

The Statutory Bar

The statutory bar applies to new or refurbished buildings where plans have been approved under the Building Regulations or an approved inspector's initial notice has been accepted and where the fire authority deem that the building requires a fire certificate under the Fire Precautions Act

How It Works

Plans should be sent to the fire authority via the building control body. Having been consulted by the building control body the fire authority, under the Fire Precautions Act 1971, cannot then require further fire safety measures for means of escape from the building on occupation, i.e. the statutory bar is applied

Building Regulations

However, if the fire authority is satisfied that the fire precautions are inadequate for means of escape, and that these were not subject to Building Regulations approval, or were not known at the time of approval, then the fire authority is not barred from making additional requirements

Statutory Bar

In practical terms in all but a few premises the statutory bar has ceased to be of effect. This makes it all the more important that consultation between building control bodies and fire authorities should result in a consensus on the fire safety aspects of building work at the earliest possible stage during the design and execution of a building project

Risk Assessment



Fire Risk Assessment



Risk Assessment Method

Four Stages

1. Identify fire hazards
2. Identify persons at risk
3. Evaluate, remove, reduce & protect from risk
– are existing arrangements satisfactory?
4. Record the findings, prepare an emergency plan, inform and review regularly

Stage 1

Identify the Hazards


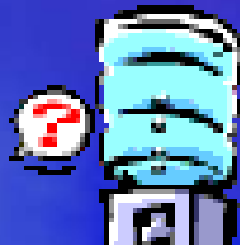
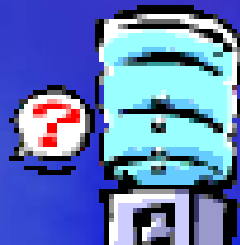

Ignition sources

- ❖ Electrical equipment
- ❖ Smoking
- ❖ Candles
- ❖ Cookers & hobs
- ❖ Boilers & heaters
- ❖ Arson

Combustibles (Fuel)

- ❖ Waste materials
- ❖ Flammables
- ❖ Plastics & rubber
- ❖ Furniture & fabrics
- ❖ Surface linings
- ❖ Storage

Stage 1 Check List



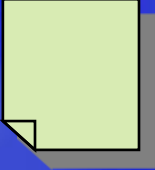
Have you identified all potential	Ignition Sources?	
Have you identified all potential	Fuel Sources?	
Have you identified all potential	Sources of Oxygen?	
Have you made a note of	your findings?	

Stage 2

Identify People at Risk

- ❖ In and around the premises
 - ❖ Visitors to the building
 - ❖ Contractors
- ❖ People especially at risk
 - ❖ People asleep
 - ❖ People with disabilities

Stage 2 Check List

Have you identified	who is at Risk?	
Have you identified	why they are at Risk?	
Have you made a note	of your Findings?	

Stage 3

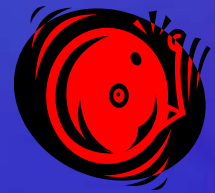
Evaluate the Risks

- ❖ The risk of a fire starting
 - ❖ Accidentally – cigarettes not put out properly
 - ❖ By act or omission – rubbish allowed to build up, electrical equipment not properly maintained, etc
 - ❖ Deliberately – Arson
- ❖ The risk to people
 - ❖ The likelihood of a particular fire?
 - ❖ The extent and rate of fire & smoke spread?
 - ❖ Can everyone evacuate in time?

Remove or Reduce the Risk

Consider

Detection and Warning Systems



Fire-fighting



Escape routes



Lighting



Remove or Reduce the Risk

Consider

Signs & Notices



Maintenance



Stage 3 Check List

- ❖ Can the existing means of detection ensure a fire is discovered quickly enough for the alarm to be raised in time for all the occupants to escape to a place of total safety
- ❖ Are the detectors of the right type and in the appropriate locations

Stage 3 Check List

- ❖ Can the existing means of warning be clearly heard or seen and understood by everyone throughout the whole building when initiated from a single point?
- ❖ Are there provisions for people or locations where the alarm cannot be heard?
- ❖ If the fire-detection & warning system is electrically powered does it have a back-up power supply?

Stage 3 Check List

- ❖ Are the fire extinguishers suitable for the purpose?
 - ❖ Are there Sufficient ?
 - ❖ Are they the correct type?
 - ❖ Are they Visible ?
- ❖ Are Escape routes clearly indicated and free of clutter?
- ❖ Is there sufficient lighting in the event of power cut ?
- ❖ Can the fire service get free access to your premises?
- ❖ Is the fire safety equipment maintained by a competent persons?

Stage 4

Record – Plan – Inform – Review

- ❖ Where (address / location)
- ❖ What (hazards) source of ignition / fuel
- ❖ People at risk
- ❖ Evaluate (plan)
- ❖ Actions taken
- ❖ Actions proposed (including time scale)
- ❖ Inform – especially persons at risk
- ❖ Review regularly

Finally

- ❖ Have you recorded significant findings?
- ❖ Have you recorded what you have done?
- ❖ Are your records available for inspection?

