



IVORFIRE

Advice on safety matters specialising in Fire Safety



www.ivorfire.com

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IVOR**FIRE**

Competent Fire Risk Assessors

Just to confirm, you're in safe hands... when dealing with and engaging **Ivorfire Safety Services Ltd** for all your fire safety needs, and here's why!

Ivorfire Safety Services only employs competent fire risk assessors. Demonstration of this is being on approved fire risk registers; like Fire Risk Assessors Certification Scheme Warrington (<http://www.warringtoncertification.com/fracs.html>), or Institution of Fire Engineers (IFE) Risk Register (<http://www.ife.org.uk/frr/>). Years of experience with the former profession and being former enforcers of fire law and having substantial academic fire related qualifications, all goes to make team members at **Ivorfire Safety Services** competent for which you can rely upon, and be assured of an excellent advice.

Being ex-fire service means that team members have years of experience of seeing what fire can do, how people react to fire, and have experience of enforcing and dealing with fire safety legislation.

Putting it simply; to carry out fire risk assessments, assessors need to be competent. By having practical experience of fire, professional fire related qualifications and knowledge of fire law all goes in making **Ivorfire Safety Services** available to provide an all-round competent service.

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Guidance for regulators

The guidance for regulators document from Chief Fire Officers Association (CFOA) details competence as the following;

‘Competent Person’ – the Order clearly states that there are two means by which competent persons might be identified. They must have both ‘sufficient training and experience’ or alternatively they must possess ‘knowledge and other qualities’, which will in both cases, enable them to carry out the task at hand. The nature of ‘competent person’ is clearly associated with ‘competence’. The qualities present in the person must be akin to those expected of any person in that profession, and will be by definition limited by training, experience, knowledge or other qualities, in accordance with the complexity of the task at hand. It follows that as a task increases in complexity, so the expected ability of the competent person will also increase.

Displaying an awareness of the requirements does not inherently meet the requirements of the role, “...when relevant competencies are absent, it shows in the end result and this, as some cases shows, is proof enough for the courts. It sometimes hides and it is not identified until it is too late.”





The guidance associated with fire risk assessment mirrors the Management of Health and Safety at Work Regulations and makes it clear that the level of knowledge and experience involved must be tied to the complexity of the problems to be tackled.

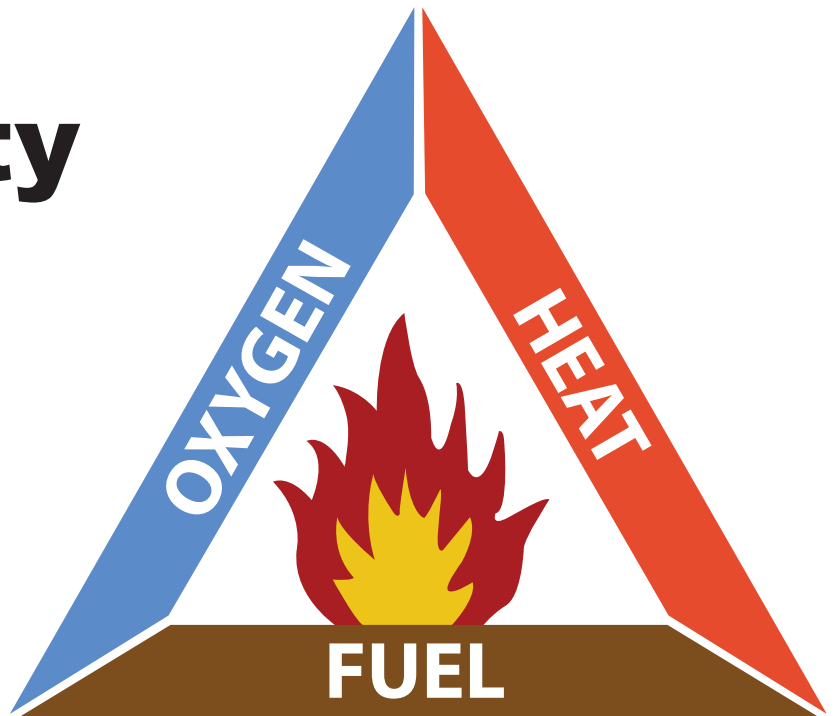
Whatever the level of ability, the competent person must be able to identify a problem, and must be suitably able to assess the relative importance of that defect in relation to the safety systems in place, to satisfy the requirements of law and the premises.

