

Workshop 1A:

A Sensible Approach to Fire Risk Management

Speakers:

Pete Wise | Technical Director, PartB

Helen Thompson | Legal Director (Construction), Anthony Collins

Chair: Melissa Woodall | Wates

Room: A



NHMF
Maintenance
Conference
2024



PART B

Building Safety Case

When to get the consultant in

Pete Wise
BEng (Hons) BA (Hons) CEng MIFiFeE



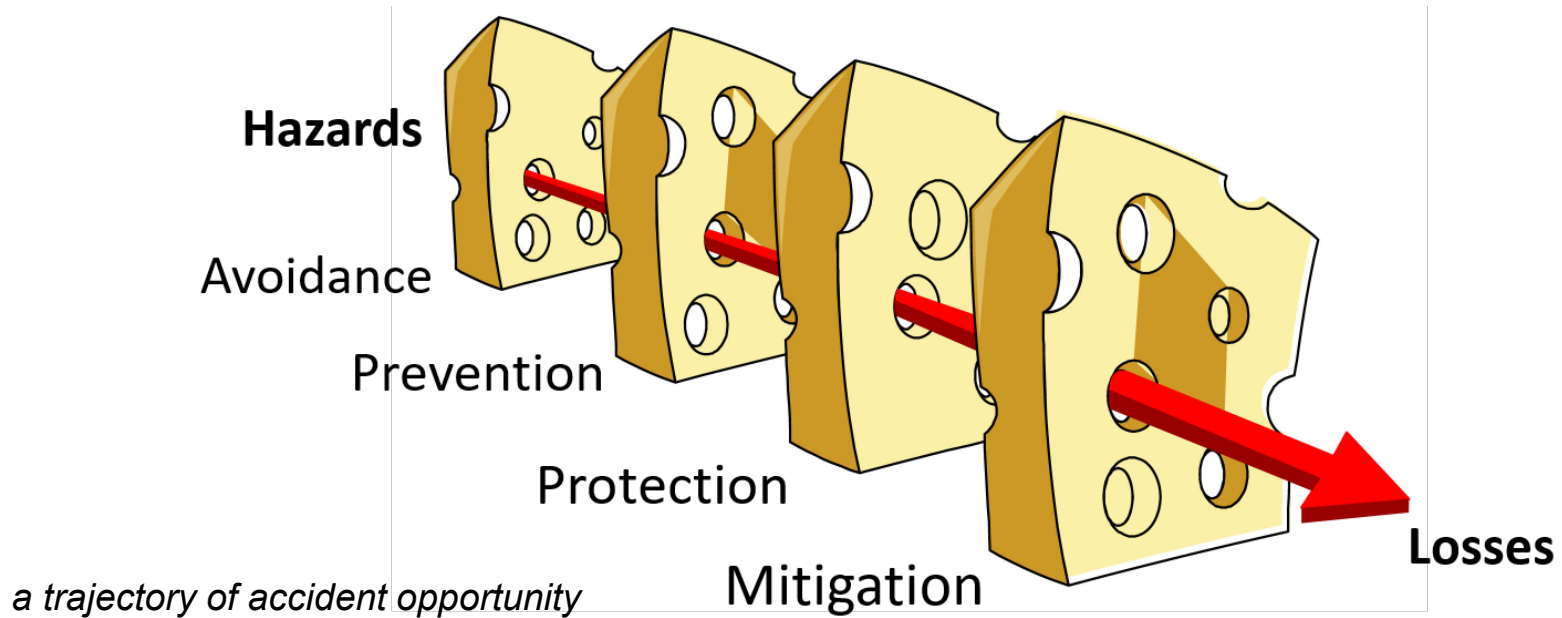
Building Safety Case

What is a safety case?

- it is a written document demonstrating an organisation's ability to safely operate a facility and its ability to effectively manage hazards.
- Safety cases are most used in process industries, where organizations operate facilities with significant hazards that could lead to catastrophic damage to human health, safety and the environment. Examples of this type of facility include petroleum refineries and offshore installations, as well as nuclear facilities.
- Since the Grenfell Tower fire, it has been recognised that the management of HRB meets this description.

