



Fire Safety Risk Assessments

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Northamptonshire
County Council



The legislation

- The Regulatory Reform (Fire Safety) Order 2005

Article 9 - Risk assessment

The responsible person **must** make a suitable and sufficient assessment of the risks to which relevant persons are exposed for the purpose of identifying the general fire precautions he needs to take to comply with the requirements and prohibitions imposed on him by or under this Order.





The legislation

- The Regulatory Reform (Fire Safety) Order 2005

Article 9 - Risk assessment

- The responsible person **must** undertake
- a suitable and sufficient assessment of the risks
- which relevant persons are exposed
- identifying the general fire precautions he needs to take to comply





Assessment of the Risks

- **NOT** if there will be a fire, but considering-
- Fire ignition and development (fuel sources)
- Fire spread and wider effect
- Smoke production and spread
- How will people be safe?





Assessment of the Risks

- Assume a fire occurs in different areas and consider what the impact will be.
- What will be the sequence of events look like and what supports that thought.





Assessment of the Risks

Example

A fire occurs in the kitchen.

- Door from kitchen to the hallway is a fire door, the self closing device means the door will be shut or shut after use.
- The fire alarm is fitted throughout with a heat detector in the kitchen.

Outcome

The fire will, in the early stages, be confined to the kitchen and persons in all areas will get early warning.





Assessment of the Risks

Example

A fire occurs in the basement.

- Door from the basement to the hallway is a fire door with no self closer.
- The fire alarm is fitted throughout the upper floors but not in the basement.

Outcome

A fire in the basement may not be contained, depending on the use of the door/basement and if it is contained it will develop unnoticed. Next consider the fire loading.





Assessment of the Risks

A Guide to Fire and Security Protection in Multi-Occupied Residential Properties



Revision 2015

Advice for Property Owners,
Managers and Contractors

Fire safety risk assessment

1 Identify fire hazards

Identify:

- sources of ignition;
- sources of fuel; and
- sources of oxygen.

2 Identify people at risk

Identify:

- people in and around the premises; and
- people who are especially at risk.

3 Evaluate, remove or reduce, and protect from risk

- Evaluate the risk of a fire starting.
- Evaluate the risk to people from a fire.
- Remove or reduce fire hazards.
- Remove or reduce the risks to people from a fire.
- Protect people by providing fire precautions.

4 Record, plan, inform, instruct, and train

- Record any major findings and action you have taken.
- Discuss and work with other responsible people.
- Prepare an emergency plan.
- Inform and instruct relevant people.
- Provide training.

5 Review

- Review your fire-risk assessment regularly.
- Make changes where necessary.

Remember to review your fire-risk assessment regularly.



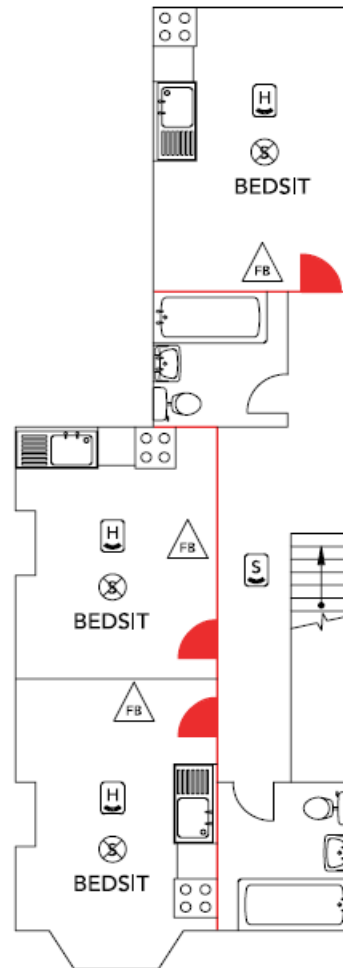
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Assessment of the Risks



Ground Floor



First Floor



Escape Windows



Up to 5.6m

Up to 1.1m
from floor to
sill level

Up to 4.5m
ground to finish
floor level of 1st
floor



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Assessment of the Risks

- Document the precautions you have
- Plan how you will manage and maintain them
- Inform residents of the precautions and their importance.
- Review the risk annually or following significant change





Questions

