

25th

ANNUAL FIRE SAFETY CONFERENCE

23 & 24 February 2023
Armagh City Hotel

“The changing face of fire safety”

Marking **50** years of the Building Regulations in
Northern Ireland

www.buildingcontrol-ni.com



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National Directorate for Fire and Emergency Management

BCNI 25th Annual Fire Safety Conference

National Fire Safety Update

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National Directorate for Fire and Emergency Management
Dept. of Housing Local Government and Heritage

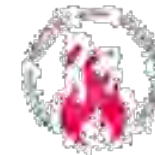




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Presentation Structure

- Revision of TGD B 2006
 - TGD B Vol.2 -Dwelling Houses-2017
 - TGD B 2006 -Revised Open plan Flats provision -2020
 - Draft TGD B Vol 1-Buildings other than Dwellings -2023
- Fire Safety Task Force (Following Grenfell Tower Fire)
- Report on Residential Buildings > 18m
- Fire Safety in Ireland Report (2018)
- Recommendations – Codes of Practice
 - Guide for Fire Safety Assessment of Premises and Buildings (2022)
 - Fire Safety Guide for Building Owners and Operators(2023)
 - Guide to Delivery of training to OMC's(2021)
 - Guide to deliver of Training to LA Housing Inspectors(2022)





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TGD Part B Fire Safety Volume 2 - Dwelling Houses

- New two volume structure:
- Vol.1 Buildings other than dwellings(including Apts)
- Vol 2 Dwelling houses
- Publication of TGD B Vol 2: new S.I. 57/2017 Building Regulations(Part B Amendment) Regulations 2017 .
- Changes legislation to reference to means of warning and new definition of dwelling house
- New PG Community Dwelling House PG1(d)
- **Fire Safety in Community Dwelling Houses (COP)**
- Commencement date 1st July 2017
- Existing TGD Part B 2006 : Existing functional requirements B1-B5 contained in S1 – S 5 to continue address requirements for " Buildings other than dwellings" for interim period.

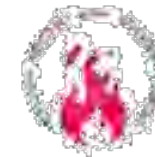




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2022 Amendment to Part B / Technical Guidance Document B

Current TGD B

- 6 Sections + Appendices
- 188 Pages, 37 Diagrams, 22 Tables

Draft TGD B

- 8 Sections (S. 0 – S. 7) + Appendices
- 2 New Sections – Smoke Control Systems, Existing Buildings
- 324 Pages, 86 Diagrams, 36 Tables



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Building Regulations DRAFT Technical Guidance Document B 2022

Fire Safety - Volume 1
Buildings Other Than Dwelling
Houses



Prepared by the Department of Housing, Local Government and Heritage
www.housing.gov.ie

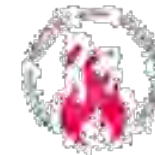




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Draft TGD B Vol 1- Buildings other than dwellings

Updated provisions for 'alternative approaches'

- Specific scope – 60m buildings except Residential (Institutional) buildings - 30m
- Consolidated definitions
- Prima facie provisions to meet Regulation B12
- Buildings containing flats: New Section -Equivalent to BS 5588-1
- New provisions for 'student accommodation'
- Requirement for 2 stairs or sprinklers at 30m
- New Section – Shopping Centres Equivalent to BS 5588-10
- New Section – Small Premises, equivalent to BS 5588-11 (shops and offices only)

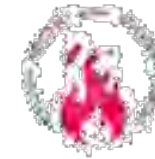




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Benefits

- Enhanced clarity of provisions relating to the fire safety design of buildings in Ireland.
- Consolidation of provisions for the fire safety design of buildings into one seamless document – applying a single common technical language in respect of fire safety
- Introduction of a range of design options to enhance flexibility, while maintaining minimum standards in the application of fire safety in the built environment.
- Strengthening of requirements relating to facades to inhibit the spread of fire on the face of a building.
- Alignment with Irish policy and practice in respect of buildings, such as evacuation policy.
- Strengthening of safety provisions for the most vulnerable building users – older persons, buildings with a sleeping risk, buildings with very fast fire growth rates

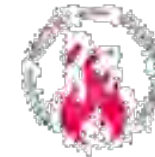




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Fire Safety In Ireland Report 2018