This person should be sufficiently familiar with relevant codes and standards (through experiential or formal learning, underpinning knowledge and an ability, when called upon to answer relevant questions) to be able to deal with the matter at hand e.g. carry out a fire risk assessment.

Further guidance of competence is found in Competency Criteria for Fire Risk Assessors which can be sourced on various websites; e.g. http://www.ife.org.uk/frr/Fire_Risk_Assessor_Competency_Criteria_document_21_12_11.pdf

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Fire Safety Training



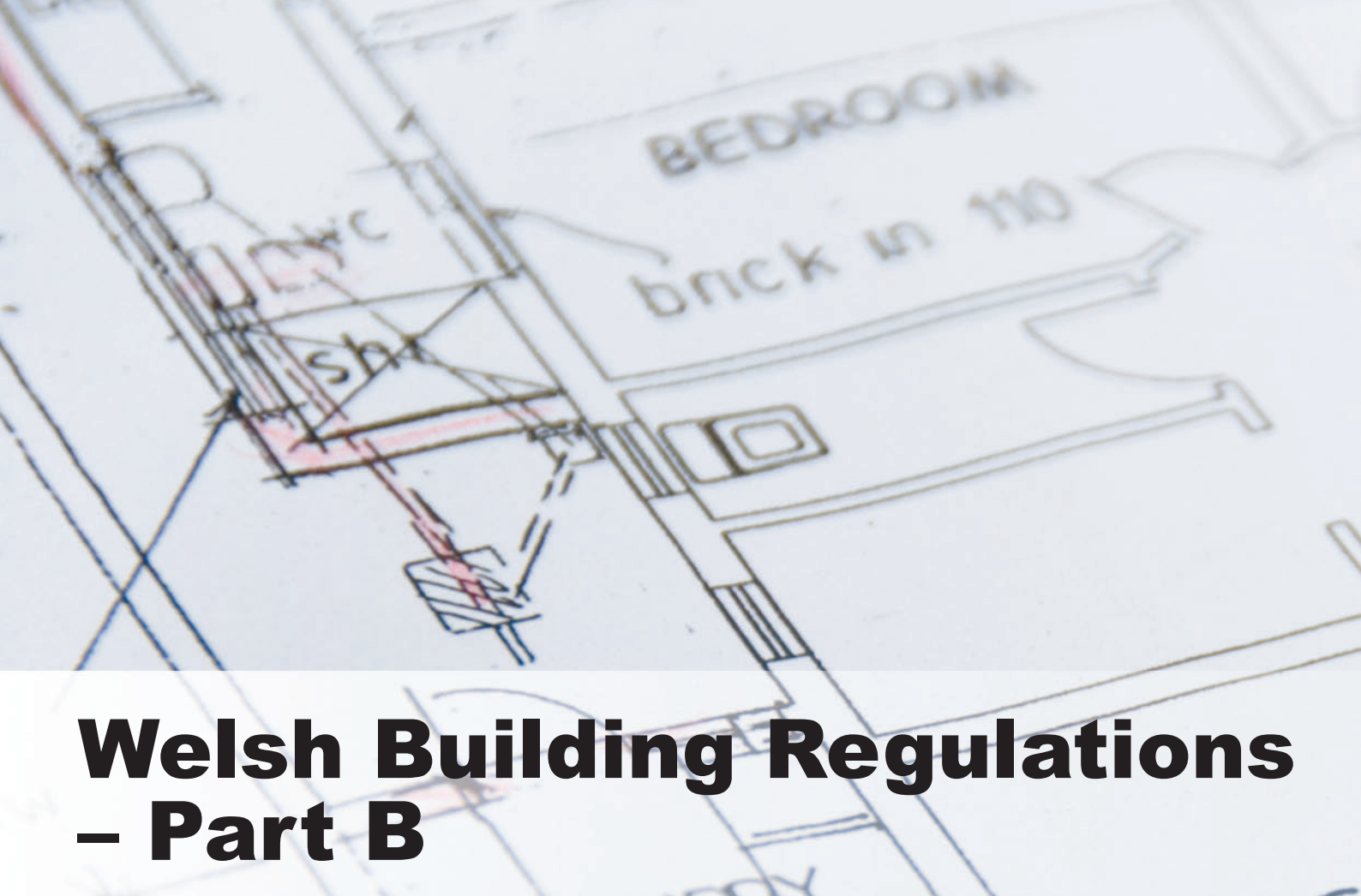
The following courses are available:

1	FIRE AWARENESS TRAINING	2 ½ hours
2	FIRE AWARENESS TRAINING (Care Sector)	3 ¼ hours
3	FIRE WARDEN TRAINING	Half day (4 hours)
4	FIRE MANAGERS TRAINING	Full day (8 hours)
5	FIRE SAFETY CUSTOMISED TRAINING	2 – 5 hours



Further details are available from Ivorfire on request at 0292 033 0885 / office@ivorfire.co.uk.

Fire safety training is accredited by the Institution of Fire Engineers to ensure it is suitable and at the correct level for the customer



Welsh Building Regulations – Part B

Before 31 December 2011, Building Regulations were identical for both England and Wales. After that date, responsibility for Building Regulations was transferred to the Welsh Government. These regulations set standards for design and construction which apply to most new buildings and many alterations. The Welsh Government has indicated that it intends to use these new powers to improve the sustainability of new buildings.

The Building Regulations currently:

- Define what sort of activity is classed as 'building work';
- Set out exemptions to the Regulations;
- Set out the notification procedures to follow when starting, carrying out, and completing building work; and
- Set out the 'requirements' with which the individual aspects of building design and construction must comply in the interests of the health and safety of building users, of energy conservation, and of access to and use of buildings.

Technical guidance on Schedule 1 of the Building Regulations about fire safety

There are two parts to the guidance on Fire Safety:

Approved Document B Volume 1 covers homes and Volume 2 covers buildings other than homes. Both volumes have five requirements:

- Warning and escape;
- Internal fire spread;
- External fire spread;
- Access;
- Facilities for the fire service.

2013 changes

The Welsh Government have announced changes to the Building Regulations to require automatic fire suppression systems in residential buildings (regulation 37A).

From 30 April 2014 the requirement will apply to



new and converted:

- Care homes (as defined in the Care Standards Act 2000)
- Children's residential homes
- Hospices
- Boarding houses
- Halls of residences

Hostels other than hostels intended for temporary accommodation for leisure purposes (e.g. not Youth Hostels or backpacker's hostels).

And from 1 January 2016 the requirement will apply to new and converted:

- Houses
- Flats
- Any other residential purpose.

The following guidance document (Approved Document B – Volume 2) comes into effect from 30 April 2014 for buildings other than homes.

Further amendments to Volume 1 and 2 will be made in 2015 to reflect the requirements for houses and flats.

Document Download:

Volume 1 – Dwellinghouses

Volume 2 – Buildings other than dwellinghouses

From 30 April 2014 – Volume 2 (2013 Amendments)

New fire sprinkler law for Wales

Ian Gough, senior technical advisor at BAFSA gives an overview of the upcoming changes to UK fire safety law...

A major change to UK fire safety law comes into effect in April this year (2014) when automatic fire sprinkler systems are to be made compulsory in all new and converted residential properties in Wales.

