



# Golden Thread Lessons Learnt Webinar

Presented by  
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Daniel Chappell (Operations Manager)**  
Apologise  
22 April 2026

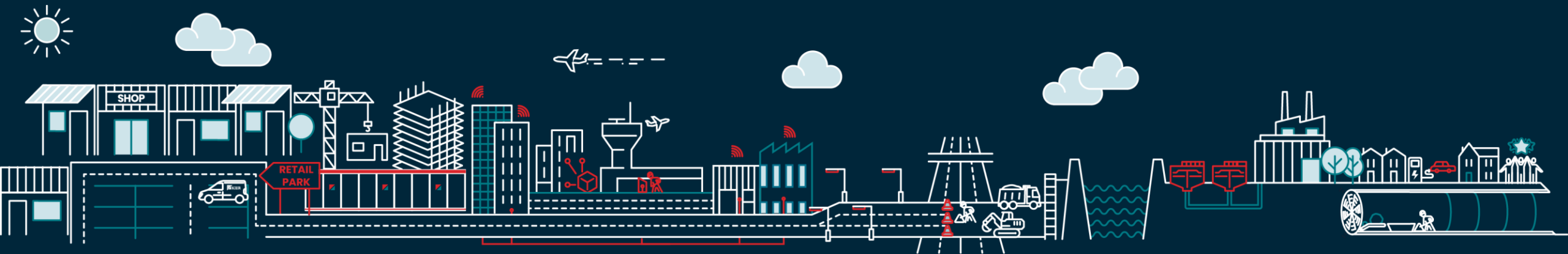


# What will you learn in this session?

1. Requirements to ensure compliance
2. Notes for Procurement
3. Common defects
4. Early MEP engagement – the benefits
5. Tracking documentation and actions
6. Relevant standards and guidance
7. Tips
8. Q&A



# Requirements to ensure compliance



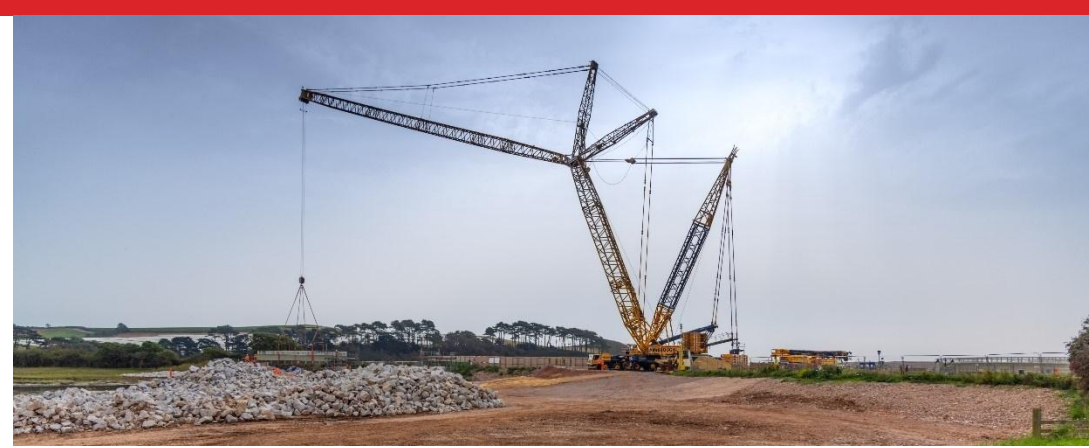
# Requirements to ensure compliance

1. Produce Scope of services for Fire Consultant that include for, as a minimum
  - a) Desktop Study of design information and check for compliance
  - b) Approve drawings on Viewpoint via Lead Consultant
  - c) Check installed Passive Fire Works through site visits and produce formal site visit reports
  - d) Produce report of fire engineering judgement and risk-based analysis
2. Building Control sign off the above reports
3. Build a sample wall for Fire stopping products proposed to be used on the scheme
4. Fire Stopping specialist appointment should include for Design responsibility.
5. Seek Fire test certificates from relevant specialists installing the works prior to their appointment
6. Early consultation with Fire Stopping product manufacturer and get them to produce EJ's
7. Share British Gypsum details with Consultants on day one.
8. Share Movement and distances information on day one with Consultants



# Requirements to ensure compliance

9. Developed Regulation 38 Document tracker
10. Follow the ASFP guidance for steelwork protection and adjacencies.
11. Nominate a dedicated resource relating to Fire aspects (NOTE: Always insist on one)
12. Proactive engagement by site team can result in non-compliant installed works to become compliant and vice-versa. Always check, share and talk to people.
13. Get Architect to produced fire stopping details as early as RIBA 3.
14. Ensure all consultants work to tested details for the fire stopping product proposed
15. NOTE: If HRB ensure robust change control register is included, additional approvals and documentation required.



# Notes for Procurement



# Notes for Procurement

- Kier policy is to engage only UKAS accredited contractors for **fire stopping works**. Procurement Alert – relates to the policy.



