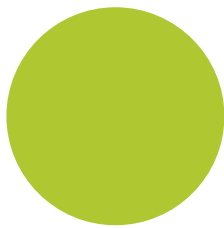


JCoP: Fire Prevention on Construction Sites

HOW TO MAKE SURE YOUR
TEMPORARY BUILDINGS COMPLY





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Introduction

This guide sets out requirements of the newly updated JCoP (Joint Code of Practice) version 10.1 and how this relates to temporary buildings used on sites during construction works.

This 10.1 edition of the code was published on the 23rd January 2023 and replaces the 10th edition which was published in August 2022 and has now been withdrawn.

What is JCoP?

JCoP is an important and useful document for construction professionals.

It is often referred to in insurance contracts and is recognised as 'best practice', which means that it's definitely worth getting hold of a copy if you haven't already done so.

The objective of JCoP is simple – to prevent fires on construction sites, and this guide details useful information on how to do this when choosing temporary site accommodation.

The scope of 10.1 edition of the code applies to:

- Projects where temporary site accommodation buildings are used on projects that have a main contract value of £2.5m or above.
- Smaller value contracts where they are part of a larger project.

Compliance with the code usually forms part of your insurance contract, in that non-compliance could result in insurance ceasing, or being withdrawn on the project.

JCoP Version 10.1

The 10th edition of the code was published in August 2022 and replaced the long-established 9th edition.

However, the 10th edition has now been withdrawn and replaced with the JCoP 10.1 edition.

All new construction projects covered by the guidance must now refer to the 10.1 edition.

JCoP and HSG168

Some references within JCoP 10.1 are also made to the Health & Safety Guidance - Fire Safety in Construction (HSG168).

HSG 168 and JCoP requires that where the temporary building/site accommodation is vertically stacked, the lower roof/floor assembly must achieve 30 minutes fire resistance for loadbearing, integrity and insulation (REI).

This applies for all temporary buildings/site accommodation, even when located at more than 6m from a permanent structure / building under construction/refurbishment.

Responsible Person

For all projects, a 'responsible person' must be identified at each stage of the project as required by the Regulatory Reform (Fire Safety) Order 2005 (or equivalent legislation in Scotland and Northern Ireland) (refs 3-7). Suitable records should be kept identifying the person responsible in the construction phase plan and the fire risk assessment.

The responsible person must take such general fire precautions as will ensure, so far as is reasonably practicable, the safety of his employees and, in relation to persons who are not his employees, take such general fire precautions as may reasonably be required in the circumstances.

The site fire safety plan must be based on the fire risk assessment, be specific to the site and be reviewed and updated periodically as circumstances change and to reflect the rapidly changing nature of the hazards. It must include a suitable and sufficient fire risk assessment for all temporary buildings and temporary accommodation. This includes ensuring the temporary buildings offered are appropriate to meet the specific risks identified for the project or site in accordance with HSG168 and JCoP.



What you need to do for your site accommodation to comply with JCoP 10.1

In order to comply with the latest code, section 13.2 recommends:

Less than 6 metres clear fire break

13.2 Temporary buildings should be separated from the building under construction or refurbishment and other permanent buildings to provide as wide a fire break as reasonably practicable. While it should be aimed to provide a fire break of at least 10m wide, it is recognised that this is not always possible, but wherever practicable, the fire break should be at least 6m wide.

Where it is not possible to achieve a minimum 6m break, the temporary building must be fire-rated in accordance with section 13.3 of the code.

This 6m break is increased to 20m when the building under construction is a high-risk building like a large timber framed structure.

More than 6 metres clear fire break

Where this recommended fire break (6m or 20m) is achieved, no special requirements to the temporary buildings are required, apart from the note relating to vertical stacking in section 13.6 of the code, which is also mirrored in HSG168.



