

Fire Risk Assessment

2 Dunston Road

Version 9

12 August 2024



Next Assessment Due: 12 August 2025

Risk Score: Tolerable Risk

Assessor: Andy Corby

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Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Escape Routes & Fire Spread	Construction and Glazing	<p>Provide fire stopping around pipe penetrations in the following locations:</p> <p>Gas pipes entering the building from the external gas intake/meter room</p>	Medium	Identified		
2	Escape Routes & Fire Spread	Fire Doors	The electrical riser cupboard door on the ground floor is damaged and should be repaired or replaced to an FD30S standard of fire resistance.	Medium	Identified		
3	Signs & Notices	Other Signage	<p>Provide fire action notices which reflect the stay put policy and confirm the action to take in the event of fire.</p> <p>The existing Notice is incorrect and could be confusing for residents.</p>	Medium	Identified		
4	Fire Prevention	Smoking	No Smoking signage should be provided in the communal areas.	Medium	Identified		

5	Escape Routes & Fire Spread	Construction and Glazing	Provide fire stopping at the following locations: Pipe penetrations within the mezzanine tank room, accessed above bin store. Intumescent expanding foam is no longer an accepted fire stopping method for any holes bigger than 15mm.	Medium	Identified
6	Signs & Notices	Other Signage	Covers used to protect the smoke ventilation controls in corridors and the staircase are incorrectly marked as activating the fire alarm (there is no common alarm present). The wording should be amended to refer to the operation of the smoke vent doors or alternatively the wording removed completely as the operation of AOV is not for resident use.	Medium	Identified
7	Signs & Notices	Other Signage	Remove redundant Fire Marshal notice.	Medium	Identified
8	Escape Routes & Fire Spread	Fire Doors	The ground floor lobby door has some damage and a small section of smoke seal is missing. The smoke seal should be replaced.	Medium	Identified
9	Escape Routes & Fire Spread	Fire Doors	The staircase door on the 4th and 5th floors have excessive top gaps of approx 10mm, which need adjusting.	Medium	Identified

Introduction

This report presents the findings of a fire risk assessment carried-out at the premises by QFSM Ltd. The scope, format and limitations of the fire risk assessment have been discussed and agreed with the client.

The scope of the assessment does not include individual dwellings. Notwithstanding any statement or recommendation made with respect to smoke/heat alarms within dwellings, it is always recommended as best practice to ensure that working smoke alarms are provided in all dwellings at least to a BS 5839-6 Category LD3 standard. These should ideally be Grade D1 alarms (mains powered with integral tamperproof battery back-up), although Grade F1 alarms (tamperproof battery powered only) are a reasonable short term measure.

The report includes an action plan which contains recommended tasks, each with a suggested due date. These due dates are only our suggestions, and may or may not be appropriate, depending on individual circumstances such as financial constraints and requirements of enforcing authorities.

The premises risk score was assessed at the time of the fire risk assessment, and a recommended review date has been provided. The actual level of risk may change over time, as a result of tasks being completed, or new risks arising. Regardless of the review date, the fire risk assessment should be reviewed regularly so as to keep it up to date and particularly if:

- there is reason to suspect that the fire risk assessment is no longer valid; or
- there has been a significant change in the matters to which the fire risk assessment relates.

If you have any queries please contact QFSM Ltd at office@qfsm ltd.co.uk.

Executive Summary

The Fire Safety (England) Regulations 2022 are imposed on the Responsible Persons (RPs) and require RPs to take specific action, depending on the height of the building. The regulations apply to all buildings that comprise two or more domestic premises (including the residential parts of mixed-use buildings) and contains common areas that may be used for means of escape.

The regulations apply to:

Common areas - stairs lobbies and corridors

Flat entrance doors and doors in common areas

Walls between flats and other flats and walls between flats and common areas or plants rooms, commercial premises etc.

External walls including attachments such as balconies and doors and windows within external walls.

The regulations do not apply within individual flats other than where fire safety measures are provided within the flats, such as extension of a common fire detection and alarm system or sprinkler system.

