



SOCOTEC



BUILDING & REAL ESTATE

FIRE SAFETY SERVICES

FIRE SAFETY

What does the SOCOTEC
Fire division do?

SOCOTEC UK's Fire Safety division are a leading fire consultancy providing fire risk assessments, compartmentation and integrity surveys, fire safety training, fire door surveys and fire safety advice to some of the UK's largest property portfolios.

SOCOTEC's fire safety consultants are based UK wide and have a wealth of experience in the industry, and all hold a range of accredited fire safety qualifications with continued professional development. Our consultants have a range of experience assessing different purpose groups and occupancy types, many specialising in specific sectors, and have worked on projects worldwide.

Following a stringent audit by National Security Inspectorate (NSI) of our departments policies, procedures and effective service delivery, SOCOTEC UK Ltd Fire Division has received Third Party Fire Risk Assessment certification to the BAFE SP205 scheme (Gold standard). Our methodology ensures compliance with relevant fire safety legislation by driving down risk and providing solutions based on that which is reasonably practicable and cost effective.

As we are not linked with any fire equipment manufacturers, we are able to offer an independent service and clients can appoint our team with confidence knowing that they have applied due diligence when appointing a third party to undertake their fire risk assessments.

As a business unit, we operate across all sectors, and have extensive experience in academic, retail, government, rail, healthcare, residential and construction. We provide consultancy services for a number of multi-site clients, and on premises of all sizes.



Map displays current locations of SOCOTEC offices - June 2023

Fire Risk Assessment

SOCOTEC UK offers fire risk assessments to ensure that your building and its occupants are protected from the hazards and risks of fire, and to assist the responsible person in meeting their legal duties.

What are fire risk assessments?

A fire risk assessment is a review undertaken of a building in order to assess the risk of fire. It will also identify the general fire precautions the responsible person needs to take to ensure that all has been done to reduce both hazard and risk to a level that is as low as reasonably practicable. It is a legal requirement for all non-domestic premises and residential blocks of flats to have an up-to-date fire risk assessment.

All businesses and organisations also need to employ a 'responsible person' who's role is to carry out and update the fire risk assessment, and under the Regulatory Reform (Fire Safety) Order 2005 it is the legal duty of a responsible person to complete and regularly review or update the fire risk assessment.

Considerations that are needed include the following:

- › Emergency routes and exits
- › Fire detection and warning systems
- › Firefighting equipment
- › Removal or safe storage of dangerous substances
- › Emergency fire evacuation plan
- › Requirements of vulnerable people, for example the elderly, young children or those with disabilities
- › Providing information to employees and other people on the premises
- › Staff fire safety training.



Fire Hazard

Make sure to identify and list all potential fire risks.



Individuals at risk

It is important to identify any person that may be at risk of fire hazards.



Evaluation

Procedures can be put in place to remove or reduce any identified hazards that are posing a risk to safety.



Record, Planning and Training

All hazards and risks should be recorded, and used to inform an emergency plan. It could also be useful to provide those at risk with suitable training.



Review

Ensure that you regularly review your fire risk assessment to ensure there are no missing risks or hazards.



Fire Door Surveys

Fire doors are a critical part of a premises fire protection measures and will be found in almost all buildings. Fire doors, their frames, etc. also known as fire resisting doorsets are used to assist in preventing the spread of fire and/or smoke. This is a fundamental requirement to ensure that the escape routes stay clear of heat and smoke whilst the occupants exit the building safely. This prevention of fire spread can also significantly reduce the extent of fire and smoke damage to a building or business.

Fire doorsets are often subjected to damage due to general wear and tear, misuse, and/or malicious acts, and must be subject to regular inspection and maintenance to ensure they continue to operate and function as designed.

Fire door inspections/surveys allow for deficiencies to be identified and for remedial repairs to be implemented to ensure that the spread of fire and/or smoke is minimised to provide building occupants with sufficient time to escape. An effective fire door inspection regime should include in-house visual inspections by a competent person and where necessary, full surveys by a competent contractor.

What is a fire door inspection or survey?

Fire door inspections allow the responsible person to meet their obligations under The Regulatory Reform (Fire Safety) Order & the Fire Safety (England) Regulations 2022 so that any necessary remedial work on fire doorsets can be identified and subsequently repaired to reduce the spread of fire and smoke and provide building occupants with sufficient time to escape. A fire door inspection may include in-house visual inspections and, where necessary, a full fire door survey by a competent contractor.

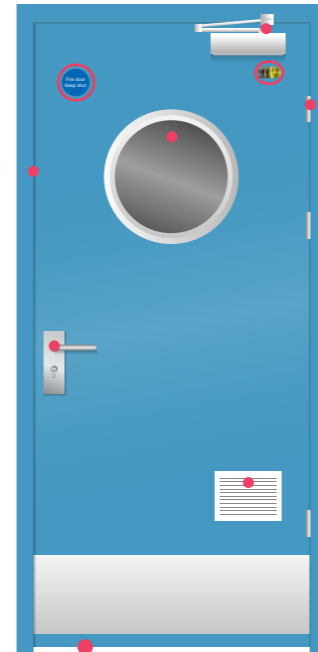
Are fire door Inspections/surveys a legal requirement?

