

Sound Practice No.10

Achieving Fire Safety in the City of Makati

Overview

The City of Makati is the business capital of the Philippines where many high-rise and low-rise buildings have been built for business and residential purposes. The risk of a catastrophic fire in this area is our main concern in order to protect lives, property and investments.

This Sound Practice pertains to the reduction of fire incidents in high-rise and low-rise buildings and to fire safety awareness in the City of Makati. The Fire Safety Compliance Award Program was established in 1999 as a joint project of Makati Fire Safety Foundation, Inc. (MAFSAFI), City of Makati, Makati Commercial Estate Association, Inc. (MACEA), and Rotary Club of Makati.

Significant Background Information

Makati Fire Safety Foundation, Inc. (MAFSAFI) is a non-government, non-stock, non-profit organization established as a public-private sector partnership in 1996 and incorporated in 1997 through the initiative of Makati Mayor Jejomar C. Binay together with the Rotary Club of Makati, Makati Rotary Club Foundation, Inc., Makati Commercial Estates Association, Inc., Makati Chamber of Commerce & Industry, Inc., Ayala Land, Inc., and Insurance & Surety Association of the Philippines (now known as Philippine Insurers & Reinsurers Association). The main motivation for the organization of MAFSAFI was the concern for fire safety in view of the existence of many high-rise buildings especially in the Central Business District of the city. It is a public-private partnership.

The main functions of the Foundation are:

1. To initiate, develop, promote, advise and assist in the implementation of fire safety education and fire prevention programs.
2. To assist the National Government, the City of Makati, and other institutions enforcing the fire prevention and safety provisions of the National Building Code (PD1096), the Fire Code of the Philippines (PD 1185), their implementing rules and regulations.

3. To conduct, as an accredited independent Third Party Inspectors, periodic fire safety inspections, jointly with the Office of the City Fire Marshall, on all establishments in the City of Makati.
4. To review existing laws, ordinances and regulations pertaining to life safety and fire protection and recommend appropriate revisions.
5. Were instrumental and active participants in the drafting, and passage of Makati City Ordinance No. 96-188, which requires all owners, leases, and operators of businesses in the city to secure Public Legal Liability Insurance.

The Awards are of three categories:

- 1) Fire Safety Compliance Award
- 2) Building Fire Brigade Award
- 3) Corporate Fire Safety Award

The **Fire Safety Compliance Award** is the main award. It is conferred upon buildings that have fully complied with the requirements of the Fire Code of the Philippines (PD 1185) and the National Building Code of the Philippines (PD 1096) and their implementing rules and regulations, in terms of completeness, installation, maintenance and periodic testing, and upkeep of their fire prevention and safety systems.

The **Building Fire Brigade Award** is given in recognition of the building's fire brigade's effectiveness and readiness to perform its task during actual fire emergencies. This is demonstrated by documented organizational statements, written operating procedures, fire brigade's training records, and lists of equipment and Fire Brigade protective equipment.

Selection Criteria:

1. The Fire Brigade must belong to an Awardee of the Fire Safety Compliance Award.
2. The Fire Brigade must submit the following documents:
 - a. Written corporate fire brigade organizational statement.
 - b. Written performance requirements for each Fire Brigade member.
 - c. Fire Brigade organizational chart
 - d. Written documentation on yearly budget for equipment, training, and job related performance evaluation.
 - e. Individual Fire Brigade member's training records.

- f. List if fire brigade equipment, protective clothing and other protective equipment.
3. Submit randomly selected Fire Brigade members for interview by the MAFSAFI evaluation committee. Selection shall be consistent for each Fire Brigade joining, e.g., if the Floor Marshal is selected, all contestants shall allow their respective Floor Marshal to be interviewed.

The **Corporate Fire Safety Award** is given to an organization which has at least one building as Awardee in the fire safety compliance category. The Corporate award is given as recognition commitment to fire protection and life safety. This is proven by the organization's documented policy on fire protection and life safety as evidenced by policies, practices and organizational set-up.

Selection Criteria:

1. At least one (1) building owned by the organization must be an awardee in the building compliance award category.
2. The company shall submit the following documents:
 - a. Fire Protection/Life Safety policy
 - b. Organizational chart of the Fire Protection/Brigade
 - c. Name and function of Fire Safety Officer/s
 - d. Fire Protection/Life Safety master plan as prepared by the Architect of record
 - e. Fire Protection/Life Safety test and maintenance records.

3. Sound Practice Details

- **Sponsors**

The main sponsors are City of Makati, The Rotary Club of Makati, Makati Chamber of Commercial Estate Association (MACEA) and Makati Fire Safety Foundation, Inc. (MAFSAFI).

- **Key Players and Roles**

MAFSAFI

- Responsible for all related activities such as periodic testing and inspection of the participating buildings in cooperation with the Office of the Building Official and the Bureau of Fire Protection as well as the evaluation and checking of all the required documents.

- **Target Groups/Recipients**

All the buildings in the City of Makati, their Fire Brigade Members and Property developers and building owner/s

- **Resources**

Human resources are coming from different offices of Makati that sum up the inspections team and the Board of Advisers. They are from the Office of the Building Officials, Bureau of Fire Protection, MAFSAFI Inspectors and Radian Consulting, Inc.

