



The Regulatory Reform (Fire Safety) Order 2005

FIRE RISK ASSESSMENT

Employer or other responsible person			
Name of Premises			
Address			
Post Code		Telephone N^o	
Name of Assessor(s)			
Date of Assessment		Date of Review	

Building

GENERAL INFORMATION

Property Use			
N^o of floors		N^o of floors below ground	
Approx area in m² of footprint of building		Age of building	
Brief details of construction			

GENERAL INFORMATION

Building Occupants

Enter range A= <20, B= 20 – 49, C=50-99, D=100-1000, E= >1000

Occupancy Profile: <i>Maximum Number of persons, in the most highly occupied compartment to be effected by an uncontrolled fire within 30 minutes, assuming no evacuation.</i>	WEEKDAYS		WEEKENDS	
	0000 to 0400		0000 to 0400	
	0400 to 0800		0400 to 0800	
	0800 to 1200		0800 to 1200	
	1200 to 1600		1200 to 1600	
	1600 to 2000		1600 to 2000	
	2000 to 2400		2000 to 2400	
Description of Occupants: Predominant Type	Atypically mobile for this type of occupancy			
	Average mobility for this type of occupancy			
	Untypically vulnerable for this type of occupancy			

Potential Loss/Risk

Sole Supplier in UK: <i>Providing high value or unique service or products:</i>	If yes give brief details:			Yes	No	
				<input type="checkbox"/>	<input type="checkbox"/>	
Exceptional Value: <i>Value of rebuild and restock:</i>	If yes give brief details:			Yes	No	
				<input type="checkbox"/>	<input type="checkbox"/>	
Heritage Risk: <i>Building of National Importance or international significance.</i>	If yes give brief details:			Yes	No	
				<input type="checkbox"/>	<input type="checkbox"/>	
Community Loss: <i>Exceptional value or impact to the community.</i>	If yes give brief details:			Yes	No	
				<input type="checkbox"/>	<input type="checkbox"/>	
Property Loss: <i>Estimate the extent of fire and smoke damage arising from an uncontrolled fire and whether it is likely to be:</i>	Note: Tick only one box in this section		Tick one box below	Estimate damage within 50m ²		
		Confined to room or compartment of origin:	<input type="checkbox"/>			
		Confined to the floor of origin:	<input type="checkbox"/>			
		Confined to the building of origin:	<input type="checkbox"/>			
	Damage beyond building of origin:				Tick one box below	
		Less than 500m ²				<input type="checkbox"/>
		500m ² to 999m ²				<input type="checkbox"/>
		1000m ² to 9999m ²				<input type="checkbox"/>
		10000m ² to 100000m ²				<input type="checkbox"/>
		Over 100000m ²				<input type="checkbox"/>

