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, 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, 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.

The regulations do not replace the existing duty for a responsible person to put in place general fire precautions in any premises covered by the Fire Safety Order, regardless of the building's height.

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 MyTAG 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. Proof of Compliance with Regulations

From 23rd January 2023, Fire Safety (England) Regulations 2022 will make it a legal requirement for responsible persons for multi-occupied residential buildings over 11 metres high to undertake quarterly checks of all fire doors (including self-closing devices) in the common parts. They will also be required to undertake annual checks of all flat entrance doors.

The regulations will also require responsible persons to provide information to residents of all multi-occupied residential buildings, with two or more sets of domestic premises (that have common parts), on the importance of fire doors to a building's fire safety.

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

The minimum requirement is that the inspections be completed by the responsible person, and training is available to ensure that they understand how to carry these out safely and effectively. They must record the inspection, so that evidence of compliance at that point in time is available. Should a problem or any damage be identified, more detailed checks of the doors may need to be completed by a specialist.

MyTAG's cloud based Fire Safety Compliance system facilitates the carrying out of the fire door checks, with specific questions needing to be answered depending on the type of door and its location. Photos can be added as required, and any problems identified can be automatically escalated. NFC Tags, bar codes or virtual tags are used to record the location and details for each fire door.

The system can be used for multiple buildings, allowing an estate overview of fire door safety compliance, and the required checks are automatically scheduled, with alerts should they become overdue. Details of the testing are immediately available via the MyTAG system, and historical data can be accessed 24/7/365 for reporting or auditing.

The same system can be used to record the details of other fire safety and building safety testing and checks, such as those on fire extinguishers, fire alarms, smoke alarms and sprinkler systems. Bespoke question sets can be set up to ensure that all the work is completed thoroughly on each occasion.
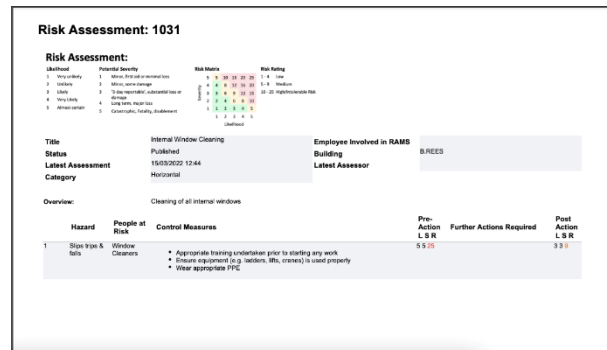
When the person taps the tag with their mobile phone, the list of maintenance tasks and required information is provided for that asset, together with any documents or images that are required for the work to be carried out. A time stamped confirmation of the responses, together with verification of their location and identity, provides guaranteed proof of presence.

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.

3. 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, 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.

4. 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'.

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.**