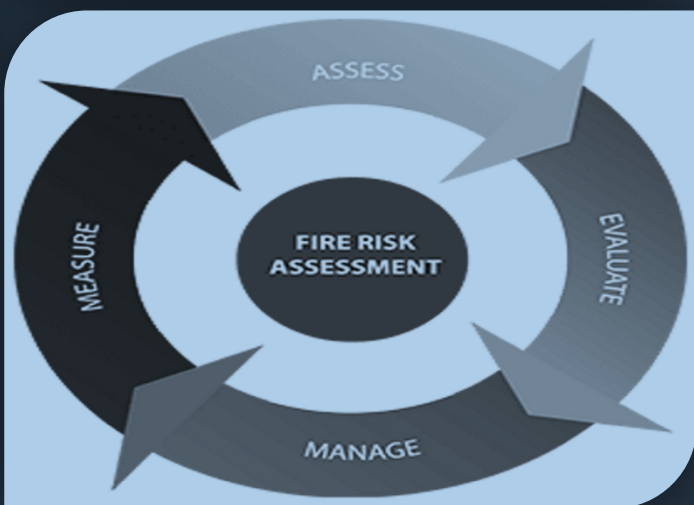




Fire Safety Surveys and Services



At Imperium Fire our philosophy is Fire Safety – No Compromise.

Our stance, our vision, our integrity is to provide competent, knowledgeable, and experienced fire safety advice, assessments and support.

We have over 20 years experience in the fire safety industry covering active and passive systems as well as new, emerging green technologies like Battery Energy Storage Systems, Solar, Lithium Ion and other energy storage systems that pose a threat to life safety as well as property and the environment.

As a member of Fire Aware we are also committed to driving a moral, and cultural change that contributes to the creation of fire safety and holding a common ethic to trade responsibly.



BAFE SP205 Fire Risk Assessments



EV/BESS/LI-ON Installation Risk Assessments



BlueSky UKAS Fire Door Inspections



Fire Strategies



DSEAR Assessments



Fire Compartmentation Surveys



Fire Safety Signage Surveys



Fire Risk Assessments

The Regulatory Reform Fire Safety Order 2005 (RRO or FSO) came into force in October 2006. It was designed to consolidate around 118 pieces of legislation that referred to or placed emphasis on fire safety precautions in one form or another and place greater emphasis on fire prevention in all workplaces and commercial buildings, plus multi occupied residential building common areas and ensure that responsibility for fire safety sits firmly with whoever has day-to-day control of premises.

The responsible person will be seen as the company or the employer, if the workplace is to any extent under his control. But also the relevant person who also has, quote “who has control of the premises to the extent that his obligation so extends, and where Articles 8 to 22 and any regulations made under article 24 only require the taking or observance of general fire precautions in respect of relevant persons.”

On the 1st of October 2023, further amendments to the RRO came into force, affecting businesses and buildings across the UK under the Building Safety Act 2022 (Article 156) and the Fire Safety Act 2021 (and The Fire Safety (England) Regulations 2022).

As a leading fire safety consultancy, we have put together a summary below of the changes and who they affect.

The Regulatory Reform Fire Safety Order applies to:

- All workplaces and commercial buildings
- Non-domestic parts of multi-occupied residential buildings

As of October 1st, all Responsible Persons (RPs) must:

- Conduct a fire risk assessment (FRA) and document it in FULL and a copy be readily available (Article 9)
- Record all findings during a fire risk assessment
- Make a record of all fire safety arrangements (Article 11)
- Provide information to all residents of the fire safety measures and information including any risks identified by the risk assessment (Article 21)
- Increase cooperation and coordination between RPs (Article 22)
- The outgoing RP must give the new RP any relevant fire safety information held
- Determine the “Accountable Persons” – (persons that hold a legal estate in possession in any part of the common parts OR persons who do not hold a legal estate in any part of the building, but who is under a relevant repairing obligation)

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EV Charging Installation Assessments

The risks of a Lithium-Ion battery (Li-On) and Electric Vehicle (EV) fires, at present, remain statistically low. However, should a fire ensue because of either traction battery mechanical and or thermal damage the impact is dramatically high.