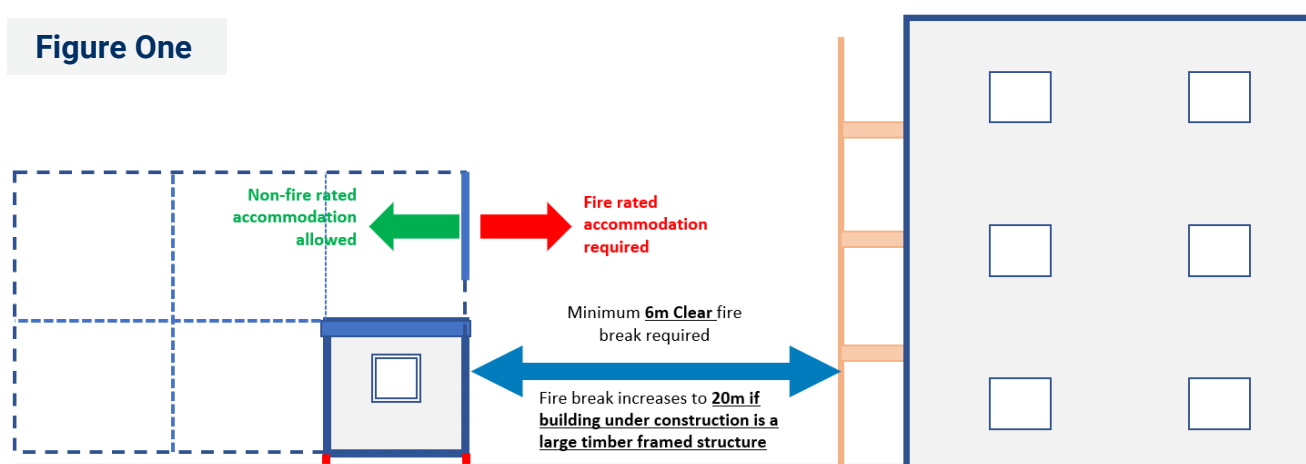
Guidelines for Site Accommodation: What are your options?

When a clear firebreak of 6m (or 20m for large timber framed buildings) cannot be achieved

In situations where a clear firebreak of 6m (or 20m for large timber framed buildings) cannot be achieved the temporary building/site accommodation must be fire rated in accordance with the JCoP section 13.3.

This includes buildings under construction or refurbishment. The fire break distance should be to the face of the building or permanent scaffold where used as shown in Figure 1. The fire break must remain clear of combustible materials

Temporary Building – Site Accommodation. Can be single cabin or larger multi-storey cabin/modular complex.



ALGECO SOLUTIONS:

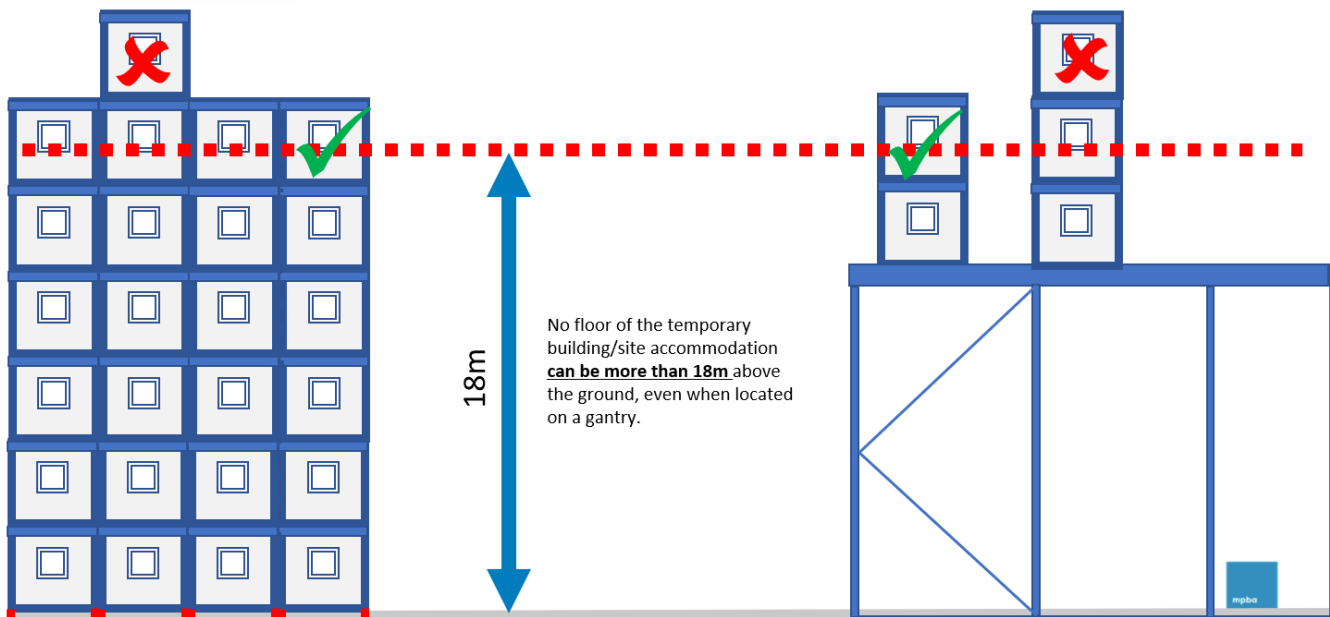
Solution – JCoP 10.1 – Single-storey buildings (Any size).

