

Fire Risk Assessment

33 Provost Street

Version 4

27 August 2024



Next Assessment Due: 31 August 2025

Risk Score: Tolerable Risk

Assessor: Andy Harris

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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	Ease of Use	<p>There are electrical cables in common areas which are suspended in uPVC conduit. requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems are to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire.</p> <p>Version 4. 27/08/24 This task remains outstanding.</p>	Advisory	Identified		
2	Escape Routes & Fire Spread	Fire Doors	<p>A hole in the lobby door on the 2nd floor requires repair with acceptable intumescent filler to maintain the FD30 fire resisting standard of this door.</p> <p>Version 4. 28/08/24 This task remains outstanding.</p>	Medium	Identified		
3	Fire Prevention	Housekeeping	<p>The storage of combustible items in communal areas is excessive and should be reduced.</p> <p>3rd floor lobby (flats 2 and 3). Version 4. 27/08/24 This task remains outstanding.</p>	Medium	Identified		

4	Escape Routes & Fire Spread	Construction and Glazing	There are wall vents located in common areas which do not appear to be intumescent. These should be replaced with intumescent vents to maintain the compartmentation of the building.	Medium	Identified
			Version 4. 27/08/24 This task remains outstanding.		

5	Detection & Warning	Automatic Fire Detection	There is a BS5839 Pt 6 Grade F fire alarm located in the entrance hallway of the building.	Advisory	Identified
			The provision of a common fire alarm system contradicts National Guidance for a building of this type (general needs, purpose built, self contained flats). A letter dated 6th January 2020 from QFSM Ltd to ISHA regarding the provision of fire alarms in common parts of blocks of flats offers guidance and recommendations on this matter and this letter should be referred to when considering whether this is a necessary provision, or if it is considered a necessary provision whether this fire alarm is of the Standard required.		
			Version 4. 27/08/24 This task remains outstanding.		

6	Escape Routes & Fire Spread	Fire Doors	Confirm that flat front doors, inspection of which was not possible, are to an FD30S self-closing standard.	Medium	Identified
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Version 4, 27/08/24

Access was gained into flats 3,4 & 5, flat 5 did not have a self closing device, flats 3 & 4 self closing device requires adjusting to overcome the latch. A full survey should be carried out to confirm the flat entrance doors are to FD30S self- closing standard.

7	Detection & Warning	Automatic Fire Detection	The provision of a common fire alarm system contradicts National Guidance for a building of this type (general needs, purpose built, self contained flats). A letter dated 6th January 2020 from QFSM Ltd to ISHA regarding the provision of fire alarms in common parts of blocks of flats offers guidance and recommendations on this matter and this letter should be referred to when considering whether this is a necessary provision, or if it is considered a necessary provision whether this fire alarm is of the Standard required.	Advisory	Identified
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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 D alarms (mains powered with integral battery back-up), although Grade F alarms (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

Version 4. 27/08/2024

The previous FRA for this building was reviewed prior to this inspection, paying particular attention to any tasks generated by that FRA. During this inspection these tasks were inspected where access was possible, to ascertain if the recommended remedial work had been completed, and comments regarding the progress of any remedial work made accordingly.

This new version was created on 27/08/2024 and is not a review of the fire risk assessment. This is purely an on-site audit carried out at the request of the client to ascertain the progress of any action carried out against previous tasks identified in previous versions of this fire risk assessment.

There are electrical cables in common areas which are suspended in uPVC conduit.

A hole in the lobby door on the 2nd floor requires repair with acceptable intumescent filler to maintain the FD30 fire resisting standard of this door.

The storage of combustible items in communal areas is excessive and should be reduced.

Conduct a fire stopping survey of the building, particularly the undercroft bin store, The undercroft electrical cupboard, and externally accessed gas meter cupboard. All of these areas have cable and pipe penetrations which pass into the flats above and should be properly fire stopped.

There are wall vents located in common areas which do not appear to be intumescent. These should be replaced with intumescent vents to maintain the compartmentation of the building.

Access was gained into flats 3,4 & 5, flat 5 did not have a self closing device, flats 3 & 4 self closing device requires adjusting to overcome the latch. A full survey should be carried out to confirm the flat entrance doors are to FD30S self-closing standard.

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.