Personal Mobility Devices (E-Bikes & E-Scooters) cause a greater risk due a larger number available in the market, personal take up, and increased potential abuse (either from non-certified modifications using non-OEM or UKCA products or general increased damage from use).



Due to the increased intensity of a Li-On battery fires compared to a hydrocarbon fires (Internal Combustion Engine (ICE)) the risks associated the installation of electric vehicle charging needs to be carefully considered to ensure fire safety, public safety and firewater pollution.

The additional risks of lithium-ion battery fires include:

- Emission of explosive vapours and gases
- Release of highly toxic vapour clouds and ejection of toxic particulates within those clouds (cyanide, hydrocarbons, carbon monoxide and dioxide, nitrogen dioxide, sulphur dioxide – all can have serious health hazards or even be fatal)
- Extremely high fire temperatures (1000 degrees centigrade can be reach in very short time periods)
- Jetting of flames from battery packs
- Risk of re-ignition for several days
- Risk of serious firewater pollution event into storm drains and the environment

Aside from the explosive, flammable and toxic risks, there is also the potential to cross the boundary of an EV charging facility to neighbouring infrastructure not to mentioned other vehicles, and services.

There is currently no legislation to control the installation of any charging points or systems other than electrical regulations. Often these are completed by installers with no competencies on fire safety and as a result, get it wrong.

A poor installation and subsequent fire could result in loss of insurance and no payouts, consequential losses, criminal proceedings against life safety as well as environmental damage.

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Fire Resisting Doors

Fire Doors form a critical part of any buildings compartmentation lines and subsequent passive protection systems.

The purpose of Fire Resisting Doorsets are to restrict the spread of fire and smoke by maintaining the fire separation of the compartments they sit within, the separating walls, shafts and ducts that penetrate compartment floors.

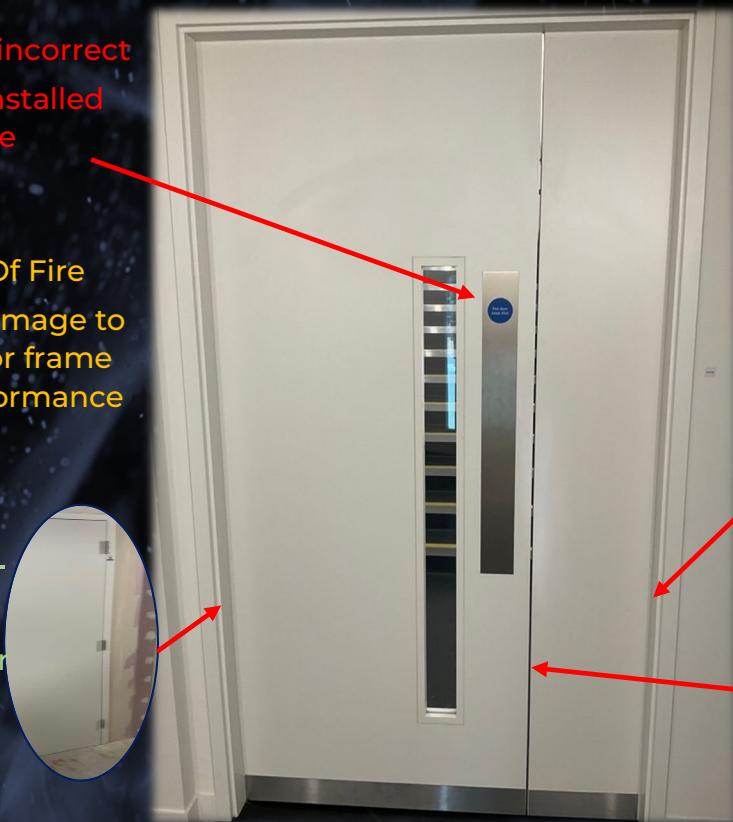
Just like any other passive fire protection system, it is essential for a fire door to perform as intended in the event of a fire. Any slight alteration to the door or its surroundings can affect the performance. As such, a fire door should be regularly inspected to ensure it functions correctly and will perform to its designed standard in the event of a fire.

