

## MyTAG supports Fire Safety Compliance

The Building Safety Bill received Royal Assent in April 2022 and passed into law as the Building Safety Act 2022, with changes coming into effect within 12 to 18 months. The Act introduces new and more stringent requirements for high-rise residential buildings over 18 metres tall, or with at least seven stories, including factors such as fire safety and building design.

As part of this, the Accountable Person for an occupied higher-risk building will need to ensure that they have the necessary arrangements in place to manage fire safety risks. This will include having the correct systems and processes in place.

One of the defining elements is the 'golden thread' of information, which will act as a digital and easily accessible audit trail throughout the lifecycle of any building project through design and construction, to operational use. It will include operational and maintenance documents, health and safety documents and risk assessments.



The Accountable Person will need to ensure that digital solutions are in place, that operate through the building lifecycle, and which allow information to be shared securely with all relevant parties. Systems will need to provide up to date risk assessments, compliance details, proof of fire safety equipment installation and checking, providing a full audit trail of the building's health and safety performance.

MyTAG specialises in secure technology for the built environment and has developed safety and security solutions which are already in use in major buildings. The solutions can be tailored to your specific needs, and all operate from a single secure cloud-based platform.

### 1. Electronic Fire Safety Equipment Asset Register

Secure and Trusted NFC Tags are placed on all fire safety assets from fire doors to fire extinguishers and first aid kits. GPS allows the position of each asset to be recorded on installation, and to be confirmed at required intervals. The location of all equipment can be shown on 3-D images, floor plans or in pictures, providing a complete building overview.



## 2. Digital Document Library

The MyTAG Document Library allows all building maintenance and compliance safety information to be stored, with management reports ensuring everything is compliant and up to date, maintaining the 'golden thread'.

## 3. Proof of Compliance with Regulations

The NFC Tags allow auditable records of fire safety checks, carried out by your team or competent contractors. Bespoke question sets for checks on fire doors, fire extinguishers, lift call systems, sprinkler systems and many other assets can be set up, to ensure that all the testing is completed thoroughly on each occasion.

When the person taps the tag with their mobile phone, the list of maintenance tasks and required information is provided for that asset, together with any documents or images that are required for the work to be carried out. A time stamped confirmation of the responses, together with verification of their location and identity, provides guaranteed proof of presence.

### Fire Doors

Fire Door 23 - Floor 15 - George Tower

Installation Date:  
01/08/2019 Manufacturing  
Co: Fire Doors UK



Question Set

Live Event  
Reports

QnA Title: Fire Door V4

Please answer all questions and provide additional information where required

Any faults that cannot be resolved are reported to the responsible person, to ensure that remedial action can be swiftly taken, and upcoming or missed checks are alerted by exception.

All information is available immediately, from wherever it is required, unlike paper fire logbooks, which require attendance on site.

## 4. Digital Risk Assessments and Method Statements (RAMS)

MyTAG RAMS allows you to document your risk assessments and create method statements, to safely carry our tasks through construction to building operations. Templates save operational time and guide management on significant hazards to consider, to make site specific RAMS by customising the hazards, risks, control measures and procedures.

All RAMS are held securely in the cloud and method statements can be sent to staff or contractors' mobile phones, including safety instructions to avoid harm. Exception reporting highlights RAMS which will shortly expire,

| Identified        | Potential Severity | Risk Matrix | Risk Rating |
|-------------------|--------------------|-------------|-------------|
| 1. Unavailability | 0                  | 0           | 1 - 1       |
| 2. Unstable       | 2                  | 2           | 2 - 2       |
| 3. Collapse       | 3                  | 3           | 3 - 3       |
| 4. Very Unstable  | 4                  | 4           | 4 - 4       |
| 5. Implosion      | 5                  | 5           | 5 - 5       |

  

|                   |                          |                           |       |
|-------------------|--------------------------|---------------------------|-------|
| Title             | Internal Window Cleaning | Employee Involved in RAMS | BREES |
| Status            | Published                | Building                  |       |
| Latest Assessment | 15/03/2022 12:44         | Latest Assessor           |       |
| Category          | Horizontal               |                           |       |

  

| Hazard                | People at Risk  | Control Measures  | Pre-Action LSR | Further Actions Required | Post Action LSR |
|-----------------------|-----------------|---|----------------|--------------------------|-----------------|
| 1. Slip, Trip & Falls | Window Cleaners | <ul style="list-style-type: none"> <li>Appropriate training undertaken prior to starting any work</li> <li>Ensure equipment (e.g. ladders, lifts, cranes) is used properly</li> <li>Wear appropriate PPE</li> </ul> | 5 5 5          |                          | 3 3 3           |

allowing timely updates to be created and approved. Risk rating scores are automatically calculated from your pre-action and post-action scores, rating the likelihood and potential severity of each hazard.

## 5. Single solution for Operational Building Safety and Security

MyTAG Proof of Presence can also be used for security patrols and MyTAG Asset Management allows the management of keys and other portable equipment. Daily Occurrence Log allows recording of all building incidents, with customisable categories.

In areas where there is no WiFi or mobile network, MyTAG Deadzone App delivers all MyTAG functionality until connectivity can be resumed.



## Working with Ballymore

MyTAG supports Ballymore, the leading property developer, at their 13 London sites, including the pictured Royal Wharf.

Ballymore are using the MyTAG Fire Safety solution to record their fire safety checks, including checks on fire doors, fire extinguishers, smoke detectors and lift phones. MyTAG Proof of Presence is used for security patrols and live incident reporting, and MyTAG Digital Daily Occurrence Log records all building incidents in the cloud and provides year on year trend analysis.

In 2021, more than 4.5 million checks were carried out and there were more than 100,000 entries in the daily occurrence log, showing how extensively MyTAG is being used across the Ballymore buildings.



To find out more about how MyTAG can support your building's fire safety compliance, please call us today on **01752 657077** or visit **[www.mytag.io](http://www.mytag.io)**.