

Kiwa Fire Safety Compliance

Fire Guardian Scope of Services

Confidence in Fire Safety
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**Partner
for
Progress**

WHY KIWA FIRE SAFETY COMPLIANCE

Kiwa Fire Safety Compliance’s (KFS) role as the Fire Guardian is to check the contractor’s activities and outputs and advise on risks to the fulfilment of compliance, quality, or safety objectives.

Direct experience from Fire Guardian/Engineer projects together with experience in wider fire engineering industry puts KFS in the position to thoroughly understand the nature of Fire Guardian projects and how to carry out the service. This provides clients with the best level of comfort and reassurance that the design of the building is robust, and the contractor is fulfilling its obligations and that the building being handed over is safe from a fire safety perspective.

This extensive experience enables KFS to be in a better position than most, as we understand not only the best practices observed from previous projects but also the non-compliance issues commonly raised.

KFS includes personnel with expertise in all areas of fire safety, including fire strategies, fire engineering analyses, smoke modelling and the fire performance of construction products.

KFS staff are also heavily involved in various industry forums and committees, particularly in relation to the ongoing issues with the use of combustible materials in external walls. The regulations (and interpretations of those regulations) are changing regularly and KFS’s presence on those forums and committees ensures that KFS is aware of the latest developments in this area. This means that KFS can provide the highest level of proactive advice to assist in ensuring compliance with this key issue.

Based on our experience we learned that the best way to deliver Fire Guardian projects is to form a team dedicated for the project. This enabled us to better understand the specific requirements and policies for fire safety design and apply the principles consistently over different projects, to communicate with clients swiftly and effectively by a single point of contact, and to apply lessons learned from one project to another.

This approach also enables KFS to understand exactly where we are at in terms of progress of each project and current/future workload, which in turn helps us to be prepared and to expand the team as necessary.

SCOPE OF SERVICES

Fire Guardian Activity Planning, Co-ordination, and Reporting

- Allowance for correspondence, issue of Assurance Schedule, and project management
- Allowance for co-ordination meetings
- Includes attendance for monthly site progress meetings

Technical Design Review

Includes the review of the following technical submittals:

- Fire Strategy Report / Fire Strategy Drawings,
- External wall build-up details and External wall schedule (filled in by contractor, provided to KFS by the client),

Note: Although the level of technical review and site inspections are comprehensive, the technical review will rely upon the information provided by the contractor only and the

purpose of the review is to provide assurance to the client from a fire risk point of view. The review is not intended to provide confirmation on the compliance to the Building Regulations, i.e., Regulation 7 in particular.

- Passive Fire Protections, i.e., compartmentation, fire stopping, fire barriers, fire dampers, fire doors,
- Active Fire Protection Systems, i.e., Cause and Effect, Automatic Fire Detection and Warning system (AFD), sprinklers, and smoke control system,
- CFD assessment report(s) for blocks/cores where mechanical smoke ventilation systems are provided,
- Other fire safety systems including emergency lighting, dry risers, and fire-fighting lifts, etc.

Note: The review will be against Fire Strategy and Cause and Effect only and does not involve a full review of the design of each system which may be under M&E Guardian’s role.

Site Quality Inspection – Full Inspection Service

- Monthly site visits to capture external wall build-up and passive fire protection such as compartmentation, fire doors, fire stoppings, etc. in accordance with the site inspection regime described in the Fire Guardian Assurance Schedule, i.e., cladding, cavity barriers, etc. per floor per core,
- full-day site visits towards the handover of each block to validate the operation of fire safety systems relevant to Cause and Effect, i.e., fire detectors, AOVs, and mechanical smoke extract systems but excludes sprinklers.

Note: Whilst the frequency and the duration of the site inspections are established based on the key dates provided by the client, KFS actively adjusts these throughout the project based on the project programme changes in order to keep satisfying site inspection regime specified in the Fire Safety Assurance Schedule.

Each site visit will be coordinated with the contractor and more importantly with the Clerk of Works. Even though the Fire Guardian attends the site on a monthly basis, it is not possible to carry out inspections to the level of Clerk of Works’ service. Therefore, the Fire Guardian’s site visits are generally carried out in conjunction with the Clerk of Works visit so that both parties can share the findings, which enables Clerk of Works to pay more attention to specific elements during their more frequent visits.

FRAEW and EWS1 Form

- Review the FRAEW report and EWS1 form

Fire Risk Assessment

- Undertake a pre-handover fire risk assessment

Reviewing Handover Information & Handover to Operations Team

- Includes the review of handover package relevant to Regulation 38
- Excludes training and inducting of incoming tenants, etc