



Together, we build
sustainable futures

JCoP 10.2 Compliance Guide:

Practical fire safety guidance for compliant,
sustainable temporary buildings.



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Executive summary

Fire safety is fundamental on every construction site.

The Joint Code of Practice on the Protection from Fire on Construction Sites and Buildings Undergoing Renovation (Tenth Edition incorporating Amendments 1 and 2 – JCoP 10.2) sets the standard for managing this risk across the UK industry.

This guide explains how JCoP 10.2 applies to temporary buildings and how Algeco helps customers meet their requirements through tested products, transparent documentation, and expert guidance.

The Code is published by the Fire Protection Association and sponsored by the RISC Authority, a group representing many of the UK's major insurers.

By choosing Algeco, you gain more than compliant accommodation – you gain confidence that your site meets best-practice safety expectations while supporting sustainable operations.

Introduction

At Algeco, safety and sustainability go hand in hand. For more than 70 years, we have delivered rapid, flexible and sustainable places that help people work, learn, live and play safely.

Our purpose – **Together, we build sustainable futures** – guides everything we do: from sourcing materials responsibly to supporting our customers in creating safe, compliant construction sites.

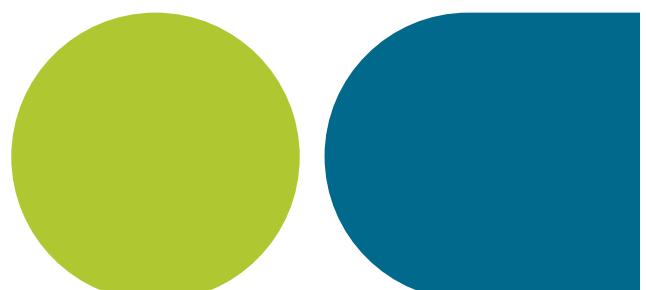
This guide explains how JCoP 10.2 applies to temporary buildings and how Algeco can help you achieve compliance efficiently and confidently. Although the Code is not a legal requirement, it is widely recognised as industry best practice and is often required by insurers as a condition of cover.

It sets out practical measures for:

- Managing fire risk on site
- Siting and using temporary buildings safely
- Controlling combustible materials and hot works
- Developing effective fire and emergency plans.

While fire safety responsibility ultimately rests with the customer or principal contractor, Algeco makes compliance simpler through independently tested products, clear technical documentation and trusted expertise.

Together, we build safer, more sustainable sites.



What is JCoP 10.2?

The Joint Code of Practice on the Protection from Fire on Construction Sites and Buildings Undergoing Renovation – known as JCoP 10.2 – is the UK construction industry's benchmark for fire safety.

It provides practical guidance to reduce the risk of fire during construction and refurbishment activities, covering topics such as temporary building location, fire breaks, combustible materials, hot works and site emergency arrangements.

Although JCoP 10.2 is not law, it is recognised as best practice and is frequently mandated by insurers. Its objective is simple – to ensure construction sites are designed and managed to protect people, property and projects from fire risk.

Scope

JCoP 10.2 applies to all construction sites that meet the contract value thresholds defined in the Code (see below), not only those where temporary buildings are used. This guide focuses on how those requirements relate to temporary buildings provided for offices, welfare, and storage.

While it primarily targets projects with a main contract value of £2.5m or more, many insurers and principal contractors expect compliance on all sites, particularly where temporary buildings are stacked or close to permanent structures.

At Algeco, we recommend following JCoP 10.2 as standard good practice, regardless of project size or value. Doing so protects people, assets and programmes by reducing fire risk and demonstrating due diligence to insurers and customers alike.

Relationship to HSG168

JCoP 10.2 works alongside HSG168 – Fire Safety in Construction, the Health and Safety Executive's practical guide to managing fire risk on site.

- HSG168 explains how to identify and control fire hazards day to day
- JCoP 10.2 defines what "good" looks like – the expected standard for layout, separation and building performance.

Following both documents ensures temporary buildings are fit for purpose, fire risks are assessed and escape routes are maintained.

Not all safeguards in HSG168 apply in every situation. As set out in HSG168, Clause 19, the measures required must always be proportionate to the extent and nature of the risks present on the specific site.

Even small projects can carry high fire risk – for example, hot works near combustible materials. Adhering to JCoP 10.2 and HSG168 helps mitigate those risks through sound design and management.

Algeco supports customers in applying both sets of guidance practically – ensuring our temporary buildings (where appropriate) meet JCoP standards and integrate smoothly into your HSG168 site arrangements.

