

CONSTRUCTION PHASE FIRE RISK ASSESSMENT

ASSESSMENT — SITE FILE

The site as a workplace and as a building under construction — ignition, fuel, people, escape, the significant findings

KD-FIRE-RA-001 Rev A0

Regulatory Reform (Fire Safety) Order 2005 art 9: the responsible person assesses the risk from fire and records the significant findings — the findings, and the measures taken or to be taken (art 9(7)). Every employer on the site is a responsible person for its own people (art 3(a)); the principal contractor carries the same duties as the person in control of the premises (art 5(3)), and the Order makes them co-operate (art 22). In practice the principal contractor writes the assessment and the plan and the others work to it. The Order applies in England and Wales; Scotland and Northern Ireland have their own fire safety law of the same shape. A site is two things at once — a workplace with people in it, and a building whose fire protection is not yet built — and this assessment looks at both, stage by stage; the fire plan (KD-FIRE-FP-002) answers its findings and the construction phase plan (KD-CDM-CP-001) points to them.

1 THE SITE AND THIS ASSESSMENT

PROJECT / SITE REF	SITE	DATE	ASSESSED BY
STAGE OF WORKS COVERED	PERIOD	JOINT CODE APPLIES?	ASSESSMENT REV / SUPERSEDES
BUILDING AND HEIGHT	OCCUPIED?	DESIGN FIRE STRATEGY REF	PRE-CONSTRUCTION INFO SEEN

2 THE BUILDING UNDER CONSTRUCTION

- | | |
|---|--|
| ☐ Timber frame or engineered timber structure — complete
KD-FIRE-TF-008 | ☐ Basement, deep excavation or confined area with limited escape |
| ☐ Combustible insulation or cladding in the works or stored on site | ☐ Escape routes shared with an occupier or the public |
| ☐ Existing building with compartmentation to keep or restore | ☐ Neighbouring buildings inside the separation distance the design requires |
| ☐ High-rise building as the design fire strategy defines it, a higher-risk building under the Building Safety Act 2022, or a building served by a single stair | ☐ Roof work with hot bitumen, torch-on membrane or gas |

WHAT IS BEING BUILT, AND HOW THE FIRE RISK CHANGES THROUGH THE PROGRAMME

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3 PEOPLE AT RISK

PEAK NUMBERS ON SITE	OUT OF HOURS / NIGHTS	OCCUPIERS AND THE PUBLIC	PEOPLE WHO NEED HELP TO ESCAPE
☐ Lone workers	☐ Night shift	☐ People whose English is limited	
☐ Visitors and delivery drivers	☐ Young persons or new starters	☐ People where rescue is slow — roof, excavation, confined space	

4 IGNITION SOURCES ON THIS SITE

One line per source actually present. The candidates are in the tooltip on the first column; leave out what this site does not have.

IGNITION SOURCE	WHERE AND WHEN ON THIS SITE	CONTROL RELIED ON	RISK L / M / H

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continued

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5 FUEL — WHAT WOULD BURN

MATERIAL	WHERE STORED OR IN USE	LIMIT (QUANTITY / DISTANCE)	CONTROL RELIED ON	L / M / H

6 MEANS OF WARNING AND ESCAPE

HOW THE ALARM IS RAISED	AUTOMATIC DETECTION	AUDIBLE EVERYWHERE?	MUSTER POINT
ESCAPE ROUTES AT THIS STAGE	TRAVEL DISTANCE BASIS	EMERGENCY LIGHTING / LIT ROUTES	SIGNAGE
HOW ESCAPE CHANGES AS THE WORKS PROGRESS			

7 FIRE SPREAD AND FIRE-FIGHTING

COMPARTMENTATION AND FIRE-STOPPING — WHAT EXISTS NOW, WHAT IS MISSING		
SPREAD TO AND FROM NEIGHBOURS		
FIRE-FIGHTING EQUIPMENT	FIRE AND RESCUE SERVICE ACCESS AND WATER	FIRE MARSHALS

8 SIGNIFICANT FINDINGS — THE FINDINGS, AND THE MEASURES TAKEN OR TO BE TAKEN (ART 9(7))

What the assessment found that the site must act on. A finding with no owner and no date is not a control; the actions become arrangements in the fire plan.

NO...	FINDING	H / M / I...	ACTION OR CONTROL REQUIRED	OWNER	BY	DONE

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NO...	FINDING	H / M / ...	ACTION OR CONTROL REQUIRED	OWNER	BY	DONE

9 REVIEW

Reviewed at every stage change named in section 1, after any fire or alarm activation, when the occupancy or the alarm arrangement changes, and when the fire plan changes. A review that found nothing to change is still recorded.

DATE	REASON FOR REVIEW	WHAT CHANGED	BY

10 SIGNATURES

Assessed by:					
PRINTED NAME	ROLE	COMPANY	SIGNATURE	DATE	TIME
Accepted for the principal contractor:					
PRINTED NAME	ROLE	COMPANY	SIGNATURE	DATE	TIME

R REVISION HISTORY

Every revision of this document, and every review that found nothing to change. The revision on the front of this sheet is the one you are holding — check kubitdocs.com for the current one before use.

Rev	Date	Class	What changed	Authorised by
D0	2026-09-02	first-issue	First issue.	— not yet approved —
A0	2026-09-02	review	Approved for issue by the author. Content unchanged from the reviewed draft; the draft status strip is removed. No independent third-party review has been carried out.	Author — director, UK principal contractor, SMSTS. Not an independent review.

Class: first-issue · material (the law, a control, a field or the scope changed — past buyers are notified) · editorial (wording or layout only) · review (checked, nothing changed) · withdrawal. Revision prefix D = draft, not approved and not for sale; A = approved for issue by the person named, on the date shown.