Yes. The Regulatory Reform (Fire Safety) Order Article 17 states that the Responsible Person for a building must ensure that fire doors are subject to a suitable system of maintenance and are maintained in an efficient state, in working order and in good repair.

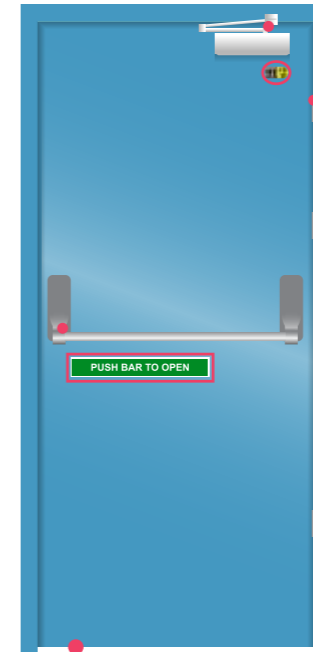
The Fire Safety (England) Regulations 2022 made it a legal requirement from 23 January 2023 for responsible persons for all multi-occupied residential buildings in England with storeys over eleven metres in height to:

- ▶ Undertake quarterly checks of all fire doors (including self-closing devices) in communal areas
- ▶ Undertake – on a best endeavour basis – annual checks of all flat entrance doors (including self-closing devices) that lead onto a building's communal areas.

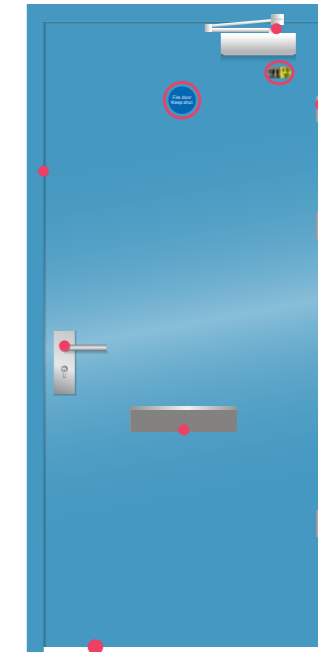
Commercial Fire Door



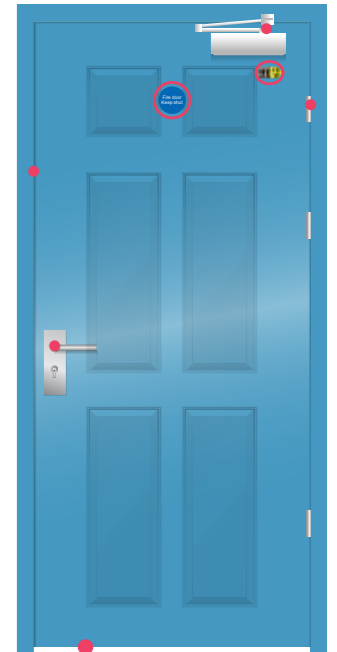
Steel Fire Door



Flat Entrance Fire Door



Domestic Fire Door



Here are some of the checks that we do when inspecting fire doors, regardless of the style:

- ▶ Is there a fire door Certifire identification label/tag or plug installed in accordance with recognised fire door schemes?
- ▶ Is the self-closer of good condition, free from damage and working correctly?
- ▶ Are all hinges secured with correct number of screws, and free from damage or wear?
- ▶ Is the correct fire door signage installed, and on both sides of the door?
- ▶ If a threshold seal is installed, is it in good condition and working correctly?
- ▶ Is the Lock or Latch CE marked for fire performance and of the correct rating?
- ▶ Does the Latch engage securely in the keep in the frame or lining?
- ▶ Is there other Ironmongery installations? are these CE marked for fire performance?
- ▶ Does the fire door sit flush within its frame against the rebates when closed?
- ▶ Do the smoke seals fill the gaps between the door and frame on both sides and top?
- ▶ Is a letter plate installed and if so is it CE marked for fire performance?
- ▶ Is a Spy Hole installed and secure, with CE mark for fire performance?
- ▶ Are glazed vision panels installed and are they intact?
- ▶ Are all glazing beads and fixings in good order with Intumescent seals installed?
- ▶ Is there a glazed aperture label on the top of the door to prove it is glazed with fire rated glazing system?

Who can survey fire doors?

Any person that inspects a fire door should be competent to do so, through training and experience or knowledge, or hold a Fire Door Inspection Scheme (FDIS) qualification or equivalent qualification.



Fire door surveys should be conducted every six months.

Fire Compartmentation & Integrity Surveys

Fire compartmentation is an essential aspect of your premise's fire safety strategy. The objective of fire compartments is to prevent the spread of smoke and fire, by subdividing the building, protecting the escape routes, high-risk or high-value areas, and preventing extensive losses. Fire compartmentation is a legal requirement under the Building Regulations and the Regulatory Reform (Fire Safety) Order 2005.