In this instance, as a building with a topmost storey of less than 18m above ground level (6 storeys in height), the Responsible Person is recommended to undertake the following specific actions:

- Provide residents with relevant fire safety instructions on how to report a fire and what to do if a fire occurs.
- Provide residents with information regarding the importance of fire doors in fire safety.
- Undertake quarterly checks of all fire doors in the common areas.
- Endeavour to undertake annual checks of flat entrance doors.
- Provide a Secure Information Box containing the building plans detailed below and details of the Responsible Person for the building.
- Provide London Fire Brigade with up-to-date building plans electronically and provide hard copies as well as a single page building plan showing key fire-fighting equipment, such as dry risers.
- Provide London Fire Brigade with relevant information regarding the design and materials of the external wall system.
- Install Wayfinding signage in stairwells that is visible in low light and identifies flat and floor numbers.

FRA REVIEW 01/12/2022

This fire risk assessment was conducting following a request made by ISHA following completion of remedial work to the external wall facade. Confirmation has been received from the client that a EWS1 B1 form has been provided following remediation. This grading indicates that the 'fire risk is sufficiently low that no further remedial works are required'.

Therefore the recommendation to carry out a simultaneous evacuation strategy in the property can be withdrawn and can be reverted to the expected stay put evacuation strategy. This will need to be communicated to all residents and correct Fire Action Notices posted within the building. The requirement for Waking Watch fire wardens is no longer appropriate and London Fire Brigade have been informed of such changes.

FRA REVIEW 12/8/2024

It is noted that the Fire Watch has ceased and there is no evidence of a common fire alarm system so the building has rightly reverted to a stay put policy, however the Fire Action Notice still refers to a simultaneous evacuation procedure and needs changing.

This is a generally well managed block with no personal storage in escape routes or riser cupboards with the exception of two bicycles. There are some minor fire door tasks that need addressing but the overall standard of fire doors is good.

Giving consideration to the general fire safety arrangements within the building, and the tasks recommended as detailed within this report, it is assessed that this building presents a TOLERABLE risk, given the high number of outstanding tasks.

Premises Details

Address line 1	2 Dunston Road
Town	Hackney
Postcode	E8 4FA
<hr/>	
FRA Type	Type 3 – Common parts and flats (non-destructive)
<hr/>	
Description	
<p>A Type 3 fire risk assessment includes the work involved in a Type 1 fire risk assessment, but goes beyond the scope of the FSO (though not the scope of the Housing Act). This risk assessment considers the arrangements for means of escape and fire detection (ie smoke alarms) within at least a sample of the flats. Within the flats, the inspection is non-destructive, but the fire resistance of doors to rooms is considered.</p> <p>Measures to prevent fire are not considered unless (eg in the case of maintenance of the electrical and heating installations) the measures are within the control of, for example, the landlord.</p> <p>A Type 3 fire risk assessment may sometimes be appropriate for rented flats if there is reason to suspect serious risk to residents in the event of a fire in their flats. (This might be, for example, because of the age of the block or reason for suspicion of widespread unauthorised material alterations). This type of fire risk assessment may not be possible in the case of long leasehold flats, as there is normally no right of access for freeholders.</p>	
<hr/>	
Responsible person	ISHA
Client	ISHA

Building Information

Use	Purpose-built, self-contained flats
Number of floors - ground and above	6
Number of floors - below ground	0
Number of flats	15
Number of stair cores	1
Approach to flats	<ul style="list-style-type: none">• Via protected lobbies / corridors
Approximate period of construction	2010-2020
Is the top occupied storey over 18 metres above access level?	Yes
Is the external cladding or facade confirmed as non combustible?	Yes

Further details

Confirmation has been received from the client that a EWS1 B1 form has been provided following remediation. This grading indicates that the 'fire risk is sufficiently low that no remedial works are required' and as such the external wall had been assessed as non combustible for the purposes of this assessment.

Construction details

Masonry/steel construction (part cladded), intermediate concrete floors and a flat roof.

Access to common area is via a secure door entry system at the front elevation (with Firefighter override switch), with flats accessed from lobbies at each floor.

Service/riser cupboards are provided at each floor level of lobbies and stairwell. A first floor lobby door off the stairwell leads to a gas riser cupboard and an access door to a communal flat roof area. A passenger lift is provided and a dry riser inlet is located at front elevation with outlets in the common area stairwell at each floor level above ground floor.