Premises Details

Address line 1	33 Provost Street
Address line 2	Flats 1-7
Town	Hackney
Postcode	N1 7NE
FRA Type	Type 1 - Common parts only (non-destructive)
Description	A Type 1 fire risk assessment has been conducted at this building. This means the inspection of the building has been non-destructive. As well as considering the arrangements for means of escape, the fire risk assessment has included, where possible, the examination of a sample of flat entrance doors. It has also considered, so far as reasonably practicable, the separating construction between the flats and the common parts without any intrusive examination of construction. This Type of fire risk assessment has not involved entry to flats beyond the area of the flat entrance door.
Client	ISHA

Building Information

Use	Purpose-built, self-contained flats
Number of floors - ground and above	5
Number of floors - below ground	0
Number of flats	7
Number of stair cores	1

Approach to flats

- Direct from stair
- Via protected lobbies / corridors

Approximate period of construction

2000-2010

Is the top occupied storey over 18 metres above access level?

No

Construction details

Masonry construction, intermediate concrete floors and a flat roof. Access to common area via secure door entry system at front elevation, with flats accessed from lobbies at each floor (direct from stairwell at top floor). Service/riser cupboards at each floor.



External walls - rear elevation

External wall details

The majority of the external walls on both front and rear elevation are of brick/mortar construction. However there appears to be some form of shiplap cladding system installed on the fourth floor external walls. This material could not be identified within the scope of this fire risk assessment.

Attention is drawn to the Ministry of Housing, Communities & Local Government Consolidated Advice Note for building owners of multi-storey, multi-occupied residential buildings, dated January 2020 (<https://www.gov.uk/government/publications/buildingsafety-advice-for-building-owners-including-fire-doors>) (the “Advice Note”).

The Advice Note recommends that building owners should consider the risk of external fire spread as part of the fire risk assessment for multi-occupied residential buildings.

Consideration has been given to this matter within this fire risk assessment. The Advice Note further recommends the assessment of the fire risks of any external wall system, irrespective of the height of the building.

Are there any private balconies?

Yes

Private balcony details

Whilst beyond the scope of the Fire Safety Order, as a private balcony is not part of the common area, residents should be advised 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. Advice from fire and rescue authorities is also clear that barbecues should not be used on balconies. (MHCLG Advice Note on Balconies on Residential Buildings, 2019)

People

Are there any people especially at risk from fire?

Not Known

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

Documentation regarding the testing and maintenance of fixed electrical installations is held centrally by ISHA. The Neighbourhood Officer has confirmed these are all up to date.

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.



Electrical sockets are provided in the common areas



Evidence of inspection of electrical installations.

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

There is no gas provision or equipment in the common areas.

Heating

Are fixed heating installations free from any obvious defect?

N/A

Are portable heaters used?

No

Comments

There is no heating provision in the common areas.

Cooking

Does cooking take place on the premises?

No

Comments

Cooking takes place within flats only and does not take place in the common parts.

Arson

Is security against arson reasonable?

Yes

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

Yes

Comments

All entrances are fob operated. The main entrance door was found to be locked and secure, preventing unauthorised access.

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 located internally
and externally

Housekeeping

Is accumulation of combustibles or waste avoided?

No

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

Whilst beyond the scope of the Fire Safety Order, as a private balcony is not part of the common area, residents should be advised 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. Advice from fire and rescue authorities is also clear that barbecues should not be used on balconies.

(MHCLG Advice Note on Balconies on Residential Buildings, 2019)

There was an excessive amount of combustible items in the corridor outside flats 2 and 3.

Paladins are located in bespoke bin stores in the undercroft section of the building. There are also four panelled installed directly within the undercroft section of the building. This area is secured by lockable steel gates. However this area is accessible to all residents of flats located on Nile Street, provost Street, and Britannia walk. This area should therefore be monitored to ensure that combustor balls are not allowed to build up, as it was observed a number of bulk waste items were located in this area.



Bulk waste item is located in the undercroft section of the building

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?

Yes

Comments

“No Smoking” signage is provided, and there is no evidence of smoking taking place in the common parts.

Dangerous Substances

Are dangerous substances present, or liable to be present?

No

Lightning

Is a lightning protection system installed?

Not Known

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?

N/A

Are escape routes unobstructed and safe to use?

Minor Defects

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.

