

COPE Report

Adress:

Report of

Participants:

Androclus building Veterinary faculty

Yalelaan 1, Utrecht

Wout Jan Weide

date of visit 22/04/2024

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Mr Wout Jan Weide (Chubb Risk Engineer, writer of this report)

Introduction:

The University of Utrecht was visited April 22nd, 2024 for a survey to get an impression of the exposures and controls. The building is a laboratory for veterinary studies. It has to be mentioned that this building was very briefly visited to get an impression. There are plans to move to a new building that will be constructed at the location of the present Bruin building in 2030. Therefore no large investment will be done in this building anymore.

Number of stories:

8

Year built: 1968

(Main) NIACs Code: 611311 A property class 6

OCCUPATION:

The building is in use by the veterinary study of the university of Utrecht (main building). About half of the building is in use as laboratories and the other half as offices and auditoriums.

CONSTRUCTION:

The building has a FR construction (heavy concrete). The total building is made of heavy concrete (partly similar to the Kruyt building) with exterior walls made of composite panels consisting of asbestos and insulated with cork. The floors are made of concrete, as well as the roof. The roof is probably insulated with PUR, covered with a roof felt and a layer of gravel.

The building is in a fair condition. Parts of the building suffer concrete rot. Blisters of concrete are falling off.

Chubb Fire Construction Class: FR (100%)

Internal combustible panels: None

External combustible panels: Yes (RPF is 25 %)

Superior Protected Risk: No

LOSS ESTIMATES:

Androclus building

	PD	BI over 36 months
TIV (Three buildings together)	€ 117.072.000	€ 50.000.000,- (extra expenses)
Amount Subject	100 %	20 %
PML	75%	50 %
NLE	50 %	50 %

The building has the dimensions of 130 by 80 meters and is subdivided into many rooms and light partitions. However the number of partitions is huge.

The Amount subject is officially 100 % as there are no 4 hour rated walls present. The PML is set at 75 % as it is expected that the fire brigade will be able to save a part of the construction and contents due to the robust construction and the large number of partitions. If the fire detection generates an alarm and the fire brigade is alarmed in an early phase (NLE scenario) the loss will be limited to a part of the building, however smoke, soot and extinguishing water might cause additional loss.

Conservatively the NLE is set at 30 %.

Special attention needs to be given. In perspective of the insured properties it can be mentioned that a part of the equipment and building is pretty old and at the end of its lifetime.

Water supplies for firefighting:	AAA	Fire brigade	AAA
Management Controls	AA	Risk Alert	No
% of location sprinkled	0	% of location requiring sprinkler	0
Chubb grade Serious Deficiency	No		
Smoke detectors	AA		
Burglary alarm	AA		
RPF other factors	10 %	RPF is given for outdated building (concrete rot) and the presence of asbestos.	

PROTECTION:

The water supply is by means of underground hydrants good. The public professional fire brigade arrives in 10 minutes. The fire alarm is directly forwarded to the central station. The buildings are provided with fire selective detection in combination with compartmentalization. The compartmentalisation is classified light but adequate, especially in relation to the fire load. According to the "university fire directive" automatic sprinklers should be considered, however for the remaining period this will not be done.

The present protection is classified fair.

A burglary alarm system is installed. Alarm follow up is done by a security service with the station around the corner (less than 1 minute drive). The building has also a good entrance control system. Only a limited number of students and staff are allowed in this building outside normal opening hours.

Evaluation of Exposures:

