“With the exception of language, it would not be an exaggeration to characterise global fire safety standards as the most urgent outstanding issue in the pursuit of the public interest in global safety and performance comparability.”

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Global Building Standards Director, RICS

Chair – CTBUH Fire & Facades Group

Chair – International Fire Safety Standards Coalition
population increase = urban buildings increase = fire increase

• 3,000,000 pa fires globally* (39 countries)
• 18,000 deaths
• 58,700 injuries

• Population increase from 7.7 to 9 Billion by 2050

• Urban development

• Deaths & injuries

*CTIF 2016 report on 39 countries = 15% global population
wildfires increasing

• global Wildfires are increasing in both severity and impact across the globe

• these fires can have a significant impact on the built environment - destroying entire communities eg 2018 Camp fire and Paradise, California

• Wildfire - foresters and land managers, but as homes and businesses sprawl into wildland-urban interface the challenges require expertise from other stakeholders.
Trends in causes of fire

Carelessly discarded smoking materials
Chip pan fires

Lithium ion batteries
Domestic appliances
BBQ’s
UK Houses of Parliament caught fire 40 times between 2008 and 2012

Notre Dame cathedral fire April 2019
Non ACM cladding is also an issue
Balconies are also an issue
Innovation will pose challenges
Benefits to business of standards

From investors to the public, they offer significant benefits to different stakeholders:

1. **Professional advisors**
   - enhance performance and reputation

2. **Investors**
   - comparability of sound investments on a like for like basis

3. **Multinationals**
   - better understanding of property portfolio

4. **Developers**
   - ability to attract new clients from all markets/regions

5. **Governments**
   - political, market transparency and investment potential

6. **Public**
   - confidence in governments and buildings
IFSS - International Fire Safety Standards
International standards – working together

IPMS
International Property Measurement Standards

ICMS
International Construction Measurement Standards

ILMS
International Land Measurement Standards

IVS
Valuation of assets prepared on a common worldwide basis

IFSS – design & in-use

IFRS
International Financial Reporting Standards

Ethics
Valuation

- Based on open market value
- Use best comparables available
- Public sentiment is against dangerous buildings
- Global investors very aware of this as a global issue
- Local investors very aware
- Banks very aware of inconsistencies
- So **no investment and inability to raise finance**
Why is there a need for IFSS?

Property of all types is built and managed differently around the world, which leads to:

- Difficulty in providing consistent and transparent information from one market to the next
- Inconsistency further undermining existing international standards such as IFRS and IVS
- A degree of uncertainty in property markets
- Uncertainty for international financial investors
- Uncertainty by the public leading to political instability
Fire safety in buildings has two arenas:

• Design and construction – providing the fire safety infrastructure
• Building in use – using and maintaining the fire safety infrastructure
Fire safety design needs to address:

- Holistically the whole building, not just cladding, on a fire engineered approach
- Fire prevention and arson resistance
- Fire detection and alarm
- Means of escape/evacuation
- Structural fire resilience
- Fire growth control incl fire suppression
- Fire fighting facilities
- Fire engineers input
- Supervision of construction
- Competency
Building In Use – Using and maintaining the fire safety infrastructure

- Fire risk assessment
- Building management
  - Regular inspection, reporting & testing
  - Maintenance
- Training
- Existing buildings – incremental improvements
- Competency
What are International Fire Safety Standards (IFSS)?

IFSS will offer a global solution to:

- Address current inconsistencies in the way property is designed, built and managed for fire safety
- Ensure different types of property including offices, residential, retail and industrial are safe for users
- Ensure confidence in property investment

IFSS will be implemented by all coalition organisations, through their members.
IFSS – Team approach

- These issues need a team approach
- Skilled fire professionals are key to the future
- Opportunity to build capacity in global fire safety profession is huge, particularly in high risk buildings
- Countries & Professional bodies must collaborate, globally for safe sustainable development
1. To consider adopting IFSS as UN standards in 2020
   i. Align with SDG’s
   ii. Align with 2030 Agenda

2. 10 year Decade of Action for Fire Safety 2020-2030 – proposer?
Get involved – gstrong@rics.org
Get involved – gstrong@rics.org
Professional standards are

Good for business
Good for govts
Good for the public