

MEANS OF ESCAPE

STAIRWAYS

Stairs are positioned to provide alternative means of escape to the ground floor. There is a stairway within the designated escape distance. All stairways are within protected shafts, with direct access to the outside, leading to a place of safety away from the building.

EMERGENCY LIGHTING

Emergency lighting to be provided in each compartment and all routes to final escape door. To be installed in accordance with BS5266 part 1: 1988.

CONTAINMENT

ELEMENTS OF STRUCTURE

The minimum fire resistance for all elements of structure is 60 minutes. All partition to be lined with two layers of 15mm Kingspan Soundbloc Plasterboard with 60 mins fire rate cavity closer

FLOOR COMPARTMENTATION & FIRE COLLAR

Each floor is a compartment floor. Each floor is divided into compartments. All ceiling to be lined with two layers of 15mm Kingspan Soundbloc Plasterboard with 60 mins fire rate fire collar to all service floor penetration

SUB-DIVISION OF CAVITIES

Compartment walls are continued to the underside of the floor above and in the case of the top floor, to the underside of the roof as per Approved document Part B3.

EXTINGUISHMENTS

MANUAL FIRE-FIGHTING EQUIPMENT

There are to be minimum of 2 number, 9 litre water extinguishers for every 400m2 or part there of, on each floor. All fire fighting equipment to comply with BS : 5423 and 5306 Part 3. All extinguishers to be mounted on brackets. Top of appliance to be 1000mm above floor level