Passive Fire Protection is critically important in ensuring safety in buildings. It is used to protect escape routes from fire and smoke to maintain the structural stability of a building giving the occupants adequate time to escape in the event of a fire.

We need to ensure that our Sub-contractors have the relevant expertise, skills and commitment to provide a professional installation of Passive Fire protection.

## ACTION REQUIRED

With immediate effect all orders for Passive Fire Protection should be placed with sub-contractors holding third party accreditation by the United Kingdom Accreditation Services (UKAS). There are only three organisations accredited to provide third party accreditation by UKAS:



It is critical to check that the Installer is covered for the trade disciplines for which certification scope is held. This can be done on the trade body website:

[www.firas-database.co.uk/registers](http://www.firas-database.co.uk/registers)

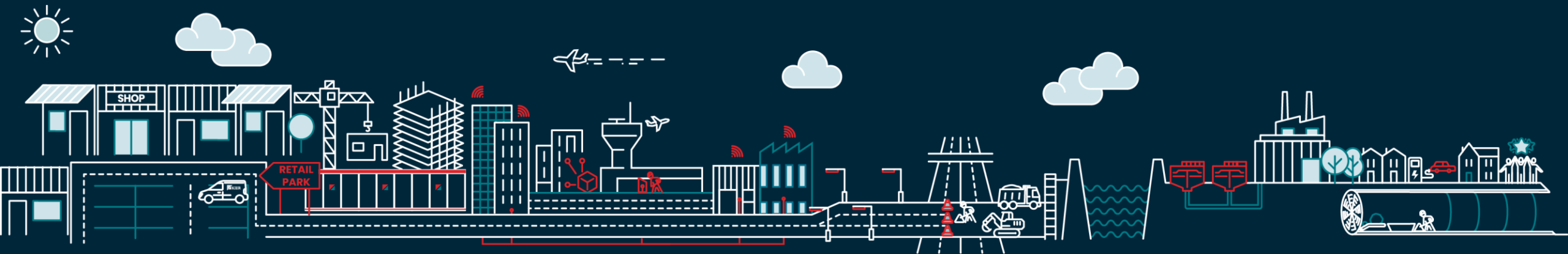
[www.redbooklive.com](http://www.redbooklive.com)

[www.ifcgroup.com](http://www.ifcgroup.com)

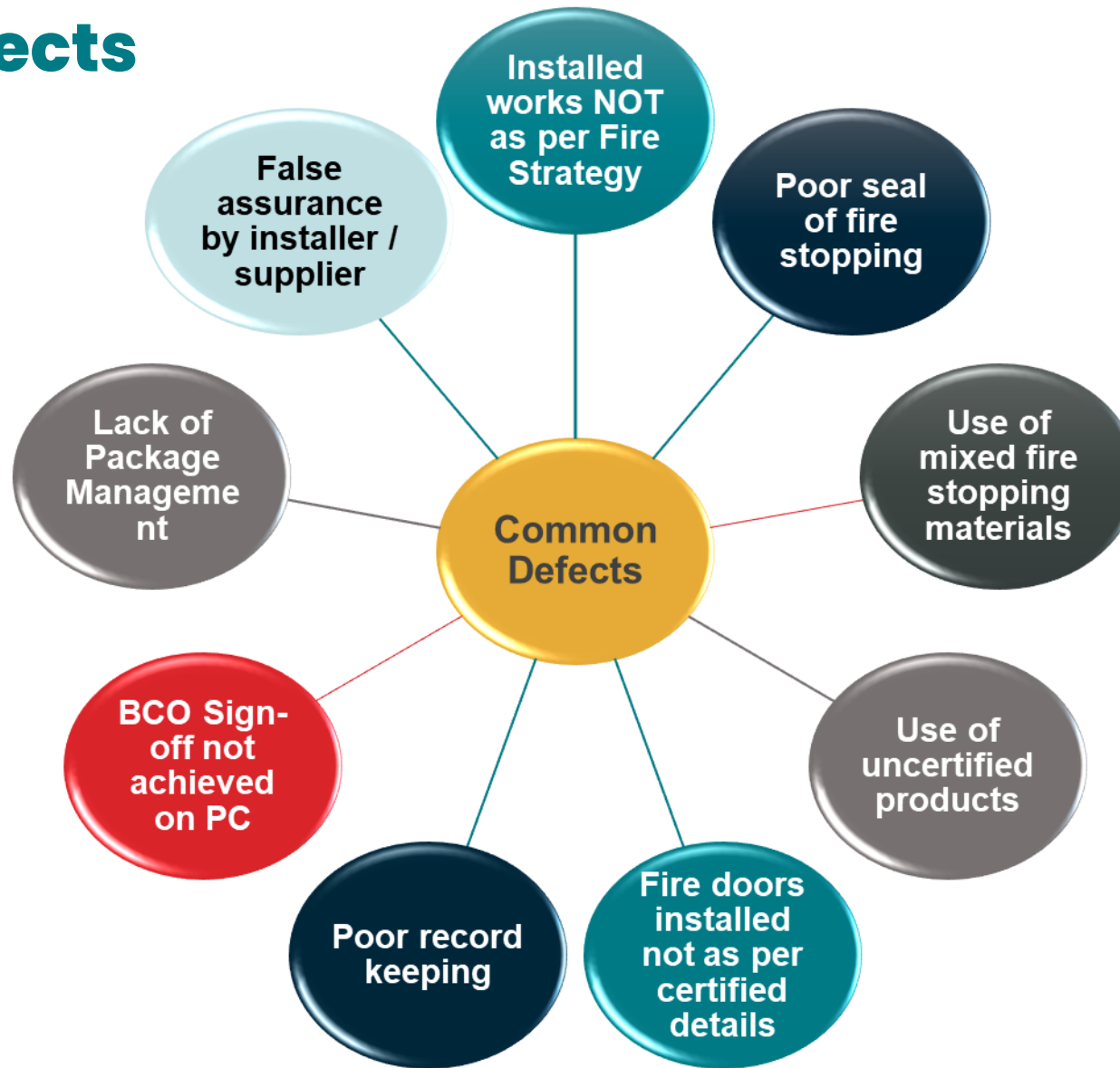
The requirement to comply with "UKAS Accredited installer certification schemes which comply with the requirements of ISO/IEC 17065:2012 - Conformity Assessment - Requirements for bodies certifying products, processes and services"

