

Business Fire Safety

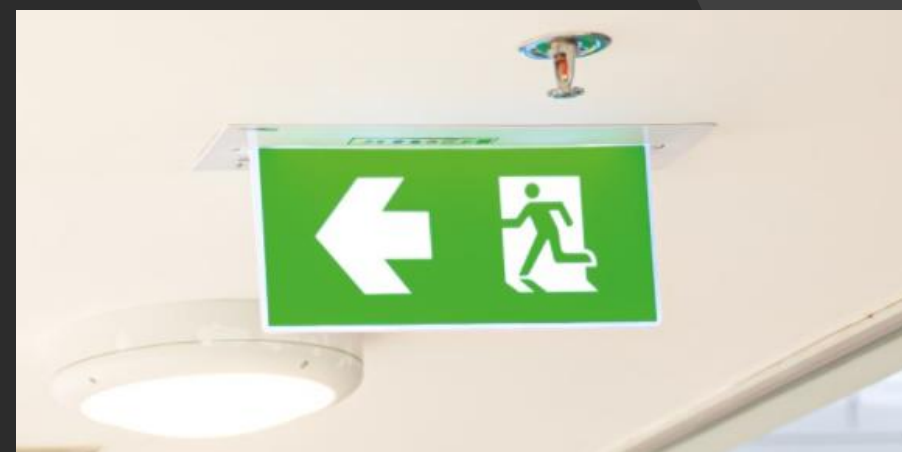
Mid Wales Tourism Conference
Llandrindod Wells, Nov 23

SM Rhys Mullan
BFS Northern





Who we are & what we do
The Fire Safety Order
Fire Risk Assessment
Fire Safety Guides
Fire Detection and Alarms
Sprinklers
Have your Say / Recruitment



Our Team

Northern Division – (Powys & Ceredigion)
25 Stations, over 2500 sqm



- Primary locations
 - Newtown
 - Aberystwyth
 - Brecon

More than 13,000 known premises (that we have on database 7866 / 5319)

But we can't audit them all

- Risk Based Inspection Programme
- Vulnerable occupancy / Sleeping unfamiliar
 - Hospitals 23
 - Care homes 127
 - Schools 224
 - Hotels 334
 - Other Sleeping