Side aspect of building

External wall details

The external walls appear to be of brick/masonry construction, however this is following visual inspection only. There are some aluminium rain screen panels on window faces which cannot be identified within the scope of this inspection.

01/12/2022

Confirmation has been received from the client that a EWS1 B1 form has been provided following remediation. This grading indicates that the 'fire risk is sufficiently low that no remedial works are required'.

Are there any private balconies?

Yes

Private balcony details

Projecting balconies are observed on the Dunston Rd side of the building - access was not possible within the scope of this inspection to make any judgments on the balconies construction, although they do appear to be aluminium clad. This should be confirmed within a formal examination.

Residents should be advised against storing combustible items on their balconies. MHCLG Advice Note on Balconies on Residential Buildings (June 2019) provides advice on the risks arising from balconies on residential buildings. Residents should be informed about the risks arising from the presence of combustible materials on balconies. They should make clear that smoking, the use of barbecues and storage of flammable property on balconies can increase that risk.

People

Are there any people especially at risk from fire?

Not Known

Comments

No specific occupancy use identified. Tenants are a typical cross section of the public and would include visitors and members of the public. It is assumed occupants are capable of using the means of escape unaided to reach a place of ultimate safety, however the building management company have a responsibility to consider the impact of any known mobility issues on residents being able to use the means of escape independently.

Fire Prevention

Electrical

Are electrical installations and appliances free from any obvious defect?

Yes

Are fixed installations periodically inspected and tested?

Yes

Are portable electrical appliances used?

No

Comments

Fire Safety documentation for the testing and maintenance of fixed electrical installations is held centrally at the ISHA Head Office.

There are electrical sockets in the common areas, presumably for use by cleaning staff. These were in good condition and showed no evidence of misuse by residents or visitors.

Inspection labels are present on electrical installations that show that these have been tested within the last 10 years.



Electrical sockets with isolator lock in common areas



Electrical meters within riser cupboard



Landlords installation within EIC test date.

Gas

Are gas installations and appliances free from any obvious defect?

Yes

Is gas equipment protected/located so as not to be prone to accidental damage?

Yes

Comments

Gas meters are located in an externally accessed storeroom.

Heating

Are fixed heating installations free from any obvious defect?

Yes

Are portable heaters used?

No

Comments

The single electric convector heater in the staircase is free from defect.



Cooking

Does cooking take place on the premises?

No

Comments

Cooking does not take place within the common parts of the building.

Arson

Is security against arson reasonable?

Yes

Is there a reasonable absence of external fuels and ignition sources?

Yes

Comments

Access into the building via a secured main entrance door. External refuse store is secure with key-fob entrance and this was found to be locked at the time of this review.

CCTV cameras are installed internally and externally. Whilst these cameras may have been installed for security purposes they also serve to reduce the risk of deliberate fire setting.



CCTV cameras are installed internally and externally.

Housekeeping

Is accumulation of combustibles or waste avoided?

Yes

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

ISHA operate a zero-tolerance policy for personal belongings stored in communal areas or riser cupboards and have displayed suitable signage to inform residents.

All communal areas and riser cupboards inspected during this review were found to be clear of personal storage.

Residents should be advised against storing combustible items on their balconies. MHCLG Advice Note on Balconies on Residential Buildings (June 2019) provides advice on the risks arising from balconies on residential buildings. Residents should be informed about the risks arising from the presence of combustible materials on balconies. They should make clear that smoking, the use of barbecues and storage of flammable property on balconies can increase that risk.



Signage on riser cupboard doors

Building Works

Are there any hot works being carried-out at this time?

No

Are the premises free of any obvious signs of incorrect hot work procedures in the past?

Yes

Smoking

Are there suitable arrangements taken to prevent fires caused by smoking?

No

Comments

"No Smoking" signage should be provided in the communal areas.

Dangerous Substances

Are dangerous substances present, or liable to be present?

No

Lightning

Is a lightning protection system installed?

No

Comments

There is no lightning protection visible, However, if there is lightening protection in place it should be periodically inspected by a competent person, to the frequency recommended in BS EN 62305.