There are electrical cables in common areas which are suspended in uPVC conduit. requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems are to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire.

Due to security concerns within the building, individual electromagnetic locks have been fitted to each lobby door. Discussion with the neighbourhood officer revealed that communal key fobs were not an option due to these concerns. A fire service over ride has been provided at each lobby door on every level as a suitable compensatory measure, provided these are tested regularly.

Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

Fire Doors

Doors which are expected to be fire resisting:

- Electrical Cupboards
- Flats
- Lobbies
- Risers

Electrical Cupboard Doors

- FD30S

Flat Doors

- FD30S self-closing

Lobby Doors

- FD30S self-closing

Riser Doors

- FD30S

Are fire doors to a suitable standard?

Minor Defects

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 Fire Risk Assessment, attempts were made at each flat to gain access to assess the suitability of flat entrance doors, and any internal doors which open onto the entrance hallway. This was not possible.

However, all doors appear to be in good condition, of the same age 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. The provision and condition of self closing devices, intumescent strips/cold smoke seals, and effective door closing action of these doors however could not be assessed and this should be confirmed ensure all doors afford FD30S SC standard of fire resistance.

Construction & Glazing

Are escape routes protected with suitable walls and floors?

Yes

Is there adequate compartmentation?

No

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:

- Lobbies

Lobby Glazing

- Georgian wired

Is glazing reasonable and free from any obvious defects?

Yes

Comments

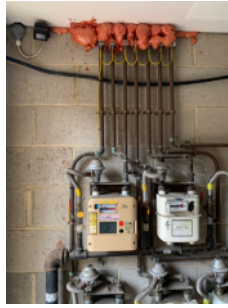
There are wall vents located in common areas which do not appear to be intumescent. These should be replaced with intumescent vents to maintain the compartmentation of the building.

Within the undercroft bin store there are pipe penetrations into the flats above which do not appear to be fire stopped. In particular UPVC soil pipes penetrate through the floor slab above and do not appear to have any proprietary fire stopping collars fitted.

Within the undercroft electrical meter cupboard and the externally accessed gas meter cupboard there are large cable and pipe penetrations into the building which are not fire stopped.



Cable penetrations in electrical intake cupboard require fire stopping



Expanding foam should not be used on penetrations of this size



Cable penetrations within the electrical meter cupboard.



Cable penetrations within the electrical meter cupboard.

Dampers, Ducts & Chutes

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

Not Confirmed

Comments

No Dampers, Ducts or Chutes evident.

Smoke Ventilation

Areas where smoke ventilation is expected:

- Staircases

Staircases

- Natural Vent - Automatic

Is smoke ventilation reasonable and free from any obvious defects?

Yes

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

- Communal areas

Communal Areas

System Category

- BS 5839 Pt6 Grade D Category LD3
- BS 5839 Pt6 Grade F Single smoke alarm

Cause & Effect

- Sounds alarm in communal areas

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?

Yes

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

No

Comments

There is a BS5839 Pt 6 fire alarm provided in this building.

The provision of a common fire alarm system contradicts National Guidance for a building of this type (general needs, purpose built, self contained flats). A letter dated 6th January 2020 from QFSM Ltd to ISHA regarding the provision of fire alarms in common parts of blocks of flats offers guidance and recommendations on this matter and this letter should be referred to when considering whether this is a necessary provision, or if it is considered a necessary provision whether this fire alarm is of the Standard required.

NB: All detection provided in the building for the purpose of the actuation of the smoke ventilation system should remain.

The fire detection system provided for the actuation of the smoke ventilation system appears to be quite dated, with detectors appearing old and in a state of ill repair. Consideration should be given to upgrading or replacing the system.

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

- Smoke ventilation
- Entrance door override

Is provision of fire service facilities reasonable?

Yes

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

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:

- Borrowed light
- Maintained emergency lighting (local)

Is this provision reasonable?

Yes

Method of emergency lighting of other areas:

- Not applicable

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.

Signs & Notices

Escape Routes

Is escape route signage necessary?

No

Why not?

- Simple escape routes
- Routes in ordinary use

Is escape route signage provided?

Yes

Is provision of escape route signage suitable?

Yes

Fire Doors

Is there signage suitable for self-closing fire doors?

Yes

Is there signage suitable for locked fire doors?

No

Is there signage suitable for automatic fire doors?