Once certificated, all Registered Installer Companies are subject to random inspection of their installation work on ongoing contracts together with an annual audit of their office systems to ensure that compliance with Scheme Requirements is maintained.

# Common Defects

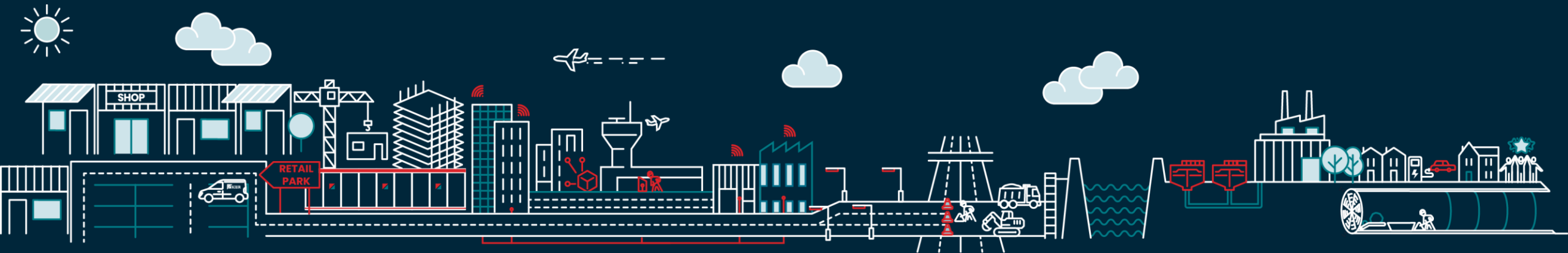


# Common Defects

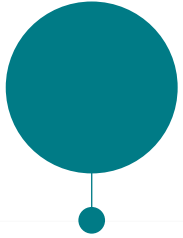




# Early MEP Engagement – the benefits

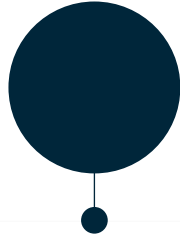


# Early MEP Engagement – the benefits



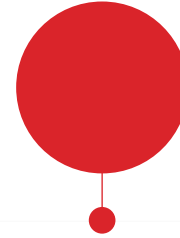
## Fire/Smoke Dampers

Early selection of Fire and Smoke dampers assisted the design team to understand design complexities and resolve clashes and route services



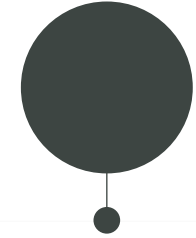
## Buildability

Issues surrounding buildability were resolved, ensure smooth installation on site and assurance of sequencing of works and programme.



## Cost certainty

Fixed design and use of approved products and specifications leads to reduced variations onsite and risks of installed works not beign as per drawn details.



## Quality

Quality of the installed works improved as works were being carried out once and usually right first time.