The Domestic Fire Safety (Wales) Measure 2011 was finally approved by the Welsh assembly in October 2013 when the Minister for Housing, Carl Sargeant, signed the regulations into law and a Commencement Order¹ was issued.

In Wales alone, data from the previous 10 years had shown that on average 17 deaths and 503 injuries per year were caused by fires in residential properties; and, while there had been a reduction in the number of deaths from fires in the home during this period, the Welsh Government believed that the number was still too high.

Consequently, as from 30th April 2014 all new and converted residential care homes, certain hostels, B&Bs and student accommodation will be required to include in their design fire sprinklers before approval can be given by building control authorities. A second tranche of legislation requires all new and converted residential property, including houses and flats, to be protected by sprinkler systems as from 1st January 2016. The new rules will not, however, apply to hospitals or hotels.

The legislation is intended to reduce the number of deaths and injuries from fire, improve the safety afforded to fire-fighters and contribute to the sustainability of new developments.



Legislative Competence Order

Under the 2006 Government of Wales Act, the Welsh assembly can create its own legislation and subsequently Vale of Clwyd Assembly Member (AM), Ann Jones, won an assembly ballot to be the first individual AM to introduce a Legislative Competence Order (LCO).

Ann, having worked in the fire service for almost 30 years, put forward the LCO to make it compulsory for automatic fire sprinklers to be fitted into all new homes in Wales. She said that the experience of her work in the fire service had made her aware of the devastating impact of fires – not just on the victims of fires and their families – but also on those responding to incidents that have caused death and injury to people in their own homes.

The Vale of Clwyd AM's proposal, which was originally passed with cross party support in 2011, has been described as historic by Chief Fire Officers across Wales and has attracted the support

of organisations such as the Fire Brigades Union and Chief Fire Officers Association.

Cost Benefit Analysis

Understandably, the issue of financial cost has been a major concern and questions have arisen regarding proportionality – especially from social housing providers and builders. For this reason therefore, and as part of the regulatory process, the Building Research Establishment (BRE) was tasked with analysing the losses caused by fires in residential buildings in Wales and the projected costs of protecting new buildings with sprinklers.

Published in April 2012, the BRE report² has generated considerable discussion and debate particularly as it found that whilst sprinklers were cost effective when installed in new care homes and halls of residence etc, they would not be cost effective in single occupancy houses. However, supporters of the Measure, such as the Chief Fire



Sprinklers in most new build houses are simply connected to the mains

Unique event, London 2014: Fire Sprinkler International 2014

Fire Sprinkler 2014 will be the only conference outside of the USA to focus on fire sprinklers in 2014. Sprinklers are still not used in Europe as widely as they should be and this event is intended to demonstrate best practice and more effective use of sprinkler technology.

Jointly hosted in London by the European Fire Sprinkler Network and the British Automatic Fire Sprinkler Association, Fire Sprinkler International 2014 will provide a unique forum for those who wish to change the attitudes of legislators, regulators and building owners. With an array of international speakers, delegates can be assured that they leave Fire Sprinkler International 2014 informed, inspired and certainly with a broader knowledge of the capacity, capabilities and consistent performance of sprinklers.

To complement the delegates' experience there will be an exhibition supported by a range of international companies providing products, equipment and expertise.

Visit www.firesprinklerinternational.com or more information contact: wendy.otway@btinternet.com

Officers' Association, have challenged this view by pointing out that the figures used to determine the statistical value of a life in the UK is lower than that used in other countries. Indeed, in Norway the figure used is almost double and the USA places a value 3 times larger than is used here.

Furthermore, although the figures indicated that the average cost of a sprinkler system would be approximately £3,075 per house and £879 per flat, organisations such as the European Fire Sprinkler Network believes that the costs will reduce, as has happened in other countries around the world where similar legislation has been introduced.