Regulatory context

Temporary buildings used as site offices, stores or welfare facilities are generally exempt from building regulations, as they are classed as ancillary structures that support construction activity rather than form part of the finished works.

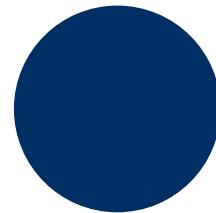
Exemptions by nation:

- England and Wales: Schedule 2, Regulation 9, Class 5 of The Building Regulations 2010
- Scotland: Regulation 3 and Schedule 1, Class 14 of The Building (Scotland) Regulations 2004
- Northern Ireland: Schedule 2, Regulation 9, Class 5 of The Building Regulations (Northern Ireland) 2012.

These exemptions apply provided the buildings contain no sleeping accommodation and are used only during construction. Note: building regulations in Wales, Scotland and Northern Ireland are devolved and separate from those in England, though the systems are broadly similar.

The Building Safety Act 2022 operates independently of the building regulations. This means that even if a temporary building is exempt from building regulations, the Act's requirements still apply. In particular, duties such as those of the Responsible Person, and the need for proportionate fire and building safety management, remain in force.

On complex or higher-risk sites, these duties may extend to temporary accommodation. The Responsible Person must ensure precautions remain suitable and sufficient as the project evolves. Note: The role of Responsible Person is established under the Regulatory Reform (Fire Safety) Order 2005 in England and Wales. Equivalent legislation exists in Scotland and Northern Ireland.



How Algeco can help

Algeco makes compliance with JCoP 10.2 and HSG168 simple. We combine technical expertise, independently tested products and transparent documentation to help you demonstrate due diligence and build safer, more sustainable sites.

1. Compliant products

Algeco temporary buildings are designed and manufactured to comply with the relevant fire-performance requirements for their intended zone of use. We offer both fire-rated and non-fire-rated options to match your site conditions, project phase and separation distances.

2. Transparent technical documentation

Where fire resistance is required, we provide comprehensive supporting evidence including product data sheets, test reports and certification. These resources assist your Fire Risk Assessment, Fire Safety Plan and insurer submissions, confirming alignment with JCoP 10.2 clauses.

3. Expert configuration advice

Our specialists provide clear guidance on safe configuration, stacking, linking and siting of modular units. Layout recommendations reflect best practice under JCoP 10.2 and HSG168 while respecting that final separation and escape arrangements must be defined by your site-specific risk assessment.

4. Support across the project lifecycle

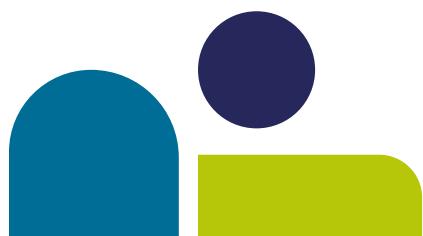
From design and specification to installation and handover, we provide support throughout your project. Ongoing checks such as fire alarm and electrical inspections remain the responsibility of the site operator; however, these can be provided through our 360° services where required.

Our promise

At Algeco, safety and sustainability go hand in hand. We don't just deliver buildings – we deliver confidence.

Through tested products, transparent documentation and expert guidance, we help you meet both the letter and the spirit of JCoP 10.2.

Together, we build sustainable futures – creating safer, smarter and more compliant sites for everyone who works, learns, lives and plays within them.



Client responsibilities

Under the Regulatory Reform (Fire Safety) Order 2005 and equivalent legislation in Scotland and Northern Ireland, the client or principal contractor is likely to be the Responsible Person with overall responsibility for fire safety on site in the context of construction projects.

Key duties of Responsible Persons include:

- Undertake a suitable and sufficient Fire Risk Assessment
- Develop a site-specific Fire Safety Plan
- Ensure temporary buildings are appropriate for their intended use and site conditions.

