



Fire Safety Scan existing housing

Fire Safety | Inspection | Review | Consultancy | Plan of action

The fire safety of many existing buildings often does not meet the legal requirements. Large residential fires, regularly in the news, reveal the dangers. The association Fireproof Building Netherlands signals widespread deficiencies. This is confirmed by the fire scans DEMO Consultants has performed commissioned by a number of housing associations. Our research shows that many buildings do not meet the building regulations, in quite a few cases even so since the completion.

We've observed fire safety deficiencies in all types of dwellings, single-family and multi-family, older and recently completed housing. Especially single-family dwellings built before 1980 are at risk. The bad connection between the roof boarding and the separating walls can easily cause an escalation of fire. In residential buildings with stacked construction, the piping through fire separations very often causes safety problems. Poor sealing and lack of fire safety measures in the pipelines cause a great risk of escalation of fire.

WHAT IS THE FIRE SAFETY SCAN

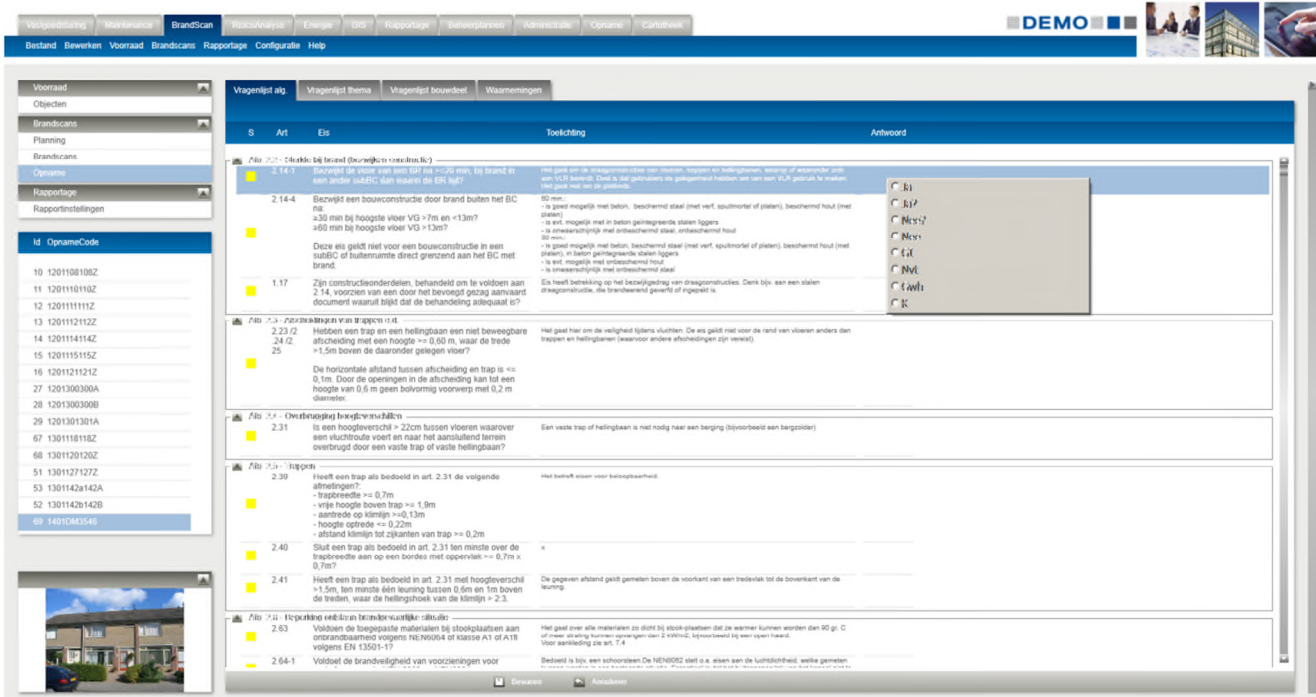
DEMO has been working with TNO Efectis on developing the "Fire Safety Scan existing housing." Fire Safety Scan has been developed as an inspection tool for the systematic fire safety assessment of existing houses and residential buildings. The current regulations form the base of the inspection framework. The instrument makes it possible to weigh the severity of deficiencies, as well as prioritize and standardize fire safety measures.

Fire Safety Scan is available in two forms: regular fire scan for buildings with high risks and compact fire scan for a screening of buildings that are likely to comply with regulations.

WORKING OF THE FIRE SAFETY SCAN

Fire Safety Scan consists of inspection lists with legal requirements (for example the Dutch 'Bouwbesluit 2012'), a brief explanation and a weighting model. Thus a safety rating can be provided based on registered deficiencies of the building.





Fire Safety Scan Application

The inspection lists are filled based on information from existing documents and drawings, complemented by visual inspection and examination with the endoscope (or exclusively by inspection on site in case documentation is missing). DEMO developed a scanning software tool for the Fire Safety Scan with data entry on an iPad. The software also provides a reporting module. A report from Fire Safety Scan consists of the completed findings and the results in the form of categories of deficiencies with recommendations and estimated repair costs. The instrument shows the deficiencies categorized by severity and priority and connects to the relevant fire safety measures. The software tool is part of RE Suite, a complete software solution for real estate information management.

DEMO CONSULTANTS

DEMO Consultants conducts the inspections, generates the reports and supports you in setting up a plan of action and developing solutions to meet the legal requirements. If necessary we can also consult about fire safety matters with the fire department and municipality.

MORE INFORMATION

For more information about our software or consultancy on real estate information management, please contact DEMO on +31 (15) 7502520. You can also ask your question or send an information request by e-mail at resuite@demobv.nl.

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