

Are we better prepared?

Trent Fearnley CMIFireE
CEO

Association of Building Compliance
International President, Institution of Fire Engineers



My background

International President

Past NZ Branch President

- Developed the Diploma of Fire Engineering

CEO Association of Building Compliance

- Developed the National Certificate in Building Regulation and Compliance
- Developed Competency assessments for IQP registration (similar to Fire Risk Assessors)

National Advisor Fire Risk Management, Fire and Emergency NZ

- Area Commander
- Senior Station Officer
- Senior Fire Engineer
- Specialist Fire Investigator

Grenfell Tower



Grenfell Tower Phase 2 Report

Overview

- **Local Authority Building Control Authority** – The task of producing an initial assessment should not have been given to building control officers, who **did not have the degree of knowledge and experience** necessary to make an informed assessment of the product in question, and those who carried out the second stage review were not always competent to do so and in some cases did not take the necessary degree of care.
- **National Building House Control** – We have concluded that the conflict between the regulatory function of building control and the **pressures of commercial interests** prevents a system of that kind from effectively serving the public interest.
- **The Tenant Management Organisation** – The TMO lost sight of the fact that the residents were people who depended on it for a safe and decent home and the privacy and dignity that a home should provide. **Fire safety was not subject to any key performance** indicator.

Grenfell Tower Phase 2 Report

Overview

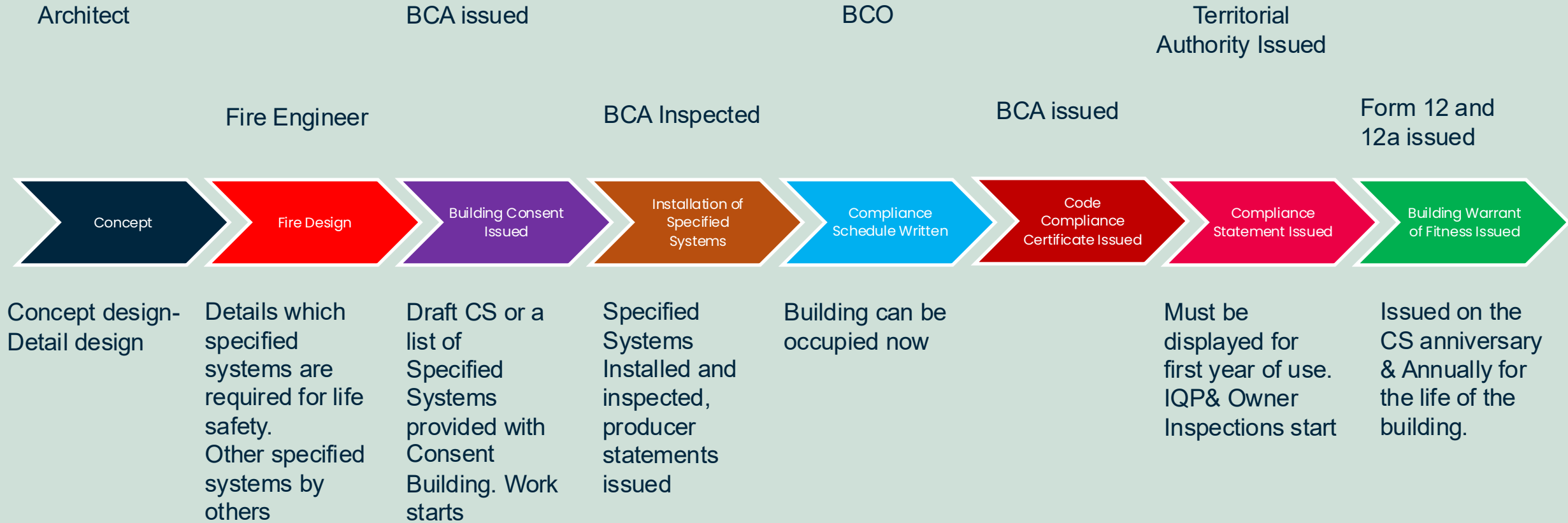
- Although in 2009 an independent fire safety consultant had recommended that a fire safety strategy be prepared, nothing was done until November 2013 and a strategy had still not been finally approved by the time of the Grenfell Tower fire.
- TMO's only fire assessor for its entire estate, Carl Stokes, was allowed to drift into that role without any formal selection or procurement process. He had **misrepresented his experience and qualifications** (some of which he had invented) and was ill-qualified to carry out fire risk assessments on buildings of the size and complexity of Grenfell Tower, let alone to hold the entire TMO portfolio. As a result there was a danger that fire risk assessments would not meet the required standard.

