

FIRE STOPPING & SERVICES COORDINATION NOTES – MUST BE READ WITH ALL DRAWINGS

General Requirements

all fire stopping shall be installed using third-party tested and certified systems in accordance with manufacturer’s details.

all works shall comply with:

- building regulations
- approved document b
- bs 9991 (where applicable)

“like for like” or site-determined solutions are not permitted.

Fire Compartment

- the fire resistance of all compartment walls and floors shall be maintained at all times.
- all penetrations shall provide equivalent fire resistance to the element being penetrated.
- no unauthorised openings or penetrations are permitted.

Services Penetration

no services shall penetrate fire compartments except at controlled and approved locations.

all penetrations shall:

- be fire stopped using tested systems
- match the required fire rating (min. 60 minutes unless noted)
- be installed by competent specialists

grouped services shall use tested multi-service fire stopping systems.

Services Routing

all services shall be routed within designated service zones.

service routes are diagrammatic but define permitted zones. any deviation must be agreed with the architect.

services shall be coordinated to minimise penetrations through fire compartments.

Access and Maintenance

all valves, dampers and equipment shall be accessible.

access panels shall:

- be provided where required
- match the fire rating of the enclosing element
- be located to allow safe maintenance

no critical equipment shall be inaccessible.

Electrical Installations

all electrical installations shall comply with bs 7671.

cable routes shall:

- follow prescribed safe zones only
- run vertically or horizontally
- not be routed diagonally

wiring in common parts shall be adequately supported to prevent collapse in the event of fire.

Structural Fore Protection

All structural steelwork shall be protected to achieve the required fire resistance.

enclosure systems shall:

- follow manufacturer’s tested details
- include correct board layers and fixings
- have all joints fully sealed

no services shall pass through steel encasement without approval.

Installation and Inspection

all fire stopping works shall be inspected prior to being covered.

installation shall be:

- carried out by competent persons
- photographically recorded
- certified prior to enclosure

non-compliant work shall be removed and reinstated.

Identification and Records

all fire stopping installations shall be permanently labelled indicating:

- installer
- date of installation
- fire rating
- system type

records shall be included in the o&m manual.

Coordination Responsibility

the contractor is responsible for fully coordinating:

- architecture
- structure
- building services
- fire protection systems

any discrepancies shall be reported prior to installation.

work installed without coordination may be rejected.

Notes:

do not scale:
detailed drawings and larger scale drawings take precedence. Figured dimensions only are to be taken from this drawing.

dimensions:
All building and site dimensions, levels and sewer invert levels at connection points are to be checked and verified on site by the contractor before the commencement of works. All dimensions are to be checked prior to the placement of orders for materials or the fabrication of work and any discrepancy, omission or error is to be reported to the Architect immediately for verification.

specification:
The Contractor is to comply with current Building Legislation, British Standard Specifications, Building Regulations etc. Whether or not specifically stated on this drawing. This drawing must be checked against and read in conjunction with any structural or other relevant specialist and design documentation provided.

revisions:

Rev A - COMPLETE TENDER SET ISSUED further pack issues after this will be classified as Construction.
LA 18/12/25

Drawing to be read in conjunction with plans, elevations, sections, specifications and all relevant details

client:

Marson

project:

Hayes Park South, Hayes End Road,
Hayes UB4 8FE

description:

Typical details
Fire stopping installations Notes



head office:
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job drwg. no:
jw1200.2-607

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