The two main objectives of fire compartmentation are:



Life Safety

Fire compartments are used for protecting or sub-dividing escape routes and may include internal and/or external means of escape such as escape corridors, stair enclosures, refuge areas, protected lobbies / firefighting shafts, external escape stairs and walkways. They provide occupiers time to evacuate before escape routes are potentially compromised by the spread of smoke and fire.



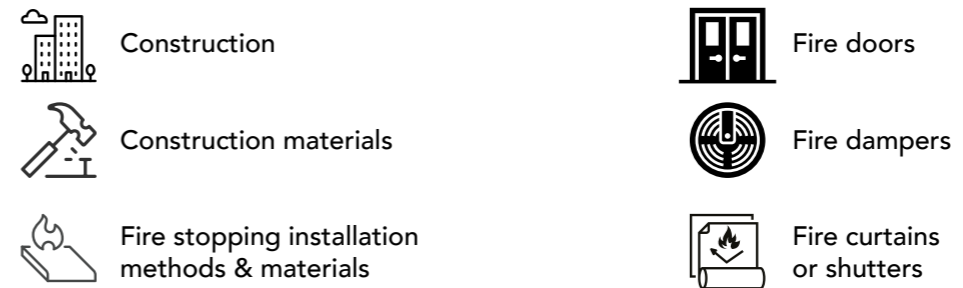
Property Protection

Fire compartments are also used to limit fire spread from its room/area of origin, this is predominantly for enclosures housing special fire hazards such as electrical or plant rooms, kitchens, or other high-value or high-risk rooms such as IT server rooms, storage rooms or archive rooms, and can be a strategic measure in protecting a premise/business.

What is involved in a fire compartmentation survey?

A fire compartmentation survey involves reviewing the building's fire strategy or fire plan drawings to gain an understanding of the locations of required compartment lines. The survey will review the condition of the fire-resisting construction such as roof voids, floors, walls, basements, fire doors, floor and ceiling voids, risers and shafts (where present), and their capability to stop the spread of smoke and fire during the event of an emergency.

Compartmentation surveys are typically a semi-intrusive survey where the construction elements and decoration of the building are not damaged. Rather it is a review of the construction and materials used, fire stopping installation methods and materials used, and the passive & active installations such as fire doors, fire dampers, fire shutters or curtains.



An intrusive survey is often conducted if there are concerns related to structural deficiencies in the construction. This type of survey requires elements of the project such as a wall, façade, ceiling or floor coverings to be opened up to gain access into cavities or voids. Alternatively, small holes can be drilled within the construction so a borescope can be inserted for the inspection to take place. These types of surveys are not common and can be a costly process.

Who can complete a fire compartmentation survey?

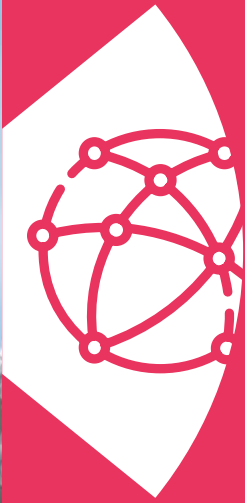
Compartmentation surveys should be undertaken by a qualified 'competent person'. It is important that anyone undertaking the survey has knowledge of fire safety, building construction and fire stopping installation methods & materials.

"We first started working with the SOCOTEC Fire Division in 2019 after appointing them to complete enhanced fire risk assessments, as well as electronically marked-up floor plans, for our non-standard sites across the UK. Following the successful completion of this one-year contract, we reappointed SOCOTEC in 2022 to complete a second round of fire risk assessments for the same restaurants upon their year three review. The estate within this contract consisted of over 400 McDonald's Restaurants, situated all across the UK. SOCOTEC's geographical coverage meant they were able to complete all sites with ease, whilst remaining commercially competitive.

Overall, the service we received from SOCOTEC was excellent, a bespoke audit adjusted for our business requirements with good communication at all times the support from SOCOTEC was second to none."

Mark Gallant
Fire Safety and Licensing Officer
McDonald's UK & Ireland

SOCOTEC GROUP



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COUNTRIES

Germany
Saudi Arabia
Austria
Belgium
Colombia
Ivory Coast
Spain
United States
United Arab Emirates
France
Ireland
Italy
Japan
Lebanon
Luxemburg
Madagascar
Morocco
Mauritius Island
Monaco
The Netherlands
Philippines
Poland
United Kingdom
Singapore
Thailand
Vietnam

7
PLATFORMS



€1.2 Bn
TURNOVER

250
EXTERNAL
RECOGNITIONS

SOCOTEC UK

2,000
PEOPLE

5,000
CLIENTS

70
OFFICES

including a network
of UKAS accredited
laboratories.

£175M
TURNOVER

CONTACT US

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AND SUSTAINABLE WORLD**