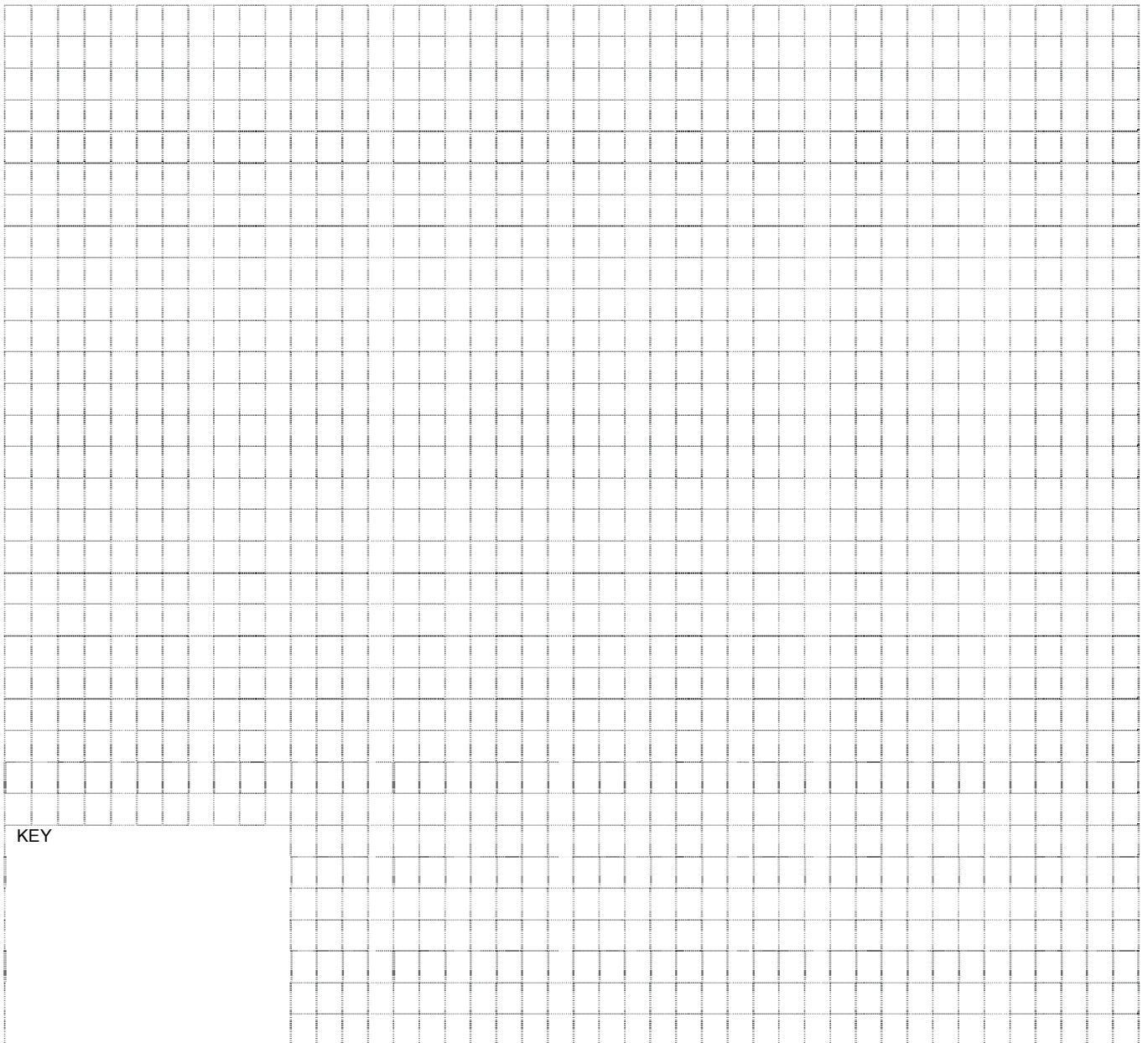
Other Relevant Information:

Building Plan

Insert plan of your building here or if you do not possess one, use this space to draw your building floor plan (this does not have to be to scale). **Further guidance can be found in Part 1 Section 4.1 of the appropriate guide.** Mark on all fire precautions equipment e.g. Fire doors, Extinguishers, Emergency lighting, Fire alarm and any fire detection.

Does the premises appear to meet the necessary requirements that are defined in Part 2 of the appropriate guide?

If the answer is NO, then as a significant finding, document the deficiency and any remedial actions necessary in order to comply with the requirements.



KEY

FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL

1. SOURCES OF FUEL

1.1 Are there any highly flammable substances in the premises. E.g. Paints, thinners, flammable gases etc, flammable chemicals, plastics, rubber, foams – polystyrene / polyethylene?	Yes Go to 1.2	No Go to 1.3
1.2 Control Measures Replace them with safer alternatives Remove or significantly reduce any highly flammable substances Keep them in fire resisting stores Separate them from heat sources by use of fire resisting construction Keep minimum quantity in workroom Ensure all containers are kept closed when not in use Other (state here)		
1.3 Are flammable liquids or gases used or stored in areas without adequate Ventilation?	Yes Go to 1.4	No Go to 1.5
1.4 Control Measures Improve ventilation Other (state here)		
1.5 Are there quantities of combustible material stored, on display, or in use in the premises. E.g. Paper, cardboard, packaging, fabrics, wood?	Yes Go to 1.6	No Go to 1.7
1.6 Control Measures Replace stocks of combustible materials with non combustibles Reduce stocks of readily combustible materials to a minimum Separate such materials from heat sources or by fire resisting construction Other (state here)		
1.7 Are quantities of combustible waste allowed to accumulate in the premises such as Paper, cardboard, wood shavings, dust?	Yes Go to 1.8	No Go to 1.9
1.8 Control Measures Improve the arrangements for the disposal of waste and rubbish Improve the general housekeeping Ensure staff are aware of the standard of housekeeping required Give specific additional training to the staff responsible Other (state here)		

1.9 Does the premises contain foam filled furniture which is not combustion modified (see label) or is worn to the point that it exposes the foam interior?	Yes Go to 1.10	No Go to 1.11
1.10 Control Measures Replace or repair Other (state here)		

1.11 Are areas of walls or ceilings covered with combustible linings? such as walls covered with carpet tiles, ceilings covered with polystyrene tiles. Do notice boards have large amounts of loose paper on them?	Yes Go to 1.12	No Go to 1.13
1.12 Control Measures Remove Reduce Treat with fire resisting solution Cover Replace large notice boards with small Other (state here)		