Escape Routes & Fire Spread

Ease of Use

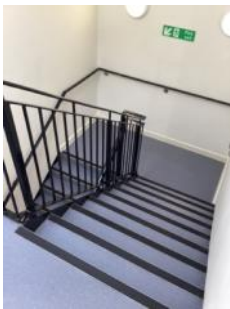
Are exits easily and immediately openable?	Yes
Do fire exits open in direction of escape where necessary?	Yes
Are escape routes unobstructed and safe to use?	Yes
Are there reasonable measures for the evacuation of disabled people?	Yes

Comments

No specific occupancy risk identified. Tenants are a typical cross section of public and would include visitors and contractors. It is assumed occupants are capable of using the means of escape, unaided to reach a place of ultimate safety.



The building floor numbers are clearly identified on each floor landing



Clear escape route with contrasting stair nosings

Dimensions

Are travel distances reasonable?	Yes
Is there sufficient exit capacity?	Yes

Fire Doors

Doors which are expected to be fire resisting:

- Flats
- Risers
- Staircases

Flat Doors

- FD30 self-closing

Riser Doors

- FD30S

Staircase Doors

- FD30S self-closing

Are fire doors to a suitable standard?

Yes

Is there suitable provision of self-closing devices?

Yes

Is there suitable provision of hold-open devices?

N/A

Are doors kept locked where appropriate?

Yes

Comments

As part of this Type 3 Fire Risk Assessment, access was gained into Flat 13 to assess the suitability of flat entrance doors, and any internal doors which open onto the entrance hallway.

The remainder of flat front doors within the building could not be assessed due to access. However, these all appear to be of the same age, condition and design and were probably all installed at the same time. It is therefore reasonable to assume that they are of the same fire resisting standard.

In accordance with the new fire regulations, regular fire door checks should be carried out, quarterly for communal doors and annually for flat entrance doors.

The ground floor lobby door has some damage and a small section of smoke seal is missing.

The left hand electrical cupboard fire door is damaged and requires repair.

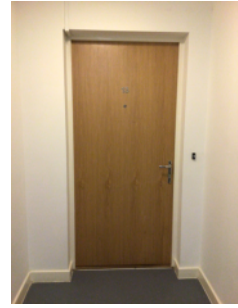
The staircase door on the 5th floor is catching on its frame and the top gap on this door and the 4th floor staircase door is approx 10mm, this needs adjusting.



Example of flat entrance door



Example of believed surface mounted smoke seal



Typical flat entrance door



Riser cupboard doors



Staircase lobby door



Self closer with intumescent strips and seals



The left hand electrical cupboard fire door is damaged and requires repair.



Evidence of fire door inspections

Construction & Glazing

Are escape routes protected with suitable walls and floors?

Yes

Is there adequate compartmentation?

Yes

Is there reasonable limitation of linings that might promote fire spread?

Yes

Glazing which is expected to be fire resisting, inc vision panels and fanlights:

- Staircases

Staircase Glazing

- 30 mins E

Is glazing reasonable and free from any obvious defects?

Yes

Comments

There is some minor fire stopping required where the gas pipes penetrate the concrete floor slab and there has been excessive use of intumescent foam in the mezzanine tank room above the bin store. This foam should be raked out and replaced with a proprietary fire stopping product.

Pyroglass acid etching is noted on staircase doors.



Acid etching on FR Glazing installed in staircase doors.

Dampers, Ducts & Chutes

Are there suitable measures to restrict fire spread via ducts and concealed spaces?

Yes

Comments

No dampers ducts or chutes evident.

Smoke Ventilation

Areas where smoke ventilation is expected:

- Corridors
- Staircases

Corridors

- Natural Vent - Automatic

Staircases

- Natural Vent - Automatic

Is smoke ventilation reasonable and free from any obvious defects?

Yes

Comments

In accordance with the guidance within Building Regulations Approved Document B this building has been provided with smoke ventilation in the staircase and lobbies which is operated by smoke detectors.



Corridor AOV door



Head of staircase AOV

Detection & Warning

Is an electrical fire alarm system expected?

No

Why not?

Purpose-built flats

Is a fire detection and/or alarm system provided?

Yes

Areas covered

- Flats

Flats

System Category

- BS 5839 Pt1 Category L5
- BS 5839 Pt6 Grade D Category LD2

Cause & Effect

- Sounds alarm in flat of origin
- Operates smoke ventilation

Control Equipment

Is the control equipment suitably located?

