

COPE Report Bergmanianum Building (Radboud University)
Adress: Houtlaan 4, 6525 XZ Nijmegen, Netherlands

Report of [REDACTED] date of visit 17/04/2024
Participants: [REDACTED] (Facility Manager Radboud University),
[REDACTED] (Aon Account manager)
[REDACTED] (Aon risk engineer)
[REDACTED] (Chubb Risk Engineer, writer of this report)

Introduction:

The Radboud University was visited April 7th, 2024 for a survey to get an impression of the exposures and controls. The building is in use as office building for the board of directors and staff of the University. The building used to be a monastery but was seriously renovated in 2016. Before the renovation Chubb was invited to give prevention advices, however hardly any of these advices were implemented (because the building was insured at another broker and carrier. Recently the insurance of the building and its contents changed and was implemented into the University program.

We have to mention that the renovation is at the absolute minimum level to comply with the local construction code for life safety. Therefore this building rates below average.

The building is a monument and therefore the reconstruction period might be longer than normally expected.

Number of stories: 4

Year built: 1929

(Main) NIACs Code: 551114A property class 10

OCCUPATION:

The building is in use as office building for the board of directors of the university and administration. There are no lectures, laboratories or what so ever in this building. At regular times the building is in use for special ceremonies such as promoting professors etc. There are no (retired) fathers living in the building anymore.

CONSTRUCTION:

The building has a mixture of constructions. In general the lower three floors are constructed of concrete and heavy masonry. This part can be classified as FR. The top floor is in general a wooden roof, covered with tiles and the top floor has a wooden floor. About 50 % of the floor area is classified as MIX (top floor and due to the wooden floor the floor below as well).

Chubb Fire Construction Class: MIX.

Internal combustible panels: None

External combustible panels: None

Superior Protected Risk: No

LOSS ESTIMATES:

	PD	BI over 36 months
TIV (Three buildings together)	€ (not known yet)	€ 50.000.000,- (extra expenses)
Amount Subject	100 %	20 %
PML	100%	100 %
NLE	100 %	100 %

The building has a wooden roof, wooden floors and very limited fire retardant internal partitions. A fire in the attic can easily spread over the entire length of the building. Especially during idle hours it is unlikely that the fire brigade will enter the building. This can result into a total loss under AS, PML and NLE conditions. The extra expenses for business interruption will be limited to find temporary office space.

Water supplies for firefighting:	AA	Fire brigade	AAA
Management Controls	A (because of the renovation choices)	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	20 %	For a recently renovated office building we expect reliable fire retardant partitions with glass that will withstand a fire for at least 30 but preferably 60 minutes. The wired glass in these partitions can only be classified as limited smoke retardant.	

PROTECTION:

The water supply is by means of above ground hydrants good. The public professional fire brigade arrives in 10 minutes. The selective fire alarm is directly forwarded to the central station. The selective fire detection is installed in the corridors and general rooms, not in the offices. It is recommended to up-grade the fire prevention to 100 % coverage and to up-grade the fire retardant partitions to 60 minutes. Details can be discussed with your insurance company.

At the attic is a corner in use as server area. This part is not fire retardant separated and there is no (aspiration) detection (see rec.).

Evaluation of Exposures:

Server: As mentioned above there is a kind of server constructed in the attic, but not fire retardant separated and not provided with detection. The installation looks amateurish and is classified as a potential ignition source.