N/A

Comments

All riser doors should be fitted with "Fire Door Keep Locked Shut" signage

Other Signs & Notices

Is there suitable signage for fire service facilities?

Yes

Are fire action notices suitable?

Yes

Are there suitable notices for fire extinguishers?

N/A

Is there suitable zone information for the fire alarm system?

N/A

Fire Safety Management

Procedures & Arrangements

Current evacuation policy

Undefined

Further details

Whilst it would normally be expected to stay put policy is in place for purpose-built self-contained flats, there is a common fire alarm provided which contradicts national guidance for a building of this type. The provision of a common fire alarm would normally suggest a simultaneous evacuation strategy is in place, however the provided common fire alarm system is not of a standard sufficient to support such a policy. Please refer to comments on tasks generated in the automatic fire detection section of this report regarding this matter.

Are fire action procedures suitable and appropriately documented?

Not Known

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

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.

Training & Drills

Are staff regularly on the premises?

No

Are employees from outside organisations given appropriate fire safety information?

Yes

Comments

Fire Action notices provide sufficient information to inform persons from outside organisations of the action to take in the event of discovering a fire.

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. The ISHA Neighbourhood Officer has confirmed that these are up to date.

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. The ISHA Neighbourhood Officer has confirmed that these are up to date.

Tasks

Task 1

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	<p>There are electrical cables in common areas which are suspended in uPVC conduit. requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems are to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire.</p> <p>Version 4. 27/08/24 This task remains outstanding.</p>
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	05 March 2022



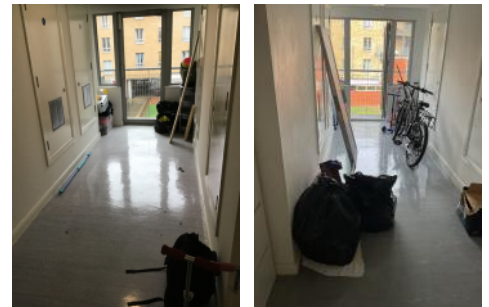
Task 2

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	<p>A hole in the lobby door on the 2nd floor requires repair with acceptable intumescent filler to maintain the FD30 fire resisting standard of this door.</p> <p>Version 4. 28/08/24 This task remains outstanding.</p>
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	03 September 2020



Task 3

Source Version	1
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items in communal areas is excessive and should be reduced. 3rd floor lobby (flats 2 and 3). Version 4. 27/08/24 This task remains outstanding.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	03 September 2020



Task 4

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	There are wall vents located in common areas which do not appear to be intumescent. These should be replaced with intumescent vents to maintain the compartmentation of the building. Version 4. 27/08/24 This task remains outstanding.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	03 September 2020



Task 5

Source Version	1
Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	<p>There is a BS5839 Pt 6 Grade F fire alarm located in the entrance hallway of the building.</p> <p>The provision of a common fire alarm system contradicts National Guidance for a building of this type (general needs, purpose built, self contained flats). A letter dated 6th January 2020 from QFSM Ltd to ISHA regarding the provision of fire alarms in common parts of blocks of flats offers guidance and recommendations on this matter and this letter should be referred to when considering whether this is a necessary provision, or if it is considered a necessary provision whether this fire alarm is of the Standard required.</p> <p>Version 4. 27/08/24 This task remains outstanding.</p>
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	05 March 2022

Task 6

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	<p>Confirm that flat front doors, inspection of which was not possible, are to an FD30S self-closing standard.</p> <p>Version 4. 27/08/24 Access was gained into flats 3,4 & 5, flat 5 did not have a self closing device, flats 3 & 4 self closing device requires adjusting to overcome the latch. A full survey should be carried out to confirm the flat entrance doors are to FD30S self- closing standard.</p>
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	03 September 2020

Task 7

Source Version	2
Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	The provision of a common fire alarm system contradicts National Guidance for a building of this type (general needs, purpose built, self contained flats). A letter dated 6th January 2020 from QFSM Ltd to ISHA regarding the provision of fire alarms in common parts of blocks of flats offers guidance and recommendations on this matter and this letter should be referred to when considering whether this is a necessary provision, or if it is considered a necessary provision whether this fire alarm is of the Standard required.
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	12 February 2023

Risk Score

Risk Score	Tolerable Risk
Next Assessment Due	31 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.