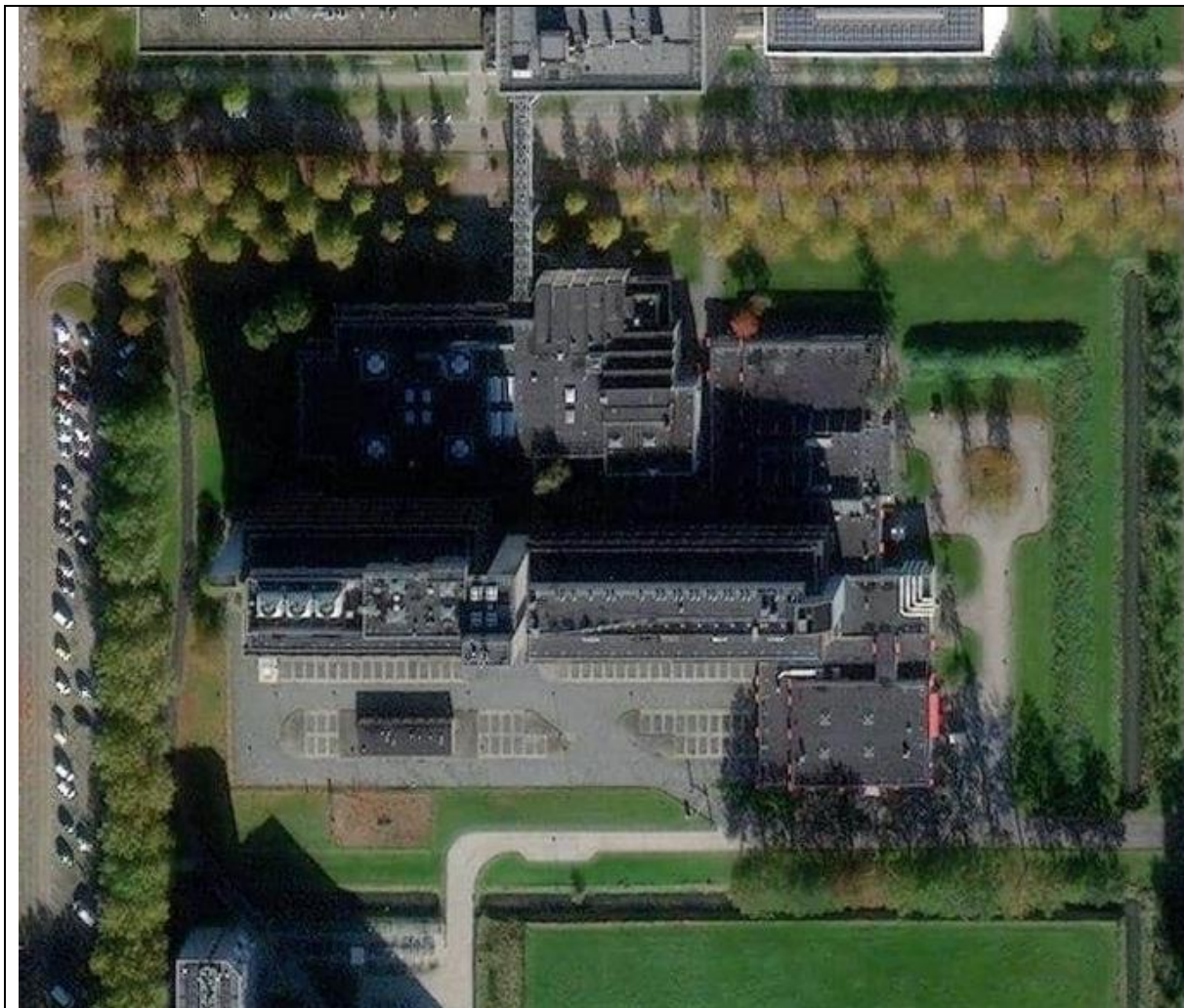
Coffee machines: A general recommendation is made to provide coffee machines with water locks (see rec.).

Fire hazards: The fire hazards are limited to the electrical installation. The electrical installation is checked in accordance with the local standards NEN 3140 including infrared scanning. The cable penetrations are properly sealed off by a specialized contractor. Most probably smoke and soot can result into faulty measurements by these very accurate systems. Therefore, even after a limited fire loss the contamination might result into very high replacement / cleaning costs. Electrical apparatus is checked by the maintenance service and labelled after approval once per two years.

Ignitables are in use in the laboratories but there are special fire retardant cabinets in use for the storage. Bulk storage is stored outside the building in a designated facility.

Water damage: The coffee machines are connected to the tap water system without a water lock (see rec.). The building is in fair conditions. At present the roof has no leakages but the risk for a water damage is increased.

Next door buildings: At the opposite side of the road is the Nieuw Gildestein building at 60 meters distance. There is a bridge (single floor) between these buildings, most probably with a combustible construction. The corridor is at both sides provided with a 30 minutes fire retardant partition. The cable penetrations of the Androclusbuilding need to be sealed off (see rec.).



Overview of the buildings. In the middle: Androclus. At the top of the photo Nieuw Gildestein (interconnected by a single floor combustible overhead corridor).

Overall a fair risk especially in regards of water damage controls. For fire fair to average risk.



The bridge to Androclus building



Cable penetrations to the bridge need to be sealed by a specialized contractor.



One of the utility rooms

AANBEVELINGEN:

2024-01 Brandwerende scheiding naar verbindingsbrug

De verbindingsbrug naar Nieuw Gildestein is aan beide zijden voorzien van lichte brandwerende scheidingen. De kabeldoorvoeren boven de deuren zijn echter niet brandwerend afgedicht waardoor rook. Roet maar ook brand zich makkelijk kan verspreiden. Aanbevolen wordt de kabeldoorvoeren 30 minuten brandwerend af te laten dichten door een gespecialiseerd bedrijf.

2024-02 Watersloten

Koffie-automaten zijn op de waterleiding aangesloten via een kunststof slangetje. Watersloten zijn niet geïnstalleerd. Na verloop van tijd kan de slang open barsten en kan water onbeperkt uitstromen en voor een grote waterschade zorgen. Om een dergelijke schade te voorkomen worden watersloten aanbevolen waarbij getoetst moet worden of het waterslot na een slangbreuk van de toegepaste (dunne) slang ook daadwerkelijk dicht gaat. Indien dit niet het geval is dient een ander type slang gebruikt te worden.