1.13 Are combustible seasonal or promotional decorations, artificial foliage or plants used to decorate the premises?	Yes Go to 1.14	No Go to 1.15
1.14 Control Measures Remove Treat with fire resisting solution Introduce real plants Replace with non combustible plants Other (state here)		

1.15 Are there additional sources of oxygen stored or used, such as oxidising chemicals, oxygen cylinders or piped systems?	Yes Go to 1.16	No Go to 2.1
1.16 Control Measures Move oxidising material away from any heat or flammable materials Control use and storage of oxygen and chemicals Remove sources of ignition Other (state here)		

Note any significant findings from section 1:

2. SOURCES OF IGNITION

2.1 Does the work activity involve hot work processes such as welding or flame cutting, hot surfaces, sparks? Are hazards introduced by outside contractors and building works?	Yes Go to 2.2	No Go to 2.3
2.2 Control Measures Replace with a cold system Implement a hot work permit system Minimise the amount of combustible materials on the work area Arrange so that hot metal and sparks are safely contained Eliminate hot surfaces/sparks Ensure satisfactory control over works carried out by outside contractors Impose fire safety conditions on outside contractors Other (state here)		
2.3 Does the work activity involve processes such as incinerating or Cooking?	Yes Go to 2.4	No Go to 2.5
2.4 Control Measures Ensure that cookers, incinerators, etc. are used in accordance with manufacturer instructions. Ensure they are cleaned regularly including surfaces, ducts or flues Ensure food cooking is not left unattended Give additional specific training to staff responsible Other (state here)		
2.5 Are heating appliances portable or of a radiant or open flame type?	Yes Go to 2.6	No Go to 2.7
2.6 Control Measures Replace equipment with fixed convector heaters Ensure that gas or oil burning equipment is used in accordance with manufacturers instructions Ensure that all heaters are adequately guarded Ensure all portable heaters are stable and void of flammable materials Other (state here)		
2.7 Is smoking permitted?	Yes Go to 2.8	No Go to 2.9
2.8 Control Measures Implement a smoking policy which provides for a safe smoking area and prohibition elsewhere Ensure suitable arrangement for informing visitors Enforce the prohibition of matches and lighters in high-risk Other (state here)		

2.9 Are there light fittings near combustible materials?	Yes Go to 2.10	No Go to 2.11
2.10 Control Measures Remove combustible materials Replace tungsten/halogen bulbs with fluorescent tubes in areas where there is a possibility that combustible materials may be ignited Other (state here)		

2.11 Is electrical equipment and wiring: Faulty, damaged or not used in accordance with the Manufacturers Recommendations?	Yes Go to 2.12	No Go to 2.13
2.12 Control Measures Repair or replace faulty or damaged equipment Portable Appliance Testing carried out Fixed installations periodically inspected and tested Suitable policy regarding the use of personal electrical appliances Ensure all fuses are the correct rating Other (state here)		

2.13 Are inspection lamps or extension leads used?	Yes Go to 2.14	No Go to 2.15
2.14 Control Measures Ensure extension leads are fully uncoiled Limit extension leads and adaptors Ensure extension leads are not overloaded Suitable guards are covering inspection lamps Ensure flexible power cables are kept as short as possible and safely routed Other (state here)		

2.15 Is Arson a potential problem?	Yes Go to 2.16	No Go to 2.17
2.16 Control Measures Improve security measures e.g. lighting, cameras Remove combustible storage / waste bins from perimeter of building Ensure combustible storage is contained with lid secure Other (state here)		

2.17 Is lightning a potential problem?	Yes Go to 2.18	No Go to 3.1
2.18 Control Measures Install lightning protection system Extend fire detection to cover roof void Incorporate measures in your emergency plan Other (state here)		

Note any significant findings from section 2:

3. IDENTIFY PEOPLE AT RISK

3.1 Are there any groups of people at increased risk from fire i.e. work in remote areas, lone working, sleeping?	Yes Go to 3.2	No Go to 3.3
3.2 Control Measures Can they be re-located Improve the means for warning them about fire i.e. alarm and detection system Improve means of escape Other (state here)		
3.3 Are there people present who may be unable to react quickly to a fire due to safety critical work process?	Yes Go to 3.4	No Go to 3.5
3.4 Control Measures Introduce appropriate close down procedure Improve means of warning / means of escape Other (state here)		
3.5 In the event of a fire are there people present whose disabilities would put them at a disadvantage when required to evacuate in an emergency?	Yes Go to 3.6	No Go to 3.7
3.6 Control Measures Incorporate Measures in your Emergency Plan Provide additional specialist equipment If staff are required to assist in an evacuation ensure sufficient numbers and appropriate training Provide safe refuges Other (state here)		
3.7 Are visitors or members of the public likely to be unfamiliar with the escape routes ?	Yes Go to 3.8	No Go to 3.9
3.8 Control Measures Ensure employees are adequately trained to assist with evacuation Improve signage Other (state here)		

