

Design and materials of external walls

Application

The requirement to share information of the design and materials of external walls will only apply to those buildings that fall under the 'Tall Building' category (at least 11 metres and/or five storeys) – see Fact Sheet – Tall Building Definition.

Purpose

The purpose of sharing this information is to assist States of Jersey Fire and Rescue Service (SJFRS) with pre-planning their operational response to a major fire (or incident) which would involve the building, and to provide vital information that will be of value to their response and operations at the time of a fire.

Information will include the design of the external walls of the building, including details of the materials from which they are constructed.

This information is to be included when the Managing Agencies complete their Site Risk Questionnaire.

Responsible persons who do not currently have all the information regarding their external walls should provide the information they do hold and update their external wall details to the SJFRS as soon as possible (by email to the Fire Safety Department - FireSafety@gov.je).

The responsible person will be asked to review the information if there are any significant changes to the external walls of the building.

The accuracy of the information provided remains the responsibility of the responsible person.

Definition of external walls

The meaning of 'external walls' is to be interpreted in accordance with Approved Document B, Appendix A (See Fact Sheet – Interpretation):

Key terms, which include all the following:

- Anything located within any space forming part of the wall.
- Any decoration or other finish applied to any external (but not internal) surface forming part of the wall.
- Any windows and doors in the wall
- Any part of a roof pitched at an angle of more than 70 degrees to the horizontal if that part of the roof adjoins a space within the building to which persons have access, but not access only for the purpose of carrying out repairs or maintenance.

Information required

The Site Risk Questionnaire only requires the submission of relatively simple information and should be restricted to high-level detail. This is managed by answering a selection of 'tick-box' choices provided.

Typically, the information that should be provided in the external wall section will comprise of the following:

- an overview of the design of the external wall
- brief information on the materials of construction, insulation, and any cladding
- any known defects in the construction (either as originally built or currently)
- the level of risk presented by the external walls, cladding, and any attachments (as determined by a competent person).