Water Supplies

With an eye to both effective and efficient systems, the fire sprinkler industry considers that: provided sprinkler installations are properly designed and installed to the current British Standard (BS 9251) and that the co-operation of the local water company is obtained, savings should be achievable on the figures quoted. This is because connections can be made directly to the town main supply, thus alleviating the need to always supply water from a dedicated tank and pump and which the 'Regulatory Impact Assessment' figures assumed would necessarily be the case. Indeed, the British Automatic Fire Sprinkler Association (BAFSA) is of the opinion that, given adequate pressures and flows in supply pipes, almost 90% of new single occupancy houses could be fitted with sprinklers in this way thereby reducing the estimated cost by about one third.

Therefore, to ensure that all parties appreciate the need to provide cost effective life safety sprinkler systems that comply fully with water regulations, efforts have been made to secure the support of the water supply companies both in Wales and throughout the UK, and BAFSA is working closely with them and the organisation Water UK.

One important outcome of this work has been the recent publication of a new protocol³ which has been agreed between the fire and water industries.

Competent Contractors

Clearly, a growing demand for sprinklers will require the recruitment of extra staff and the potential exists for many existing companies to expand and even new companies to evolve.

Another challenge therefore, will be to ensure that



But the development of 'fast responding' sprinkler heads in the 1980s has now enabled sprinklers to be used for life safety applications and much use of these products has been made in Canada, the United States of America, Scandinavia and New Zealand.

With this growing experience, many experts in the field of fire safety are calling for better use of such systems. Indeed, it is believed that most, if not all, fire and rescue services are pressing governments to act and introduce legislative measures so that residential fire sprinklers become much more widely used.

Summary

Wales has taken a major step forward in the fight against fire; they will surely be joined by others soon. It therefore behoves all involved with the provision of good quality housing to take note. After all, as one delegate bluntly put it at a recent seminar on the topic: "housing is currently so scarce we really cannot afford to let it burn down." ■

References:

- 1 The Domestic Fire Safety (Wales) Measure 2011 (Commencement No.1) Order 2013
- 2 Cost Benefit Analysis of Residential Sprinklers for Wales – BRE Global – April 2012
- 3 Guidelines for the Supply of Water to Automatic Fire Sprinkler Systems – National Fire Sprinkler Network Water Liaison Group – December 2013

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contractors employ competent workers so that equipment is properly installed and maintained.

Suitable training and 'up-skilling' courses and qualifications are considered to be essential, and work is underway, in collaboration with Neath Port Talbot College in Swansea, to provide additional training capacity for Wales. The college has recognised the need for practical vocational training in this field and has already secured the services of an experienced fire sprinkler engineer. Interestingly, this is probably the first building college in Europe to develop such training.

Evolution of Sprinklers for Life Safety

Automatic Fire Sprinkler systems were invented some 200 years ago. However, up until relatively recent times, they have been used primarily as a 'property protection' tool rather than for 'life safety'.



IVOR FIRE

*Let's prepare you
so you never
have one!*



Are you in need of professional, competent, fire safety advice?

Our small team of dedicated staff can satisfy all your fire safety needs, including:

- Advice on building regulations dealing with Fire Safety Information, Regulation 38 including the new Welsh regulations.
- Fire Safety design, for building services including fire extinguishers & sprinklers.
- Fire Safety Management for all types of buildings and specialising in Care Sector including, policies, procedures, and fire safety arrangements.
- Fire strategy advice & evacuation plans.
- Fire Safety training for all your staff (which is accredited by IFE).
- And of course...

Fire risk assessments, audits & reviews!

Ivorfire Safety Services Ltd can provide Fire and Fire Safety advice based on sound practical experience from:

- Former Fire Safety and Fire Service staff who have experience of dealing with fire.
- Previous Fire Safety legislation enforcers, with excellent awareness & knowledge of fire regulations.
- Fire Risk registered and degree qualified Staff, that are competent and have excellent knowledge of fire.

Feel free to give **Shaun or Steve** a call today to see how we can help you:

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