

Message

From: ANDY.JACK@london-fire.gov.uk [ANDY.JACK@london-fire.gov.uk]
Sent: 26/05/2016 09:47:57
To: [REDACTED]
Subject: RE: Conversation

Hi Carl,

The BCO has the say for building regs but that isn't necessarily the final say.

For the detection, I don't know about the 9M - the key issue should be whether there is a door to the kitchen or it its open plan (para 1.13 of ADB Volume 1). It would be enforceable by the Housing Authority at any point after occupation.

For the smoke seals we can enforce at any point after occupation - and we'd expect to see them.

Worthy of note that when the Order was going through Parliament it was said that the Order has been framed to allow enforcement (to improve the fire safety) where there are fire safety matters that should have been addressed under the building regs but were not (or were not done properly).

From your perspective as risk assessor, you can say that's what the BCO has said and justify your assessment on the basis that the premises have received BCO approval - but it would be far safer to say its got BC approval but as far as you as a professional are concerned there are issues that should still be addressed - after all its not your job to do the work but to highlight the problem...

Regards

Andy

From: [REDACTED]
Sent: 25 May 2016 12:09
To: JACK, ANDY
Subject: Re: Conversation

Good morning Andy Can I ask question in confidence please?

I have undertaken an FRA on a building where new flats have been created from office areas, these are brand new flats with all the work being over seen by the local Borough Building Control officer.

I have found that there are no heat detectors of the Part 6 system installed within some of the new flats but there are some in other ones and that cold smoke seals have not been fitted to some of the new FD30 and FD60 doors or in the door frames.

The BCO has stated:

MINUTES OF MEETING WITH BUILDING CONTROL

BC do not require heat detectors to kitchens of flats on mezzanine level as escape corridor is under 9m long

BC requested that smoke seals should not be fitted to communal doors off new lift lobbies on Ground,1st, 2nd & 3rd floors.

Am I correct in accepting that as the Building Control Officer he has the ultimate say and I have shown due diligency as he has put in writing that heats are not required in the kitchens and seals do not need to be fitted to some fire doors.

So if inspected by the LFB my defence and the clients is that the BCO has stated and does not require cold smoke seals to be fitted to some fire doors in the common parts and then the LFB has to take this up with the Building Control Department, is that correct?

The contractor is saying the BCO is the boss and they are only doing what he says. The client just wants a quite life.

Carl

If it is of any interest to you ref below this hotel also trades on foreign web sites as Hotel Salvia

-----Original Message-----

From: ANDY.JACK <ANDY.JACK@london-fire.gov.uk<mailto:ANDY.JACK@london-fire.gov.uk>>
To: carlstokes [REDACTED]
Sent: Thu, 19 May 2016 10:51
Subject: Re Conversation
Carl.

Just to confirm I got your message. An officer should be attending imminently (within 3 hours).

Regards

Andy

Andy Jack
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Fire Safety Regulation Department
London Fire Brigade Headquarters
2nd Floor 169 Union Street.
London SE1 0LL

Tel [REDACTED]

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