

SITE FIRE RISK ASSESSMENT



PROJECT: EXTERIOR CLADDING REMOVAL AND REPLACEMENT WORKS at THE LIGHTHOUSE, MANCHESTER	
1. ACTIVITIES • Removal of existing cladding and the aluminium support system. • Installing a new cladding system and aluminium cladding – refer to Client Schedule of Works and associated Technical Drawings. • Use of electrical equipment and tools. • Smoking. • Intrusion onto site.	2. HAZARD OR TOPIC Fire caused by: • Ignition of vapour or combustible rubbish. • Fire alarm impairment - heat or smoke sensor disconnected. • Incorrect use of equipment. • Faulty equipment and electrical faults. • Use of heat source on or adjacent to unprotected combustible surfaces. • Failure to observe Hot Work Permit rules. • Badly positioned lighting. • Discarded cigarettes. • Malicious ignition.
3. PERSONS AT RISK Site management and operatives Special risk: residents, visitors & staff within the premises	
4. DESCRIPTION OF RISK AND LIKELY CONSEQUENCES Persons being trapped on or within the premises leading to fatalities Burns or smoke damage to lungs. Severe damage to properties.	
5. EXISTING PREVENTIVE AND PROTECTIVE MEASURES 5.1 There is no smoking allowed within the construction site / working areas. 5.2 It is planned that no hot works are to be completed during the contract. 5.3 New cladding to be installed has been made to measure to minimise the requirement for cutting activities on site. 5.4 No cutting activities are envisaged of the in-situ materials as they will be unscrewed from their installed position(s) and removed. 5.5 Hot work checklist and permit is included in the Site Files however it will only be used when all options to complete the activities without Hot work have been explored. The hot work can only be completed following review and approval of the Site Manager. 5.6 All new starters are briefed on the rule of no hot work along with the emergency procedures before they are allowed on site. 5.7 4 Fire Points on site will be established & 8 extinguishers provided, points marked on site fire plan. 5.8 Fire Alarm (RF evacuator synergy RF call point site alarm incorporating a loud 110db sounder linked to the site office) are provided at each fire point. 5.9 Fire instructions provided for operatives at fire point and on safety information board.	

- 5.10** Visitors are accompanied by a competent person.
- 5.11** A Fire Emergency Plan has been drawn up and included below.
- 5.12** The Client's Building Manager will be briefed daily on the construction work activities and locations.
- 5.13** Fire Service to be notified of proposed works.

6. ASSESSMENT OF REMAINING RISK:

MEDIUM

7. FURTHER ACTION TO BE MANAGED BY THE SITE MANAGER AS REQUIRED

- 7.1** Envirosip's sub-contractors are required to provide risk/COSHH assessments for plant & equipment & substances. They are vetted through the Company contractor assessment and by the Site Manager prior to and during all work activities.
- 7.2** All electrical equipment is inspected before arrival on site and PAT tested.
- 7.3** Risk & COSHH Assessments are required to cover the use of any inflammable materials.
- 7.4** Replacement fire stopping, insulation and external rain cladding must be installed and fixed in accordance with the design – refer to drawings on site.
- 7.5** Majority of materials to be stored off-site and brought to site on a daily just-in-time basis with small quantities securely stored on Level 6 podium roof.
- 7.6** Sequencing for the removal of existing cladding will commence from the upper part of the building downwards.
- 7.7** Combustibles kept to a minimum, removed periodically and at the end of each day onto an Envirosips wagon and removed from site for disposal.
- 7.8** Daily inspection of fire prevention measures, weekly records of inspections are to be kept.
- 7.9** The Site Manager is to be the Site Fire Safety Co-ordinator and Fire Marshall who will manage the site evacuation if the alarm is sounded.
- 7.10** Scaffolding will be designed to ensure existing fire escape routes are maintained and that it is not sheeted.
- 7.11** No lighting is envisaged to be installed on the scaffolding, if lighting is required only low surface temperature task lighting (such as LED lights) will be utilised.
- 7.12** On completion of work each day, a fire check must be made.
- 7.13** External openings etc. must be secured against external arson attempts.
- 7.14** During out of hours, the existing building security will be monitoring the site.