# Tracking documentation and actions



# Produce Regulation 38 tracker document

Regulation 38 - Fire Safety Product Records Checklist					
Project Name	HMP Millsike	Building No	FNC7000		
Contract No:	10007655	Building Name	House Blocks - Generic		
REVIEW TO VALIDATE THAT THE FIRE SAFETY REQUIREMENTS POLICY HAS BEEN IMPLEMENTED CORRECTLY THE FOLLOWING EVIDENCE OF FIRE PROTECTION INSTALLATIONS MUST BE COLLATED BY THE PROJECT TEAM AND ISSUED TO OUR CUSTOMER AT PRACTICAL COMPLETION					
Fire Protection Product	Validation	Supply Chain Partner (SCP) / Package	Project Team to Confirm if Applicable (Yes/No or N/A)	Copy of Certificate received?	Acquired and Part of O-M Date
<b>Passive Fire Protection Packages</b>					
Intumescent Paint—N/A	Fire Protection-Steel Coatings (Showing Dew-point / Humidity-Dry Film-Thickness-testing)	Insert-SCP-Name + Passive-Fire-Protection	Not-Applicable	Not-Applicable	
	Product-certification-to-BS-476-21:1987—Fire-resistance-to-load-bearing-elements-of-building-construction		Not-Applicable	Not-Applicable	
	Product-manufacturer-training-records-and-inspection-reports		Not-Applicable	Not-Applicable	
	ASFP-Certification-inspection-report-(On-site/Off-site)		Not-Applicable	Not-Applicable	
	Company-2 <sup>nd</sup> -Party-UKAS-Accreditation-certificate		Not-Applicable	Not-Applicable	
Supervisor-competence—NWQ-Level-2-Passive-Fire-Protection	Not-Applicable	Not-Applicable			
Fire Door Sets & Linear Gap Seals (Timber, Steel, Glass and Composite)	<b>Fire Door Installation</b>	Asa Abloy / Carpentry and Joinery	Yes	No	27/01/2025
	<b>Product certification / Test data for door set (Complies to BS 476-22:1987 or BS 1634-1:2014)</b>		Yes	Ongoing	27/01/2025
	Product Test Data for Fire sealant and Build up in line with BS 8214:2012 (Mastic and expanded foam materials should be approved for use as a linear gap seal successfully tested according to BS 476-20 or BS EN 1366-4.)		Yes	Yes	27/01/2025
	Assessment / Site inspection by manufacturer		Yes	No	27/01/2025
	Supplier Installation Manual (Including Maintenance requirements for the customer)		Yes	Yes	27/01/2025
	Installer / Supervisor competence certificate- Firas, BM Trada, IFC		Yes	Yes	27/01/2025
	Installer Company UKAS Accreditation certificate		Yes	Yes	27/01/2025
Linear Gap Seals—N/A	Passive-Fire-Protection-Fire-Door-Installation	Insert-SCP-Name + Passive-Fire-Protection	Not-Applicable	Not-Applicable	
{Junctions-between-compartmented-walls-and-doors}	Product-certification-to-either-BS-476-20-or-BS-EN-1366-4		Not-Applicable	Not-Applicable	
	Supervisor-Competence—NWQ-Level-2-Fire-Stopping		Not-Applicable	Not-Applicable	
	Installer-Company-UKAS-accreditation		Not-Applicable	Not-Applicable	
Putty Pads to Electrical Compartments	<b>Electrical 2<sup>nd</sup> Fix</b>	GRJ	Yes	No	27/01/2025
	Product certification to BS EN 1366-3:2009 – Fire resistance tests for service installations.		Yes	Yes	27/01/2025
	Assessment / Site inspection by manufacturer		Yes	No	27/01/2025
	Installer / Supervisor manufacturer training records		Yes	No	27/01/2025
	Installer Company UKAS accreditation		Yes	Yes	27/01/2025
Fire-Rated-Partitions-and-Linings—N/A	Dry-Lining-and-Plasterboard	Insert-SCP-Name +Dry-Lining/Partitions-	Not-Applicable	Not-Applicable	
	Product-certification-to-either-BS-476-4, BS-476-6, BS-476-7, BS-EN-520-2004-or-BS-EN-15220-2008-		Not-Applicable	Not-Applicable	
	Supervisor-competence—NWQ-Level-2-Dry-Lining-systems		Not-Applicable	Not-Applicable	
	Company-UKAS-accreditation		Not-Applicable	Not-Applicable	
Suspended Ceilings—N/A	Suspended-Ceiling	Insert-SCP-Name + Suspended-Ceilings-	Not-Applicable	Not-Applicable	
	Product-certification-to-BS-EN-12501-1:2018—Fire-classification-of-construction-products-and-building-elements		Not-Applicable	Not-Applicable	
	Supervisor-competence—NWQ-Level-2-Ceiling-Fixing-and-for-NWQ-Level-2-Passive-Fire-Protection		Not-Applicable	Not-Applicable	

# Produce Regulation 38 compliance Schedule

FO15-GR-020 Regulation 38 Fire Compliance Schedule.xlsx - Read-Only ⌘ • Last Modified: 5 February

File Home Insert Page Layout Formulas Data Review View Automate Developer Help BLUEBEAM Acrobat Power Pivot

Clipboard Font Alignment Number Styles Cells Editing Sensitivity Add-ins Bluebeam Adobe Acrobat

E15

## Fire Penetration Schedule

This tracker has been prepared to help manage compliant fire penetrations where proprietary 3rd Party systems, where Bolster or similar systems the data record shall match the information below

Project Name: #REF! Creation Date: #REF!  
 Contract Number: #REF! Assessment Date: #REF!  
 Completed by: Review Version: #REF!

