



tested by BRE and approved by LPCB

Passive Fire Protection

The specification and installation of fire resistant products and systems are a fundamental aspect to fire safety in buildings. Passive fire protection limits the spread of fire from one area to another, thus reducing the potential for loss and increasing safety for occupants and fire fighters alike. BRE (British Research Establishment) and their predecessor, the Fire Offices' Committee, have been approving products in this field for over a century.

BRE

BRE approve innovative products by drawing on the experience of their scientists and expert groups to devise a suitable assessment regime for the product or service concerned.

The LPCB approval process is based upon testing undertaken in their own world-renowned fire testing laboratories. In addition to this they carry out rigorous checks of production processes, installation and maintenance requirements as necessary.

When compared with the fire performance of traditionally constructed modular buildings containing polymeric cores and with plywood linings, the fire performance of the Safe Space building was an immense improvement. Experience during actual fires had demonstrated that normally fires in other types of module would have spread to the outside of the module within 10-15 minutes.

Despite internal maximum temperatures of 1100°C, after only 10 minutes, structural integrity of the Safe Space unit remained intact. The Safe Space unit comfortably contained the fire for a full 30 mins, even with one of the fire doors left open and there was no evidence of any flaming from joints in the external wall panels.

McAvoy Safe Space is part of the McAvoy Group which has over thirty years experience in manufacturing fast-track modular and portable buildings. The knowledge, technical expertise and construction techniques which we have pioneered, makes us the first choice for robustly engineered, steel framed products which have unrivalled structural integrity and security offerings. As a long established innovator and market leader in the off-site construction industry, we have the track record, the quality systems and the experienced personnel to give you peace of mind to focus on your own area of business.

**For further information contact us on
+44 (0) 28 8774 0372**

Accreditations



McAvoy Safe Space is the first fire-rated anti-vandal product to obtain status in the BRE "Red Book" – accrediting both the product and manufacturing establishment in its quality systems, manufacturing processes and actual product deliverance.



The McAvoy Group are a contracted supplier of OGC buying solutions. This contract allows public sector companies to procure McAvoy products and services without having to go through the normal tendering process – ensuring them a hasslefree procurement of value for money, fitness for purpose and compliance, quality products and services.



The McAvoy Group are officially approved by Constructionline, the UK's largest register of pre-qualified construction service providers.

Excellence and Association



m^cavoy

**safe
space**

BRE tested and LPCB approved

**passive fire safety
unit designed to
provide fire proof
temporary
accommodation**



employee protection in the event of a fire

The McAvoy Safe Space Range provides highly secure, robust solutions that offer long life span, low maintenance, excellent vandal and arson resistance and ease of relocation. The McAvoy Safe Space range of fire rated anti-vandal accommodation units have been designed, manufactured and independently tested by BRE Practice for the Protection from Fire and approved by LPCB (Loss Prevention Certification Board) on construction sites and buildings undergoing renovation, offering the best protection in the event of fire. It is matched with fully insulated, habitable working environments. Available in standard pre-designed open plan and combination layouts, or designed bespoke to your specific needs.

specifications

Interior Floor

The fire rated unit is floored with 15mm T&G Spruce plywood nailed to the 3mm mild steel floor joists. The floor is insulated with 100mm fiberglass. Internal floor covering is a heavy duty 2mm Polyfloor welded vinyl.

Interior Walls

Walls are lined inside with 69 x 44mm studwork at 406mm centres, and 100mm fibreglass insulation faced internally with vinyl faced gypsum wall board over an additional layer of 12.5mm gypsum wall board.

Interior Windows

The windows are 1060 x 940mm fixed pane hardwood framed construction. These windows are sourced from an accredited supplier and are engineered to last beyond the minimum half hour fire requirement.

Interior Ceiling

Studded internally with 69mm x 44mm rough timber at 400mm centres, insulated with 100mm fibreglass insulation and faced internally with plastisol 0.5mm steel bonded to 12mm plasterboard.

Interior Doors

The fire rated unit is fitted with an internal half hour fire rated door.

Exterior Floor

Constructed with 3mm mild steel channels at 406mm centres and under-drawn with 0.7mm galvanised steel sheet.

Exterior Walls

Consist of fully welded 1.6mm thick corrugated mild steel sheet welded to 100 x 50 x 3mm RHS top rails.

Exterior Roof

Fully welded 1.6mm thick mild sheet profiled roof, fitted with a 25 x 25 x 3mm SHS internal rail.

Exterior Corner Posts

All fire rated units are constructed with 3mm heavy duty corner posts to allow for double stacking.

Exterior Lifting Lugs

All fire rated units are fitted with heavy duty 12mm corner mounted lifting lugs (these allow for double stacking if required).



Doors

External doors are constructed from 3mm HR4 quality mild steel, fully insulated. The outward opening door is hung on two 125mm weld on hinges with integral grease nipples and fitted with two 5-lever mortice deadlocks to BS 3621. Two roller latches and anti-jemmy protection are also provided. Door size is 762 x 1981mm.

External finish

Unit is thoroughly cleaned of all dirt, grease and weld splatter. Then all weld joints are pre-coated with primer before complete unit is sprayed with a zinc rich one coat container paint. The unit is then baked for forty five minutes in a purpose built oven.

Electrical installation

Fluorescent lights, light switch, twin 13amp switched sockets, 2 Kw convector heaters on switched spurs and consumer unit with MCB and RCD devices are fitted as standard.

