



Smart
PASSIVE FIRE SERVICES

Passive Fire Protection Services

Smart FM provide an unrivalled passive fire protection service that meets with the Regulatory Reform (Fire Safety) Order 2005 which must be adhered to for all non-domestic premises in England and Wales.

Our Passive Fire Protection Services guarantee and ensure peace of mind in accordance with current regulations.

Smart FM have been working within the commercial real estate sector for the last 18 years and are proud to be a tier one provider delivering Fabric Maintenance Services to some of the world's largest managing agents including CBRE, Savills, JLL, Cushman Wakefield and Workman to which we have the required knowledge and experience. Smart Passive Fire Protection Services has been specifically introduced to meet the ever-growing demands of the real estate and commercial managing sector.

Smart FM Provide an All-Encompassing Solution to Passive Fire Protection:

- Fire Doors & Surveys
- Fire Stopping
- Maintenance & Compliance
- Installation and Repair
- Reporting

3 Steps to compliance

1

Site Survey/Reporting

Contact Smart FM Passive Fire Protection via email fireprotection@smartfm.uk.com to arrange a site survey to confirm the condition of the Fire Doors and Fire Stopping within your building

2

Repair/Replacement

Carry out the remedial actions highlighted in your report to ensure your fire doors and fire stopping measures are fit for purpose and have been repaired/replaced inline with BS 8214 and BS7671:2018

3

Compliance/Peace of Mind

Once the remedial actions have been completed you can rest assured that the fire stopping measures conform with The Regulatory Reform (Fire Safety) Order 2005

Fire Doors & Surveys

Smart FM provide fully accredited inspections for fire doors and fire stopping compartmentation. Our experience in carrying out surveys to various properties means we understand the diplomacy required to conduct ourselves correctly within busy offices.

Following our survey, we will issue you with a comprehensive report detailing defects and solutions.

Since the 1st October 2006 and as part of the RRO 2005 new fire regulations have come in to force. The responsibility for fire safety has been placed on the person who has control of a property referred to "Responsible Person." This means that they are expected to assess fire safety within the building they are responsible for, part of which is Fire Door and Compartmentalisation.



Fire Doors

Fire doors are an essential part of a building's passive fireproofing strategy. Their purpose is to contain smoke and flames and reduce the spread of fire to other parts of the building allowing safe escape and emergency services time to attend.

The Fire Door itself is made up of several components including the frame, hinges, handles, locks, closers, latches, intumescent fire, and smoke seals. All these components must be maintained and in good working order to ensure the door can prevent the spread of fire and smoke.

During the survey we will check each door meet the current regulations:

Location: Does the door offer the correct fire protection for its location

Installation: Has the door been fitted in accordance with current regulation

Seals: Has the door been fitted with the correct intumescent strips or seal

Damage: Due to wear and tear are there any defects that would impede the effectiveness of the doors fire stopping ability

Signage: Is the signage correct and legible

Glazing: If the door has glazing is it suitable, installed correctly and free from damage

Identification: Has the door been recorded correctly and listed on the Fire Door register

Following our survey, we will issue a report listing each doors unique identification number and a description of the condition.

Compartmentalisation

Many of the buildings are likely to be divided, in too separate areas. During the build or fitout, the fire stopping effectiveness of the dividing can be compromised when holes are created to allow pipes and cables to travel between areas.

In the event of a fire the compartments within your building are intended to contain smoke and flames. Any breaches in the compartments should be filled using the correct intumescent materials helping reduce the spread of fire to other parts of the building allowing safe escape and emergency services time to attend.

The survey will report on the status of the compartmentation in your building we will provide:

Condition: Is the existing fire stopping damaged

Effectiveness: Are the existing fire stopping measures appropriate

Assessment: Are the materials currently in place correct suitable

Damages: Have the existing fire stopping materials been damaged

Following our survey, we will issue a report listing each doors unique identification number and a description of the condition.



Fire Stopping

Smart FM provide a complete fire stopping service to guarantee building compartments can contain and prevent the spread of fire and smoke through a building reducing the risk of property damage and injury.

Identifying areas that allow fire and smoke to spread we use compliant materials to fill and seal penetrations ensuring the fire stopping integrity is maintained.

Fire stopping is a passive fire protection system that use a multitude of materials to prevent the spread of fire both horizontally and vertically through a building. When a building is in the design stages special attention will be given to the compartmentalisation aspect of the design creating compartments which are able to restrict the spread of smoke and flames to other parts of the building. All the compartments should have passive fire protection that is able to contain a fire for a specific amount of time allowing safe escape and emergency services time to attend.

Over the life of a building there will times when the compartments are breached or penetrated, usually by cables and pipes. If these penetrations are not effectively fire stopped the effectiveness of the compartmentalisation is compromised.

If breaches in the compartmentalisation of your building have been identified these will need to be rectified. Smart FM can provide a range of fire stopping services, we will identify the correct fire stopping material in accordance with The Building Regulations 2010 Fire Safety (document B).

Following the completion of any fire stopping works you will receive a detailed Fire Stopping Completion Report for each penetration which will include:

Before and after images of the penetration

A list of all materials used to fire stop that penetration

Product approval numbers

The name and title of the engineer that has completed the works

A unique reference number for the individual penetration

A register listing each of the building's penetrations, their locations, and fire stopping materials used to fireproof them

Maintenance & Compliance

Smart FM are proud to offer a Strategic Planned Preventative Maintenance and Compliance service that prevents the need to arrange bi-annual visits. Most Fire Doors are in high traffic areas increasing their risk of damage and are subject to wear and tear.

Not only does our PPMC service remove the worry of making sure your fire doors are inspected in accordance with the RRO we can also reduce the cost of constant surveys. Smart FM provide fixed term bespoke contracts from 12 to 60 months including any maintenance requirements. Most of the doors we maintain can be successfully repaired, removing the costly option of replacement.