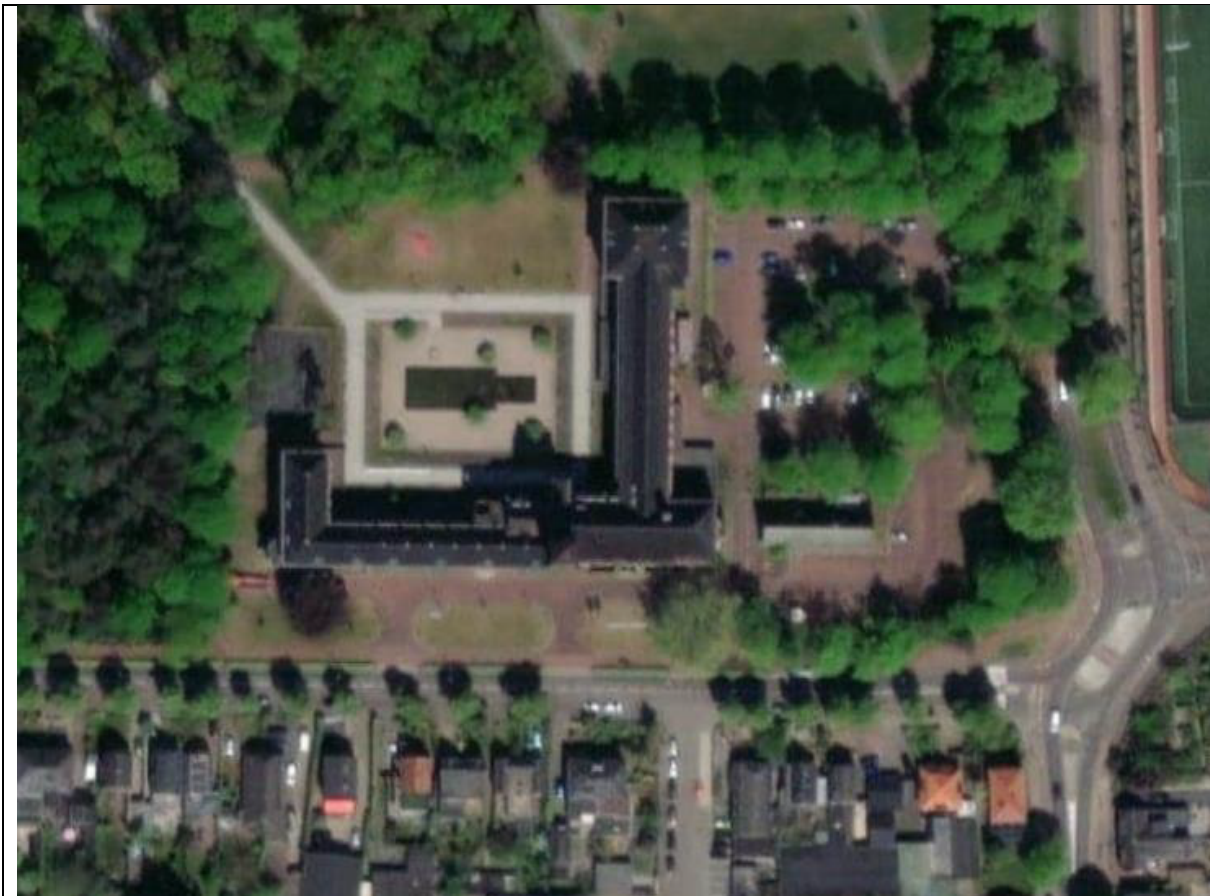
Compartmentation: Most of the internal partitions contain wired glass. Wired glass has a very limited fire and smoke rating and is not classified reliable anymore. Although the local construction standard allows a limited surface of these wired windows. In general every partition contains the maximum surface of wired glass (the weakest point of failure), while the rest of the surface is modified to glass with a better fire rating.

Fire hazards: The fire hazards can be sub divided into:

- 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.
- Housekeeping is in general good.
- No PV-panels are installed.

Water damage: No special hazards are identified.

Next door buildings: The building is detached. Next door buildings are located at remote distance. The closest are private dwellings (see photo below).



Overview of the Bergmanium building.



Bergmanium (photo taken from Erasmus building)



The rear of the building

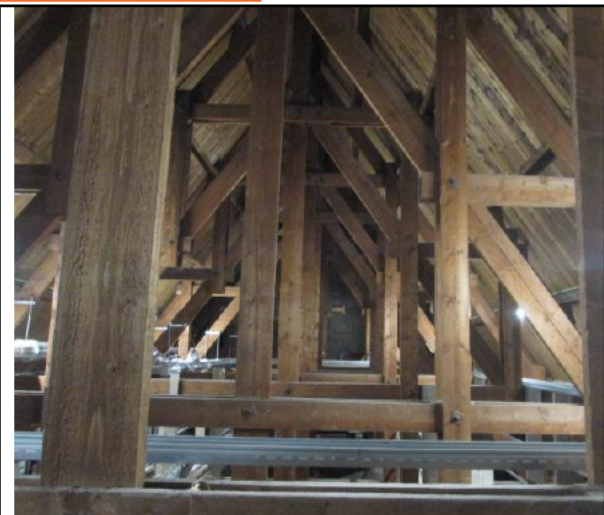
Overall rating: Below average.



