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Fire safety

Fire safety is currently one of the most important issues in the risk management of buildings, as densely populated urban areas and megacities literally face disaster when a building catches fire and the flames spread into neighbouring constructions.

Proper limitation of the fire hazard through preventive measures such as the right choice of materials and construction methods allowing for easy control of flames are of paramount importance. Our “global” fire safety assignment assesses fire-related risks in all types of construction projects, whether new builds, extensions or renovation projects.

HOW WE CAN HELP YOU

Seco can assist you during the entire building process, from study of the initial design, through execution, to the final delivery of the building. Our fire safety services relate to:

- Building site:
 - distance from neighbouring buildings
 - accessibility for fire brigades and intervention teams
- Structural work:
 - architectural concept of the building
 - compartmentation (walls, doors, thermal barriers)
 - evacuation routes, stairways, emergency exits...
 - structural fire stability (walls, ceilings, air ducts...)
 - fire resistant façade elements and materials
- Fire resistance of materials:
 - inside walls
 - façades
 - roof coverings, corridors, terraces and balconies
- Active protective measures:
 - smoke evacuation (stairways, escape routes, car parks, auditoriums...)
 - first-line intervention aids (fire extinguishers, buckets...)
 - fire detection
 - fire alarms and alerts (push buttons, sirens...)
 - automatic fire extinguishing systems (sprinkler, ESFR, gas)
 - emergency lighting
- Automatic switch-off (air ducts, elevators, locks...) and switch-on (alerts, alarms...)

HOW WE PROCEED

Our global fire protection intervention is focused on the conducting of a conformity check, ensuring that the building complies with all applicable specifications and regulations. This conformity is evaluated on the basis of the presence, suitability, size, performance and working order of the equipment required. The first phase of our work consists of a thorough analysis of all specifications applicable to the project. These are dependent on the type of construction (new build, extension, renovation), the type of building (industrial, residential), the intended use (hospitality, office space, commercial purpose...) and its location (local versus regional regulations). Local fire brigade regulations are also taken into consideration. Technical assistance can be organised for your contacts and consultations with the relevant authorities (Federal Department of the Interior, Federal Department of Work, Fire Department).

Our "global" fire safety intervention consists of three phases:

Preliminary study and concept phase:

- Examination of the relevant specifications and preliminary documents relating to fire safety (compartmentation and escape route blueprints, notes and calculations...).
- Technical assistance in establishing possible requests for exemption, and in meetings with public authorities.

Construction phase:

- Examination of the implementation documents regarding fire safety (implementation plans, technical specification sheets...).
- Inspection of the construction work through regular visits to the construction site, ensuring its compliance with the preliminary studies and specifications.
- Presence at relevant coordination meetings.

Provisional acceptance phase:

- Assistance with testing upon reception of fire safety equipment and validation of test results.
- Assistance during visits upon acceptance of fire safety-related construction parts and validation of reports.
- Quality and Conformity check on the automated fire safety alert and safety systems (alerts, unlocking of doors...).

During all stages, Seco draws up all documents necessary for the completion of its assignment.

WHY RELY ON SECO ?

- Having Seco on board from the early concept and design stages offers the best guarantee of meeting the highest standards in fire safety during actual construction.
- Seco's engineers are extremely experienced in the field of fire safety, both in terms of knowledge of regulatory matters and their practical application.
- Due to its expertise and its neutrality, Seco enjoys an excellent reputation. Our engineers are highly appreciated by the sector and the authorities.
- Fire safety audits benefit from the same professional approach as any of our assignments.

REFERENCE PROJECTS



Pier A & Topaze - architect©Groep2000 - photo©Y.Glavie

Project©Brussels airport

- Technical assistance in defining and testing fire scenarios
- Review of concept in case of layout changes



architect & photo©Zaha Hadid Architect

Project©Havengebouw Antwerpen

- Fire safety engineering (refurbishment and extension)
- Atrium fire scenarios testing



architect© Philippe Samyn and Partners M. Jaspers - photo©Y.Glavie

Project©Tour Dexia

- Design review for underground parking connecting adjacent buildings
- Atrium fire scenarios testing

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