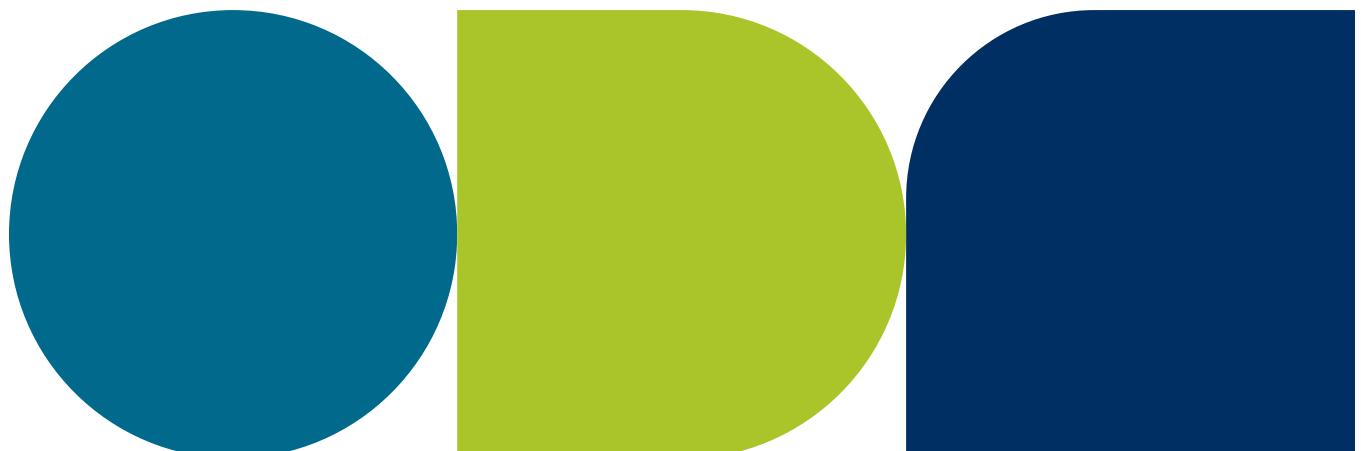
While Algeco can provide technical data and layout guidance, we cannot determine site-specific fire separation distances or escape routes. Those remain the responsibility of the Responsible Person.

Fire Safety Plan

The Fire Safety Plan contains general fire precautions drawn from the Fire Risk Assessment and cover:

- Specific to the site and updated as conditions change
- Temporary buildings and accommodation, means of escape, and fire detection and emergency arrangements.

Algeco supports Responsible Persons by providing the technical documentation and guidance they need to verify compliance and demonstrate due diligence to insurers and regulators.



What is a temporary building?

In the construction industry, the terms temporary building, cabin, module and unit are often used interchangeably. For clarity:

- JCoP 10.2 uses temporary buildings to describe prefabricated cabins, site huts, cargo containers, caravans or modular structures brought onto site for use as offices, stores or welfare facilities during works.
- HSG168 refers to temporary accommodation units (TAUs) to describe similar facilities.
- Temporary accommodation within the JCoP has a different meaning – it refers to areas inside the building under construction that are occupied during works.

In this guide, Algeco uses the term temporary buildings to describe prefabricated modular structures brought onto site for the duration of the project to provide office, welfare or storage space.

Compliance

Temporary buildings can range from single portable units to complex multi-storey modular structures accommodating large site teams. While these facilities are essential, they can also present significant fire risks if not properly managed.

Core principles for compliance

- Use each building only for its intended purpose
- Keep interiors clear of unnecessary combustible materials
- Avoid storing paints, solvents, or flammable goods inside offices
- Maintain tidy spaces and clear escape routes
- Provide and service suitable fire extinguishers
- Enforce no-smoking policies within buildings
- Ensure heaters, cookers, and electrical systems are safely installed and maintained.

As building numbers and complexity increase, the Fire Risk Assessment must be more detailed. Prevention is the priority—but ensuring any fire can be contained and managed safely is equally critical.

Siting your temporary buildings

Temporary buildings should be located as far as reasonably practicable from construction activity and permanent structures to limit fire spread.

JCoP 10.2 Clause 13.2:

“Temporary building(s) should be separated from the building under construction or refurbishment and other permanent buildings to provide as wide a fire break as reasonably practicable... fire breaks should be kept clear of combustible materials.”

Risk-assessed fire breaks

Fire-break distances must always be based on a suitable and sufficient Fire Risk Assessment, considering:

- The nature of works and materials used
- Proximity of other structures
- The fire-resistance of each building type.