The top 5 defects and issues seen with Fire Resisting Doorsets are:

1/3 - Have incorrect or wrongly installed signage

15% - Of Fire Doors have damage to the leaf and or frame affecting performance

1 in 5 - Have unsuitable or damaged hinges



61% Of Fire Doors have Intumescent or Smoke Seals missing, installed incorrectly, the wrong size, type or quantity not filling the required gaps



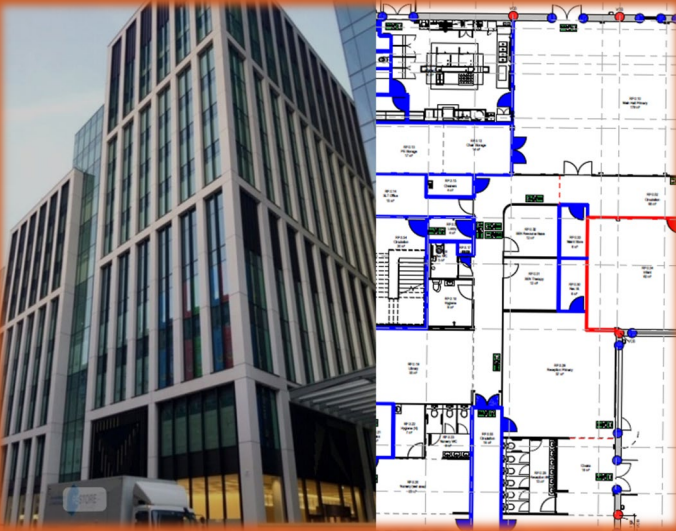
77% - Have excessive gaps (greater than 4mm)

At Imperium Fire our philosophy is Fire Safety – No Compromise. Our stance, our vision, our integrity is to provide competent, knowledgeable, and experienced fire door inspections to ensure your total fire safety needs are met.

We hold all relevant levels of insurance, as well as Blue Sky UKAS certification for Fire Door Inspections. Call or email use for more information or pricing.



Your fire strategy is a detailed, building-specific plan that outlines how fire safety is managed, ensuring occupant safety and regulatory compliance while minimising fire risks and damage.



It is a technical and often a legally required document for new, altered, or existing buildings.

It reviews your building's fire safety systems, design features, management practices, and emergency procedures to create a coordinated approach to fire prevention, detection, and response. It helps protect lives, property, and business continuity by analysing potential fire hazards and specifying how to reduce fire spread and ensure safe evacuation.

The Benefits of Having a Fire Strategy:

- Improves occupant safety through structured evacuation and fire control measures.
- Helps building owners and managers comply with legal and regulatory requirements.
- Enhances resilience by protecting business operations and assets.
- Provides a clear framework for fire risk assessments and ongoing fire safety management

The key components of a Fire Strategy should cover:

1. Means of Warning
2. Means of Escape
3. Internal Fire Spread (Passive Protection)
4. External Fire Spread
5. Fire Service Access
6. Fire Safety Management

At Imperium Fire our philosophy is Fire Safety – No Compromise. We can assist you to either write a Fire Strategy for your building, or rewrite your existing one.

Our stance, our vision, our integrity is to provide competent, knowledgeable, and experienced fire safety assessors to ensure your total fire safety needs are met.

Call or email use for more information or pricing.



DSEAR Assessment Surveys

DSEAR stands for the Dangerous Substances and Explosive Atmospheres Regulations 2002. Dangerous substances can put peoples' safety at risk from fire, explosion and corrosion of metal.

DSEAR puts duties on employers and the self-employed to protect people from these risks to their safety in the workplace, and to members of the public who may be put at risk by work activity.

Any area, substance, process or operation in the workplace that puts life safety at risk, falls firmly under the FSO and risk assessment process. However, DSEAR surveys require a much further in depth survey of the risks, environment and processes.

What are dangerous substances?

Dangerous substances are any substances used or present at work that could, if not properly controlled, cause harm to people as a result of a fire or explosion or corrosion of metal.

They can be found in nearly all workplaces and include such things as solvents, paints, varnishes, flammable gases, such as liquid petroleum gas (LPG), dusts from machining and sanding operations, dusts from foodstuffs, pressurised gases and substances corrosive to metal.

