

Regulation 16B

As referenced in
Approved Document B 2006

Regulation 16B

- The information should be provided on occupation or completion of the building, whichever comes first.
- Building Regulations should not issue a final certificate or a completion certificate unless they are reasonable satisfied that Regulation 16B is complied with

The NEW Building Regulation 16B

- Be mindful of how a building is designed and used, eg for simultaneous or phased / progressive evacuation?
- It's obviously a benefit if the responsible person is aware of the measures provided and the underlying design assumptions – to ensure a robust risk assessment & safe management of a building
- All too often key fire safety information is not passed on, and buildings are used in an inappropriate manner



Regulation 16B

- **Applies from 6 April 2007 to the erection, extension or material change of use of a building to which the Fire Safety Order applies, or will apply once work is completed**
- Regulation 16B requires the provision of the fire safety information, as produced at the construction stage, to be passed on to the responsible person to facilitate the risk assessment process AND to help ensure ongoing fire safety
- The information should include the design and construction and the services, fittings and equipment provided



Regulation 16B information

- Includes the 'as built' plan
- Details of fire protection and escape, including any design assumptions for the use or the management of the building, especially where design is at variance to Approved Document B, or includes an atrium
- CDM 2007 regs are different. They are intended to aid construction, cleaning, maintenance work, refurbishment and demolition BUT NOT day to day operation of the completed building
- The 2 sets of data may be usefully combined, as long as important information is not lost or hidden

‘Near enough mate’

- Acceptable work standard?
Can you evaluate what has been provided?
What is the maintenance plan ?
- The ASFP advocate 3rd party certification of products and 3rd party certification of specialist installers
- Fire safety does not sit well with ‘self inspection’
Norway went that way in 1997 and the annual bill for faulty building work has already reached £1.25 billion, or 20% of the original costs!



Assessments & credibility

For the purpose of assessments for the extended field of application of test data, laboratories accredited by UKAS for conducting the relevant tests might be expected to have the necessary expertise

or

Use a competent authority / persons appropriate to the complexity of the evaluation undertaken.

The logo for FRS, consisting of the letters "FRS" in a white, serif font centered on a solid red rectangular background.

FRS

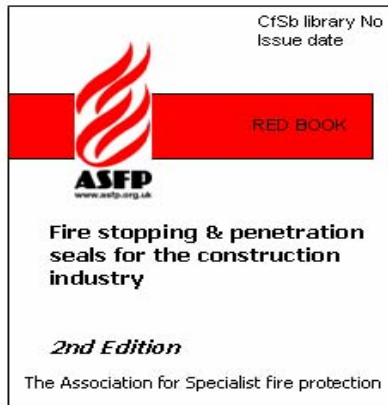
The logo for IFC Group, featuring the text "IFC Group" in a white, serif font centered on a background of a textured, golden-brown fire scene.

IFC
Group

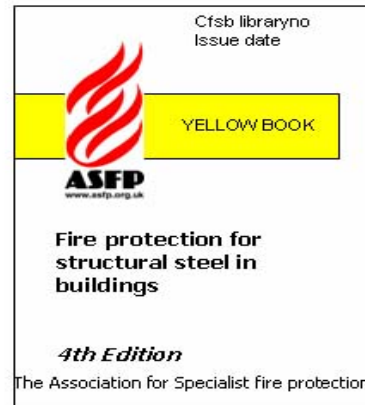
ASFP publications

Association for Specialist Fire Protection
www.asfp.org.uk

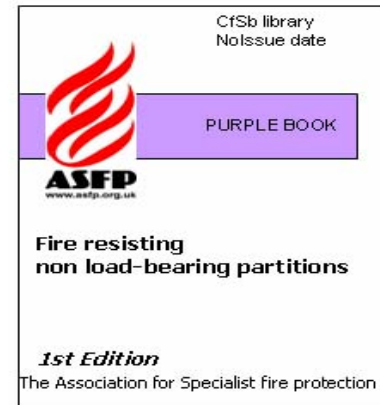
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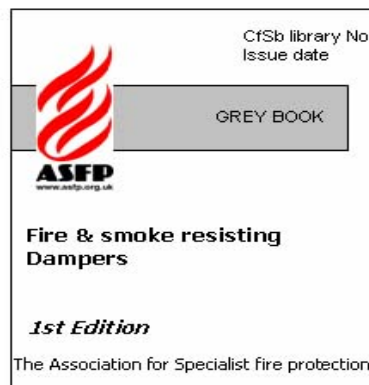
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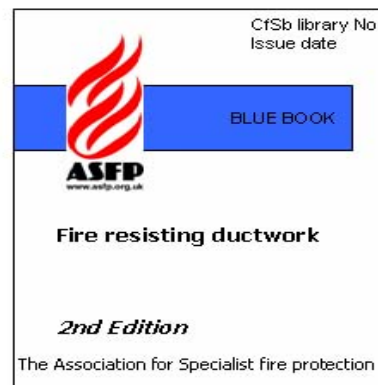
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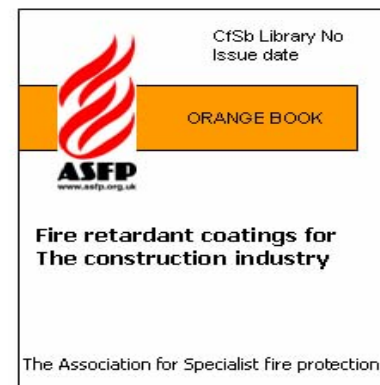
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ISBN 1 870409 26 4



ISBN – not yet published

Management of premises

- A design that relies on unrealistic or unsustainable management regime cannot be considered to have met the requirements of the Regulations. [AD/B consultation]
- Failure to take proper management responsibility may result in the prosecution of an employer, building owner or occupier under the Regulatory Reform Fire Safety Order 2005
- The new AD/B 2006 Appendix G provides advice on the sort of information to be provided to 'responsible persons'.