Fire risk zones

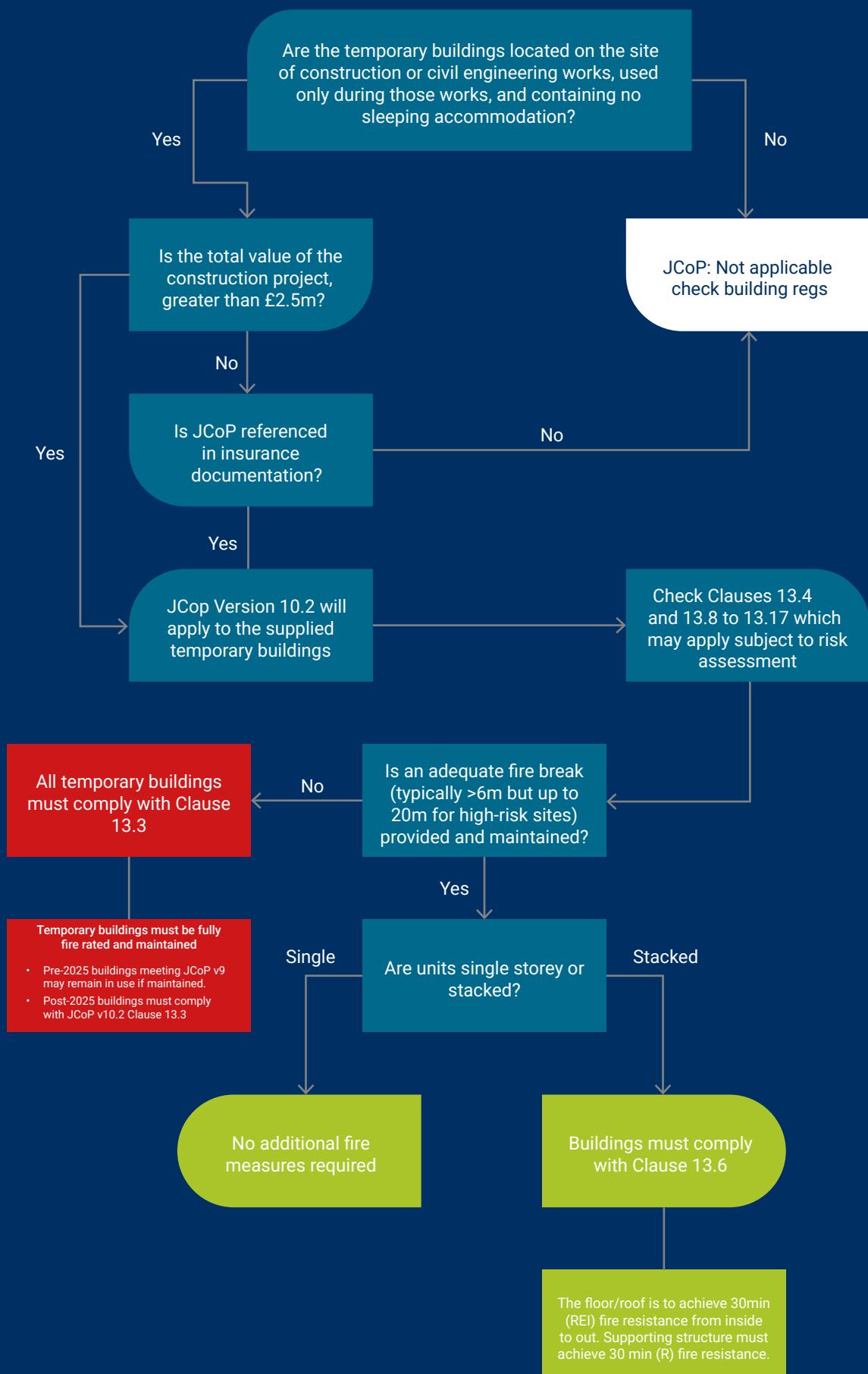
For clarity in this guide, we refer to these two scenarios as Zone A (reduced separation) and Zone B (recommended separation). These terms are not used in JCoP 10.2 but help illustrate how different fire-break distances influence the level of fire resistance required.

- Zone A (reduced separation) – Where a 6 m fire break cannot be maintained; enhanced fire-rated construction is required.
- Zone B (recommended separation) – Where ≥ 6 m (or 20 m for high-risk timber-frame projects) separation is maintained; single-storey units generally need no fire-rating.

Key takeaway: Safe siting, clear fire breaks and the correct fire-rated product are the foundation of compliance with JCoP 10.2 and HSG168.



