

Fire Strategy



A fire strategy is recommended for all new and existing “complex” buildings. The definition of a complex building is subjective in many aspects. However, a shopping centre or large commercial building almost certainly falls into this category. The purpose of a fire strategy on an existing complex building is to extend the remit of the statutory Fire Risk Assessment carried out under current legislation.

Fire Strategy Approach

Step 1 – Desk Top Review

To prepare for the fire strategy site visit by conducting a desk top audit of all site-specific fire related documentation, including plans and design information and drawings.

Step 2 – Fire Strategy Site Visit

The site visit to inspect all relevant areas of the property in order to prepare the fire strategy. Note: this is not a repeat of the fire risk assessment and therefore, will not seek to identify specific fire safety hazards and corrective action. The fire strategy will consider broader fire safety management themes and will include these within the fire strategy report.

Step 3 - Fire Strategy Report

The purpose of the report is to set down the fire safety objectives and the means by which these objectives for life safety and property protection are delivered at the property. An approach will be adopted in developing the fire strategy document recognising the inter-relationship between all areas and parties.

This document will provide a high level overview of the fire safety aspects of the fire engineering design that was incorporated into the building in its original (and any subsequent construction phases) conception and the management of fire safety plans/procedures implemented in conjunction with the daily operation of the facility. The fire safety strategy and design of the building may also reflect a multi-occupancy scenario. The report contents have been listed below:

Executive Summary

Principal Fire Safety Features

Report Limitations

Development Description

Goals, Objectives and Performance Requirements

- Goals
- Objectives
- Performance requirements
- Building Regulations 2010
- Construction, Design and Management (CDM) Regulations 2015
- Fire safety management and the Regulatory Reform (Fire Safety) Order 2005
- Extreme events

Building Population

Means of Warning and Escape

- Fire alarm and detection system
- Horizontal means of escape and vertical means of escape

Emergency Lighting and signage

- Emergency lighting
- Escape signage

Internal Fire Spread

Structural Fire Protection

- Load bearing elements of structure
- Compartment construction
- Fire doors
- Concealed spaces
- Protection of openings and fire stopping

External Fire Spread

Fire Service Access and Facilities

Management Strategy

Conclusion

Appendices



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