FIRE PREVENTION PLAN

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1. The Site Manager is appointed as Site Fire Safety Co-ordinator and Fire Marshall. He is to be responsible for the management of the site Fire Risk Assessment and for updating it as the construction progresses with support from the Company H&S Advisers if required. He is to inspect on a daily basis the fire prevention measures detailed in this plan, and to record his findings, negative or positive, in the Fire Inspection Log. Items checked should include, where applicable:
 - Condition of Fire Escape routes and exits.
 - Emergency lighting of escape routes and fire signs.
 - Storage of flammable waste.
 - Fire signs.
 - Fire points and extinguishers.
 - Fire alarms and testing.
 - Permits to work
2. The Site Fire Emergency Plan is below. This will be periodically revised in tandem with the site Fire Risk Assessment. The review should be carried out weekly. The Site Manager is to seek the client's representative and H&S Advisers advice when updating the Evacuation Plan whenever deemed necessary.
3. The following Fire Prevention Measures must be enforced:
 - Smoking within the construction site areas and the existing building is STRICTLY PROHIBITED.
 - Water and dry powder fire extinguishers are to be kept on site. Fire points will be established and will include instructions on the event of fire. Extinguishers located at the fire points are for emergency use and are not to be removed.
 - It is planned and expected that no hot work will be required.
 - Hot work checklist and permit is included in the Site Files however it will only be used when all options to complete the activities without hot work have been explored. The hot work can only be completed following review and approval of the Site Manager.
 - Fire escape routes are to be signed and kept clear. Where work necessitates that the route will be blocked, the Fire Safety Co-ordinator will be responsible for opening an alternative route, marking it, and bringing it to the attention of site personnel. The Evacuation Plan drawing must be updated.
 - Drawings will be displayed on information boards in the site office and compound.
 - Only the Fire Safety Co-ordinator may remove or reposition any fire signs, fire notices or fire-fighting equipment and alarms.
 - No compressed gas cylinders are permitted on site.
 - Rubbish is to be periodically cleared by contractors and must be cleared directly to the designated area ready for removal off site via the Envirosip's wagon.
 - On completion of work each day, a fire check must be made.
 - External openings etc. must be secured against external arson attempts.
 - If any fire alarm works are undertaken leading to impairment. Note: none is envisaged, however the following steps MUST be taken if needed:

- a) Sub contractors to provide revised risk assessments for their work
 - b) Fire Service to be notified
 - c) Permit to work to be used
 - d) System must be reinstated overnight
 - e) Extra fire extinguishers provided in impairment area
 - f) Extra security patrols in impairment area
 - g) Area of impairment should be minimised (i.e. part of floor or whole floor not whole or building)
- A drawing showing exits, routes and fire-fighting facilities will be maintained by the Site Manager.
 - All new starters are to be briefed on the Evacuation Plan as part of the induction briefing.

Legislation and Guidance

The following legislation and guidance are referenced and will be used as the standard for Fire Prevention measures on site.

- The Regulator Reform (Fire Safety) Order 2005
- The Construction (Design and Management) Regulations 2015 – Regulation 29
- The Fire Prevention on Construction Sites Joint Code of Practice 9th Edition October 2015
- Local Government Association - Fire Safety in Purpose Built Blocks of Flats
- HSE Guidance - Fire in Construction HSG 168 & Managing fire risk during cladding and insulation removal and replacement on tall buildings – guidance for inspectors

WEEKLY FIRE INSPECTION LOG

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at
THE LIGHTHOUSE, MANCHESTER

DATE OF INSPECTION:

INSPECTED BY:

Item	Checked	Remarks
Condition of fire escape routes & exits		
Emergency lighting of escape routes and fire signs		
Storage of flammable waste.		
Fire signs.		
Fire points and extinguishers.		
Barriers restricting access to the work area in place and effective.		
Fire alarms and testing.		