JCoP flow chart summary – temporary buildings



Reduced separation - Zone A

Requirements

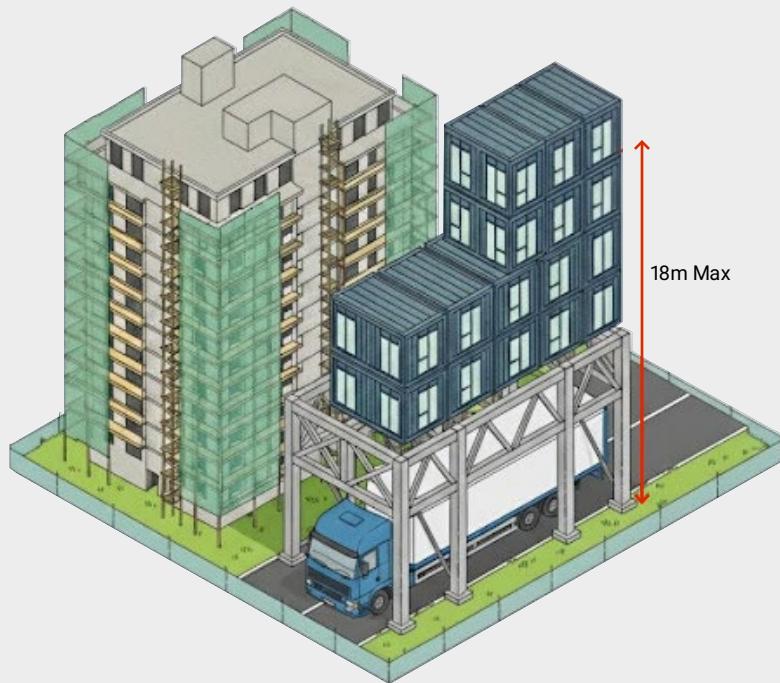
Where the standard 6 m fire break cannot be achieved, temporary buildings must comply with Clause 13.3 to prevent fire spread and safeguard life.

Transitional provisions

Buildings manufactured before 1 January 2025 that complied with JCoP v9 Clause 13.3 remain acceptable for use as long as they are properly maintained and continue to meet their original fire-performance standards, until such time as the product is retired.

Summary of Zone A requirements

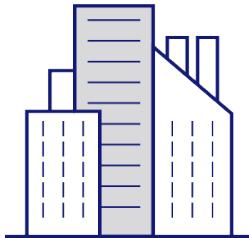
- **Max. floor level** \leq 18 m above ground
- **Compartment floors** = 30 min (REI)
- **External walls and roofs** = 30 min (REI load-bearing / EI non-load-bearing)
- **Doors, windows, shutters** = 30 min (E) inside to out
- **External surfaces** = Class B-s3,d2 or better (\geq 0.5 mm coated steel acceptable)
- **Roof / wall insulation** = of limited combustibility



Algeco solutions – Zone A

Fireflex®

Fireflex® combines the proven performance of our Moduflex® modular system with enhanced fire-resistant construction for high-risk or space-restricted sites. Independently assessed by Warrington Fire (AO10484R), Fireflex® meets or exceeds all JCoP 10.2 Clause 13.3 requirements.



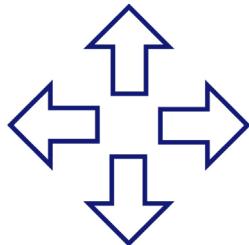
Best for urban or confined sites where space is limited and enhanced fire protection is required.



Containex® - CTX 110

A flexible modular system independently assessed by Vemco Consulting (ENG-1114701-CS-CTX).

With the optional fire rated site kit, fire doors and fire rated windows, CTX110 achieves full Zone A compliance



Best for projects needing versatile layouts with tight fire-separation constraints.



Surefire

The Surefire range offers durable, stackable cabins verified by Warrington Fire Research Centre (61673) to contain fire for 60 minutes – double the JCoP requirement.



Best for multi-unit arrangements requiring extended fire containment and structural robustness.



