

Fire protection inspection services

Ensuring the effective fire
protection of your organisation





Who we are

BRE Group

BRE Global Limited is part of the BRE Group, an international leader in the provision of expert services to industries in the built environment sectors. The Loss Prevention Certification Board, better known as LPCB, is part of BRE Global and is a trusted name in the fire protection and security sectors.

BRE Global provides expert, independent inspection services for passive fire protection systems, such as fire doors, coatings and compartment systems, and – under the LPCB brand – fire detection and suppression systems such as alarms and sprinklers.

Our inspection services

Your organisation will have taken steps to reduce the dangers of fire to your business, customers and staff by installing fire protection products and systems. However, these measures will only perform as required if they have been properly designed, installed and maintained.

Our impartial and confidential inspection service will ensure that key fire protection systems operate effectively and reliably when they are needed. The products and systems we inspect include:

Fire detection and suppression

- Sprinkler systems
- Gas extinguishing systems
- Fire detection and alarm systems.

Passive fire protection

- Fire doors and shutters
- Penetration, cavity barrier and linear gap seals
- Fire rated board and cladding to structural elements
- Intumescent coatings to structural elements
- Fire rated spray materials
- Fire rated ductwork systems
- Fire resisting dampers
- Fire resistant compartment systems (walls and partitions, ceilings and floors)
- Offsite application of intumescent coatings to structural elements
- Fire stopping specific to cladding and rain-screen systems
- Structural steel fire protection
- Fire rated sandwich panels.

The inspection process

Our inspection service can be tailored to your needs, whether that is an all-encompassing review of the full fire protection in your buildings, or a more specific review of a particular system or protection device.

Based on our many years of experience and expertise, we strive to make the inspection process as straightforward as possible, following these three steps:

1. Review the installation design and validate records

Our first step is to ask you for the fire protection system installer's design and validation records. These are reviewed by our experienced team of fire safety experts.

2. Inspection of the installed system

After the initial paper review, we visit your premises to inspect the installed system. The inspection is based on industry standards and regulatory requirements. Our visual review may be supported by sampling the materials used and installation methods employed.

3. Inspection report

After inspecting the systems, we produce a confidential report that details the findings related to the fire safety protection you have in place. The report will set out any defects to the systems or departures from the installation standard.

This process is designed to provide confidence to all interested parties that the fire protection system has been installed correctly and in accordance with manufacturers' recommendations to a standard that means that the fire protection system(s) should meet the design specification.

Buildings under construction

We do not only inspect passive fire protection systems in existing buildings, but also systems that are being installed into buildings under construction. We can inspect fire protection systems being installed and programme a range of visits during the construction stage to ensure the compliance of the systems to published industry standards.

The inspections are best carried out at an early installation stage to give the sub-contractor the opportunity to rectify any problems so there is minimal impact on the construction programme.

Fire safety engineering

In addition to fire safety inspections, we offer a full range of associated fire safety engineering services including:

- Fire precaution cause and effect investigation and interrogation
- Due diligence and historical/retrospective fire safety survey and inspections
- Smoke control assessments and retrospective calculations
- Means of escape review including signage and way finding
- Legislative fire safety review
- Fire safety management and Gap analysis
- Fire risk assessment
- Explosion risk assessment and hazardous area zoning to comply with ATEX/DSEAR.



Containing fire – 30 crucial minutes

Fire doors play a vital role in the fire protection systems of buildings, helping to contain fires and reduce their spread. There have, however, been a number of recent reports of buildings in which they have been poorly installed and maintained – and therefore unlikely to provide the protection expected.

Will they resist fire for 30 minutes?

In 2013, aware of the importance of effective fire doors, Stoke-on-Trent City Council commissioned BRE Global to carry out a comprehensive inspection of doors that had been installed in 11 tower blocks. This proved to be a wise precaution, as the 66 doors inspected did not meet the key standard of being able to resist fire for 30 minutes.

Full inspection and report

In the presence of one of Stoke's Senior Project Officers, BRE Global inspected the doors and doorsets, considering quality, installation and fire resistance performance. This was to check whether they sufficiently complied with British Standards and recommended

guidance documents, to satisfy the requirements of fire safety legislation.

A full review of all available supporting documentation and test data was made before the site inspection. After the inspection, detailed site observations and a full list of defects were presented in a report to the client.

Advice on remedial work

Given the inadequate performance of the doors, the report also recommended that remedial works should be undertaken by a fire door installer with third-party approval to LPS 1197 or equivalent, and should be inspected independently to ensure compliance with the manufacturers' published specifications.



BRE Group

BRE is a world leading building science centre that generates new knowledge through research. This is used to create products, tools and standards that drive positive change across the built environment. BRE helps its government and private sector clients meet the significant environmental, social and economic challenges they face in delivering homes, buildings and communities.

BRE is owned by the BRE Trust, a registered charity. The Trust uses the profits made by the BRE companies to fund research and education that advances knowledge of the built environment.

BRE Global

BRE Global Limited (incorporating LPCB & BREEAM) is an independent third party approvals body offering certification of fire, security and sustainability products and services to an international market. BRE Global's product testing and approvals are carried out by recognised experts in our world renowned testing laboratories. BRE Global Limited is custodian of a number of world leading brands including:

- LPCB for the approval of fire and security products and services. LPCB produces the 'Red Book' - an essential reference for specifiers, regulators, designers and end users of LPCB approved fire and security products and services.
- BREEAM is an internationally recognised sustainability rating scheme for buildings. It is based on the latest scientific knowledge and is regularly updated in line with new developments, evolving legislation and feedback from users.

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The BRE Trust uses profits made by BRE Group to fund new research and education programmes, that will help it meet its goal of 'building a better world together'.

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