- **Start and Completion Dates**

The distribution of invitation letters starts in November-December of the previous year. The inspection of the participating buildings is being conducted in the month of January until the end of February of the following year. Evaluation of the screening committee will follow after all the inspections have been made. Sometimes re-inspection is conducted if it is required by the screening committee. The awarding ceremony is usually done in March for those buildings that fully complied with the requirements of the National Building Code and Fire Code of the Philippines.

4. Relevance to Megacities

- **Universality/Transferability**

Yes, it is universal and transferable to other cities. As a matter of fact, last March, 2005 we conducted a forum on Best Practices of Government and Private Sectors for Effective Enforcement of Fire Prevention and Education. In this particular event we shared to them how effective our Award Program is, now on its 7th year.

Applicability

Yes, it is very applicable to all especially that we are now talking of safety awareness.

- Expandability

Yes, it can be expanded or be replicated to other sector or megacity.

- Orientation/Focus

The focus of this sound practice is reducing the occurrence of major fire in all the buildings in Makati Central Business District.

- Assimilation/Integratability

Yes, it can be assimilated into other risk reduction practice such as an earthquake. The possibility of major fire to happen during earthquake is very high since collapse of buildings may occur.

- Impact/Effectiveness

Yes, it is. The factor that can contribute to the effectiveness of this Award Program is that there was no record of Major Fire Incident that happened in CDB from the time it was established up to present.

- **Is this Sound Practice ...**

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- Sustainable over time?

Of course it is very sustainable over time.

- Measurable with defined criteria?

Yes, it is. Our criteria were based on the National Fire Protection Association, Fire Code of the Philippines and the National Building Code of the Philippines.

- Achievable with stated timeframes?

Yes, it is achievable in our time table from sending of invitations to the conduct of inspection and up to the awarding and giving of recognition.

- Relevant to satisfy the situation?

Yes, it satisfies needs of the Central Business District and the people of Makati in relation to fire safety.

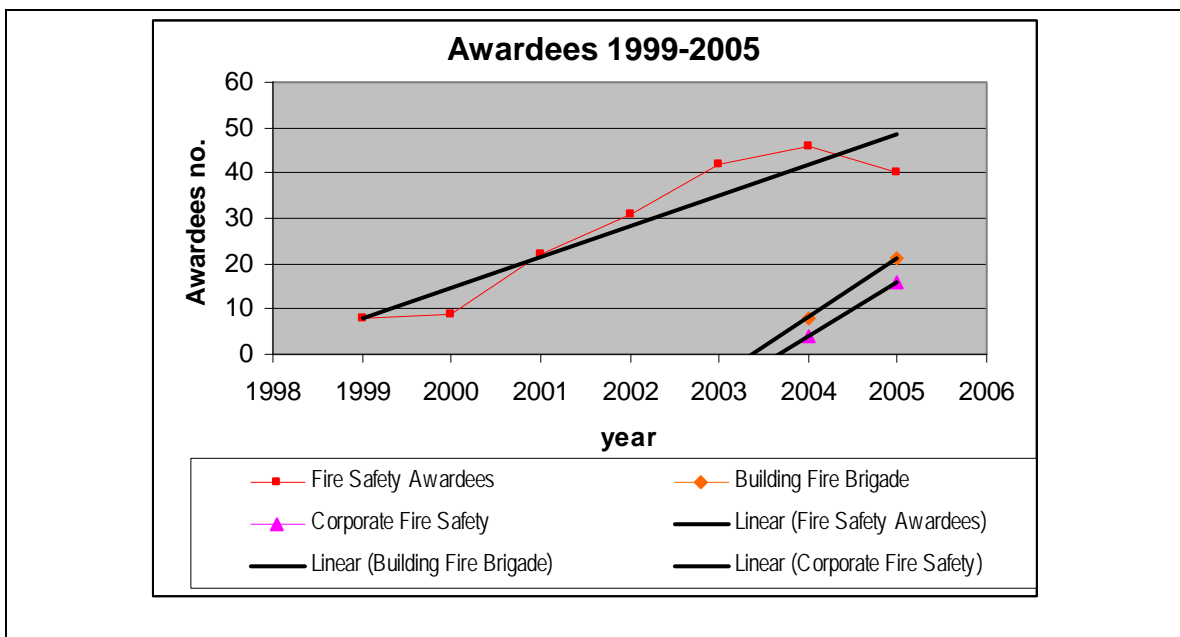
- Timely within carefully framed tasks and well-defined goals?

It is very timely and with well-defined goals, that is, to reduce major fire incidents in the City of Makati by conducting periodic inspection and testing of fire protection systems of all participating buildings.

5. Supporting Documentation

The Foundation keeps track of every awardees since 1999, classified according to the different categories. Interestingly, since 1999, the number of awardees for fire safety compliance shows a sustained increasing trend, every year, a bigger number of construction projects incorporate fire safety criteria thus reducing fire risk in the City of Makati.

Similarly, the number of Building Fire Brigade Awardees and the Corporate Fire Awardees has also significantly increased since 2004 as can be observed in the attached graphs.



Knowledge Base Coding Reference:

Name of the Practice: Achieving Fire Safety in the City of Makati
Contact Person(s): Roger Mina, The Construction Safety Foundation
Contact Address: rtmina@yahoo.com
Written by: Roger Mina, The Construction Safety Foundation