

# SFJFS8

## Review fire safety matters relating to premises under construction, demolition and alteration



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### Overview

This standard is about advising on the fire risks associated with premises under construction, demolition or alteration. Individuals will work within their personal level of responsibility and authority with regard to providing advice and information and dealing with compliance issues.

#### **There are three elements**

- 1 Assess fire risks associated with planned construction, demolition and alteration
- 2 Inform and advise on controls to manage fire risks in premises
- 3 Inform and advise on controls to manage fire risks in the vicinity of premises

#### **Target Group**

The standard is recommended for Practitioners, i.e. anyone who is employed or contracted to work with others in an organisation - managers, staff, trade unions, owners and/or occupiers - to ensure that, within the scope of their responsibility, suitable and sufficient fire safety arrangements are made and maintained.

It is also appropriate for Regulators, i.e. anyone who has the responsibility for ensuring the requirements of Fire Safety and associated regulation are being met through cooperation or enforcement.

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### Performance criteria

#### Assess fire risks associated with planned construction, demolition and alteration

*You must be able to:*

- P1 identify the methodology used for risk assessment and the rationale for its selection
- P2 assess the suitability of the chosen methodology for the working context, the size and nature of premises
- P3 assess the sufficiency of the chosen methodology in relation to the complexity of actual and potential risks associated with construction, demolition or alteration
- P4 liaise with other relevant agencies to advise on the choice of methodology at sufficient level of detail to assist with future action
- P5 advise on action required to meet legal and statutory requirements and the implications of non-compliance

#### Inform and advise on controls to manage fire risks in premises

*You must be able to:*

- P6 prioritise hazards and identified risks in relation to the possible effect on the safety of people, property and the environment
- P7 generate options to prevent incidents and to control critical risks
- P8 generate options to manage residual risks
- P9 establish the feasibility of proposed control measures with regard timescales and their effectiveness
- P10 advise on the optimum options for controlling risk, ensuring that protection of people, property and the environment are the main considerations
- P11 advise on the implications of implementing inadequate control measures and the consequences of such decisions
- P12 advise on action required to meet legal and statutory requirements and the implications of non-compliance

#### Inform and advise on controls to manage fire risks in the vicinity of premises

*You must be able to:*

- P13 evaluate the area, including other structures within the vicinity, which may be affected by incidents within the premises to be constructed, demolished or altered
- P14 estimate the potential detrimental effects of outbreak of fire or related incident on the area within scope
- P15 prioritise critical risks to the defined area, including those affecting people, property and the environment
- P16 calculate the short and long-term risks associated with the planned

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- construction, demolition or alteration
- P17 generate options for measures to prevent, contain and control identified risks and to minimise possible harmful effects of incidents
- P18 advise on optimum control measures to be implemented and the implications and consequences of failing to comply with such requirements
- P19 advise on action required to meet legal and statutory requirements and the implications of non-compliance

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#### Knowledge and understanding

*You need to know and understand:*

- K1 the methodologies for fire risk assessment and their application
- K2 the critical hazards and risks associated with structures undergoing construction, demolition or alteration
- K3 the substances and materials used in construction, alteration and demolition which may present specific risks, including the interaction between them
- K4 the likely effects of an incident on the structure and surrounding areas
- K5 the range of control measures applicable to sites and surrounding areas where construction, demolition or alteration is planned or underway
- K6 the short and long term management of risks in a situation of construction, alteration or demolition
- K7 the steps you would take to work with the responsible person(s) and where relevant other partners in order to achieve a satisfactory level of fire safety
- K8 the relevant legislative framework and the mechanisms of enforcement in premises under construction, alteration or demolition whether occupied or unoccupied
- K9 the range of agencies involved in, or affected by the provision of advice on fire safety issues associated with construction, demolition and alteration and their respective roles and responsibilities
- K10 own personal level of competence, expertise, authority and limitations
- K11 sources of specialist advice and how to access these
- K12 how to prepare for and present information at a debrief or court case or inquiry

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