

Renovation Portfolio Construction Insurance – Fire Risk Management Requirements (Standard Construction)

The way we approach the fire risk on a construction site varies primarily with reference to the values at risk. The following is a guide only. We reserve the right to underwrite the fire risk on a case by case basis.

Combined sums insured < £1,000,000

We will rely on the standard terms contained within the Policy Wording. For example, within the wording there is a clause imposing a requirement upon Insured Parties to operate a system of hot work permits when hot works are being undertaken

Combined sums insured in excess of £1,000,000 where works sum insured is less than £2,500,000

We may impose a 'Fire Risk Management Plan' (FRMP) subjectivity. This will be more likely the higher the combined sums insured get.

We are not prescriptive in terms of what a FRMP must look like, but we do require that we can be satisfied that the fire risk **on site** has been adequately identified, assessed and managed. A generic risk management framework which has not been specifically applied to the site will not be accepted.

Typically, we would expect to see reference to the following within the plan:

- FRM induction and training procedures
- Details of active fire prevention measures such as smoke detection and extinguishing equipment, and the presence of adequate water on site
- Details of passive fire prevention measures such as waste management, storage of flammable gasses and liquids, use of hot work permits, signage and training
- Perimeter security
- Liaison with and awareness of the local fire brigade
- Details of fire marshals and reporting structure

Where the Works sum insured is £2,500,000 or greater

Where the original contract spend exceeds £2,500,000, the employer and contractor are required by law to adhere to the 'Joint Code of Practice on the Protection from Fire of Construction Sites and Buildings Undergoing Renovation' (JFC). This risk management framework represents best practice around the fire risk on site.

We will explicitly impose a requirement by endorsement that the JFC is adhered to. We may also require that a site-specific FRMP is produced, but not always. It will depend on the overall nature of the risk, including project set-up.

Detailed guidance around on-site fire risk management is available in our broker portal.