3.9 Are builders, contractors or maintenance workers temporarily on site?	Yes Go to 3.10	No Go to 4.1
3.10 Control Measures Ensure they are aware of fire safety arrangements and emergency plan Other (state here)		

Note any significant findings from section 3:

4. MEANS OF ESCAPE FROM FIRE

4.1 In the event of fire can everyone safely escape from the premises?	Yes Go to 4.3	No Go to 4.2
4.2 Control Measures Ensure existing exit routes and exits are available and unobstructed Improve fire alarm / detection system Provide additional routes and exits Provide training for safe evacuation Secure reasonable arrangements for disabled occupants Implement routine checks Other (state here)		
4.3 In the event of fire can everyone turn their back on the fire and evacuate to a place of safety?	Yes Go to 4.5	No Go to 4.4
4.4 Control Measures Provide additional escape routes Provide and maintain protected routes Provide compensating features i.e. smoke detection, engineer solution Other (state here)		
4.5 Do doors on escape routes, where necessary, open in the direction of travel?	Yes Go to 4.7	No Go to 4.6
4.6 Control Measures Reduce number of people using exit to less than 60 people Re-hang in direction of travel Other (state here)		
4.7 Are door fastenings on exit routes and final exits easily operable?	Yes Go to 4.9	No Go to 4.8
4.8 Control Measures Replace with a more suitable fastening Provide notices giving information on how to operate exit doors Provide training on operating techniques Other (state here)		

4.9 Are any fire resisting doors a poor fit or requiring fitment or attention to a self closing mechanism?	Yes Go to 4.10	No Go to 4.11
4.10 Control Measures Fit self closers Ensure doors fit correctly Implement routine check on door operation and maintain as required Other (state here)		
4.11 Are any fire resisting doors wedged or propped open?	Yes Go to 4.12	No Go to 4.13
4.12 Control Measures Fit automatic door closers Ensure employee's are aware of fire safety precautions Other (state here)		
4.13 Are all exit routes and exits adequately signed ?	Yes Go to 4.15	No Go to 4.14
4.14 Control Measures Install sufficient signs to enable people to find their way out Ensure signs are unobstructed and clearly visible from an appropriate deistance Other (state here)		
4.15 Are all exit routes and exits adequately illuminated ?	Yes Go to 5.1	No Go to 4.16
4.16 Control Measures Install emergency lighting Improve existing emergency lighting Other (state here)		

Compliance Section 4

Indicate the preventative and protective fire safety measures taken to show compliance with Part 2 of the Order for **Emergency routes and exits.**

5. FIRE FIGHTING AND FIRE DETECTION

5.1 Are there sufficient extinguishers and hose reels of the appropriate type for the risk and are they located correctly?	Yes Go to 5.3	No Go to 5.2
5.2 Control Measures Provide suitable additional fire fighting equipment including specialist equipment for special hazards Locate on stands or brackets Make visible and unobstructed Provide additional signage Other (state here)		
5.3 Have sufficient people been trained in the use of fire fighting equipment?	Yes Go to 5.5	No Go to 5.4
5.4 Control Measures Implement training programme Other (state here)		
5.5 In the event of fire are there suitable arrangements for giving warning, including where necessary automatic fire detection?	Yes Go to 5.7	No Go to 5.6
5.6 Control Measures Install a more effective fire alarm system and or detection system Other (state here)		
5.7 Is the signage for the fire fighting equipment and fire alarm satisfactory?	Yes Go to 5.9	No Go to 5.8
5.8 Control Measures Improve signage Other (state here)		
5.9 Are all appropriate persons trained on how to operate the fire warning system and the action they should take upon hearing it?	Yes Go to 6.1	No Go to 5.10
5.10 Control Measures Implement training programme Provide clear instructions Other (state here)		

Compliance Section 5

Indicate the preventative and protective fire safety measures taken to show compliance with Part 2 of the Order for **Fire fighting and Fire detection**.