Recommended separation - Zone B

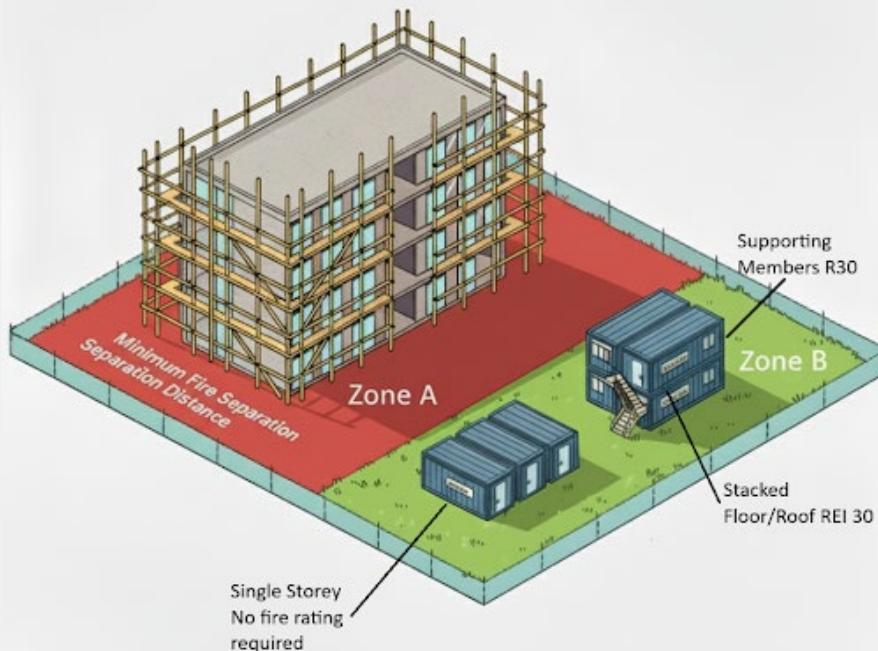
Requirements

Where a 6 m or greater fire break is maintained, Clause 13.6 applies. Review Fire Risk Assessments regularly—conditions change as projects progress.

Summary of Zone B requirements

- **Stacked units:** **floor/roof** = 30 min (REI); supporting members = 30 min (R)
- **Single-storey units:** no fire-rating requirement

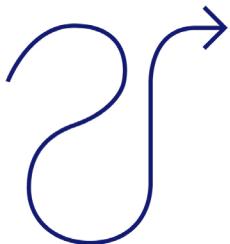
Objective: prevent fire spread and ensure safe evacuation from upper floors.



Algeco solutions – Zone B

Moduflex®

Our flagship modular system, designed for flexibility and scalability up to three storeys. Tested by Applus Laboratories (23/32303092-1) – REI 60, and Effectis (EUI-23-000430) – R 45. Both exceed JCoP 10.2 standards.



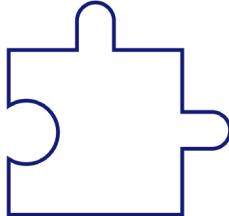
Best for medium-to-large office or welfare complexes requiring speed, adaptability and verified fire performance.



Containex® - CTX 60 and CTX 110

Modular systems for stacked or linked configurations.

- CTX 110: Verified by Vemco Consulting (ENG-1114701-CS-CTX)11.
- CTX 60: Floor/roof REI 45 (Applus); supporting members R 60 (Effectis EUI-23-000137 / 000431).



Best for projects needing a lightweight, flexible modular solution with proven compliance and efficiency.



AV Premium

High-security anti-vandal accommodation for offices, canteens, and welfare areas. Tested by Warrington Fire (535220/R etc.) and Effectis (EUI-23-B-00135-A/B) – fully compliant for two-storey stacked Zone B layouts.



Best for secure sites where both fire resistance and anti-vandal durability are critical.



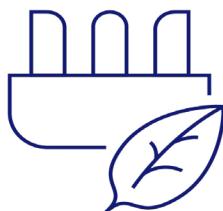
Advanté – part of the Algeco family

Advanté is the market-leading provider of sustainable, self-contained welfare accommodation – now proudly part of the Algeco family.

Designed for maximum efficiency and minimum environmental impact, Advanté units combine solar generation, hybrid power and intelligent telemetry for reliable off-grid performance.

Double-stack configurations have been independently tested by Effectis (EUI-23-B-000572 / EUI-23-B-000519), achieving R 30–45 fire performance suitable for Zone B installations.

Note: As construction progresses, always reassess fire zones – what begins as Zone B may later fall within Zone A.



Best for early-stage or remote sites requiring sustainable, self-powered welfare facilities.



AV Standard

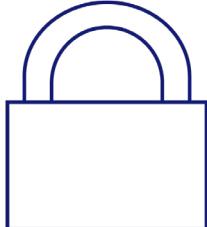
Single-storey anti-vandal units for offices, canteens and drying rooms. Durable, cost-effective and fully compliant for Zone B deployment.



Best for short-term projects requiring practical, single-level accommodation.

Containers

Secure steel storage containers for tools and materials. Designed for Zone B placement and compliant with Clauses 13.6 and 21.1 of JCoP 10.2.