Some substances are obviously hazardous to safety, other substances might be hazardous only under certain conditions. Flour dust for example can form an explosive atmosphere, and liquids such as diesel fuel can be raised above their flashpoint temperature by work activities and present a fire or explosion risk.

When carrying out any hazardous area classification (HAC) assessments, relevant properties recorded include the boiling point and flashpoints, whether any flammable gas or vapour may be evolved, whether it might be lighter or heavier than air, plus ambient temperatures and humidity. For example, some liquids stored pose a significant fire risk under certain conditions, and therefore need a DSEAR assessment.

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Fire Compartmentation Surveys

Fire Compartmentation Lines

Approved Document B, Volume 2 defines a fire compartment as; -

“A building or part of a building comprising one or more rooms, spaces or storeys constructed to prevent the spread of fire to or from another part of the same building or an adjoining building.”

This is achieved through the subdivision of a building through the provision of fire resisting walls and floors (e.g. 30, 60, 120 or 240 minutes fire resistance) and will include special measures to address any openings in the compartment lines, such as fire doors, glazing, service penetrations and ductwork.



The wall or floor must remain functional for the duration of the designed fire resistance period. The compartment wall or floor should not crack (Stability (R)) or develop holes that allow flames, smoke or hot gases to pass through it (Integrity (E)), and if appropriate, it should maintain a suitable degree of insulation (Insulation (I)).

Any penetrations in the structures must be suitably fire stopped using appropriate, certified systems that also match the REI status of that structure.

There are two main reasons as to why fire compartmentation is required – for life safety and property protection purposes.

When breaches are made or found in compartments and fire stopping, this could lead to early spread of fire and or smoke, leading to the potential loss of any means of escape, structural collapse of the construction and prevent the Fire & Rescue Services from entering the building to fight fires.

At Imperium Fire our philosophy is Fire Safety – No Compromise. Our surveyors and assessors can undertake comprehensive surveys to record all and any breaches in your compartmentation lines to ensure they can be duly repaired or remediated and keep your building and occupants safe.

Our stance, our vision, our integrity is to provide competent, knowledgeable, and experienced surveyors to ensure your total fire safety needs are met.

Call or email us for more information or pricing.



Fire Safety Signage Surveys

Fire safety signs and systems are a critical component of any premises where employees and or public are safe from fire risks and hazards. Everyone must have the correct information to make informed decisions in an emergency and also to reinforce essential messages. Fire safety signs are more than just mandatory, they are life-saving tools.

Why Fire Safety Signage matters

Fire safety signage is essential for guiding, information and avoiding confusion during an emergency. Signs are designed to:

- Indicate the location of fire safety equipment, such as fire extinguishers and alarms
- Guide people to safety through marked fire exits and escape routes
- Warn of fire hazards with clear warning signs
- Enforce safety standards with prohibition signs to reduce the risk of fire

UK Legislation

The Regulatory Reform Fire Safety Order 2005 and The Health and Safety (Safety Signs and Signals) Regulations 1996 mandates that all workplaces display:

- Fire exit signage must clearly mark emergency escape routes and exits
- Fire equipment signs must indicate the location of fire-fighting equipment, such as extinguishers and alarms
- Signs should be photo-luminescent to remain visible in the dark or smoke-filled environments
- A fire action notices must be displayed near alarms and fire exit doors, detailing what to do in case of fire

Compliance with these safety standards isn't just about avoiding fines—it's about saving lives.

Many purchase signs or have non competent persons install signs with no understanding of minimum sizes, viewing distances, mounting heights, graphics depicting the correct way or direction, comprehension and positioning. All these play a crucial part in ensuring signage is not only correct, but compliant.

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Call or email use for more information or pricing.





NOTES

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This image shows a full page of blank graph paper. The grid consists of small, evenly spaced squares formed by thin black lines. There are no margins, text, or other markings on the page.



Fire Risk Assessments – DSEAR Surveys – EV Installation Assessments - Fire Door Inspections -
Compartmentation Surveys – Fire Strategies

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