



MEJS
INGENIEURS & UITVOERING



2025

FIRE SAFETY

PREVENTION IS BETTER
THAN EXTINGUISHING



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IS BETTER THAN
EXTINGUISHING.”**





FIRE SAFETY

Who doesn't know the saying: Prevention is better than extinguishing? And it is true, of course. But no matter how many precautions you take to prevent a fire, it can always happen. And you must be prepared for that as well.

EVERY DAY

In recent years, there were an average of around 220,000 fire reports per year in the Netherlands. That's over 600 per day, or 25 per hour. So, it's fair to say that it can happen to anyone. Fortunately, not all of these were large-scale fires causing millions in damages, nor did they always result in casualties. Nevertheless, the impact of a fire is enormous. Consider only the financial, material, and emotional damage. The importance of preventing fires, therefore, does not need further elaboration, in our opinion.

CAUSE #1

After improper human behavior, short circuits are the number one cause of fires. This is undoubtedly due to the increasing use of electrical devices. For instance, a charger left plugged in without use can overheat and cause a fire. The use of an unearthed multi-plug power strip connected to several devices can also be a cause. Naturally, there are differences in numbers, scale, and causes between residential and commercial fires. However, the fact remains that it's important to be aware of how easily you can prevent a fire yourself.



GAINING INSIGHT

The attention that companies and institutions generally pay to the possibility of a fire appears to be quite limited. On the one hand, this seems to be because there is no budget (or willingness to allocate funds) for the necessary measures. On the other hand, it appears to be due to a lack of awareness about its importance. And to think that the safety of employees, visitors, and users of a commercial or utility building should be of the utmost importance, apart from the significant damage a fire can cause; a business fire often leads to bankruptcy.

For **utility buildings**—such as schools, hospitals, office complexes, shopping centers, multi-purpose buildings, and so on—the importance of proper preventive measures is even greater. These are larger structures where many people gather, who may not know their way out in the event of an emergency.

RESPONSIBILITY

As the owner of a commercial or utility building, you are and remain responsible for the fire safety of your property. The competent authority (the municipality, assisted by the fire department) can inspect the fire safety status of your building and,

based on that, grant or revoke the necessary permits. Simply put: if the building does not comply with the requirements of the 2012 Building Decree, the property's doors may be closed or remain closed. Additionally, as of 2021 and 2022, several amendments to the Building Decree have been enacted.

If the use of the building entails additional risks, you must also apply to the municipality for a fire safety environmental permit or submit a use notification. Here too, the responsibility lies with the building owner.



***“YOU MAY COMPLY
WITH LAWS AND
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INSURANCE

Having proper insurance is, of course, essential. However, this does not fully cover the risks, neither in terms of personal safety nor finances. Insurers go beyond the building requirements specified in the Building Decree. The Building Decree primarily focuses on personal safety and escape routes. Insurers, however, emphasize preventing fire and operational damage or minimizing its extent. In this respect, companies are often unaware of their risks. Even if the fire department has inspected and approved the building, insurers may impose additional

requirements if, for example, there are flammable materials present, such as plastic packaging, crates, or combustible insulation materials that put the entire building or company at risk.

So, while you may comply with laws and regulations perfectly, your insurability may still be an issue.

RESEARCH, ADVICE & MEIJS

We cannot prevent fires entirely. However, we can limit the chances of a fire spreading and the resulting damage. This all begins with thorough research and specific advice on the necessary measures. Meijs Engineers is happy to assess the fire safety of your property for you. Such an assessment comprises several components.

ZERO STATUS MEASUREMENT

We conduct a scan of the building to identify all fire hazards. Based on this, we create a report outlining concrete steps to prevent or limit the spread of a fire. Naturally, this is all in compliance with applicable laws and regulations, as described in the Building Decree.

DEFICIENCY REPORT

This report provides a clear overview of any deficiencies in the building related to fire spread.

FAÇADE INVESTIGATION

Buildings with risky façade cladding must be examined for fire safety. This requirement was introduced by the Ministry of the Interior and Kingdom Relations (BZK) following the major Grenfell Tower fire in London in 2017.

We perform this investigation using the “BZK Risk Tool - Fire Safety Façades” developed by DGMR, based on the building’s architectural plans and an on-site visual inspection. Using the collected data, we classify the building into a so-called “risk category for combustible façades.” If the building falls into the green/yellow category, no further actions are required. However, if it is classified as orange/red, adjustments are necessary or even mandatory. We are happy to assist and advise on the required adjustments identified during our investigation.