6. PROCEDURES, ARRANGEMENTS AND TRAINING

6.1	Are sufficient person(s) available to assist in implementation of fire safety measures?	Yes	No
6.2	Are appropriate fire procedures in place, recorded and available for relevant persons to read?	Yes	No
6.3	Are people nominated to respond to fire and assist with evacuation?	Yes	No
6.4	Is there appropriate liaison with the Fire and Rescue Authority?	Yes	No
6.5	Are routine in-house inspections of fire precautions undertaken?	Yes	No
6.6	Are new employees, tenants or building users given fire safety instruction on induction or taking over use of the premises?	Yes	No
6.7	Are all staff given periodic refresher training at suitable intervals?	Yes	No
6.8	Are building occupants aware of specific actions if there is a fire?	Yes	No
6.9	Are staff with special responsibilities e.g. Fire Marshals/Wardens/stewards given additional training?	Yes	No
6.10	Have the Employers of contractors working at the premises ie. cleaners been informed of significant findings and fire procedures?	Yes	No
6.11	Are persons under 18 employed, if so has an assessment been made of risks special to them and have their parents been informed of significant findings and fire procedures?	Yes	No
6.12	Are fire drills carried out at appropriate intervals?	Yes	No

Indicate any deficiencies in this section :-

7. MAINTENANCE AND TESTING

7.1 Are the premises adequately maintained?	Yes Go to 7.3	No Go to 7.2
7.2 Control Measures Correct any deficiencies and implement maintenance programme Other (state here)		
7.3 Are door fastenings on all exit doors adequately maintained?	Yes Go to 7.5	No Go to 7.4
7.4 Control Measures Correct any deficiencies and implement maintenance programme Other (state here)		
7.5 Do all self closing devices and hold open devices work correctly?	Yes Go to 7.7	No Go to 7.6
7.6 Control Measures Correct any deficiencies and implement maintenance programme Other (state here)		
7.7 Has the emergency lighting system been tested and serviced (Monthly, Six-monthly, Annually) and according to manufacturers instructions?	Yes Go to 7.9	No Go to 7.8
7.8 Control Measures Correct any deficiencies and implement maintenance programme Other (state here)		
7.9 Has the fire alarm / detection system been regularly tested and serviced (Weekly, Annually) and according to manufacturers instructions?	Yes Go to 7.11	No Go to 7.10
7.10 Control Measures Correct any deficiencies and implement maintenance programme Other (state here)		

7.11 Have all fire extinguishers and hose reels been regularly tested and Serviced (Monthly, Annually) and according to manufacturers instructions?	Yes Go to 7.13	No Go to 7.12
7.12 Control Measures Correct any deficiencies and implement maintenance programme Other (state here)		

7.13 Has the sprinklers and fixed fire fighting systems been regularly tested and serviced (Weekly, Quarterly, Six-monthly, Annually) and according to manufacturers instructions?	Yes Go to 8.1	No Go to 7.14
7.14 Control Measures Correct any deficiencies and implement maintenance programme Other (state here)		

<p>Compliance Section 7 Indicate the preventative and protective fire safety measures taken to show compliance with Part II of the Order for Maintenance.</p>

8. FIRE SAFETY RECORDS

8.1	Have fire safety arrangements been recorded in a way that can be easily interpreted?	Yes	No
8.2	Are there details of any significant findings from the fire risk assessment and any actions taken?	Yes	No
8.3	Are there records of testing and checking of escape routes, including final exit locking mechanisms such as panic devices, emergency exit devices and any electromagnetic devices?	Yes	No
8.4	Are there records of testing and maintenance of emergency lighting?	Yes	No
8.5	Are there records of testing and maintenance of fire alarm / detection systems?	Yes	No
8.6	Are there records of false fire alarms?	Yes	No
8.7	Are there records of testing and maintenance of fire extinguishers, hose reels and sprinkler systems etc.?	Yes	No
8.8	Are there records of relevant training of employees including evacuation drills?	Yes	No
8.9	Are there records of emergency plans and actions for the relevant people to take in the event of fire?	Yes	No

Indicate any deficiencies in this section :-

FIRE RISK ASSESSMENT **Significant findings**

Premises address:

Postcode:

Risk Assessment Date:

Assessor 1:

Assessor 2: (If applicable)

Item N°	Section and Sub Paragraph	Description of Unsatisfactory Condition	Persons at Risk	Existing Control Measures (If any)	Proposed Remedial action. By When, By Who

FIRE RISK ASSESSMENT
Review of the Significant Findings – Record of Deficiencies and Remedial Action

Premises address:

Postcode:

Date	Item Nº	Section and Sub Paragraph	Remedial Action	Date of Action	Signature of Person Carrying out Action