
Subject GLA - RIBA Stage 3 Fire Safety Questionnaire

Date 4 December 2018

Job No/Ref 247886

1 GLA Stage 2 Tender

1.1 Fire Engineering Questions

Please provide the following information to demonstrate that your proposed design meets the functional requirements of Part B of the Building Regulations and also considers fire safety from a property protection and business continuity point of view. Please provide a copy of the RIBA Stage 2 fire strategy for the scheme. This should demonstrate that both fire life safety and property protection has been considered. As a minimum this should confirm the basis of design of the fire strategy and the fire strategy goals and constraints. In addition, please provide answers to questions 1 to 9 for all buildings. For extensions and refurbishments please also answer questions 10 onwards.

1. Please confirm the proposed façade build-up, including proposed insulation materials
2. Are sprinklers proposed within the scheme? If not, why not?
3. What category of fire detection and alarm is proposed within the building?
4. How is the evacuation of disabled occupants within the building being managed? Are evacuation lifts proposed? If not, why not?
5. What arson mitigation measures are proposed? How does the design reduce the risk of arson both internal and external to the building?
6. What fire service access provisions are proposed? What is the site wide firefighting strategy?
7. What fire hazards are present in the proposed building? What mitigation is provided to address these?
8. What are the main construction materials? Is timber or CLT proposed? If so, how is the guidance in *HSG 168 (Fire Safety in Construction-Guidance for Clients, Designers and Those Managing and Carrying Out Construction Work Involving Significant Fire Risks)* and *UKTFA Design Guide to Separating Distances for Timber-frame Buildings During Construction* being addressed?
9. Will the building be used for non-educational purposes, e.g. external sports clubs, or music/drama performances? How is this addressed within the fire strategy? Particularly with regards to increased occupancies.

Where the proposed works is an extension to an existing building or a refurbishment to an existing building please also answer the following questions.

10. What is the existing cladding materials and insulation materials? Please see the Ministry of Housing, Communities and Local Government 'Building Safety programme' website for further detail. <https://www.gov.uk/guidance/building-safety-programme#building-safety-programme-expert-panel-advice-notes-and-further-information>

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11. Has the fire risk assessment for the existing building been reviewed and where appropriate remedial works undertaken?
12. Has the existing fire strategy been reviewed and understood? Please explain what measures are being put in place to ensure that the proposed extension/refurbishment does not reduce the level of fire safety provided in the existing building both for the completed building and during construction.
13. Have compartment lines in the existing building been reviewed and are all service penetrations adequately fire stopped? Are you in possession of drawings of where the compartment lines are?
14. Do you have evidence that all of the existing fire safety systems (active and passive) are being adequately tested and maintained in accordance with the relevant British Standards?
15. Are you proposing to use local Authority Building Control or an Approved Inspector? When are you expecting to engage with them?
16. How are you going to demonstrate that the fire safety design is fully co-ordinated with all other disciplines at each design and construction phase?
17. How are you planning on addressing Regulation 38 of the Building Regulations and demonstrating compliance with this?