One of the attics with office space



The attic above the previous chapel with beam detection



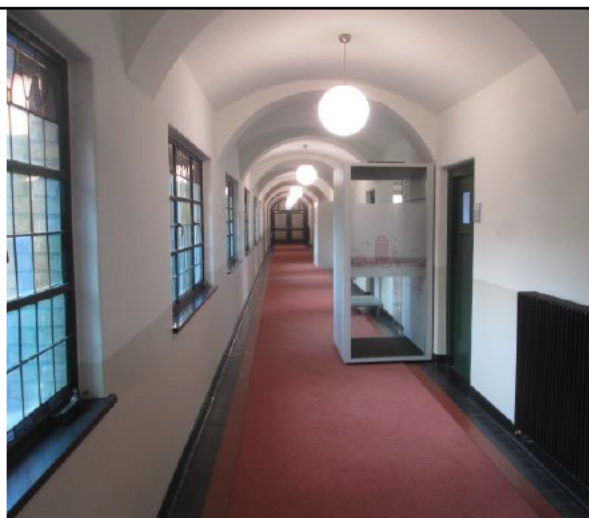
The attic above the chapel



The arc shaped ceiling of the chapel.



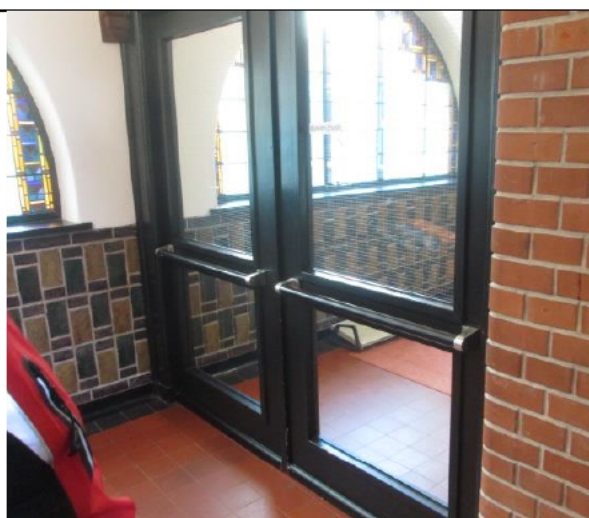
Server like equipment at the attic (see rec.)



One of the corridors with aspiration detection



Air treatment system in the attic



Partly wired glass, partly fire retardant glass (see rec.).



Fire detection panel.

AANBEVELINGEN:**2024-01 Brandwerende scheidingsen**

De brandwerende scheidingsen zijn een mix van draadglas en brandwerende ruiten. Draadglas werd lang geleden geclassificeerd als brandwerend maar al lange tijd (meer dan twintig jaar) is bekend dat draadglas enigszins rookwerend is, maar slechts enkele minuten brandwerend. Het is dan ook onbegrijpelijk dat bij de renovatie van 2016 gekozen is om draadglas niet te vervangen en alleen daar waar het toelaatbare oppervlak draadglas, volgens het bouwbesluit, werd overschreden brandwerende ruiten toe te passen.

Afgezien dat het voor een dergelijk klassiek gebouw afbreuk doet aan de uitstraling vinden wij de algehele brandpreventie daardoor ook beneden peil. Dringend wordt geadviseerd alle brandwerende scheidingsen minimaal 30 minuten maar bij voorkeur 60 minuten brandwerend uit te voeren.

2024-02 Server op de zolder

Op de zolder is zeer provisorisch een soort server kast gebouwd (zie foto). Voor een houten zolder met een houten vloer zien wij dergelijke apparatuur als van een mogelijke ontstekingsbron waarbij een brand zich kan uitbreiden tot de gehele zolder. Ontstekingsbronnen op zolder dienen zo veel mogelijk voorkomen worden. Daarom wordt met klem geadviseerd de apparatuur te verplaatsen naar een onbrandbare ruimte of de kast aan alle zijden (dus ook de vloer en het plafond) te omkleden met 60 minuten brandwerende scheidingsen (bijvoorbeeld dubbele gipsplaat) en de ruimte te voorzien van branddetectie. Uiteraard dienen kabeldoorvoeren brandwerend afgesmeerd te worden door een professionele organisatie.

2024-03 Branddetectie

Tijdens de renovatie is gekozen voor vluchtweg detectie aangevuld met detectoren in ruimten met een groter risico. Volgens de richtlijn (brand) preventie voor universiteiten zou het gebouw voorzien moeten worden van totaal detectie. De kantoren zijn momenteel niet voorzien van detectie en aanvullend wordt dit alsnog geadviseerd (zoals al in 2016 is overeengekomen).