STAGE 4

From Wall and Compartment Details				Fire Protection SCP	M&E SCP									
Drp Ref	Location	Reference	Firestopping Product Specifier	BWIC Hole Drawing Reference	Opening Type	Size	Opening Type	TYPE	System	Insulation type	Change of materials from one side of the wall to the other	Material	Reaction	
			Manufacturer or Fire Engineer	BW 001	4 Sided 3 Sided	Opening size L x H mm	Single Service or Multiservice	Pipe / Tray / Trunking / Ladder Rack	LTHW CHW CONDW Ambient Loop Rainwater Foul CWS HWS Gas Oil High Voltage Cables Low Voltage Cables	CS Continuous Sustained CI Continuous Interrupted LS Locally Sustained LI Locally Interrupted	C/C (capped to Capped) C/U (capped to uncapped or vice versa U/C) U/U Uncapped to Uncapped	Steel Copper PE HD-PE ABS UPVC Etc.	Is the mate to fire app the space r	

Wall & Compartment Details Cavity & Linear Seals Fire Door Schedule Fire Penetration Schedule Fire Damper Schedule Fire Rated Ductwork Intumescent Paint

Ready Accessibility: Investigate Display Settings 85%

# Create Regulation 38 Folders to save collected information

## Categories Include

- |                                       |  |
|---------------------------------------|--|
| 1. Intumescent Paint                  | 14. Fire rated moveable walls          |
| 2. Fire Doors                         | 15. Fire curtains (active and passive) |
| 3. Linear gap seals                   | 16. Lifts                              |
| 4. Putty pads                         | 17. Fire and smoke alarms              |
| 5. Fire rated partitions and lining   | 18. AOV systems                        |
| 6. Suspended ceilings                 | 19. Sprinklers and misting systems     |
| 7. Fire rated glazed partitions       | 20. Fire suppression systems           |
| 8. Fire dampers                       | 21. Dry and wet risers                 |
| 9. Smoke dampers                      | 22. Fire hydrants                      |
| 10. Fire resisting ductwork           | 23. Fire and smoke curtains            |
| 11. Fire stopping (pipes, wires, etc) | 24. Fire rated roller shutters         |
| 12. Fire and cavity barriers          | 25. Smoke fans                         |
| 13. Fire retardant coatings           |  |

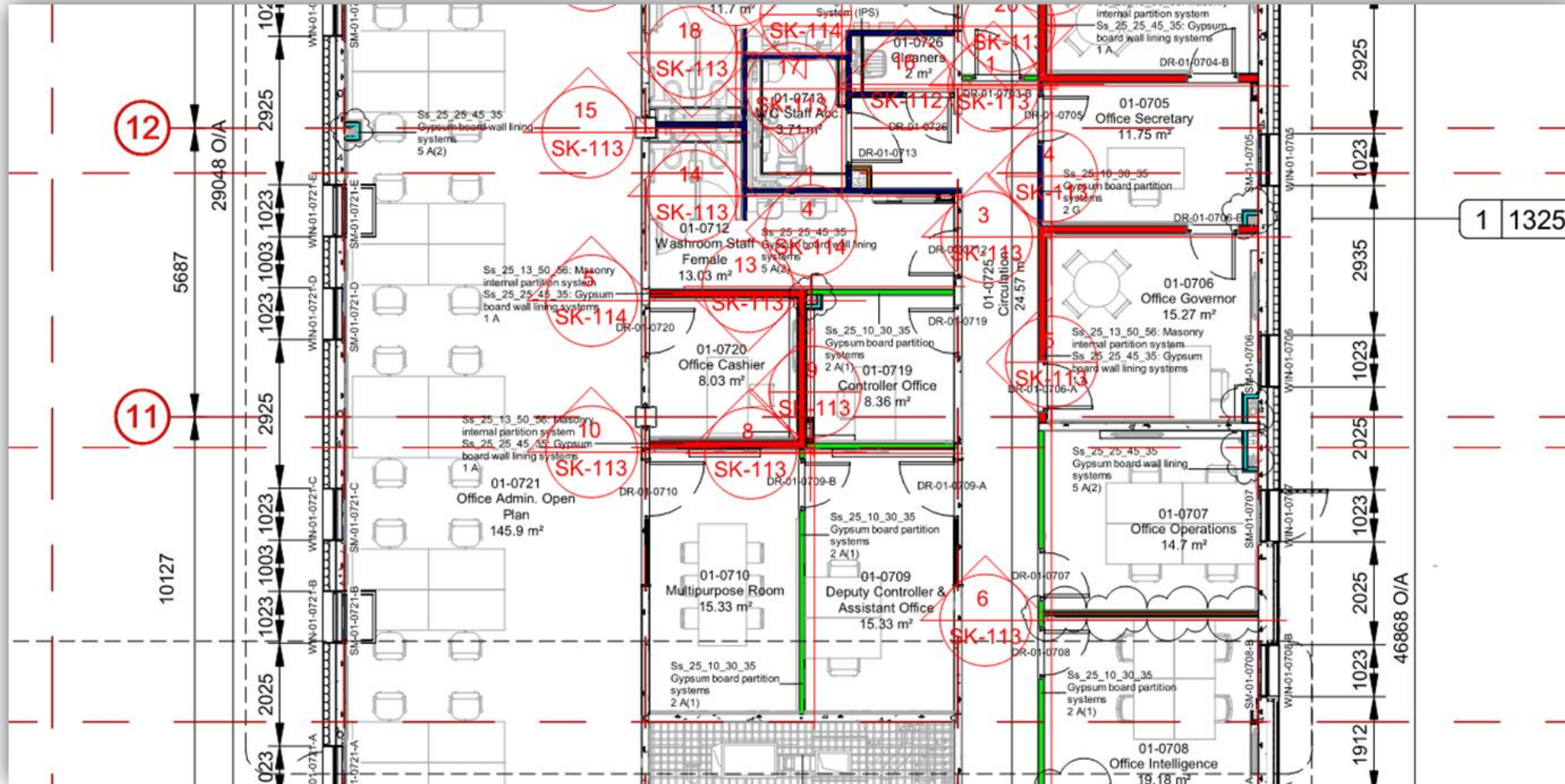
## Main Folders aligned to Reg 38 document

