

Fire Strategy



Introduction

A fire strategy is recommended for all new and existing 'more complex' buildings. The definition of a more 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.

William Martin is able to conduct retrospective fire strategies i.e. for currently occupied buildings; we are also able to offer bespoke fire design consultancy when clients are considering or implementing renovations / other layout changes and need more specific advice or guidance.

Fire Strategy Approach

Stage1 - Fire Strategy Planning

To prepare for the retrospective Fire Strategy Site Visit, William Martin will arrange a remote meeting with the site contact in order to develop an understanding of the property and to identify the essential site-specific fire related documentation which will need to be provided and reviewed prior to the Fire Strategy Site Visit (Stage 2).

Note: The majority of the fire related documentation will need to be provided before the Fire Strategy Site Visit is arranged as the information will need to be reviewed and verified by our Consultant during the site visit.

The William Martin Consultant will then review all site-specific fire related documentation, including fire engineering reports, fire plans (ideally scalable), and door schedules showing door widths etc. in preparation for the Fire Strategy Site Visit.

A Fire Strategy Planning Summary Report will be issued and will include confirmation of the scope of the work and guidance to be used together with any additional information / documentation / reports / plans which would need to be provided prior to Fire Strategy Site Visit.

Stage 2 - Fire Strategy Site Visit

The William Martin Consultant will then complete the Fire Strategy Site Visit and will inspect all relevant areas of the property in order to prepare the Fire Strategy Report. 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.

Stage 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. In developing the Fire Strategy Report, the inter-relationship between all areas and parties, for example, the relationship with adjoining properties, will be recognised.

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 will also reflect a multi-occupancy scenario where applicable.

The report contents have been listed below:

- Executive Summary
- Principal Fire Safety Features
- Report Limitations
- Development Description
- Goals, Objectives, and Performance Requirements
 - o Goals
 - o Objectives
 - o Performance requirements
 - o Legislation & guidance
 - o Building Regulations 2010

- Construction, Design and Management (CDM) Regulations 2015
- Fire safety management and the Regulatory Reform (Fire Safety) Order 2005
- Fire Safety Act 2021
- Extreme events
- Building Population & Occupancy Capacities
- 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 Services Access and Facilities
- Management Strategy
- Conclusions
- Appendices

Stage 4 - Fire Strategy Review [Optional (but highly recommended)]

The Fire Strategy Report may contain recommendations which could include the need to locate additional reports and other building safety related documentation, as well as improvements to fire management arrangements and possibly, additional fire equipment and systems. Therefore, we recommend that this review is completed between three to six months after the publication of the Fire Strategy Report. This review will ensure the final report contains the most accurate information upon which the Fire Strategy has been based.



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