

## FIRE STRATEGY NOTES

| KEY PLAN                                                                              |                                                                                                                                                                                                                                                                                                                                           |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | <b>ESCAPE ROUTE</b> to be half hour fire protected. For stud wall use 1No. 12.5mm plasterboard and 1No. 12.5mm fireboard and skim. Ceilings use 2 No. 12.5mm Fireboard                                                                                                                                                                    |
|    | heat detector                                                                                                                                                                                                                                                                                                                             |
|    | emergency lights to BS5266                                                                                                                                                                                                                                                                                                                |
|    | Fire sign – to be illuminated. Comply to BS5449 Part 1 2002                                                                                                                                                                                                                                                                               |
|    | Break Glass call point. Comply to BS5839                                                                                                                                                                                                                                                                                                  |
|    | <b>SMOKE DETECTION</b><br>smoke detectors (grade d) to be positioned as shown. the detectors to be interlinked, automatic and wired from the main consumer unit and to comply with bs 5839 part 6 2004 and to provide ld2 coverage                                                                                                        |
|   | <b>DOOR FD30's</b><br>30 minutes fire resistance c/w hydraulic overhead self closing device to conform to BSEN 1154 fire grade 3. letter box to maintain fire integrity of doors. Fit intumescent strips and smoke seals. Final exit doors to have thumb turn.                                                                            |
|  | Electronic Sounders or bells. May be individual sirens or bells or be integrated into the smoke or heat detector heads. To be capable of reaching sound levels of 75decibels (Db(A)) in each bedroom at the bed head with all doors shut. Audibility of the fire alarm should be in accordance with the recommendations of BS 5839 Part 6 |
|  | Fire Blanket                                                                                                                                                                                                                                                                                                                              |
|  | <b>ESCAPE WINDOW</b> with atleast 0.33m² unobstructed openable area and <b>atleast 450mm high and 750mm wide.</b> the bottom of the window to be max. 1100mm and min 600mm above ffl.                                                                                                                                                     |
|  | Fire Panel                                                                                                                                                                                                                                                                                                                                |

### GENERAL NOTES

- All electrical work to be carried out by NICEIC qualified electrician.
- All new and existing walls to provide 30 min fire resistance around staircase, g/f and f/f for all bedrooms and around staircase area.
- All steelwork to provided with 30 min fire resistance.
- 30 min fire resistance to be provided between intermediate floors.
- Any ducts penetrating thro' floors to be encased to provide 30 min fire resistance.
- Final exist doors to have thumb turns.
- Access for pumping appliance is provided to within 45m of all points inside the dwelling house exists

### Guidance Adopted

It is anticipated that as an HMO conversion of an existing dwelling, the fire safety precautions should at least meet the provisions set out in the LACORS guidance document.

### Evacuation Strategy

Simultaneous evacuation.

### Regulation 38

In accordance with Regulation 38, plans detailing all fire safety information to be provided to the owner/responsible person to assist in their obligation to carry out a Fire Risk Assessment as defined in the Regulatory Reform (Fire Safety) Order 2005.

### AFD System and MDE

The Automatic Fire Alarm and Detection system to be installed to conform to BS5839: Part 6 - 2019. A copy of the installation and commissioning certificate to be supplied upon completion of the work.

### Stair enclosure

Grade A Category LD3 with smoke detectors interlinked at each level.

### Common areas

Grade A Category LD2 in locations indicated. Heat detector to be provided in kitchens.

BedroomsBedsitsSmoke detection to be Grade B Category LD2 in each bedsit.

Bedsits containing cooking facilitiesSmoke and Heat detection to be Grade B Category LD2 in each bedsit. Individual FlatsSmoke detection to be Grade B Category LD2 in each bedsit.

### Interlinking

Emergency lightingNM2 Emergency Lighting system to be installed conforming to BS5266-1: 2016. A copy of the verification and completion certificates to be supplied upon completion of the work.

### Escape Signage

All escape route signage to be installed in strict accordance with BS 5499 parts 1-6 where appropriate.

Escape windowsAll habitable rooms at ground and first floors to have escape windows. Minimum openable area 0.33 square meters.

Escape windows to be in accordance with Approved Document B, Volume 1, Dwellings, 2019, Section 2: Means of escape – dwelling houses or Section 3: Means of escape – flats. This is to ensure that the occupiers of the ground floor bedrooms do not have to pass through the kitchen as part of their escape route.

### Final exit doors

Final exit and escape route doors should be maintained available without the use of a key. (Thumb turns or similar).