Best for safe on-site storage of equipment and materials within defined fire-break zones.



Compliance matrix

Product	Zone	Stacked?	JCoP	Supporting Members	Walls	Floor/ Roof	Window/ Shutter	Doors	Test Reports	Comments
Fireflex	A & B	Yes	13.3 & 13.6	R60	EI 60 E90	REI60	E120	E240	Warrington Fire Report A010484R	
CTX 110	A & B	Yes	13.3 & 13.6	R30	EI30	REI30	E30	E30	Vemco Consulting Report ENG-1114701-CS-CTX	Insulation material in walls achieve B s2-d0. Described as having limited combustibility
Surefire	A & B	Yes	13.3 & 13.6	See Comments					Warrington Fire Research Consultancy 61673	Full unit test to BS476-32 completed in 1994 which is still valid for units manufactured before 01/01/25
Moduflex	B	Yes	13.6	R30	N/A	REI60	N/A	N/A	Applus Laboratories Classification Report 23/32303092-Effectis Report EUI-23-000430	
CTX 60	B	Yes	13.6	R60	N/A	REI45	N/A	N/A	Effectis Classification Report EUI-23-000137 Effectis Classification report EUI-23-000431	
AV Premium	B	Yes	13.6	R30	N/A	REI30	N/A	N/A	Warrington Fire Reports 535220/R, 531233/R, 541936/R & 541869/R Effectis Reports EUI-23-B-00135-A and EUI-23-B-00135-B	
AV Standard	B	No	13.6	N/A	N/A	N/A	N/A	N/A	N/A	
Advanté EcoMax	B	Yes	13.6	R30	N/A	N/A	N/A	N/A	Effectis Report EUI-23-B-000572 Effectis Report EUI-23-B-000519	
Advanté (All products)	B	No	13.6	N/A	N/A	N/A	N/A	N/A	N/A	
Containers	B	No	13.6 & 21.1	N/A	N/A	N/A	N/A	N/A	N/A	

360 products and services

Fire safety extends beyond building construction. JCoP 10.2 recommends a range of additional measures—many available directly through Algeco's 360° service offering. From fire detection systems to secure fencing, we can help integrate these controls into your site plan from day one, ensuring full compliance and peace of mind.

Requirements	JCoP 10.2	HSG168	Mandatory	Comments
Vermin/Litter skirt	Paragraph 13.4	Appendix 3	Yes	Where Temporary Buildings are raised above ground level the space beneath must be enclosed to prevent accumulation of rubbish.
Fire detection and alarm system. Essential in spaces used for cooking or drying clothes.	Paragraph 13.9, 13.13, 13.14	Paragraph 278 & Appendix 1-11	Risk Assessed	The provision and scope of fire alarm systems is subject to site specific risk assessment.
Linked fire alarm and remote monitoring.	Paragraph 13.9	Appendix 1-16	Risk Assessed	
Electrical test and inspection.	Paragraph 17.4		Yes	Electrical installations must be inspected regularly, JCoP recommends every three months.
Periodic Inspection of life safety systems such as escape routes, fire alarm, Portable appliances.	Paragraph 9.2, 13.7			
Drying Rooms, coat stands, thermostatically controlled heaters with enclosed elements.	Paragraph 13.11		Yes	
Emergency lighting and illuminated signage.		Paragraph 254, 259, 260	Risk Assessed	Subject to site specific risk assessments.
Appropriate cooking appliances e.g. microwaves.	Paragraph 13.12		Risk Assessed	Deep fat fryers are strictly prohibited.
Intruder Alarm	Paragraph 13.13	Paragraph 142	Risk Assessed	Consider risk of arson on site.
Portable fire extinguishers	Paragraph 9.6 & Section 11	Appendix 1-17	Yes	Type and location of extinguishers should be determined based on site specific risk assessment.
Site security fencing	Paragraph 12.2	Paragraph 142	Risk Assessed	Consider risk of arson on site.
Shutters to windows	Paragraph 12.2	Paragraph 142		
Site security lighting	Paragraph 12.7	Paragraph 142		
Remote monitored CCTV	Paragraph 12.9	Paragraph 142		
Thermal imaging cameras	Paragraph 12.9	Paragraph 142		
Smoking shelters	Paragraph 22.1	Paragraph 101	Risk Assessed	Consider a "No Smoking Policy" on site

Frequently asked questions 1/2

Does JCoP 10.2 apply to all temporary buildings?

