

MRW Fire Safety Sub-Group Update

Gary Walpole

Technical SHE Officer

National Federation of Roofing Contractors (NFRC)



Construction Industry Advisory Committee (CONIAC)
Managing Risk Well Working Group
Simplifying risk management and
helping business to grow

#HelpGBWorkWell



Construction Fire Risk Management



- Sub-group of the MRW Committee.
- Fire Risk Management during the design, planning and construction phase.
- Group members including Clients, Principal Designers, Principal Contractors, Fire Engineers, Specialist Trainers, Trade Bodies and the HSE.



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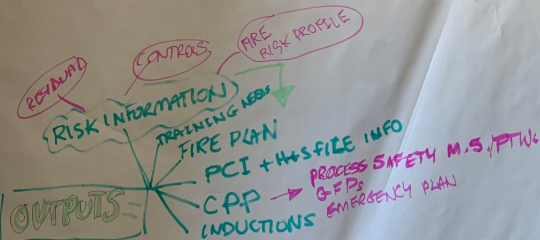
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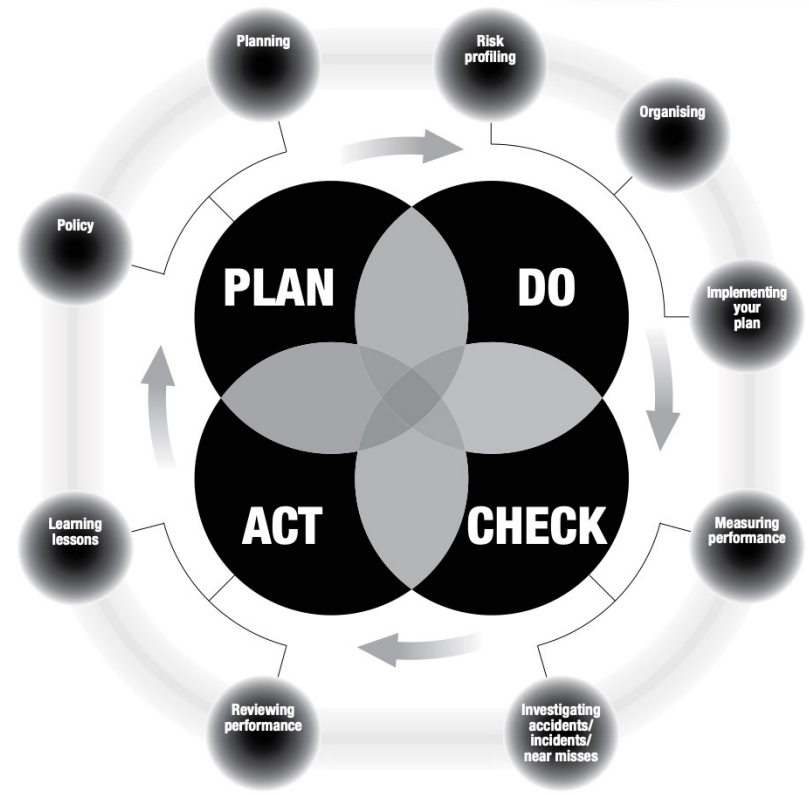
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KPI FOR SUITABLE FIRE R.A.

DESIGN PHASE	CONSTRUCTION PHASE
INPUTS CLIENT BRIEF - P.I.R.s/SPEC CLIENT H+S AIMS D.H. COMPETENCE: H+S + FIRE SUITABLE PCI - RISK PROFILE INDUSTRY HSE GUIDANCE UNDERSTANDING OF E.I.R.C. " " OF SEQUENCING PD OVERSIGHT OF ALL DESIGNS EARLY LINK ON WITH PC SELECTION OF FIRE COMPETENT PC OFF-SITE RISK INFO KPI FOR FIRE STRATEGY DESIGN REVIEW PROCESS	INPUTS PROJECT + SITE MANAGEMENT + PERSON- PERSON FIRE SKET PCI SUITABLE + SITE SPECIFIC KPI FOR FIRE STRATEGY PROCESSES INCLUDING FIRE RISK MANAGEMENT PROCESSES + POLICY UNDERSTANDING OF RISK PROFILE LIST OF BIM E.I.R.s FOR FIRE KNOWLEDGE OF FIRE GUIDANCE UNDERSTANDING OF CLIENT BRIEF RESOURCES TO DELIVER OUTPUTS KNOWLEDGE OF HOW + WHEN TO REVIEW R.A.
ASSESSMENT STAGE	
	