A simple multi-purpose fire extinguisher on each floor in the common parts is recommended along with a fire blanket in the shared kitchen. Extinguishers to be in accordance with BS 5306 (current edition)

### Fire doors

FD30S doors are required for all risk rooms. This will require smoke seals and a rubber or synthetic strip fitted around the edge of a fire door to restrict the passage of smoke between the door and the frame. The fire doors will also require suitable self-closing devices.

### Floors and ceilings

30 min fire resistance to be provided between intermediate floors

### Staircase enclosure

Stair enclosure, corridor areas and ceilings at all floor levels to be 30 minutes fire resisting with FD30S self-closing doors to rooms adjoining the stairway.

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### Doors

FD30s where indicated. A copy of the fire test certificates will be required for the proposed new fire doors being installed by the contractor.

### Service penetrations

Any ductwork/building services passing through fire rated construction to be fitted with 30min fire dampers/fire stopped as required.

### Meter cupboards and stores

Electrical or gas meter cupboards should be enclosed with 30 minutes fire rated construction.

### Basement floors

30min Fire separation to be provided between ground floor and basement.

Surface spread of flame Walls and ceiling to comply with Section 4 Table 4.1 Linings.

### FR Glazing

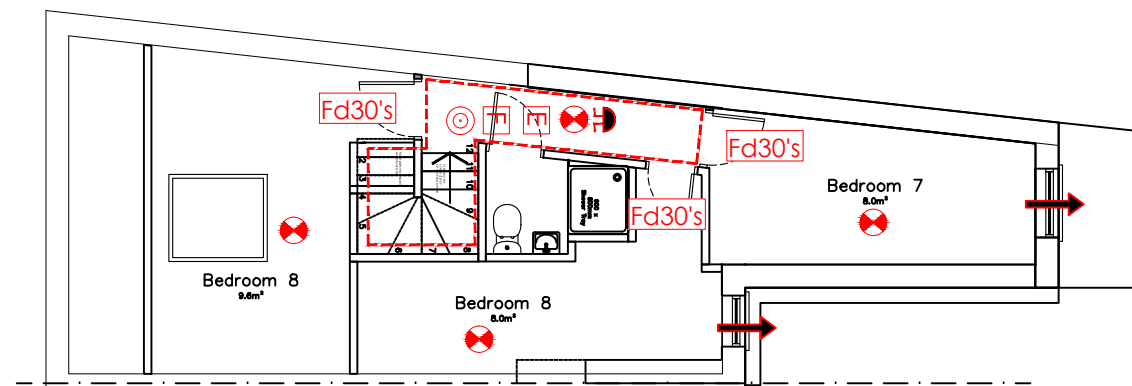
Where applicable, any glazing in fire doors to be half hour fire resisting and glazing in the walls forming the escape route enclosure to have 30 minutes fire resistance and be at least 1.1m above the floor level or stair pitch line.

### Fire Brigade Access

Fire Brigade AccessFire services access arrangements, gate and road widths and distance from building to site boundaries to be in accordance with ADB Section 15: Access and facilities for the fire service.