- JCoP 10.2 applies to temporary buildings located on construction or civil engineering sites, which are used only during the course of those works.
- It does not apply to temporary buildings used for other purposes (e.g. offices, schools, or decent accommodation), where building regulations may apply instead.

Are buildings used on construction sites exempt from building regulations?

- In England and Wales, under Regulation 9, Schedule 2, Class 5 – Ancillary Buildings, certain buildings are generally exempt from the building regulations.
This includes:
 - “A building on the site of construction or civil engineering works, which is intended to be used only during the course of those works and contains no sleeping accommodation.”
- In Scotland, under Regulation 3 and Schedule 1, Type 14 buildings are exempt.
This includes:
 - “A building used only by people engaged in the construction, demolition or repair of any building or structure during the course of that work, with no sleeping accommodation.”

Are there any instances where building regulations apply to temporary site accommodation?

- Yes. Building regulations apply where the temporary building includes sleeping accommodation, or where it remains in place for more than two years, in which case Part L (England and Wales) or Section 6 (Scotland) on energy performance will apply.

Can Algeco supply temporary buildings in compliance with building regulations?

- Yes. Algeco can supply and install temporary buildings that comply with applicable building regulations. Speak to our team, who will be happy to advise on the most suitable solution for your site requirements.

Who is responsible for ensuring JCoP compliance on site?

- The principal contractor or client have overall responsibility for ensuring compliance with JCoP 10.2.
- All parties should work collaboratively to ensure that risks are identified, assessed, and managed.

Does JCoP apply to storage containers and stores?

- Yes. Under the definition in Clause 4.20, temporary buildings include storage containers. However, storage containers are generally not fully fire-rated, as their door design does not allow for the fitting of self-closing mechanisms. As a result, storage containers must not be positioned in Zone A and should instead be located in areas of lower fire risk, as identified through site-specific Fire Risk Assessment.

Frequently asked questions 2/2

What if there is not enough room for a 6 m fire break and I still need material storage?

- If a 6 m fire break cannot be achieved, your site-specific Fire Risk Assessment must consider alternative measures. As fully fire-rated storage containers are not generally available, these may include:
 - Locating containers as far as possible from temporary buildings and escape routes
 - Reducing stored quantities to minimise fire load
 - Installing non-combustible barriers where feasible
 - Enhancing detection, alarm, and housekeeping measures
- You should engage a professional fire engineer and discuss plans with insurers to ensure any arrangements are compliant and approved.

Will Algeco supply non–fire-rated buildings if a 6 m fire break cannot be maintained?

- Algeco will not normally supply or install non–fire-rated buildings or storage containers in Zone A, where the fire risk is highest
- In exceptional circumstances, non–fire-rated units may be considered only if:
 - A professional fire engineer has been consulted, and an alternate mitigation strategy has been developed
 - The strategy has been reviewed and agreed with Algeco senior leadership
 - The arrangement has been documented and approved by site management and insurers
- All other standard units must comply with fire separation requirements or be positioned outside Zone A.

Can I stack an office and welfare building over storage containers?

- If JCoP 10.2 applies to your project: No – standard storage containers cannot be used unless they have been tested and proven to provide a minimum REI 30 between roof and floor, and the supporting members provide R 30
- If JCoP 10.2 does not apply: You must still ensure that appropriate safety measures are in place to protect everyone on site, in line with HSG 168 – fire safety in construction
- The ultimate responsibility for ensuring temporary buildings and storage comply with JCoP 10.2, building regulations, and site fire safety rests with the Responsible Person.

Can I continue to use site accommodation already on site?

- Yes. Existing fire-rated temporary buildings that were designed for use at less than 6m separation and were compliant with the 9th Edition of the JCoP may continue to be used, provided they are properly maintained and remain in good condition.

What does REI mean in relation to fire rating?

- Fire resistance is the ability of a building element to withstand the progress of fire through its construction for a specified period, often referred to as compartmentation.
- Fire resistance is classified by three performance criteria:
 - R = Loadbearing capacity (stability)
 - E = Integrity
 - I = Insulation
- For example, REI30 means the construction provides stability, integrity, and insulation for 30 minutes. R60 would mean the construction achieves 60mins for stability only.

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Disclaimer:

This guide is for general information only and does not replace professional or legal advice. Users must apply their own judgment and consult competent professionals when managing fire safety on construction sites.

Algeco accepts no liability for loss, damage or injury arising from use of or reliance on this guide.



Safe, Rapid and Sustainable Places
Together, we build sustainable futures.

