

Risk Management Guidelines

Temporary Buildings Having Proven Fire Resistance

Introduction

In 1992 the Building Employers Confederation, the Loss Prevention Council and the National Contractors' Group published "Fire Prevention on Construction Sites, The Joint Code of Practice on the Protection from Fire of Construction Sites and Buildings Undergoing Renovation". The document has been frequently revised.

One section of this Code of Practice deals with Temporary Buildings and Temporary Accommodation. This includes prefabricated cabins, site huts, cargo containers, caravans, portable and sectional buildings brought on to site for use as offices, stores workshops etc, and segregated parts of the building under construction occupied during the course of the works.

The main requirements are summarised below but for full details, the Code of Practice should be consulted.

1. Fire risk assessments should be undertaken for all temporary buildings and temporary accommodation.
2. Temporary buildings should be separated from the building under construction or refurbishment to provide a fire break.
3. Where the fire break is less than 6 metres, temporary buildings must be constructed with materials that do not significantly contribute to the growth of fire, or to the propagation of smoke and/or corrosive or toxic fumes.
4. Temporary buildings should be designed and constructed to meet the following criteria:
 - a. Class 1 surface spread of flame performance in BS 476-7 to all wall and internal ceiling surfaces.
 - b. walls and roof to achieve 30 minutes fire resistance (integrity and insulation) to BS 476-20 and BS 476-22.
 - c. doors and windows to achieve 30 minutes fire resistance (integrity) to BS 476-20.
 - d. where vertically stacked, roof/floor assembly should achieve at least 30 minutes resistance to BS 476-20
5. It may be necessary to erect or install temporary buildings within the building under construction. This must be prohibited in timber framed structures and prohibited at heights above 7.5 metres.
6. When located within the construction, or within 6 metres of it, the temporary accommodation must be fitted with a recognised fire detection system, which must be linked to the alarm system in the building on which the work is being undertaken.

Alternatively, temporary buildings should comply with the tests of an independent organisation e.g. Warrington Fire Research Centre.



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How to Obtain Copies of the Code of Practice

Contact either:

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Risk Management Guidelines addressing a wide variety of risk control issues are freely available from: www.rsabroker.com/risk-management

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