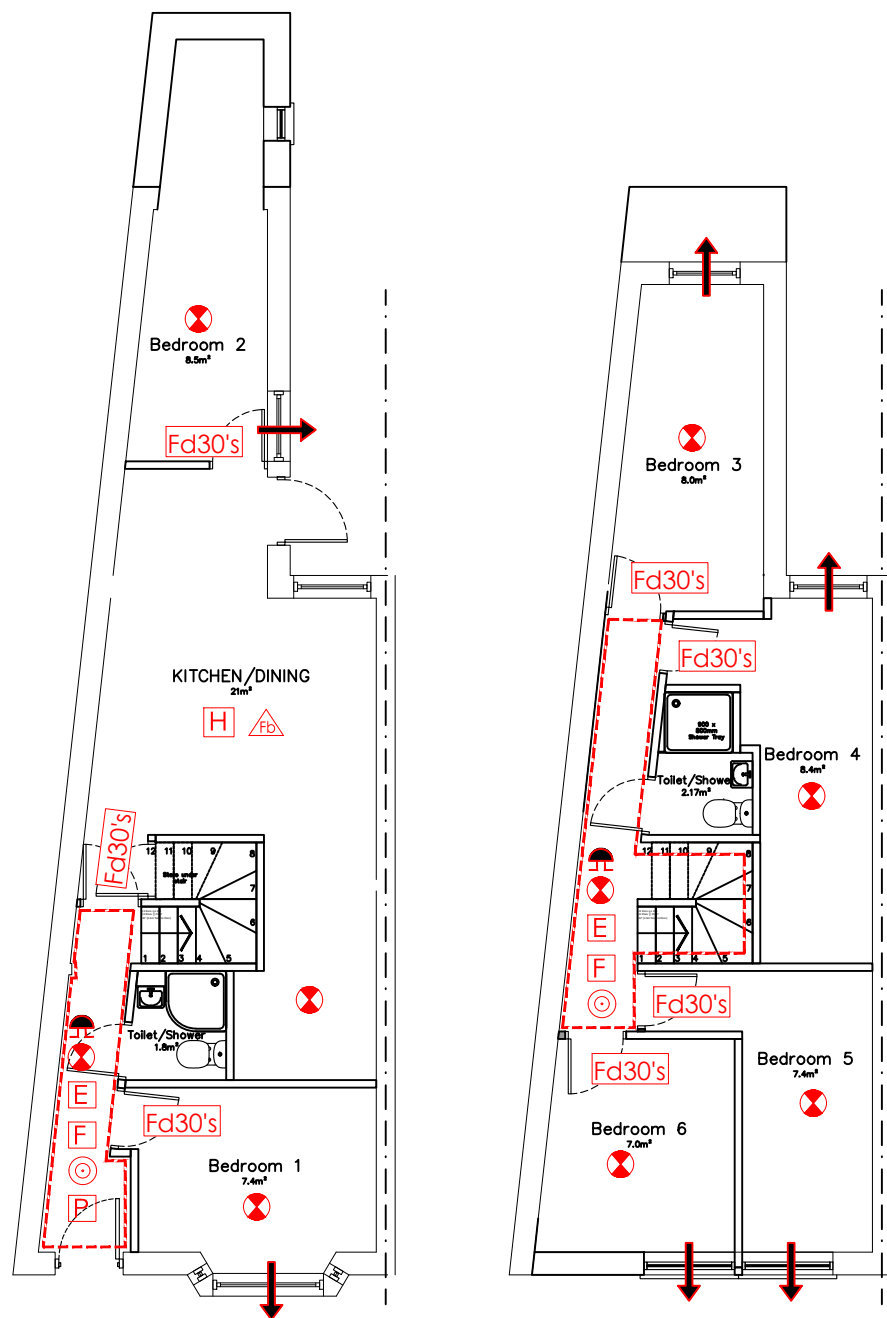
Hydrant locations within or adjacent to the site in accordance with ADB Section 16: fire mains and hydrants.

Hose distance from pump appliance is within 45m to the furthest point within all rooms.



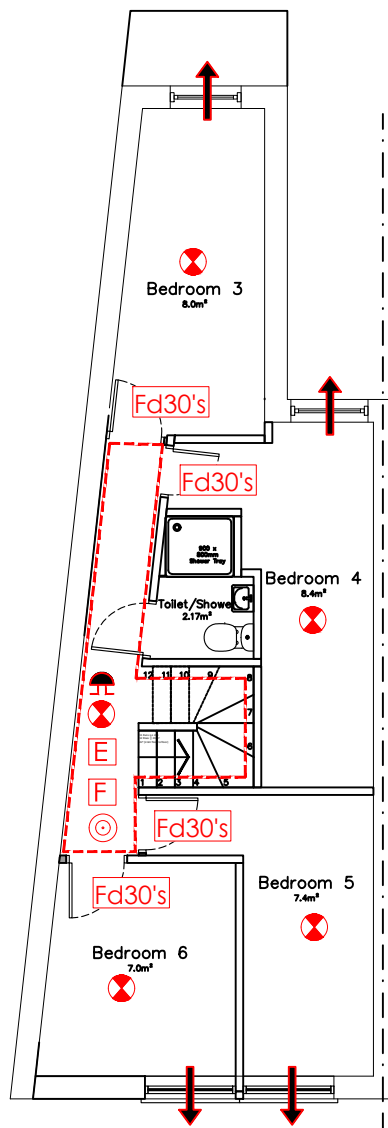
PROPOSED SECOND FLOOR PLAN

SCALE 1:00



PROPOSED GROUND FLOOR PLAN

SCALE 1:00



PROPOSED FIRST FLOOR PLAN

SCALE 1:00

|                      |                                          |          |
|----------------------|------------------------------------------|----------|
| Client               | 148 FACTORY ROAD<br>HINCKLEY<br>LE10 0DS |          |
| Project              | FIRE STRATEGY PLAN                       |          |
| Scale: 1:100(UNO)@A3 | Date: 05/07/25                           |          |
| Drawn: SU            | Paper Size: A3                           |          |
| Drawing Number:      | 25/144/P07                               | Revision |