Structural loads

Safe Space offices are engineered to accommodate the following imposed loads-
 Roofs - 0.75kn/m²
 Floor - 2.50kn/m²
 Wind Speed - 45m/s

Foundations

The standard unit should be positioned so that the four corner posts or jack legs carry the weight of the unit. The unit should be lowered as close to the

ground as possible. For tarmacadam or hardcore ground, foundations will not usually be necessary though paving slabs may be required to spread the load. When double stacking always take competent professional advice on the type and size of the foundations needed.

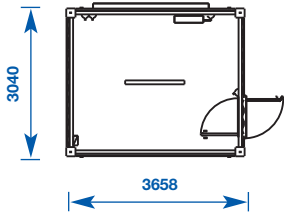
Extra Over Options

- Furniture
- Notice Boards
- External Electrical Connection
- Other Stacking Eye Option available
- Jack Legs
- Under drawn with galvanised steel

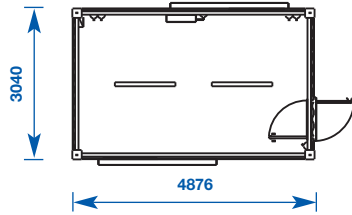


standard fire unit range

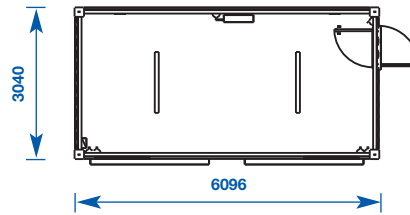
FRO-1210-0-011
12 x 10 Open Plan Office



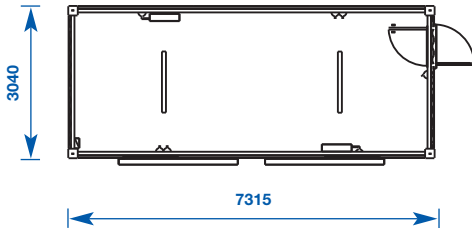
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16 x 10 Open Plan Office



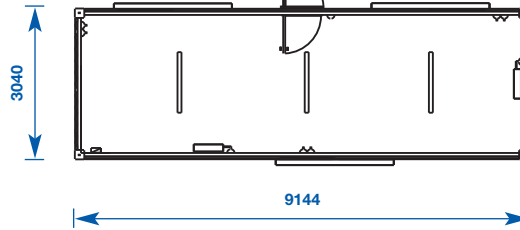
FRO-2010-0-021
20 x 10 Open Plan Office



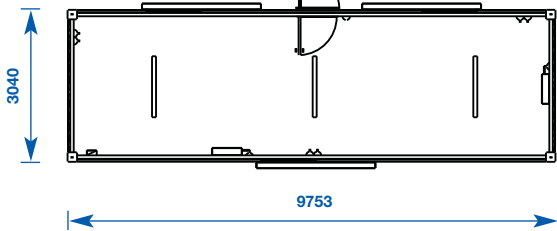
FRO-2410-0-021
24 x 10 Open Plan Office



FRO-3010-0-031
30 x 10 Open Plan Office



FRO-3210-0-031
32 x 10 Open Plan Office



Standard Safe Space Fire Unit Range Product Specification

Product Code	FRO-1210-0-011	FRO-1610-0-021	FRO-2010-0-021	FRO-2410-0-021	FRO-3010-0-031	FRO-3210-0-031
Product Size & Description	12 x 10 Open Plan Office	16 x 10 Open Plan Office	20 x 10 Open Plan Office	24 x 10 Open Plan Office	30 x 10 Open Plan Office	32 x 10 Open Plan Office
External Length (mm)	3658	4876	6096	7315	9144	9753
External Width (mm)	3040	3040	3040	3040	3040	3040
External Height (mm)	2608	2608	2608	2608	2608	2608
Internal Length (mm)	3458	4676	5896	7115	8944	9553
Internal Width (mm)	2840	2840	2840	2840	2840	2840
Internal Height (mm)	2250	2250	2250	2250	2250	2250
Floor Area (m ²)	11.2	14.9	18.6	22.3	27.9	29.8
Min sling rope Length (mm)	3352	4055	4819	5603	6815	7204
Nos Windows	1	2	2	2	3	3
Nos External Doors	1	1	1	1	1	1
Nos Internal Doors	1	1	1	1	1	1
Nos Heaters	1	1	1	2	2	2
Nos Powerpoints	1	2	2	2	3	3
Nos Fluorescent Lights	1	2	2	2	3	3

Building and design standards
 ISO 9000: 2000 Quality systems specification for manufacture and installation.
 BS 6399: PARTS 1&3 Code of practice for dead and imposed loads.
 BS CP3: Ch V: Pt 2. Wind loads.
 BS 449: Part 2 Structural steel in buildings.
 BS CP: 112: Part 2 The structural use of timber.
 BS 952: Part 1 Glass for glazing.
 BS 6262: Code of practice for glazing for buildings.
 BS 5493: Code of practice for protective coating of iron and steel structures.
 BS 476: Part 7 Surface spread of flame.
 BS 10142: Specification for continuously hot dipped zinc coated low carbon steel sheet and strip.
 IEE Wiring Regulations 16th Edition.
 IOP Plumbing Engineering Services design guide.
 Water Supply Byelaws.

These specifications are indicative only and may be subject to change due to regulations or customer requirements.
 U-Values available pending on individual specification of units.