



## Service Delivery (Protection)

### Technical Bulletin No 023 - V.2

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Subject	<b>Timber Framed Buildings</b>
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#### Section1 - **Background and Enforcement Responsibilities**

CLG Circular No 38/2009 has been issued to raise awareness of hazards and risks associated with fires in timber framed buildings.

The following extract from CLG/38/2009 refers directly to fire safety enforcement issues.

The full document can be viewed at:

<X:\Central\Intranet\Fire Safety\Technical Fire Safety Bulletins\fsc382009 Timber Framed Buildings.pdf>

#### **1.0 Fire Safety Enforcement**

- 1.1** Where the building is occupied solely by a workforce engaged in the construction process, fire precautions are enforced by the Health and Safety Executive (HSE) using both the Regulatory Reform (Fire Safety) Order 2005, (FSO) and the Construction (Design and Management) Regulations 2007, (CDM). Where a building under construction is also occupied by other people not involved in construction activities, the FRA is responsible for enforcing the general fire precautions for those parts of the premises that are wholly or partially occupied using the appropriate articles of the CDM Regulations and the FSO.
- 1.2** Fire and Rescue Authorities may wish to use their legislative powers where they are the enforcing authority and equally work closely with the HSE in relation to premises which fall within their respective legislative responsibility.
- 1.3** Further guidance can be found in both the recently updated Code of Practice: [Fire Prevention on Construction Sites](#) 7<sup>th</sup> edition jointly produced by the Fire Protection Association and the Construction Federation; and in the HSE's guidance ([HSG 168](#)), Fire Safety in Construction Work. The joint Code of Practice specifically draws attention to the need to carry out a risk assessment on high risk sites where arson is considered to be a threat.

## Section 2 - **Operational Information Sharing**

The additional hazards and risks presented by timber framed buildings (and in particular large timber framed buildings) in both construction and usage phases requires that information be made available to operational personnel as early as possible in the process.

The definition of "large timber framed building" is not currently available however the proposed definition would be a project of four or more floors or over 2500 sq m of floor area in total. (This should be regarded as guidance only and any "significant" development should be included).

On receipt of a planning application consultation for a project regarded as significant, the Community Safety Inspector handling the consultation should forward details to operational managers with responsibility for the area of the proposed development. This process currently requires the use of the "[CS Info](#)" information interchange form.

## Section 3 - **Further Information**

Fire Prevention on Construction Sites 7<sup>th</sup> edition - **Held in office libraries**  
[Fire Safety in Construction Work HSG 168](#)  
[16 Steps to Fire Safety on Timber Frame Construction Sites](#)