- Fire Safety Sub-Committee established
- Working groups to develop recommendations
 - Regulatory provisions
 - Fire safety promotion and community fire safety
 - Fire safety guidance : Proposed codes of practice in development
- Fire Safety Sub group: Fire safety Guidance /Codes of Practice development

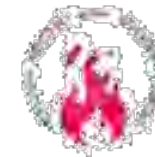




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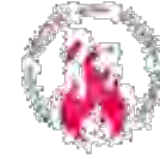




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Survey by Fire Services of cladding to medium-to-high rise buildings (> 6 storeys, or > 18m)

- 838 buildings at this height – 373 residential, 465 non-res
- 287 with cladding – 104 residential, 183 non-residential
- 219 – fire safety assessments
- 102 residential, 117 non-res
- 138 – assessments received
- 61 residential 77 non-res
- 35 – further action – 28 residential, 7 non-residential

Fire safety guidance note 01 of 2017 - *Assessing existing cladding systems in buildings of more than six storeys or more than 18m in height*

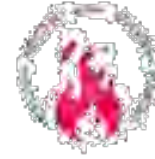




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Fire Safety Guide for Building Owners and Operators

Guide for persons having control under
section 18(2) of the Fire Services Acts 1981 and 2003



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Prepared by the Department of Housing, Local Government and Heritage

Draft “Fire Safety Guide for Building Owners and Operators”

Guide for persons with
responsibilities under Section 18(2) Fire Services Act
1981 & 2003

Requirements under the Fire Services
Acts 1981 and 2003

18 (1) Premises

18 (2) Person having control

18 (3) All members of the public

Public Consultation

Publication by Minister

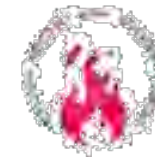




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- Aimed at Premises owners or operators
- Statutory responsibilities for fire safety in a premises
- Guide is intended to assist every person having control of premises in the practical understanding and effective implementation of these requirements
- Develop understanding of existing statutory duties
- Helping to achieve compliance with Fire Services Acts 1981&2003
- Provide practical advise
- Occupant safety

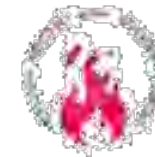




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Structure

1. Introduction
 2. Interpretation
 3. Person having control
 4. Requirements under the fire services Acts 1981 and 2003.
 5. Main Duties
 6. Fire Safety maintenance and testing
 7. Buildings containing flats/apartments
 8. Recommendations for routine testing
- Appendices

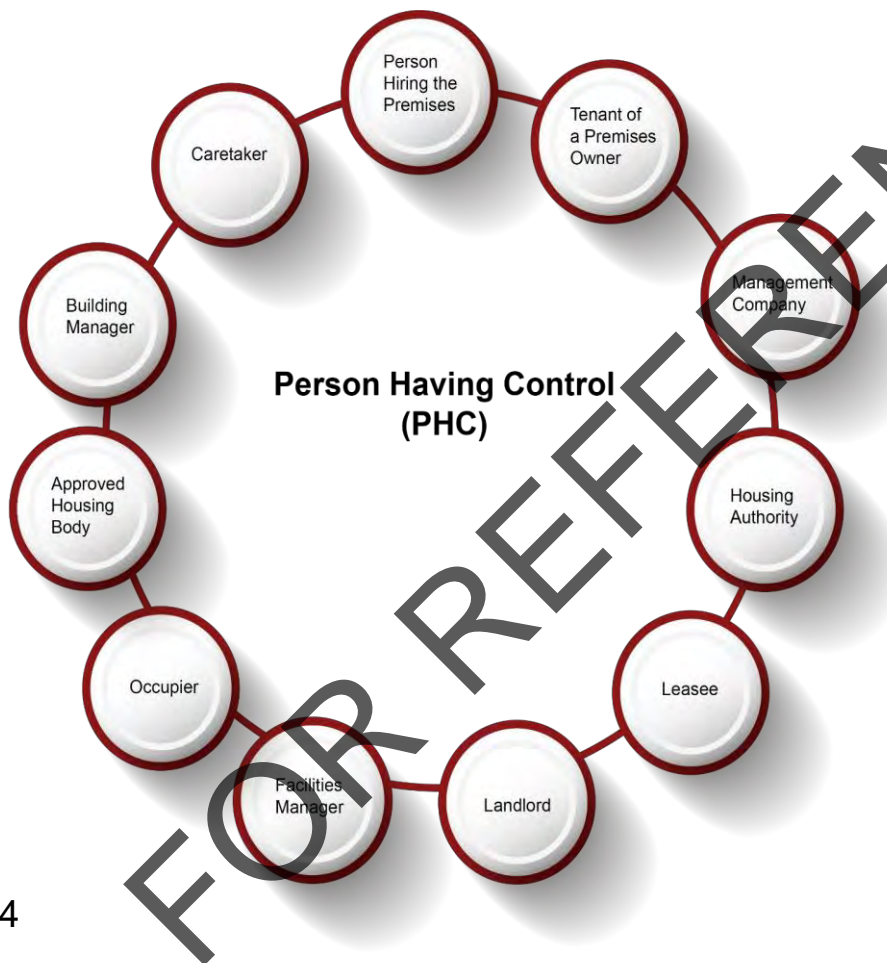
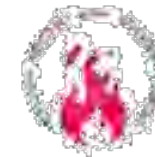