N/A

Is the control equipment free from any obvious fault or defect?

N/A

Manual Fire Alarms

Are there sufficient means of manually raising an alarm?

N/A

Are manual callpoints appropriately located and free from obvious defect?

N/A

Automatic Fire Detection

Is there sufficient provision of automatic fire detection?

N/A

Is the type of automatic fire detection suitable and free from obvious defect?

N/A

Comments

As part of this Type 3 Fire Risk Assessment access was gained into a sample flat to assess the provision and suitability of fire alarms.

Access was gained into flat 13 which has a fire alarm provided to BS5839-6 LD2 standard.



AOV operating smoke detector

Audibility

Are there adequate means of alerting all relevant persons?

N/A

Firefighting

Fire Extinguishers

Are fire extinguishers expected?

No

Why not?

- Not practicable to train residents
- Fire unlikely in communal areas
- Vandalism concerns

Are fire extinguishers provided?

No

Is the provision of fire extinguishers reasonable?

Yes

Fixed Systems

Are any fixed systems provided?

No

Is provision of fixed systems reasonable?

Yes

Fire Service Facilities

Are any fire service facilities provided?

Yes

Types of facility

- Dry rising main
- Smoke ventilation
- Fire fighting lift
- Premises information box

Is provision of fire service facilities reasonable?

Yes

Comments

Access into the premises information box was not possible to inspect the contents.

It is recommended that the premises information box includes a copy of up-to-date floor plans, as well as information about any residents who may need assistance to evacuate.



Floor numbers are clearly identified on each floor



Dry riser outlet



New wayfinding signage has been provided.



Firefighter access

Lighting

Normal Lighting

Is there adequate lighting of internal escape routes?

Yes

Is there adequate lighting of external escape routes?

Yes

Is there adequate lighting in risk critical areas?

N/A

Comments

Adequate normal lighting is available.



Normal lighting

Emergency Lighting

Method of emergency lighting of internal escape routes:

- Maintained emergency lighting (local)

Is this provision reasonable?

Yes

Method of emergency lighting of external escape routes:

- Non-maintained emergency lighting (local)

Is this provision reasonable?

Yes

Method of emergency lighting of other areas:

- Borrowed light

Is this provision reasonable?

Yes

Comments

Although this inspection took place during daylight hours, given the provision of street lighting in the immediate vicinity and

lighting provided by surrounding buildings, it is reasonable to assume there would be sufficient borrowed light to aid escape in these areas.

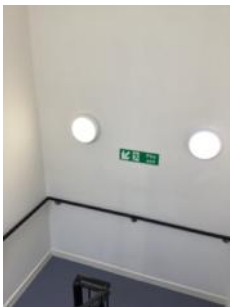


Non-maintained EL is provided on all corridors and staircases.

Signs & Notices

Escape Routes

Is escape route signage necessary?	No
Why not?	<ul style="list-style-type: none">• Simple escape routes• Routes in ordinary use
Is escape route signage provided?	Yes
Is provision of escape route signage suitable?	Yes



Escape route signage

Fire Doors

Is there signage suitable for self-closing fire doors?	Yes
Is there signage suitable for locked fire doors?	Yes
Is there signage suitable for automatic fire doors?	N/A



Stairwell door signage



Riser cupboard door signage

Other Signs & Notices

Is there suitable signage for fire service facilities?	Yes
Are fire action notices suitable?	No
Are there suitable notices for fire extinguishers?	N/A
Is there suitable zone information for the fire alarm system?	N/A

Comments

Fire action notices should correctly reflect the stay put evacuation policy in place.

Covers used to protect the smoke ventilation controls in corridors and the staircase are incorrectly marked as activating the fire alarm (there is no common alarm present).

The wording should be amended to refer to the operation of the smoke vent doors or the wording removed completely as the operation of AOV is not for resident use.



Fire action notice



New wayfinding signage

Fire Safety Management

Procedures & Arrangements

Current evacuation policy

Stay Put

Further details

This building has now reverted to a stay put policy as the remedial works on the external facades have been completed.

Are fire action procedures suitable and appropriately documented?

No

Are there suitable arrangements for calling the fire service?

N/A

Is there a suitable fire assembly point?