Name
Dry Risers
Fire & Smoke Alarms
Fire and cavity barriers - on site
Fire and cavity barriers- off site
Fire Dampers
Fire Door Sets & Linear Gap Seals
Fire Resisting ductwork
Fire stopping to service penetrations - Batts, Collars,
Glazed screens
Lift installation
Mist System
Precast concrete panels
Smoke fans,AOV & smoke dampers

## Sub-folder structure

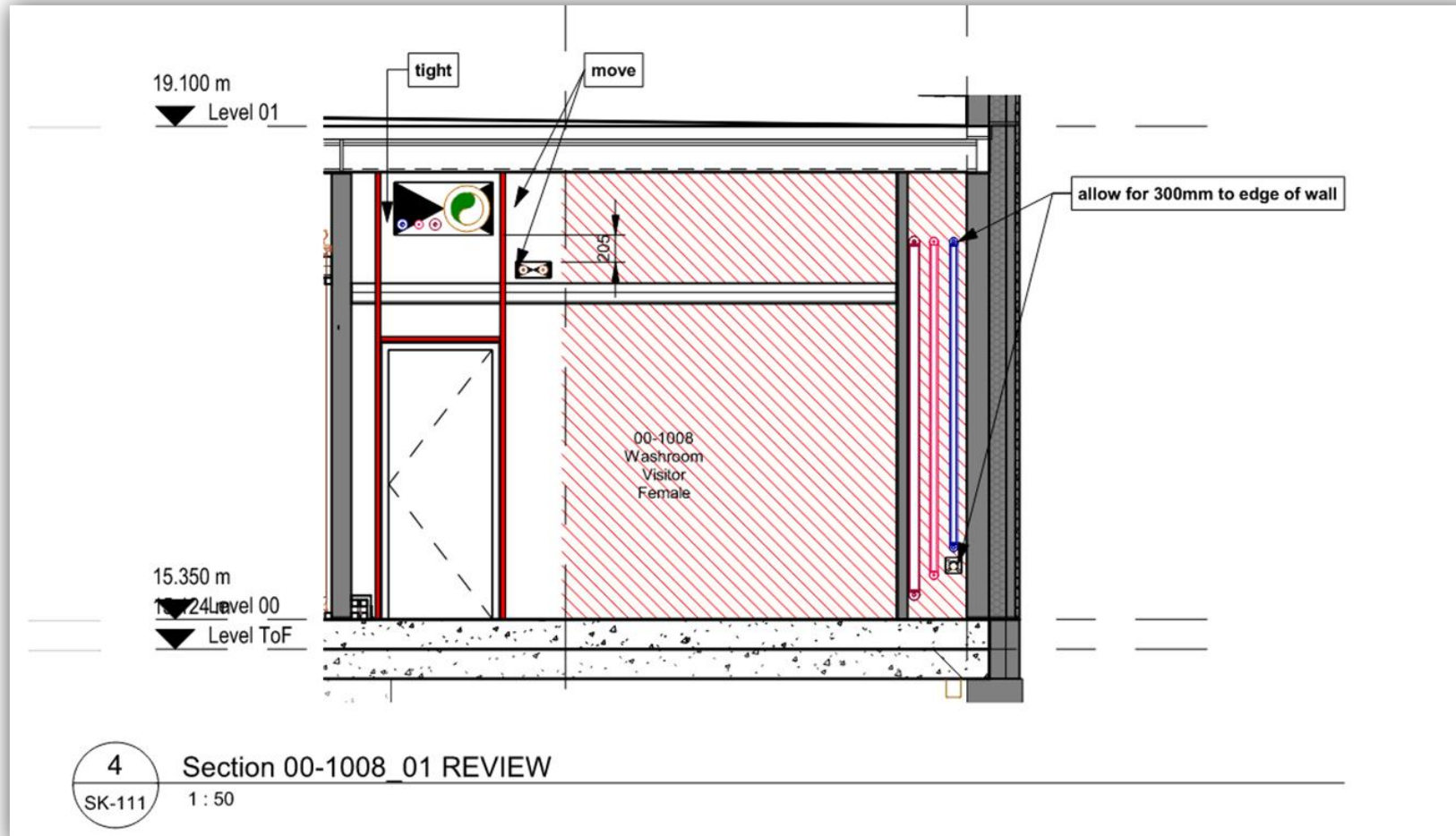
Name	
Company Accreditation	
Installers accreditation	
Product approval	
Product information	
Records	
C... Count	
0	5

