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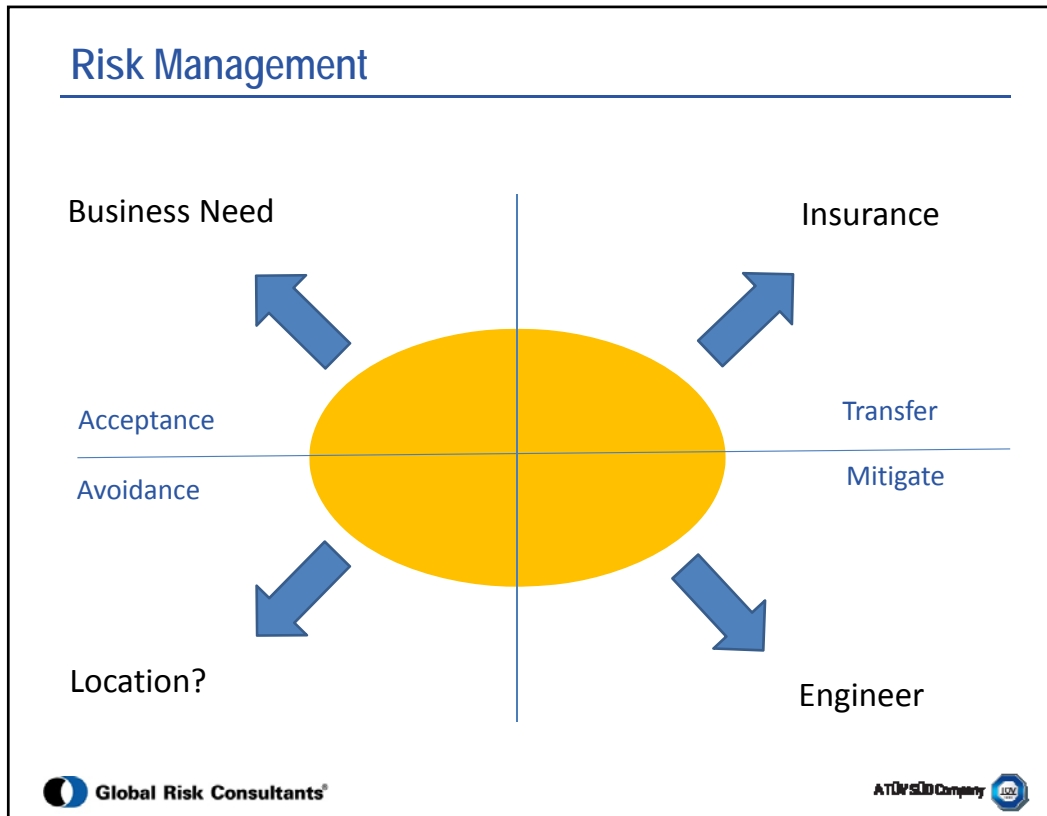
Prevention & Control
The Key to Property
Conservation

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Account Engineer

A TÜV SÜD Company 

Contents

- Risk Management
- Operational Risk
- Prevention and Control
- Causes of Loss
- Prevention Measures
- Control Measures
- Questions



Operational Risk

Loss control from an operational perspective:

- Fire = stopped production
- Stopped production = unhappy customers

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Prevention and Control

Question:

Did it burn down because it wasn't sprinklered...?

Or

Did it burn down because it caught fire?

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Prevention and Control






DOWNTIME & / OR FIRE

Goal....

Meet out customer expectations – supply our customers

Prevention and Control

	Prevention	Control
HPR		
Non-HPR		

Causes of Loss

Top causes of loss in commercial property:

- Arson
- Hot Work }
• Contractors }
- Electrical }
• Equipment failure causing fire }
- Industry specific special hazards
 - Flammable liquids
 - Data centers
 - Theatres
 - Laundry

Hot Work & Contractors

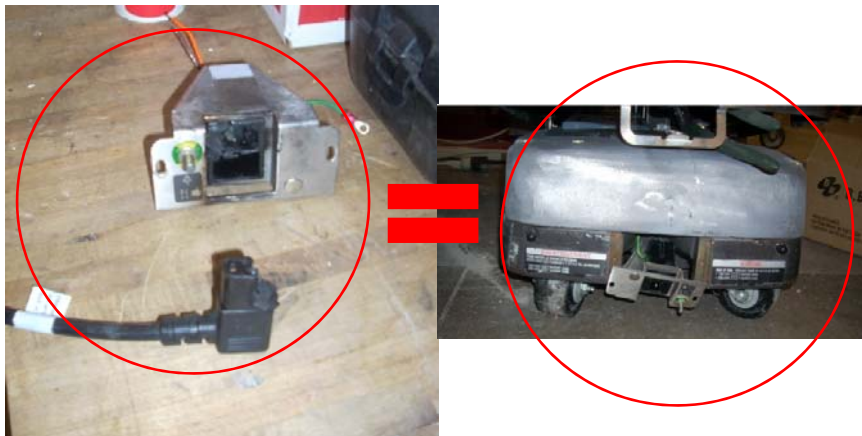


Electrical

Over 60% of electrical Failures – improper connections



Equipment Failure Causing Fire



Electrical

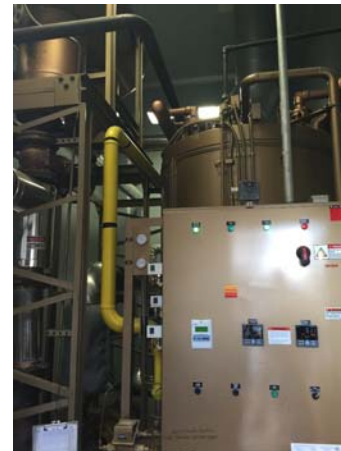


Date	Cause	Description
June 2011	Arson	Man set fire to Toy Aisle
November 2011	Electrical	Electrical fault in compactor
April 2013	Electrical	Electrical fault in cooler
March 2014	Spontaneous Ignition	Butchers rags – oil breakdown
August 2014	Gas	Natural gas leak
November 2014	Electrical	Air conditioner
November 2014	Electrical	Store room

Causes of Loss

Special hazards or hazardous processes

- Location and construction
- Plant and equipment installation
- Instrumentation and control
- Special protection
- Maintenance
- Operator Training



Prevention

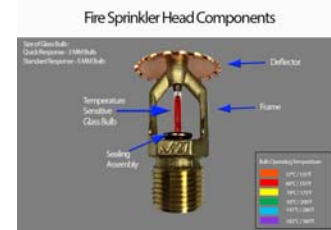
Human Element Programs

- Hot Work
- Electrical Maintenance
 - Infrared surveys
- General Maintenance
- Housekeeping
- Control of Contractors
- Self Inspection
- Smoking Controls

Control

Construction & Fire Protection

- Sprinkler protection
 - Flue Spaces
 - Distance to sprinkler heads
 - Equipment inspection and testing
 - Obstructions
 - Storage heights
- Construction
 - Building materials
 - Fire stopping
 - Roofing materials
 - Temporary building materials



Questions?



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Thank you!