N/A

Are there suitable arrangements for the evacuation of disabled people?

Yes

Comments

The Fire Action Notice does not reflect the stay put policy which has been reinstated following the remedial work carried out on the external facade.

These are general needs flats and as such no specific occupancy risk is identified. Tenants are presumed to be a typical cross section of public and could include visitors and contractors. It is assumed that all occupants and visitors are capable of using the means of escape unaided to reach a place of ultimate safety.



Incorrect Fire Action Notice

Training & Drills

Are staff regularly on the premises?

No

Are employees from outside organisations given appropriate fire safety information?

No

Comments

The Fire Action Notice provided in this building does not reflect the stay put evacuation policy in place.

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Testing & Maintenance

Was testing & maintenance information available?

No

Are fire extinguishers subject to suitable test & maintenance?

N/A

Comments

Fire Safety documentation for the testing and maintenance of fire safety systems is held centrally at the ISHA Head Office.

Record Keeping

Were fire safety records available?

No

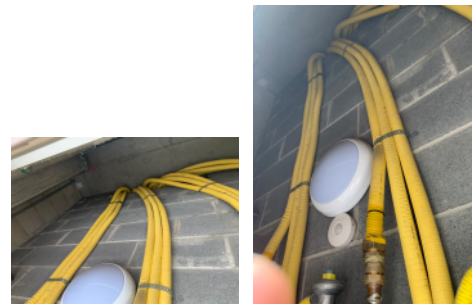
Comments

Fire Safety documentation for the testing and maintenance of fire safety systems is held centrally at the ISHA Head Office.

Tasks

Task 1

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping around pipe penetrations in the following locations: Gas pipes entering the building from the external gas intake/meter room
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	03 March 2020



Task 2

Source Version	3
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	The electrical riser cupboard door on the ground floor is damaged and should be repaired or replaced to an FD30S standard of fire resistance.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	24 March 2021



Task 3

Source Version	6
Category	Signs & Notices
Sub Category	Other Signage
Action Required	Provide fire action notices which reflect the stay put policy and confirm the action to take in the event of fire. The existing Notice is incorrect and could be confusing for residents.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	23 March 2023

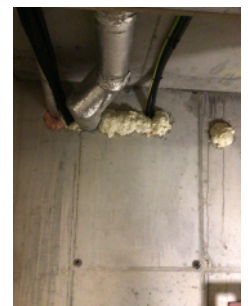


Task 4

Source Version	6
Category	Fire Prevention
Sub Category	Smoking
Action Required	No Smoking signage should be provided in the communal areas.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	23 March 2023

Task 5

Source Version	7
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping at the following locations: Pipe penetrations within the mezzanine tank room, accessed above bin store. Intumescent expanding foam is no longer an accepted fire stopping method for any holes bigger than 15mm.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	01 June 2023



Task 6

Source Version	7
Category	Signs & Notices
Sub Category	Other Signage
Action Required	Covers used to protect the smoke ventilation controls in corridors and the staircase are incorrectly marked as activating the fire alarm (there is no common alarm present). The wording should be amended to refer to the operation of the smoke vent doors or alternatively the wording removed completely as the operation of AOV is not for resident use.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	01 June 2023



Task 7

Source Version	9
Category	Signs & Notices
Sub Category	Other Signage
Action Required	Remove redundant Fire Marshal notice.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	10 February 2025



Task 8

Source Version	9
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	The ground floor lobby door has some damage and a small section of smoke seal is missing. The smoke seal should be replaced.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	10 February 2025



Task 9

Source Version	9
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	The staircase door on the 4th and 5th floors have excessive top gaps of approx 10mm, which need adjusting.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	10 February 2025



Risk Score

Risk Score	Tolerable Risk
Next Assessment Due	12 August 2025

Likelihood	Potential Consequence		
	Slight Harm	Moderate Harm	Extreme Harm
High	Moderate	Substantial	Intolerable
Medium	Tolerable	Moderate	Substantial
Low	Trivial	Tolerable	Moderate

Likelihood

Low	Unusually low likelihood of fire as a result of negligible potential sources of ignition.
Medium	Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).
High	Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

Consequence

Slight	Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).
Moderate	Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.
Extreme	Significant potential for serious injury or death of one or more occupants.