OUTPUTS 1) RISK CONTROLS MATCH FIRE RISK PROFILE 2) CAPTURES SIGNIFIANT HAZARDS + RISKS 3) EVIDENCE THAT IT IS SITE SPECIFIC 4) CLEAR CONTROL MEASURES + REF TO SMS PROCESS 5) COMPETENT PERSONS HAD INPUT	



CDM Fire Safety Arrangements: Plan, Do, Check, Act flowcharts and duty holder tables.



Introduction

Construction fire safety needs to be managed from the earliest stages of design, procurement, and the construction phase. Duty holders need to address the fire risks to both to site workers and to those persons living or working in neighbouring buildings. To support duty holders the CONIAC Managing Risk Well Construction Fire Safety sub-group have developed flowcharts and tables based on the Plan, Do, Check, Act approach set out in the HSE publication [Managing for health and safety \(HSG65\)](#).

Delivering effective arrangements: the Plan, Do, Check, Act approach

Preventing fires on construction sites can rarely be achieved by one-off interventions, a sustained and systematic approach is necessary. Adopting a Plan, Do, Check, Act approach can help achieve a balance between the systems and behavioural aspects of management. Using the flowcharts and tables within this guide can support the user embedding fire safety management as an integral part of good construction project management generally, rather than as a stand-alone system. The descriptions with the flowcharts vary, depending on the duty holder, but the guidance provides a summary of the actions involved in delivering effective arrangements, including which duty holder will be responsible for what.

For continuity between industry guidance, this guide adopts the duty holder colour coding used by the CITB for their CDM duty holder guidance. The CITB published six guides; one for each of the five duty holders under CDM and an additional one for workers, in this guide we concentrate on the five main duty holders. By clicking on the relevant duty holder graphic, it will link you to that specific CITB CDM guide.



This guidance aims to give you a structured framework for decision making and to clarify roles and responsibilities for fire safety. You can use the flowcharts and tables and adapt them to your own procedures. However, remember that it is not possible to define every situation in a generic flowchart. Fire risk management must be project and site specific.

Construction projects that fall under the remit of the Building Safety Regulator and The Building Safety Act 2022 (BSA) are not covered within this guide. The processes needed to comply with the BSA and CDM 2015 fire prevention during construction are similar, such as information sharing and risk management. If you are developing fire safety management systems CONIAC recommends that you start applying the principles of fire prevention at the design stage, as set out in the flowcharts and tables. This should put you in a good position to adapt your procedures for future BSA compliance.

Links to construction fire safety guidance

[The Construction \(Design and Management\) Regulations 2015.](#)

[HSG168 Fire Safety in Construction.](#)

[JCoP \(10.1 Edition\) Fire Prevention on Construction Sites.](#)

[HSE Fire References](#)

[HSE Process Fire Safety](#)

[HSE Construction Fire - Frequently Asked Questions](#)

[BSR e-bulletin and Resources](#)



Client CDM Fire Safety Arrangements

B: Agree relevant fire safety standards to meet legal compliance and the fire brief. Clarify procurement process. Agree CDM information collection process. Provide information on existing FRA and on the existing fire protection systems as pre-contract information.

C: Collate surveys and relevant data; clarify building fire design risk and safety profiles. Input fire engineering, if required; review design to eliminate fire risk SFAIRP; initiate fire drawings and residual risk PCI report to be set up.

A: Clarify building in-use & construction fire strategy briefs. Check PD & Design team fire competence. Appoint construction fire specialist if required.

D: Establish tender timescales and expectations to match the fire Brief and Fire Strategy during the construction phase.

I: Assess reasons for non-compliance at Design & Construction stages; take action and feedback into Policy.

E: Check tenders meet project fire risk management expectations to match the fire Brief and Fire Strategy. Assess PC fire and safety team competence.

