

JCoP 10.2:

Our solutions for fire prevention
on construction sites





This document provides an overview of the fire prevention measures applicable to construction sites, focussing on how Rawley Hire solutions align with current fire safety regulations. It outlines the specific requirements for temporary buildings based on fire break distances and compliance with the Joint Code of Practice (JCoP) and other relevant guidance.

The document further details the variety of modular and portable building solutions offered by Rawley Hire, designed to meet stringent fire safety criteria, ensuring both compliance and the safety of personnel on site.

i. *It's the customers responsibility to carry out a fire risk assessment to determine the type and specification of equipment required.*

ii. *JCOP is not statutory, it's an insurance requirement for projects over £2.5m.*

What is a temporary building?



Temporary buildings on construction sites are defined within section 4.20 of JCoP 10.2 as prefabricated cabins, site huts, cargo containers, caravans, portable and sectional buildings brought to site for use as offices, stores, workshops, welfare facilities etc. that are used on site during the course of works on that site.

When is a fire rated temporary building required?

Temporary buildings should be separated from the building under construction, or refurbishment or any other permanent buildings by as wide a fire break as reasonably practicable.

More than 6 metres clear fire break

Where a fire break of greater than 6m* can be achieved then no special considerations for fire performance are required except for section 13.6 which states that when temporary buildings are vertically stacked the mid roof/floor assembly to achieve 30 minutes (REI) fire resistance from below and their supporting members to achieve 30 minutes (R) fire resistance to BS EN 13501-2 (ref 23) or British national equivalent tests.

*If the building under construction is a large timber frame structure, the required fire break is increased to 20m.

Less than 6 metres clear fire break

Where a minimum fire break of 6m cannot be achieved then the temporary building shall be designed and constructed to meet the fire performance requirements of section 13.3, with the following considerations.

Temporary building manufactured before 1st January 2025 which meet the criteria of JCoP 9th Edition section 13.3 and are properly maintained can continue to be used after that date.

Temporary building manufactured after 1st January 2025 shall be manufactured to meet the criteria described in the 10.2 edition of the JCoP.



Rawley Hire Solutions

Rawley Fire Rated Cabins

The Fire Rated cabins are used on sites in single-storey and multi-storey applications where a 6m clear fire break cannot be achieved. These fire-rated modular structures are designed to withstand and contain fires while providing safety and comfort.

- Complies with *JCoP 10.2 section 13.3* requirements, for sites where a 6m clear fire break cannot be achieved.



Rawley Eco Cabins

GreenSpace cabins are used on sites in single-storey and multi-storey configurations where a 6m clear fire break can be achieved. These cabins focus on reducing energy use and minimising the carbon footprint while maintaining high-quality performance.

- Complies with *JCoP 10.2 section 13.6 requirements* and *HSG168 3rd edition, Appendix 1, Clause 6*, designed for secure and fire-safe use on sites with a 6m fire break.



Anti-Vandal Cabins

Anti-Vandal Cabins are designed for use on sites where a 6m clear fire break can be achieved, available in both single-storey and multi-storey applications. These cabins ensure robust protection while being fire-resistant.

- Complies with *JCoP 10.2 section 13.6 requirements* and *HSG168 3rd edition, Appendix 1, Clause 6*, designed for secure and fire-safe use on sites with a 6m fire break.





01268 722300

Rawley Hire

Rawley House, Harvey Road, Burnt Mills Industrial Estate, Basildon, Essex, SS13 1RP

www.rawley.co.uk