Building Safety Case

The model includes active and latent failures



Building Safety Case- Heinrich's Theory



Building Safety Case

Safety Case Report

From 1 October 2023 a safety case report should be prepared as soon as possible when:

- the building is already occupied or becomes occupied
- you become the principal accountable person

Building Assessment Certificate

- When you apply for your building assessment certificate you must submit a copy of your safety case report to the Building Safety Regulator (BSR).

Building Safety Case

New Build

Dutyholders such as the Principal Designer and Principal Contractor under the Act will be required to manage building safety risks, with clear lines of responsibility during the design, construction and completion of all buildings.

In Occupation

Accountable Person has the responsibility through the safety case process.

Building Safety Case

What is compliance?

Compliance activities tend to relate to a set of specific rules, regulations, or requirements. In the built environment this tends to relate to design guidance and specifications such as British Standards.

What is risk management?

Risk management is the process of identifying, assessing, and managing potential issues that could impede an organization's ability to achieve its objectives, such as keeping people safe from the risk from fire.

Building Safety Case

What should a safety case contain?

- The safety case report is a document that summarises the safety case for a high-rise residential building. It identifies the building's safety risks and explains how the risks are being managed. Building safety risks are the risk of the spread of fire or structural failure.
- Administrative details accountable persons and responsible persons and who prepared the report.
- Building description.
- Ongoing work and building improvement

Building Safety Case

What should a safety case contain?

- Risk assessments summary
- Managing risks summary
- Safety management system
- Planning for emergencies

Building Safety Case

What should a safety case contain?

Risk assessments summary

- a description of the types of risk assessment techniques used throughout the building
- an overview of who did the assessment and their competence to do so
- the significant findings of the assessments
- a summary of any outstanding actions or recommendations and the plan to progress them

Building Safety Case

What should a safety case contain?

Managing risks summary

- the measures in place to prevent and mitigate building safety risks for the whole building
- how the measures work to prevent or mitigate risk
- assessments that have been done which have identified building safety risks and what changes need to be made to mitigate the risks
- conclusions from reports that have been done, for example, a structural inspection

Building Safety Case

What should a safety case contain?

Safety management system summary

- a summary of the safety management systems in place for the whole building to manage building safety risks.
- This should show how risks are being properly managed. This should be provided by each accountable person about the management system they use in their parts of the building.

Building Safety Case

What should a safety case contain?

Planning for emergencies summary

The safety case report should describe the strategy for the building during an emergency and explain why this approach has been chosen and how it works. For example, your building may be designed to support a stay put strategy and it works by relying on the controls in place, such as compartmentation.

Building Safety Case

This is this something that a consultant can provide?

The safety case concept relies on a thorough knowledge of how an organisation manages risk.

This is not just about compliance with design guidance.

The safety case report will require the ability to show compliance with design guidance, specifications and standards. But this is far from the whole story. Is there a 'British standard building out there?

Are invasive surveys necessary?

Have in the back of your mind the definition of a consultant. A consultant is someone, who borrows your watch, tells you the time, and charges you for the privilege.



Building Safety Case

Where can you find the required information?

- The fire strategy
- The fire risk assessment
- Building condition surveys
- Maintenance records
- Operation and Maintenance manuals
- Documentation on organisational risk management, competency and capacity
- Documentation on emergency planning
- Residents' engagement strategy and records of meetings with residents, and complaints
- Records of reporting to the BSR and Fire and Rescue Service



Building Safety Case



Building Control Requirements for building and improvement works

- This will be an important element of any safety case.
- The BSR will be the building control authority.
- You will need to confirm your confidence that the principal designer, principal contractor, and any other designers and contractors are competent to carry out their roles and the steps you have taken to make sure they're competent to carry out their roles
- Construction control plan. The construction control plan must set out details for the work and how you are going to control the work to comply with building regulations. It must describe how your strategies, policies and procedures will make sure
- Fire and emergency file. The fire and emergency file sets out the assumptions made about how to manage and maintain the building when in use. It should consider spread of fire and structural failure appropriately before building work starts. It must include:

Building Safety Case

Safety Management Systems

The safety case concept relies on a thorough knowledge of how an organisation manages risk.

Safety management systems are formal management systems or frameworks designed to manage risk.

Based on the Plan,Do,Check,Act approach

Plan: determine your policy and plan for implementation

Do: assess risks and implement your plan

Check: measure performance

Act: review performance and act on lessons learned



Building Safety Case

BS9997 2019 Fire Risk Management Systems

The safety case concept relies on a thorough knowledge of how an organisation manages risk.