H: Request PD or PC to demonstrate how PCI Fire Strategy and CP fire plan is compliant.

F: Participate in design review process. Review PC fire and safety policy & procedures in CPP. Clarify PC subcontractor appointments and implementation of fire safety plan.

G: Request fire safety reports at progress meetings. Ascertain if the fire design is being built as proposed and approved. Check if CP fire protection process is being implemented, by site inspections & reports.



Definitions:

CDM = The Construction (Design and Management) Regulations 2015

PD = Principal designer

PC = Principal contractor

PCI = Pre-construction Information

FRA = Fire Risk Assessment

CPP = Construction Phase Plan

SFAIRP = So far as is reasonably practicable



Principal Designer CDM Fire Safety Arrangements

B: Clarify if Approved documents to be used or further fire engineering & safety standards are to be applied and to what extent. Agree fire and safety principles with Fire and Rescue Service and other relevant fire enforcing authorities.

A: Clarify client fire strategy expectations, appoint a competent project PD lead, and agree the client's fire risk management process for the project with their Responsible Person. Confirm competence, organisational capability, and insurance.

I: Identify pros & cons of design & construction process. Remedy defects & feed into future fire safety design policy.

H: Review any non-compliances in design & construction. Sign off the Design and Construction compliance with specialists & PC.

Definitions:

PD = Principal designer

PC = Principal contractor

PCI = Pre-construction Information

C: Using surveys & fire risk information commence Fire Strategy drawings and documentation for planning application.

D: Provide approved Fire & Safety Strategy information & drawings, full plans, and fire mitigation in the PCI with tenders. Draw up a health and safety file to collate fire safety information for the Client during the occupation phase.

E: Review that tenders & draft construction phase plan makes allowance for construction stage fire strategy.

F: Assess how "Plan, Manage and Monitoring" has been carried out with the team during design and construction process. Create a change control system for design reviews.

G: Balance benefits and risks of proportionate design approach to project, using the Principles of Prevention.

Assessing PC delivery of design, including the build sequencing for passive fire controls, such as compartmentation.



Project Team Fire Safety Arrangements: Plan, Do, Check, Act Table

	Client	Principal Designer	Designer	Principal Contractor	Contractor
PLAN	A. Policy	A Policy	A. Policy	A. Policy	A. Policy
	<p>Clarify building in-use & construction fire strategy briefs.</p> <p>Check PD & Design team fire competence.</p> <p>Appoint construction fire specialist if required</p>	<p>Clarify client fire strategy expectations, appoint a competent project PD lead, and agree the client's fire risk management process for the project with their Responsible Person. Confirm competence, organisational capability, and insurance.</p>	<p>Appoint lead designer for fire safety design compliance in all relevant disciplines. Confirm adequate competence and organisational capability and Professional Indemnity insurance.</p>	<p>Organisation PC to appoint a lead on construction fire safety issues and liaise with the PD & Responsible Person on all fire safety issues. PC to confirm competence and organisational capability.</p>	<p>Provide the PC with significant fire risk information and controls relating to their work activities.</p> <p>Reference health and safety information and standards set out in tender documents to develop work methods.</p>
	B. Planning	B. Planning	B. Planning	B. Planning	B. Planning
	<p>Agree relevant fire safety standards to meet legal compliance and the fire brief. Agree CDM information collection process. Clarify procurement process. Provide information on existing Fire Risk Assessment and on the existing fire protection systems as pre-contract information.</p>	<p>Clarify if Approved documents to be used or further fire engineering & safety standards are to be applied and to what extent. Agree fire and safety principles with Fire and Rescue Service and other relevant fire enforcing authorities.</p>	<p>Confirm fire safety standards to meet the fire brief and achieve legal compliance. Assist the PD with fire and safety design development and demonstration of compliance.</p>	<p>The PC must demonstrate that they understand the fire safety legislation and standards to be achieved, and how to apply the fire strategy (strategies) during the construction phase.</p> <p>Appoint competent contractors.</p>	<p>Be familiar with site rules and comply with them. Inform the PC of any non-compliances and fires risk that are not addressed in the CPP.</p>