We have also adopted the same system for fire stopping. Throughout the course of the year, a building may be subject to other improvement/maintenance requirements which may include large fitouts or small works project. These works can sometimes leave the compartmentalisation comprised with new penetrations or damage too existing. Not only does our PPMC service remove the worry of making sure your passive fire systems are inspected in accordance with the current regulations we can also reduce the cost of surveys whilst ensuring they are completed at the correct intervals.

Smart FM strive to take the uncertainty out of Passive Fire surveying and maintenance. We believe that by taking responsibility for your buildings we can ensure that they remain compliant not only now but in the future. Protecting your building from the devastating effects of fire is paramount, Smart FM's Planned Preventative Compliance and Maintenance schedule will be crucial tool in ensuring your building remains compliant.



Installation & Repair

In accordance with BM TRADA Q-Mark Fire Door Installation/Maintenance Scheme all our installations and repairs are certified in accordance with BS 8214 and BS 9999. You can rest assured knowing that our highly trained carpenters have carried out their work to an exemplary standard ensuring your doors are fully compliant from frame to leaf.

Fire Stopping

Smart FM's team of Fire Stopping skilled installers can carry out a range of compartmentation works from installation to defect remedials. Compartmentation is an essential part of a buildings fire strategy. Selection of the correct Fire Stopping materials as well as their installation by a competent person is key to ensuring fire and smoke cannot spread through a property.

Part of the RRO advises that there should be a planned preventative maintenance schedule in place to inspect and maintain completed works. Due to the ever-growing need for M&E works as well as data communication fire stopping materials are sometimes compromised effecting their ability to contain fire and smoke.

Our engineers continually install fire stopping products in accordance with building regulations and British standards. Smart FM are experienced working to deadlines, within budgets and all our works are completed to BS 476 part 24, enabling safe escape for building users, and preventing the spread of fire and smoke. We take pride in our work and providing cost effective solutions for our clients and keeping buildings and their occupants safe.

Reporting

Smart FM use a purpose-built app to survey fire doors within your property. Each door is given a unique reference number recording the location and type of door along with images. The reporting system gives us the ability to automatically generate remedial actions ensuring your buildings are always compliant.

Following completion of your survey we will provide two digital documents, the first will be an overview of the all the items surveyed allowing you to see if an item is compliant or non-compliant immediately. The second digital document will detail specific reasons should an item fail the inspection, along with images and remedial action.

Fire Door Listing

03/04/2022 Jonathan Willoughby 29/03/2022 → 03/04/2022

Survey Number	Created	Building	Floor	Location	Door Reference	Comments	Pass/Fail (No. of Defects)
:0994	30/03/2022	Smart Offices	5th Floor	WC	FD1 002		Not Compliant (1)
:0995	30/03/2022	Smart Offices	5th Floor	WC Second door.	FD1 003		Compliant
:0996	30/03/2022	Smart Offices	5th Floor	WC Inner door.	FD1 004	No smoke brush seal fitted.	Not Compliant (2)
:0997	30/03/2022	Smart Offices	5th Floor	WC door opposite the lift.	FD1 005		Not Compliant (1)
:0998	30/03/2022	Smart Offices	5th Floor	5th floor staircase.	FD1 006		Not Compliant (1)
:0999	30/03/2022	Smart Offices	5th Floor	5th floor staircase leading to the WC	FD1 007		Compliant
:0940	30/03/2022	Smart Offices	5th Floor	Leading into the office area.	FD1 008		Compliant
:0982	30/03/2022	Smart Offices	6th Floor	Lift lobby area, door leading to the office area.	FD1 049		Not Compliant (1)
:0984	30/03/2022	Smart Offices	6th Floor	Door opposite the lift.	FD1 050		Not Compliant (2)
:0984	30/03/2022	Smart Offices	6th Floor	Door leading to the WC.	FD1 051		Compliant
:0985	30/03/2022	Smart Offices	6th Floor	Door leading to the WC.	FD1 052		Not Compliant (2)
:0986	30/03/2022	Smart Offices	6th Floor	Door leading to WC.	FD1 053		Not Compliant (1)
:0987	30/03/2022	Smart Offices	6th Floor	Door leading to the office area.	FD1 054	Door handle office side slightly loose at the top of the handle.	Compliant
:0988	30/03/2022	Smart Offices	6th Floor	Leading to the staircase.	FD1 055		Compliant
:0989	30/03/2022	Smart Offices	6th Floor	6th floor staircase.	FD1 056		Compliant

Fire Door Inspection - FD1 004

Potential Risk: Low Risk Defects: 2 Corrective Actions: 2 Defect %: 8.70

Door Ref No: FD1 004 Door Info: Single Door - Timber Location: Smart Office-5th Floor - WC inner door.

Has the fire door got a label on the top edge, hinge side of the door or frame indicating it is a certified fire door? Yes

Is the door and frame free from damage including dents, open joints, gaps and holes? This to include any removed old locks, hinges, levers or releases or removed hinges and spy bolts etc. Yes

Operational Action Required: None Open door to inspect Inspect Measure Photograph Record

Is the door in a vertical or open position, is the glass still holding these products firmly in place? N/A

Does the door leaf sit against the door stop, flush with the frame and is it free of obstruction? Yes

Is the door frame firmly attached to the wall? Yes

Is the door correctly attached to the door and frame? Yes

Is the door free from damage and not leaking? Yes

Open the door to 5 degrees or 75mm. Does it close and engage with the latch and door stop? No

Operational Action Required: None Door closed - use with frame Inspect Measure Photograph Record

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If you would like to ask us a question or want to know more please get in touch

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