Solution – Algeco Fire-rated specification (30mins REI) portable buildings (cabins) or Algeco fire-rated modular site accommodation (pics).

Solution – JCoP 10.1 – Double-stacked buildings (1 on 1 units)
– Algeco Fire-rated specification (30mins REI) portable buildings (cabins) (pic).

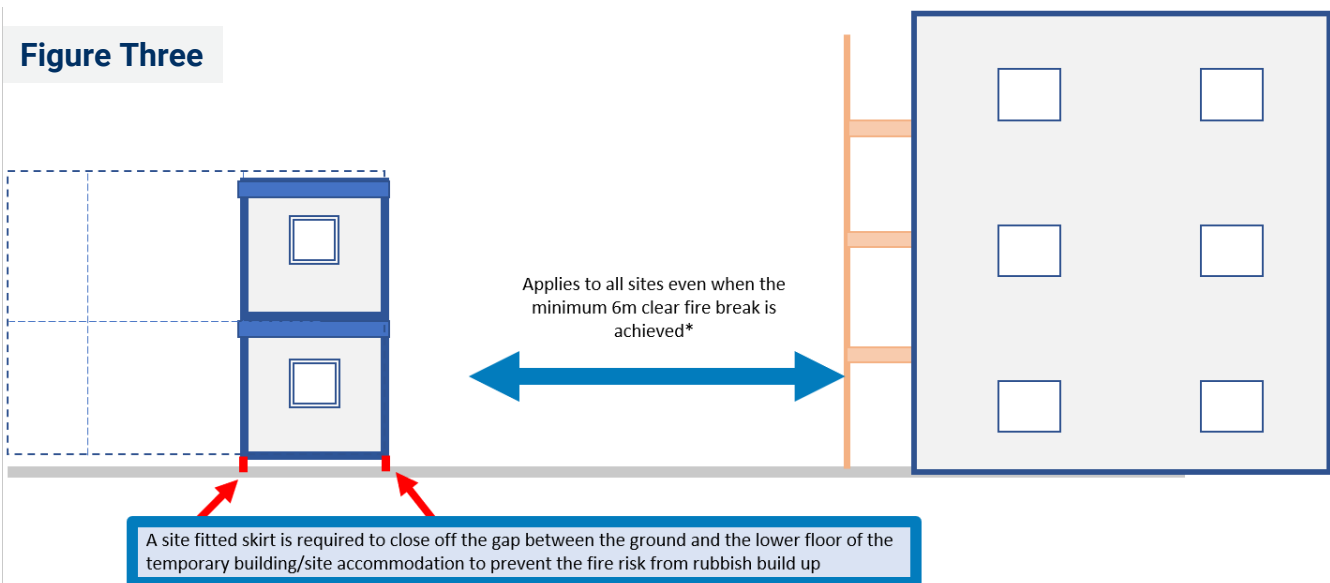
Where it is not reasonably practicable to provide a fire break as described above, multi-storey temporary buildings/site accommodation shall not have a storey height of more than 18m including where they are elevated above the site or highway as shown in figure 2.