Beginning of the life of a building

Construction



Life of Compliance – new build



The Life of the building

Building Warrant of Fitness regime



NZ's BWOFF Regime

FacilityWorx

Building Warrant of Fitness
Form 12 Section 108: Building Act 2004

Expires: 25/8/2019

Building Name: **Z Albany**
Unit/Level No:
Street Address: **21 Oteha Valley Road Extension, Albany (known as 287 Oteha Valley Rd)**
Location of Building within site/block number: **Right hand side of site**
Legal Description: **Lot 1 DP 476446**

Compliance Schedule # WOF-23119	Year Constructed: 2014
Highest Fire Category Rating: 4	Max Occupancy: 29
Current, lawfully established use: Petrol Station	Purpose Group: WF
Intended life of building if 50 years or less:	Indefinite, not less than 50 years

Name of Owner: **Oteha Rosedale Ltd**
Postal Address: **C/- R Laery P O Box 37109 Parnell Auckland**

Name of Agent: **FacilityWorx Ltd**
Postal Address: **C/- 105 Preeces Point Road Coromandel 3506**

Specified Systems

- **SS 2.1** Emergency warning system for fire or other danger
- **SS 3.1** Automatic Doors
- **SS 3.2** Access Controlled Doors
- **SS 4** Emergency Lighting
- **SS 7** Automatic Backflow prevention connected to a potable water supply
- **SS 9** Mechanical Ventilation and/or air conditioning
- **SS 14.2** Signs for systems 1 – 13

Other Fire Safety Systems

- **SS 15** Means of Escape
SS 15(b) Final Exits
SS 15(c) Fire Separation
SS 15(d) Signs communicating information intended to facilitate evacuation

The inspection, maintenance and reporting procedures of **Compliance Schedule # WOF-23119** have been fully complied with for the 7 months prior to the date of issue.

The Compliance Schedule Records are located in the manager's office 21 Oteha Valley Rd Ext

Signature of Owner/Agent..... FacilityWorx Ltd – Ref 77/1
Relationship to Owner – Duly Authorised Agent Date: 25/8/2018


FacilityWorx Ltd
Phone 021 221-5494 Email facilityworx@gmail.com

Building Warrant of Fitness

- Established in 1992
- Post construction
- Each building requires a Compliance Schedule which states the specified systems and their inspection, maintenance and reporting procedures
- Renewed every year
- Requires an Independent Qualified Person (IQP)
- IQP Certifies that the maintenance and inspections for the specified systems in the building have been done and that they are performing to the required standard

IQP Registers

- Currently 7 registers
- A register covers a certain geographic area
- Need minimum of 2 referees

System	Qualification, experience and understanding	Professional membership
<p>SS4 - Emergency lighting systems</p> 	<p>2-3 Years' experience of installation, testing, maintenance & inspection Knowledge of AS/NZS 2293, NZS 6742, NZS 6104, Registered Electrician/Electrical Technician, Electrical Inspector NZ Practising Licence for Registered Electrician NZ Trade Certificate - Electrical and or diploma in electronics NZQA National Cert in Fire detection and alarms systems (Levels 3 to 7) If no electrical qualifications - test/inspection only Electrical Technician testing only Fire detection and alarm systems L4 New Zealand Qualifications authority installation and maintenance of fire detection and alarm systems Equivalence will also cover relevant overseas qualifications, progress on current industry qualifications, experience with examples, knowledge of NZ emergency lighting standards and work history Knowledge of New Zealand Building Code Clause F6 Visibility in Escape Routes Independent assessment may be required where there is insufficient qualification, experience.</p>	<p>Member of the FPA NZ. Member of Association of Building Compliance. Member of BOINZ. Member of Building Networks.</p>

Loafer Lodge, Wellington, NZ



Loafers Lodge probe: 70 more boarding houses without sprinklers found

5:52 am on 27 July 2023

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Katie Scotcher, political reporter

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Loafers Lodge Investigation ongoing

Initial observations

- The Building Consent Authority had no qualified fire engineers employed
- Those Building Control Officers assessing the design have questions over their competency in assessing building designs for compliance
- At the time of the fire the building alterations were completed but no Certificate of Code Compliance was issued
- Independent Qualified Persons with no formal qualifications were tasked to do inspections every year of the life of the building
- No approved evacuation scheme which was required under Fire and Emergency NZ Act 2017 (previously NZ Fire Service Act 1975)

Legislative consistency

consistent rules for the independent inspectors

Currently each council enforces its own rules, creating inconsistencies across the country

competency requirements, a code of ethics, fit and proper persons tests

national register of independent inspectors

new set of rules for inspectors

So what is wrong with our perfect system?

The people

- 67 different interpretations of the Building Act
- Building Consent Officials lack fire safety knowledge, just follow a process
- Some final inspections rely on information sent in by installer as Council do not have trained specialists
- Anyone can write a fire engineering report
- No dedicated IQP qualification to support inspections
- No requirement for competency assessments for IQP's
- Lack of consistency in IQP registers, no national system
- No requirement for CPD
- Fines too low and prosecutions too expensive for bad work
- Lack of willingness to complain about bad work

What is Competency

Competency is the mixture of knowledge, skills and experience to enable you to be capable of performing a task or job effectively

Knowledge – Qualifications, training courses, on-the-job training

Skills – taught, practiced, perfected

Experience – gained over time from a repetitive process and continue development

Is competency task specific, building specific, job specific, role specific?