DEFINING COMPARTMENTS

A fire compartment is a section of a building designed to function independently in the event of a fire. Fire compartments must ensure that fire and smoke are contained for a certain minimum period of 20, 30, or 60 minutes, creating a safe escape route. In addition to fire compartments, there are also smoke compartments and sub-fire compartments, each with specific requirements and regulations. Determining the correct compartmentalization is a complex task requiring in-depth knowledge of laws and regulations, as per the Building Decree. We are happy to determine whether, where, and how compartments should be created within your building. We clearly indicate these compartments on construction drawings.

PROJECTION EXPERTISE

Smoke and heat detectors alert building occupants to evacuate promptly if a fire suddenly breaks out. We provide advice on the optimal placement of detectors or systems, handle their configuration, and can even connect these systems to an alarm center or emergency services if desired.





**“MEIJS ENGINEERS
INVESTIGATES, ADVISES,
AND PERFORMS ALL FIRE
SAFETY-RELATED TASKS.”**



FIRE PREVENTION

STRUCTURAL

To minimize the dangers of a potential fire or its spread, structural measures are essential. These measures consist of various elements, which we expertly execute either in full or in specific areas. These include:

- Installing fire-resistant seals to eliminate interruptions in fire barriers. This often involves sealing pipes, conduits, or cable trays passing through walls, ceilings, or floors.
- Installing fire-resistant doors, floors, and/or ceilings to prevent fire from spreading to other areas.
- Installing fire-resistant glazing.
- Cladding main load-bearing structures or other timber elements, such as walls and shafts.
- Applying fire-resistant coatings to steel primary and load-bearing structures.

INSTALLATION-TECHNICAL

Installation-technical fire prevention involves installing and possibly activating systems that limit the potential impact of a fire. This includes:

- **Emergency Lighting**
In case of a fire, power often fails, or darkness results from smoke. Emergency lighting helps people evacuate safely. We ensure this is in place.
- **Sprinkler Systems**
For larger spaces or buildings with specific purposes, a sprinkler system is an excellent solution. It can quickly and automatically combat a fire in its early stages. We handle everything, from installation to configuration.
- **Fire Alarm Systems (FAS)**
Under certain conditions, buildings must be equipped with a fire alarm system. We install these where needed and ensure they function correctly.
- **Fire and Butterfly Dampers**
Fire or butterfly dampers may be required in ventilation and air treatment ducts. We handle their placement.
- **Extinguishing Equipment**
Extinguishing equipment, such as reels or powder extinguishers, must be correctly installed and functional. We take care of that.

ORGANIZATIONAL

Creating evacuation plans, emergency response plans, and installing appropriate signage are all part of organizational fire prevention. Fire often starts with people, as they can inadvertently create risks. It's therefore wise to have these dangers documented and organized.

DIGITAL DOCUMENTATION

When it comes to fire safety, numerous laws and regulations apply. You cannot simply apply a coating, install a fire-resistant door, or fit a fire collar. Materials and their installation must be approved and certified. We document all our work using our self-developed software application, the so-called **digital logbook**. This logbook is used to map the fire safety status of a building during an initial inventory. It is also employed when fire-resistant adjustments are made. In our software, we specify on drawings where fire-resistant applications are installed, their specifications, certifications, and attestations, and include photographic documentation.

All applications are clearly administered in this way, creating a digital logbook accessible online. This ensures that all work and applications are immediately visible, for example, to the competent authority. It saves unnecessary work and ensures that building owners always comply with applicable requirements and conditions.

WORK REVIEW

By using a digital logbook, work can be instantly reviewed by all stakeholders. It verifies whether work has been properly executed and whether certified materials have been used as required. This prevents errors or unnecessary rework and facilitates permit approvals. Additionally, insurers can later confirm that all necessary steps to prevent or limit damage have been taken.

Preventing fire is a strict requirement—not only for the safety of people but also for obtaining permits and ensuring damage insurability. Meijs Engineers investigates, advises, and performs all fire safety-related tasks.

Would you like to know if your building meets fire safety requirements?
Contact us—we are happy to help.

SOURCES

CBS.nl ♦ Brandweer.nl ♦ NIBHV.nl
Verbond van verzekeraars ♦ Verzekeraars.nl



GO FOR SAFETY.
REQUEST MORE
INFORMATION.



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