Figure Two



Even when located at more than 6m, where there is a gap between the ground and the lower floor of the temporary building/site accommodation, a skirt must be fitted to prevent the build-up of rubbish, and no materials are to be stored under the temporary building/site accommodation. Skirts should still allow for underfloor ventilation (See Figure 3). Where no clear fire break is provided the skirt should be manufactured using non combustible materials

Figure Three



ALGECO SOLUTIONS:

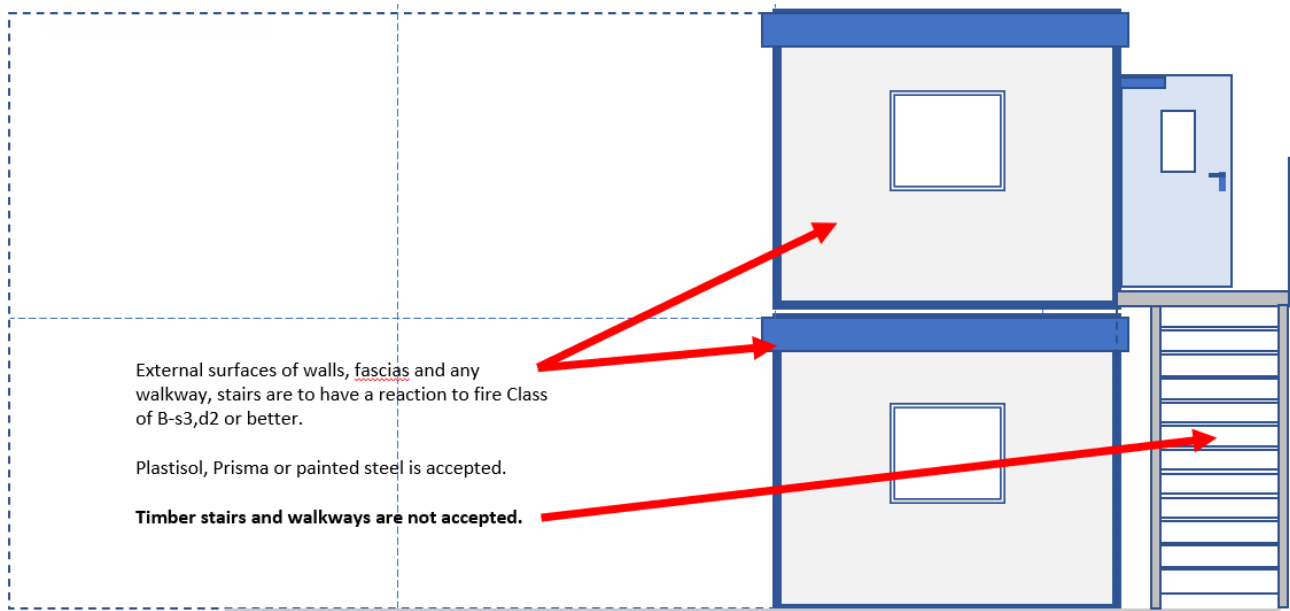
We can supply buildings with vermin and litter skirts.



Materials Guidance

Details of materials used in manufacture compliance to standards are the responsibility of your temporary buildings provider. Figure 7 (below) provides a summary of items to consider:

Figure Four



ALGECO SOLUTIONS:

Algeco products are manufactured using painted steel.

We provide ramps, steps and staircases manufactured from steel.