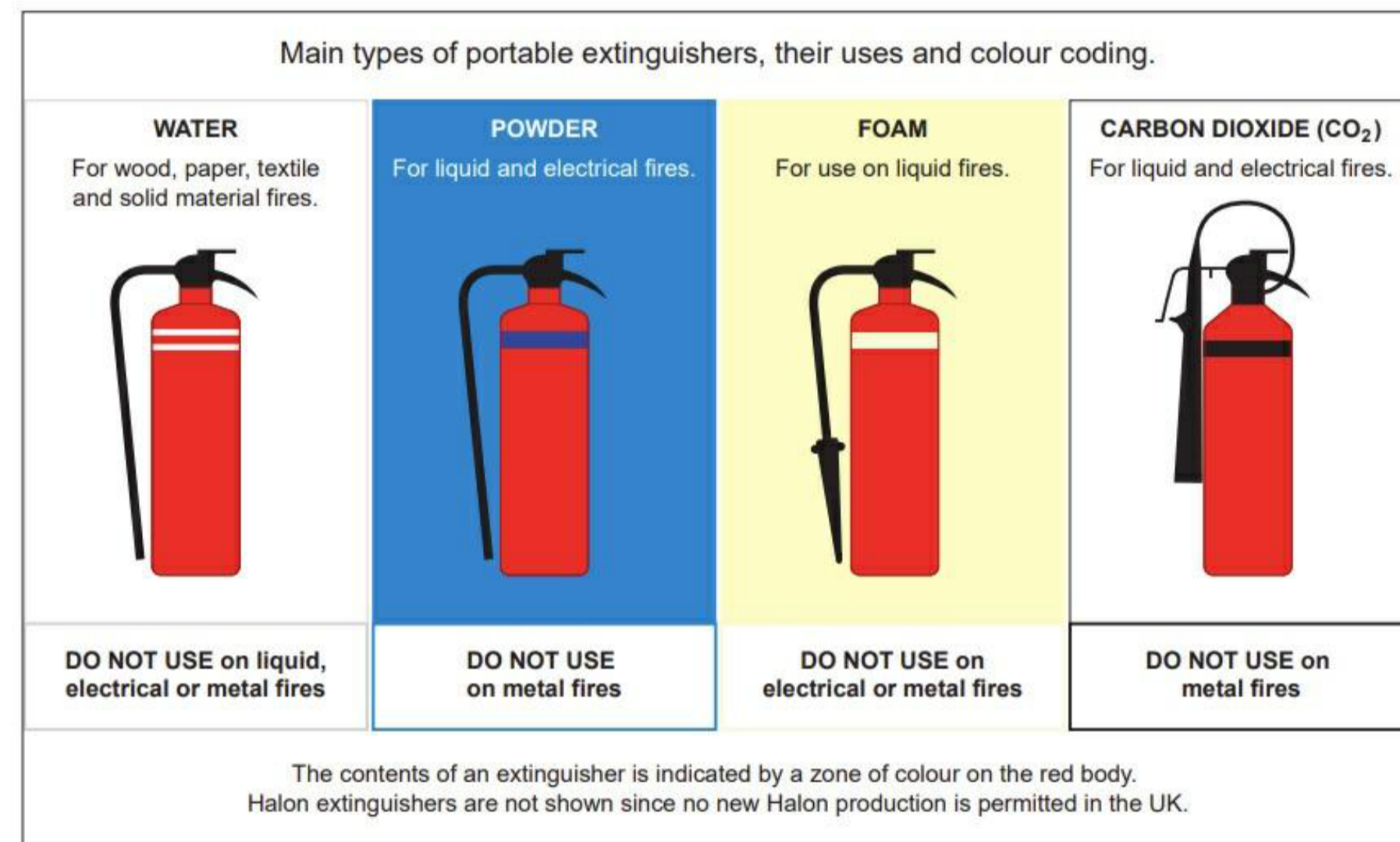


Figure 8: Types of fire extinguishers

FIRE SIGNAGE

These signs are required under the Health and Safety (Safety Signs and Signals) Regulations 1996, 6 and must comply with the provisions of those Regulations. All signs and notices should be positioned at each floor of communal hallway. Luminare fire exist sign at front door and stairwell



COMMUNICATIONS

ALARM AND DETECTION SYSTEM

Alarm and detection system to be type L1 designed to comply with the guidance in BS5839-1:2002: part 1 2002 including provision of detection in roof spaces. Sufficient, audible alarms to be positioned to provide 45db(a) throughout the premises.

FIRE RESISTING INTUMESCENT PAINT / CLADDING FOR STEELWORK

Include for all beams and posts (excepting roof beams) to be painted in two coats of intumescent paint or alternative fire resistant cladding applied in accordance with manufacturer's instructions to achieve one hour fire resistance.

FIRE DOORS

Fire doors are to be durably marked with a BS colour code indicating the level of fire resistance and new softwood linings are to be provided with rebated intumescent strips. All fire rated doorsets to BS 8214 and BS 476.

DOWNLIGHTERS AND RECESSED LIGHTING

Downlighters or recessed lighting may be installed in the ceiling:

- in accordance with the manufacturer's instructions
- at no more than one light per 2m2 of ceiling area in each room unless the use of a greater density of light fittings is supported by testing undertaken in accordance with Appendix F
- at centres not less than 0.75m
- into openings not exceeding 100mm diameter or 100x100mm

Particular attention should also be paid to Building Regulations Part B - Fire Safety

Note: Only downlighters which have been satisfactorily assessed in accordance with the procedure described in Appendix F "Determination of the acoustic performance of downlighters and recessed lighting in timber separating floors" are acceptable.

FIRE PROCEDURE MANAGEMENT

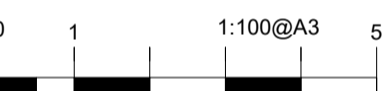
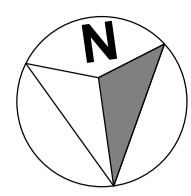
Property management agent / owner to carry out monthly fire safety equipment check and talk with residents. log book to be kept by owner and at the property

GENERAL ADVICE

- Do not store items in your means of escape
- Ensure newspapers and mail are regularly cleared from the hallway
- Ensure bins are emptied regularly to prevent waste build up which could be an arson risk
- Ensure your fire alarm and emergency lighting systems are working
- Ensure fire doors are kept closed (these will help contain a fire and allow people time to escape)

From the 1st October 2015 *The Smoke and Carbon Monoxide Alarm (England) Regulations 2015* require smoke alarms to be installed in rented residential accommodation and carbon monoxide alarms in rooms with a solid fuel appliance. The landlord must ensure that a smoke alarm is equipped on each storey of the premises on which there is a room used wholly or partly as living accommodation.

All electrical installations (e.g. sockets and light fittings) must be safe when tenants move in and maintained in a safe condition throughout the duration of the tenancy. A periodic inspection and test must be carried out by a registered electrician every five years (only legally required if the property is a House in Multiple Occupation (HMO)).



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PLANNING ISSUE P1

FOR CLIENT

CONFIRM ALL DESIGN WITH CLIENT ON SITE
BUILDING CONTROL APPROVAL TBC
ALL DIMENSION TO BE CHECKED ON SITE

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