Safety management systems are formal management systems or frameworks designed to manage risk.

Based on the Plan,Do,Check,Act approach

Plan: determine your policy and plan for implementation

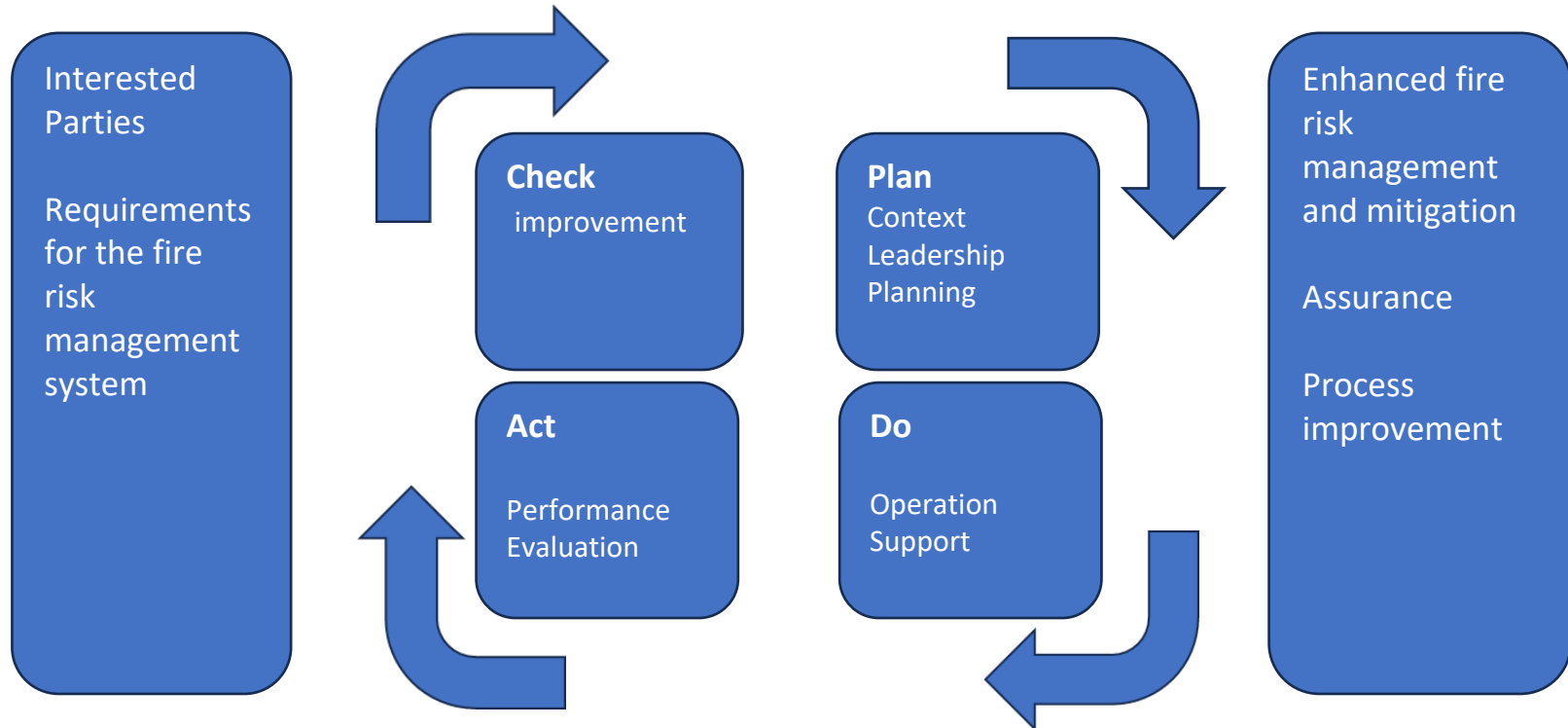
Do: assess risks and implement your plan

Check: measure performance

Act: review performance and act on lessons learned



Building Safety Case



Building Safety Case

What is compliance?

Prescriptive or predictive?

Tactics or strategy long-term analysis?

Siloed or integration?

Risk aversion or innovative thinking?



Questions?

