

Agenda Item: 13.6

Report to: Amenities Committee

Date: Wednesday 10th March 2021

Subject: Community Centre – Fire Panel Wiring Issue

Summary: Report on the discovery of non-compliance wiring within the fire panel system

Introduction

The building contractor's electrician team for the 2020/21 Community Centre hall extension works has required 'Fire Action' to visit and commission the additional wiring they added to the fire panel loop system.

When Fire Action inspected the recent works – it was noted that some historic wiring carried out prior (possibly from previous extension/modification works) was not wired-in correctly and therefore not compliant.

Fire Action Feedback + Quote

When I questioned our current servicing contractor, 'Fire Action', about the issue, and why this was not detected under routine inspection by them – I received the following response:

"As part of our routine testing and inspection, part of these works would never include assessing the current standard of installation of the existing wiring. We test the installed system for operation and check the design of the system for compliance. If an assessment of the cabling were required, this would involve investigating cabling that may be hidden within the fabric of the building.

All addressable fire systems have to be wired in a loop configuration; this is to protect the integrity of the fire system should part of the system fail for instance one side of the loop the other side would continue to function preventing a full loss of the system. It seems the previous installer rather than extending the loop of the system they opted to run this as a spur, so one single line of cable with field devices attached. In the panel, there is a loop wired in so you would expect to see four cables 2 in the 'IN' of the loop and 2 in the 'OUT' of the loop, but in the out of the loop, there is an additional two cables. This indicates Spur wiring."

Cost

The spurred wiring route needs to be analysed and then reconfigured to form a continuous loop to become compliant. A contractor has quoted £1,200 plus VAT to:

For two engineers to carry out investigation for a day into the Loop/cabling issue on the fire alarm system as detailed above.
£ 1,200.00 plus VAT

If further investigation is required, we will revert to Time and Materials based on £55 plus VAT per hour thereafter.

Contact Officer: Michael Dean
Date 22nd January 2021

Chief Facility Officer