Where fire rated accommodation is within 10m

In the case of a high fire risk site the fire detection system in the temporary building must be connected to the fire alarm system on the building under construction or refurbishment and connected to an alarm receiving centre. Unless there is a 24 hour site security presence on site the following must be met (See Figure 5).

A fire detection system complying with a recognised Category of installation as set out in BS 5839-1.

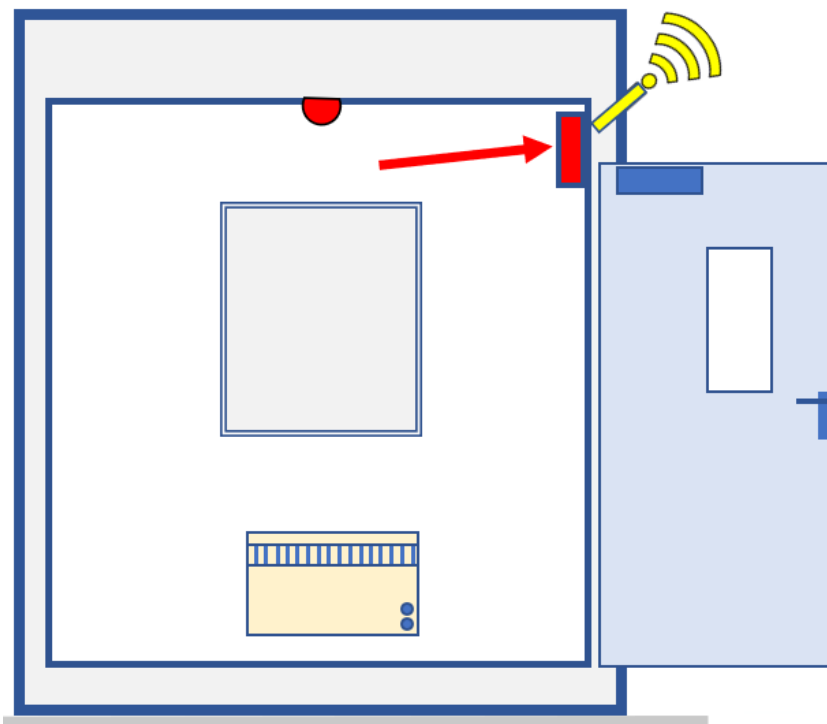


Figure Five

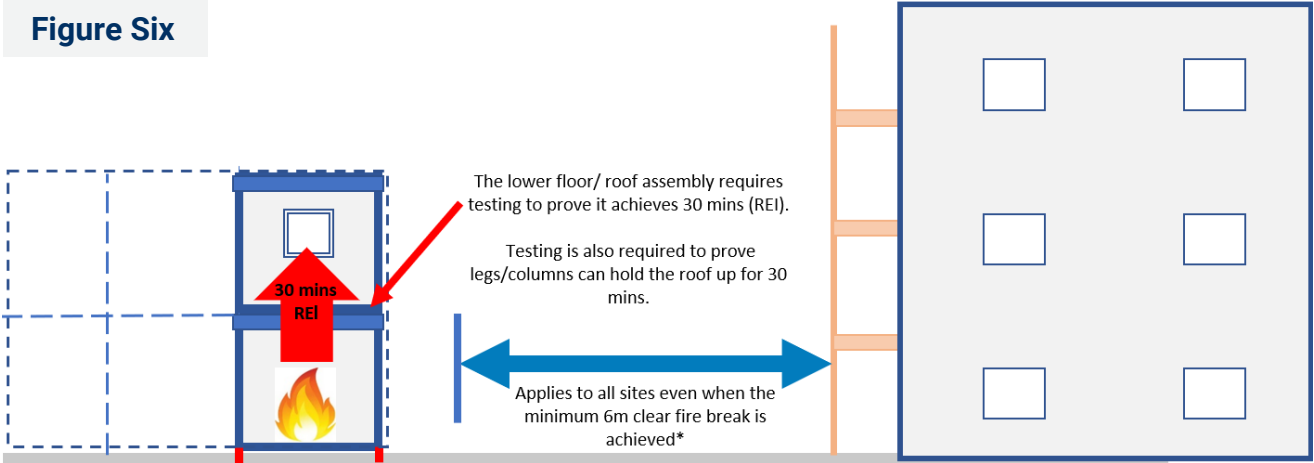
ALGECO SOLUTIONS:

Algeco offers a range of fire alarms with remote monitoring functionality, as well as fire extinguishers and site security systems.