Our Team



SMB Dave Latham
Divisional Fire Safety Manager

Rhys Mullan
Station Manager

Martin Turley
Station Manager

Colin Davies
Watch Manager

Sam Marshall
Fire Safety Enforcement Officer

Caren Wells
Watch Manager

Charlie Taylor
Watch Manager

Paul Armes
Watch Manager

Charlotte Leonard
Fire Safety Auditor

Adrian Davies
Watch Manager

Gerwyn Price
Watch Manager

The Regulatory Reform (Fire Safety) Order



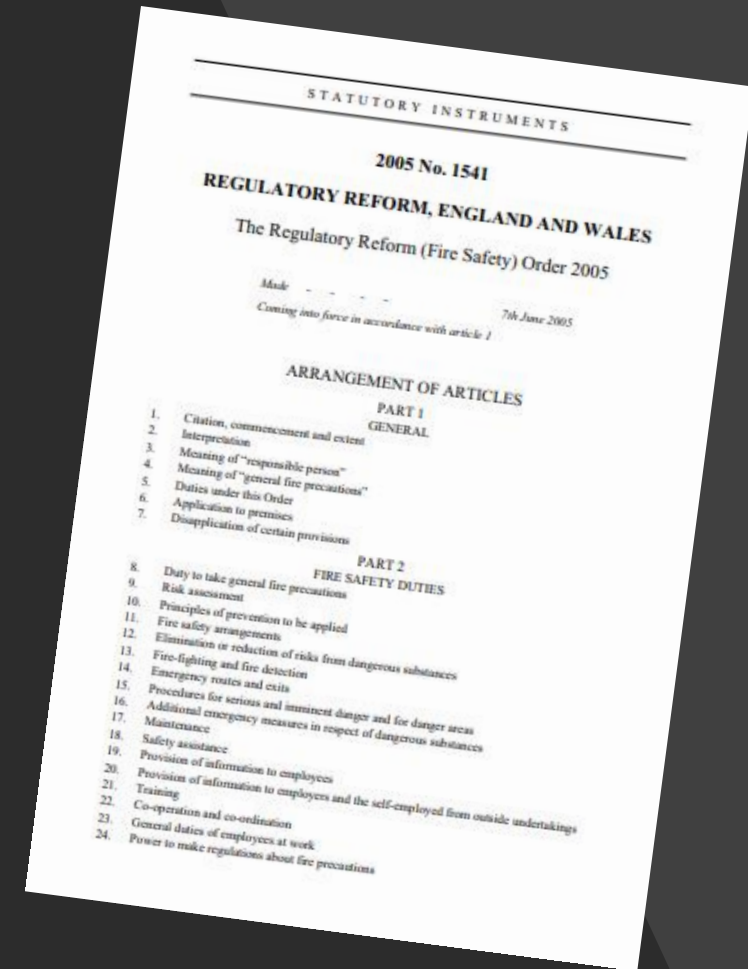
In place since 2006

Applies to most types of premises other than domestic properties

Updated by the Fire Safety Act 2021 and Building Safety Act 2022

Places duty on the 'Responsible Person'

- In a workplace, the Employer
- Person in control of a premises for the undertaking of a business
- The Owner





Article 9 - Fire Risk Assessment

Requires 'Responsible Person' to carry out a Fire Risk Assessment

Significant findings had to be recorded if you

- Employed 5 or more people
- Had a licence

Updated by the Building Safety Act 2022

Carry out a Fire Risk Assessment **and record the findings.**

Article 50 Guidance



This image is a collage of three documents related to fire safety guidance. The top document is a red cover with the Welsh Government logo and the text "Llywodraeth Cymru Welsh Government". It features the title "Making your guest accommodation safe from fire" and a photograph of a brick building. The middle document is a white cover with the HM Government logo and the title "Do you have paying guests?". It includes the subtitle "Information on complying with fire safety law for people who provide sleeping accommodation" and a photograph of a key with the number "2" on it. The bottom document is partially visible, showing the text "Guidance to compliance with Fire Safety Law for those responsible for safety in small-scale accommodation for paying guests" and the year "2023".

HM Government

Llywodraeth Cymru
Welsh Government

HM Government

Do you have paying guests?
If so, fire safety law applies to you, and you must take action.

Information on complying with fire safety law for people who provide sleeping accommodation

Making your guest accommodation safe from fire

Guidance to compliance with Fire Safety Law for those responsible for safety in small-scale accommodation for paying guests

2023

THE CHIEF FIRE OFFICERS ASSOCIATION

Welsh Government Guidance



Scope:

- Single Premises, ground or ground and first floor.
- No more than 10 guests.
- No more than 4 bedrooms on first floor.
- Individual flats or Houses converted into flats.
- Caravans, camping and glamping pods, shepherd's huts, tree houses and yurts.

Welsh Government Guidance



Scope continued:

- Sets out responsibilities with regards to fire safety.
- Gives practical advice
- Explains how to conduct a fire risk assessment.
- Where to find further information if needed.
- **Does not apply to:**
 - **2-story premises with open plan ground floor**
 - **a flat with bedroom only accessed through another room.**



Article 13 - Fire Detection

HM Government

Do you have paying guests?

If so, fire safety law applies to you, and you must take action.

Information on complying with fire safety law for people who provide sleeping accommodation



THE CHIEF FIRE OFFICERS ASSOCIATION
The professional body for fire officers in the United Kingdom

? Do I need an automatic fire-detection and alarm system?

Premises similar to a family home (i.e. two or three storeys) are likely to need an automatic fire detection system that runs from the mains electricity (with battery back-up) and consists of interconnected detectors. Detectors will be needed in the staircase, corridors and bedrooms.



Article 13 - Fire Detection

British Standard

- 5839 Part 1 Alarm, Detectors and indicating equipment
- 5839 Part 6 (domestic type detection)

Smoke alarms should be installed in hallways, corridors, staircases, lounges, dining rooms and bedrooms. (LD1)

Hard wired with battery backup – interlinked Grade D

Guide accepts 'battery only' interlinked (Grade F) as a short term measure (2-3 years)

BS5839 – 6 Table 1
Self-catering premises or premises
with short-term paying guests
(both new and existing)



Sprinklers

Not required by Fire Safety legislation

Required by Building Regulations – Approved Document ‘B’

- Applies where building work consists of the **erection** or **material change of use** of a building in relation to:
 - (b) rooms for residential purposes other than rooms in
 - (ii) a hotel;
 - (c) dwelling-houses and flats

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www.mawwfire.gov.uk



Dweud Eich Dweud
Am Eich Gwasanaeth Tân Chi
Cynllun Rheoli Risg Cymunedol 2040

Have Your Say
About Your Fire Service
Community Risk Management Plan 2040

Complete our survey to be
in with a chance to win a
£100 Amazon voucher

amazon.com
gift card

a

£100