# Check Plans



There is NO shortcut, post Grenfell and BSA – everyone is responsible, compliance is our duty – we need to check what Consultants have produced and what sub-contractors have installed.

# Check Elevations



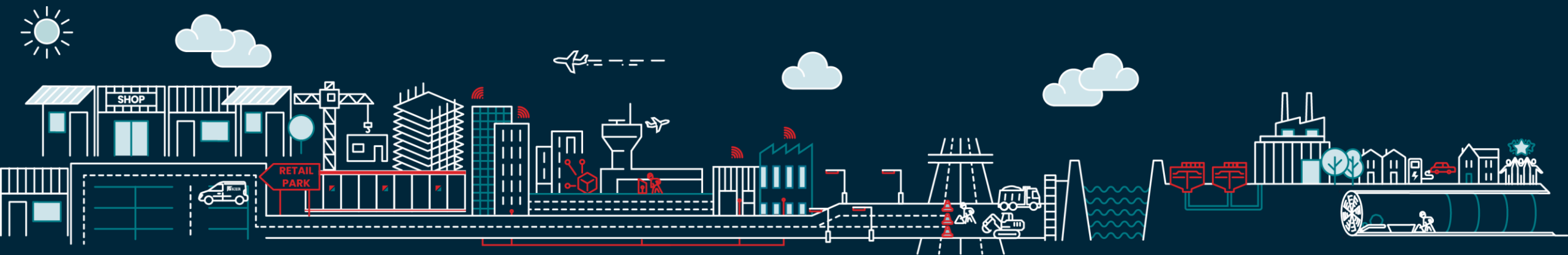
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## Handover Documentation checklist

1. Fire Strategy [latest] incl. Compartmentation layouts.
2. Fire test certification for any proprietary products e.g. partitions; suspended ceilings; fire door sets; fire screens; etc.
3. Certificates of compliance for any intumescent painting.
4. UKAS accreditation certificate for the fire stopping contractor.
5. Training records, 3<sup>rd</sup> party accreditation for operatives and supervisors
6. Proprietary fire stopping materials data / installation sheets.
7. Fire / smoke damper schedule and data sheets.
8. Fire door set / fire screen schedule and fire test certificates.
9. Certificate(s) of Conformity covering the entire scope of works undertaken by the fire stopping contractor.
10. All approval documents from the design team, Fire Consultant, Manufacturers.
11. All witnessing documents, commissioning documents, destructive testing records, Building Control/Fire Consultant reports and QA records etc

# Relevant Standards and guidance



# Relevant standards and Guidance

## Regulatory or mandatory

- ❑ Building Regulations Doc B (provisions may be varied by 'fire engineered approach')
- ❑ Manufacturers instructions based on 'as tested'
- ❑ CDM Regulations (re. provision of information)
- ❑ Regulatory Reform (Fire Safety) Order 2005 (post occupancy)

## Informative / Guidance

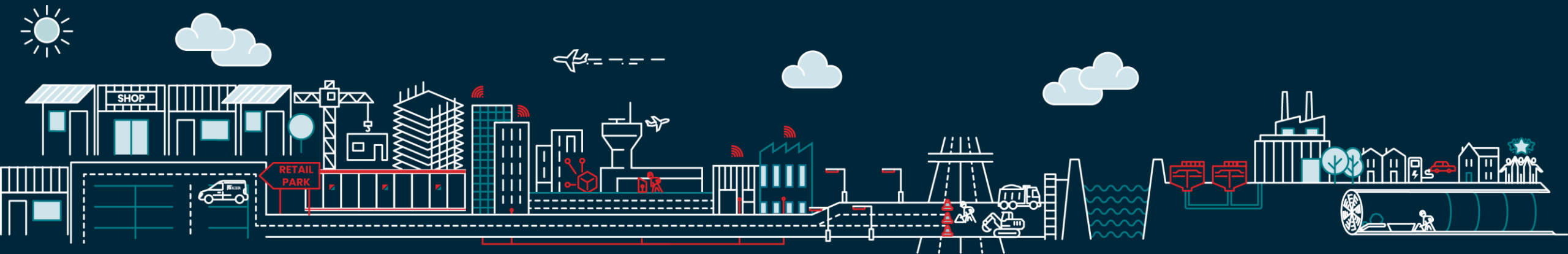
- ❑ ASFP Guides [Assoc. Of Specialist Fire Protection]
- ❑ Sector specific: e.g. Building Bulletin 100, HTM 81
- ❑ British Standards, DW 144 & 145 guides, industry CoP docs