SITE FIRE EMERGENCY PLAN

This plan forms part of the Site Induction Procedure. This document will be under constant review throughout the Project. It will be developed in tandem with the Site Fire Risk Assessment. The Site Manager will draw the attention of the client's representative and H&S Advisers to any changes to the Fire Risk Assessment.

Site Fire Emergency Plan – The Lighthouse, Manchester

Principal Contractor	ESL Group – Envirosips Site Manager: Jimmy Curran – 07568 427061
Management Company	CapitalClimb Ltd
Managing Agents	The Lighthouse (Manchester) Management Ltd
Building Manager	Tamara Gifford Tel: 07854 486785
In the event of Fire	Action
How people will be warned if there is a fire.	Construction Site – site supervision to undertake monitoring through the works areas with 3 X RF EVACUATOR SYNERGY RF CALL POINT SITE ALARM INCORPORATING A LOUD 110DB SOUNDER LINKED TO THE SITE OFFICE. Envirosips Site Manager to report the alarm immediately to Building Manager (Tamara Gifford - 07854 486785) via mobile phone to enable The Lighthouse (Manchester) Management Ltd's Fire Emergency Plan to be enacted. Existing Premises - Ceiling mounted alarms should be fitted within each flat and the residents should check that a suitable working smoke alarm is fitted. Additionally, site supervision and security are provided on site and as part of this; frequent checks will be made of the building to ensure it remains safe.
If a fire breaks out on site	Verbally raise the alarm by shouting "FIRE, FIRE, FIRE" and PRESS THE NEAREST RF CALL POINT in the working area. Warn all persons within the working area and leave together. Where possible Isolate any appliances in use. Do not attempt to put out the fire. Do not put yourself at risk. If working on the building, evacuate the site immediately by using one of the 2 x scaffold access staircases, do Not use the hoist. Exit the working area by using the walkways and move to the safe assembly area near the Food Market on Church Street. Call the fire service. (999 OR 112). Envirosips Site Manager to make contact with the Building Manager to raise the building's alarm.
If you see or hear of a fire in another part of the building	Follow the same procedures as above.
Hearing the alarm (relevant persons who may be elsewhere in the building i.e. on the roof)	Evacuate the site immediately by using one of the 2 x scaffold access staircases in the first instance; if blocked use the alternative building stairwells via access door on Level 10, do Not use the Lift.

	If you have other contractors with you, instruct them to follow you. Leave the building by the nearest available exit and move to the safe assembly area near the Food Market on Church Street.
How will the emergency services be notified and who is responsible	The Managing Agents - The Lighthouse (Manchester) Management Ltd's Security will dial 999 or 112 after being notified by Envirosips Site Manager. When the operator answers, give your telephone number and ask for FIRE. When the fire service replies give the address where the fire is. Do not end the call until the fire service has repeated the address correctly. The Lighthouse, 3 Joiner Street, Manchester, M4 1PP
Arrangements for the safe evacuation of people identified as being especially at risk	Details of any individuals with special needs should be kept by the Envirosips Site Manager for easy identification by the emergency services.
Plans to deal with persons once they have left the premises	All evacuated personnel should remain at the assembly point away from the premises and work areas No individual should re-enter the construction site or building for any reason until they have been instructed to do so.
Assembly Point	The assembly point for evacuated personnel should be near the Food Market on Church Street and carry out a roll call – refer to site plan drawing.

REHEARSAL

The call point alarms (RF Evacuator Alarm) will be tested and fire drills practiced as required.

REVISIONS

The Fire Safety Coordinator should note any items which require action and discuss them with the clients representative and the H&S Advisers. All revisions will be dated.



Typical Layout

Level 10



-  Protection decks at level 0
-  Scaffold platform each floor
-  Haki Staircase
-  Goods Hoist
-  Edge Protection
-  Cradle Position