Is there a benchmark or consistency?

International Fire Safety Standards Coalition

NEW WORLD-WIDE FIRE SAFETY STANDARD LAUNCHED

At present, there are many contrasting approaches and requirements across the world in relation to fire safety, which have resulted in significant variations in the design, approval, construction methods, products and operation of buildings. The development of a **common understanding of building design, construction and management** and **how the impact of fire affects these**, will help to build trust and confidence among the many and varied actors, including the public and finance industry, ultimately underpinning an improved quality of life and increased investment in line with UN sustainable development goals.

International Fire Safety Standards Coalition

Public Risk

Differences in materials testing and certification, national building regulations or codes and guidance on managing buildings in use, **particularly higher-risk premises**, mean that there is **confusion, uncertainty and risk to the public**.

Multiple differing standards mean there is no single authoritative way to work. But for the first time at a global collaborative level, International Fire Safety Standards (IFSS) will bring greater consistency by **setting minimum levels of fire safety and professionalism across the world**. On 9th July 2018, the International Fire Safety Standards (IFSS) Coalition was launched at the UN in Geneva, Switzerland.

In the context of the IFSS Coalition's work, an international standard is something that is established and **agreed at a global level** and **implemented locally**.

A Decade of Action 2022–32

Pillars

The Decade of Action delivers a clear goal, performance-based objectives framework and common actions that align with the UN Sustainable Development Goals (SDGs) that can take place at the individual, community, city, national, regional, and global level, which can be defined as follows:

Pillar 1 – People – actions to help individuals and groups understand fire, what they can do to increase their understanding

Pillar 2 – Products – actions to reduce fire hazards associated with appliances, contents and building components

Pillar 3 – Structures – actions to reduce fire hazards associated with structures including planning, design, and operation

Pillar 4 – Infrastructure – actions to help enhance firefighting infrastructure

Pillar 5 – Communities – actions to facilitate sustainable and fire resilient communities.

International Fire Safety Standards Common Principles

Pillars

The adoption of the International Fire Safety Standards Common Principles (IFSS-CP) will provide a connected and more consistent approach that will yield considerable benefits and improve our ability to:

- respond to events
- monitor ongoing developments
- anticipate future threats and opportunities and
- learn from past failures and successes

International Fire Safety Standards Common Principles

Framework

The IFSS-CP provides a performance-based framework that applies in all stages of a building's life cycle (design, construction, in use, change and demolition).

The five IFSS-CP can be defined as follows:

Prevention – Safeguarding against the outbreak of fire and/or limiting its effects

Detection and Communication – Investigating and discovering of fire followed by informing occupants and the fire service

Occupant Protection – Facilitating occupant avoidance of and escape from the effects of fire

Containment – Limiting of fire and all of its consequences to as small an area as possible

Extinguishment – Suppressing of fire and protecting of the surrounding environment

International Fire Safety Standards Common Principles

The Coalition advocates that the adoption of IFSS-CP will amongst other things:

protect people in and around Buildings

provide safe access and egress for firefighters

allow for harmonisation of Common Principles and good practice

be accessible to all relevant parties, commensurate with allowing robust comparisons to be made

complement local and regional standards wherever possible

accommodate the need for periodic innovation, refinement, updating and changes

recommend a standard reporting format, where appropriate

support the development of consistent language and terminology for the worldwide and increasingly mobile professions involved in fire safety

enable global comparisons and benchmarking and provide a system benchmark for international good practice

inform the development and review of government policy and

support education and training in fire safety and fire safe design and construction to increase awareness among the population

International Standardisation

Other disciplines



International Statistical Classification of Diseases and related health problems: Diagnoses, injuries, findings, primary care...



International Classification of Functioning, Disability and Health: Describes functional health status and social impact (bio-psycho-social model)...



Interventions for treatment, prevention and diagnostics: Medical, nursing, rehabilitation, laboratory, imaging, ultrasound, public health...

I have a dream

Current Situation

Standards – design, products, systems

Terminology – branch/gun/nozzle

Roles – Fire Safety Manager/Fire and Life Safety Director/Building Safety Manager/Building Fire Safety Manager/Fire Risk Assessor/Independent Qualified Person

International Consistency

Standards – Category/Classification

Terminology – International Code System –

- Strategy/Tactics/Tasks
- Functional role – what are you doing?
 - To ensure that the fire safety systems in the building are performing to their performance standards
 - To ensure that the evacuation strategy for the building is maintain
 - Emergency Response Management



Fire Protection
Association

HOME OFFICE CONFIRMS FIRE RISK ASSESSOR COMPETENCY WILL BE MANDATED

I have a dream

Competency Assessment

- Based on functional role
 - Not building specific
- International consistency
 - Assessment is universal
 - Transferable
- At all levels – design, construction, management, response

Enforcement

- Mandatory competency assessments
- Standardised Registers
- Ease of enforcement and prosecution, heavier instant fines



Thank you

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