Stacked Temporary Buildings

For all temporary buildings/site accommodation, even when located at more than 6m from the building under construction/refurbishment: When vertically stacked, the temporary building/site accommodation lower roof/floor assembly must achieve 30 minutes fire resistance for loadbearing, integrity and insulation (REI) (See Figure 6).



ALGECO SOLUTIONS:

Solution – HSG168 – Single-storey buildings
(Any size) Algeco Fire-rated specification (30mins REI) portable buildings (cabins) or Algeco fire rated modular site accommodation (pics) for all sites.

Solution – HSG168 – Double-stacked buildings
(1 on 1 units) – Algeco Fire-rated specification (30mins REI) portable buildings (cabins) for all sites (pic).



Why choose Algeco for your JCoP compliant site accommodation?

- Largest fleet of site offices available in the UK, for unmatched availability
- Delivery in as little as 48 hours
- Efficient and safe delivery and installation procedures
- Interior and exterior turnkey solutions for your comfort and convenience
- Nationwide service with over 22 locations throughout the UK

Why choose Algeco turnkey accommodation solutions?

Algeco turnkey solutions make complying easier. We supply many services which need to meet the needs of JCoP 10.1 and HSG168. These include:

- Fire detection and alarm systems
- Linked fire alarm and remote monitoring systems
- Portable fire extinguishers
- Site security lighting and solar-powered site security lighting
- Site security fencing
- Intruder alarms
- Heater Guards
- Drying Rooms & Coat stands
- Vermin/Litter skirts
- Emergency Lighting
- Window shutters
- Secure storage for materials and fuel
- Periodic testing of electrical services and lighting
- Smoking shelters

Q&A

What is a temporary building?

Within JCoP 10.1 a temporary building is defined as; a prefabricated cabin, site hut, cargo container, caravan, portable, modular and sectional buildings brought to site for use as offices, stores, workshops, welfare facilities etc, during the course of the works.

Are buildings used on construction sites exempt from Building Regulations?

In England and Wales, under Regulation 9 Schedule 2, class 5-Ancillary Buildings are exempt from the Building Regulations. This includes "A building on the site of construction or civil engineering works, which is intended to be used only during the course of those works and contains no sleeping accommodation."

In Scotland under Regulation 3 and schedule 1, type 14 buildings are exempt from the Regulations. This includes "A building used only by people engaged in the construction, demolition or repair of any building or structure during the course of that work with no sleeping accommodation."

Are there any instances where Building Regulations apply to temporary site accommodation?

Yes, when the temporary building contains sleeping accommodation full Building Regulations apply, or where they are on site for more than 2 years when Part L/Section 6 will then apply.

Can I continue to use site accommodation already on site?

Existing fire rated temporary buildings that were intended for use at less than 6m and were compliant with the previous 9th edition of the code can continue to be used as long as they are properly maintained.

What does REI mean in relation to fire rating?

Fire Resistance is the ability of the building elements to withstand the progress of a fire through its construction for a given period of time, generally referred to as compartmentation.

Fire Resistance of a structure is defined by the following three performance classifications:

R = Loadbearing capacity (stability)

E = Integrity

I = Insulation

For example, REI 30 = for a wall would mean that the whole system would provide stability, integrity and insulation for 30 minutes.

Is there a height restriction for temporary buildings in relation to fire safety?

Yes, where no clear fire break is provided multi-storey temporary buildings/site accommodation cannot have a storey height of more than 18m. No floor of the temporary building/site accommodation can be more than 18m above the ground, even when located on a gantry. This includes when they are located upon a gantry.