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Person having Control

Could share the responsibility of the person having control, depending on individual circumstance, or tenancy agreements.

The level of responsibility may depend on amount of control a person or an owner management company or property services company exercises over the premises and its operation.

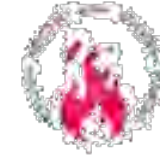




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Fire Safety Register

- “A *Fire Safety Register* should be maintained for all premises where *Section 18(1)* applies”. The requirement falls from the general duties imposed by Section 18 Record Keeping
- A ‘living’ document with daily, weekly, monthly, quarterly and annually records of fire safety checks / procedures of the life safety systems
- Evidence of Compliance

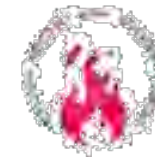




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Code of Practice for
Fire Safety Assessment of
Premises and Buildings

Draft “Code of Practice for Fire Safety Assessment of Premises and Buildings”

Aim

Structure

General Headings

Prepared by the Department of Housing, Local Government and Heritage
(2024.12.10.2024)

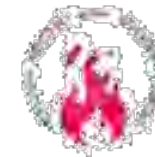




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Structure of Document:

- Introduction
- Scope of code of practice
- Fire safety assessors – qualifications
- Fire safety assessment
- Fire safety assessment report
- Remedial works
- Interim compensatory fire safety measures
- Appendix a – report summary
- Appendix b – codes of practice and guides to fire safety

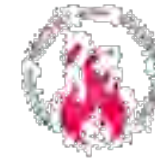




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Fire Safety Assessor Qualifications:

- Appropriate qualifications and experience
- May be a team experience of team should include experience of items
- Overall responsibility for assessment and report, held by:
 - Registered Architect
 - Chartered Building Surveyor
 - Chartered Engineer
 - Member of IFE who holds title Chartered Engineer

Professional indemnity insurance

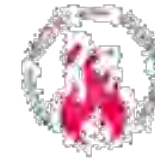




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Contents of Fire Safety Assessment report;

- Description of premises or building, use, occupancy, relevant features
- Assessment methods – survey, inspection, invasive
- sources of information – building safety file, fire safety cert. application, correspondence plans, drawings, photographs
- Recommendations – suitability for existing use(s)
- Recommendations – remedial works
- Recommendations – interim compensatory measures
- Recommendations – fire safety management
- Report summary – appendix a
- Serious danger to life, in event of fire

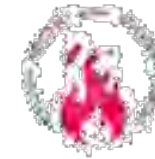




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Conclusions:

- On going Fire Safety development
- Technical Guidance Document B- Building Regulations, Design, construction,
- Fire Safety Management: Fire Services Acts 1981 & 2003
- Fire Safety in Ireland Report
- External cladding
- Code of Practice Development
- Fire Safety Management
- Fire Safety Assessment

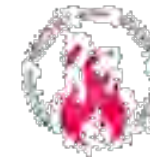




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Thank You

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