

FIRE SAFETY IMPACT ASSESSMENT — OCCUPIED HEALTHCARE BUILDING FORM — ESTATES FILE

Compartmentation, detection, suppression and the evacuation strategy: what the works change, and the fire safety adviser's sig... KD-HTM-FS-007 Rev A0

A hospital does not evacuate to the outside as its first response: its strategy is progressive horizontal evacuation, patients moved through a compartment wall into the next compartment, and only further if the fire demands it (HTM 05-02, Firecode) — which is why a hole in that wall, a fire door propped for a cable, or a detector bagged against dust matters more here than anywhere else. The Regulatory Reform (Fire Safety) Order 2005 puts the responsible person's fire risk assessment under review whenever there is a significant change (art 9), and construction works in an occupied building are one; HTM 05-01 puts the control of those works under the organisation's fire safety manager and fire safety adviser; BS 9999:2017 carries the general principles of compartmentation, and HTM 05-02 with the hospital's own fire strategy drawings the compartment lines; HTM 05-03 Part B with BS 5839-1:2025 the management of the detection system during works. This assessment is what the fire safety adviser asks for before the works start: what the works change, for how long, and what is put in its place. The contractor's own fire risk assessment and fire plan (KD-FIRE-RA-001, KD-FIRE-FP-002) stay the contractor's; the isolation permits (KD-PTW-FI-023, KD-PTW-SI-024) and the hot works permit (KD-PTW-HW-001) are issued against this sheet, not instead of it.

1 IDENTIFICATION

PROJECT / WORKS REF	PREMISES	DATE	ASSESSMENT NO.	ASSESSED BY

2 THE WORKS AND THE AREA

THE WORKS		
COMPARTMENTS AND SUB-COMPARTMENTS AFFECTED	DEPARTMENTS AFFECTED AND THEIR OCCUPANTS	CONTRACTOR

3 COMPARTMENTATION AND ESCAPE — WHAT THE WORKS CHANGE

Compartment walls or floors breached: temporary fire-stopping to a tested detail at the end of every shift, inspected daily, permanent seal recorded (KD-QA-FP-001) before handback
Fire doors removed, wedged or held: a replacement door, a hold-open released by the alarm, or a fire watch — never a wedge
Escape routes narrowed or closed: the alternative route agreed, signed and shown to the department; bed-width maintained where beds evacuate
Progressive horizontal evacuation still possible from every affected bed space into an adjoining compartment
Refuges, evacuation lifts and firefighting shafts unaffected, or the change agreed with the fire safety adviser
Hoardings and temporary enclosures of a fire-resisting construction where they stand on an escape route or a compartment line
What changes, and when: THE CHANGES, WITH DATES

4 DETECTION, ALARM AND SUPPRESSION

DETECTORS, CALL POINTS OR ZONES TO BE ISOLATED	ISOLATION PERMIT REF	COVER WHILE ISOLATED
SPRINKLER / SUPPRESSION IMPAIRMENT	CAUSE-AND-EFFECT CHANGES	ALARM AUDIBLE IN THE WORKS AREA?

5 FIRE LOAD AND IGNITION INTRODUCED BY THE WORKS

HOT WORKS PLANNED	COMBUSTIBLE MATERIALS ON SITE	GAS CYLINDERS AND FUELS
TEMPORARY ELECTRICS	WASTE REMOVAL	SMOKING AND VAPING

6 TEMPORARY MEASURES AND COMMUNICATION

- Extinguishers of the right type at the work face and at the hoarding exit; contractor trained to use them
- A fire marshal for the works named for every shift; a fire watch where section 4 requires one
- Temporary signage for changed routes; exit signs not obscured by the hoarding
- Department staff briefed on the changed routes and the isolations, and the briefing recorded
- Switchboard and the fire response team told of the works, the isolations and the contact for the contractor
- Contractor inducted to the hospital fire procedure — the alarm signals, the assembly arrangements, who directs an evacuation
- Daily check of every temporary measure above, by a named person, recorded

Who does what:

FIRE MARSHAL FOR THE WORKS

DAILY CHECK BY

DEPARTMENT BRIEFED ON

7 ASSESSMENT AND SIGN-OFF — FIRE SAFETY ADVISER

- The works may proceed with the measures above
- The works may proceed only with the additional measures below
- The works are not to proceed until the conditions below are met

ADDITIONAL MEASURES AND CONDITIONS

REVIEW DATE

FIRE RISK ASSESSMENT REVIEW REF

FIRE STRATEGY DRAWING REVISION USED

8 SIGNATURES

Fire safety adviser:

PRINTED NAME

APPOINTED ROLE

COMPANY

SIGNATURE

DATE

TIME

Estates project manager — the measures are in the contract and will be inspected:

PRINTED NAME

APPOINTED ROLE

COMPANY

SIGNATURE

DATE

TIME

Contractor — I accept the measures in sections 3 to 7 and will maintain them for the life of the works:

CONTRACTOR'S SUPERVISOR

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.