



DHCR HSE Fire & Life Safety Alert

Policy and Procedure

By Dubai Healthcare City Authority - Regulatory

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Fire Disaster: Grenfell Tower 14th of June 2017

- 24 Storey Residential Block
- 127 Residential Apartments
- 00.54am - 4th Floor fire reported
- Fire Spread up the façade and broke externally into the apartments
- 48 hours to get the Fire under control
- Fire effected every floor from 2 – 22
- 45 Fire Engines Required
- 250 Fire Fighters to extinguish
- Estimated 70 plus people dead



The next time you hear someone complaining about health and safety, or when you hear someone say that it just costs too much to install sprinklers, fire doors or use fire-resistant materials and that profits are more important than safety; think of the image above and most importantly the unnecessary and completely preventable loss of lives.

Fire Safety Design of the building and poor workmanship:

Around the world, and over the last number of years, disproportionate damage to properties by fire has regularly been attributed to failure to meet Building Regulations requirements, these failings have resulted from poor design and/or workmanship and those responsible for building work (Fit Out / Minor Civil Works) must ensure that the work complies with all applicable requirements of the Building Regulations and Fire Life Safety Codes.

There are a range of commonly encountered problems and causes of disproportionate loss

in building fires. Those most typically observed at fire scenes are:

- Fire-stopping at compartmentation
- Structural interference by contractors during any site works
- Fire-stopping not fit for purpose
- Cavity barriers not installed
- Inadequate fire-stopping around gaps for service penetrations
- Fire-stopping absent
- No Fire Engineer Building Survey
- Absence of quality checks or unauthorized interference with Fire Alarm Control Panels / Fire Sprinklers / Smoke & Heat Detectors and Fire Detection

Image on the Right: Fire started due to faulty inadequately maintained electrical equipment:

Fire spread due to: inadequate cavity barriers used for compartmentation, due to poor workmanship.

- Non-conformance with Fire Protection & Prevention Systems



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What is the learning?

Fire Risk Assessments, stay away from generic checklists and standard models that have no relevance to your building.

A Risk Assessment should look at the total environment, occupancy, building activity and potentially impacting interactions



Image above: Fire Basement Car Park: Fire spread to the upper floors of the building due to: Poor fire-stopping of penetrations in the concrete slab between the basement car park and the upper floors

Know what protection systems you have in your building / unit individually and collectively:

- Planned Preventative Maintenance and service program for all Fire Detection & Protection Systems and equipment
- Evacuation routes designed to withstand the fire / heat to allow safe & timely evacuation with the application of closed fire proof doors (Horizontal / Vertical Evacuation procedures in line with your building / occupancy requirements)
- Assembly points identified and located in a safe zone
- Access roads maintained: Unobstructed emergency access for emergency services, roads / pathways not blocked
- Fire safety equipment service program by approved DCD service provider with service records
- Fire Action Cards; what does it say in your building, does it work and are people aware (e.g. PASS / RACE etc.)
- Fire Evacuation Drawings are they effective and easily understood and located at all stairwells / lifts / lobbies etc.
- Access / location of fire safety equipment sufficient for activity, type of fire and occupancy of building

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What's the Learning? Ensure the above does not happen to you ensure compliance with the UAE Fire Life Safety Code 2017

- Fire drills and evaluation of effectiveness
- Approved fire aiders / wardens
- Fire doors / equipment approved & fire rating for the building
- Fire exit doors are closed and never locked nor obstructed
- Fire evacuation signs illuminated and working
- Evacuation stairwells / corridors are illuminated and not obstructed
- Accessibility, no obstructions, interference nor damage to any fire equipment
- All buildings must have a fire protection and equipment service contract by an approved DCD provider
- Any site works must ensure fire risk rating & protections measures have been reviewed and approved prior to site works
- Construction Hot Works, Electrical Works need prior HSE approval to risk assess the activity
- Designed Fire compartmentation / passive fire protection systems
- Building design material procurement have fire engineering quality assurance checks
- Storage of fire loads in approved fire retardant locations
- Flammable chemicals / materials stored in approved flammable presses and review of chemicals to avoid reactions / combustions
- Discourage use of personal kitchen cooking equipment (toasters / sandwich makers) & avoid use of fairy lights or any unapproved personal electrical equipment
- Medical Gas is managed by certified and qualified specialists

DHCR Health & Safety ("HSE") Regulation Department would like to advise the DHCC Community as the HSE Oversight Community Adviser, there is a legal duty and requirement on all Business Partners, Investors regardless of the size, activity, occupancy or hazards to know and familiarise themselves with the Dubai Fire and Life Safety Code 2017 and their statutory duties to ensure compliance with this Code.

Any advice, guidance required, please do not hesitate to make contact as follows:

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