**NOTE:** The above list is not exhaustive





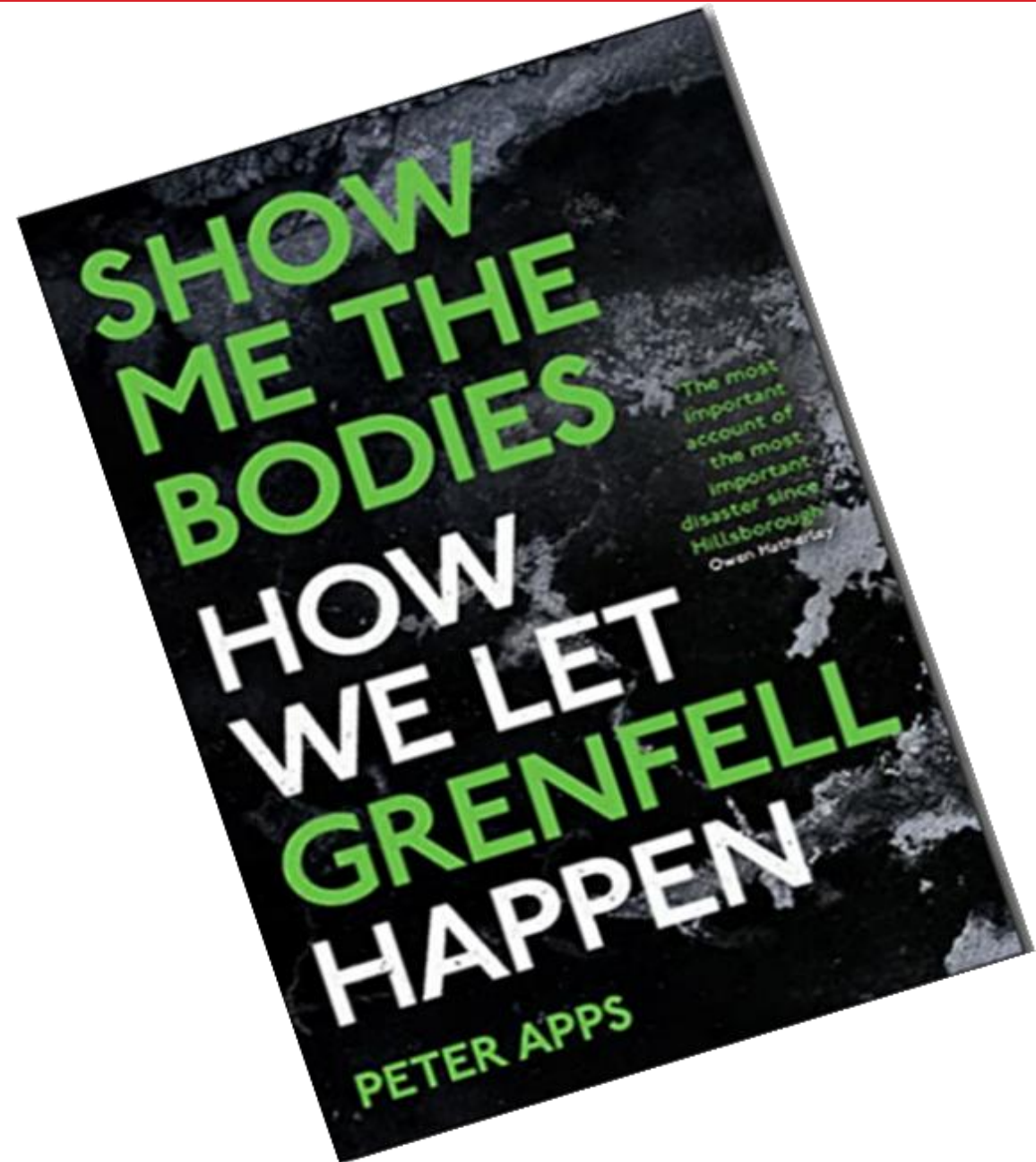
# Top Tips



# Top Tips

Read the book – “Show me the Bodies – How we let Grenfell Happen”

- Comply with the Building Regulations.
- Use ONLY approved, certified and tested details
- Use ONLY approved details, products, companies and installers.
- Record what we have done in design and on-site.
- If in doubt, Always raise it.





**Thank you**

