



ISSUE: © copyright in this drawing is vested in capricorn design partnership limited

A: original issue
B: 13.10.22 : fire stopping added
C: 30.11.22 : stairs amended

NOTES

FIRE STRATEGY

The information shown on this plan has been produced in compliance with the recommendations contained in Approved Document B - Fire Safety Volume 2 in order to satisfy the requirements of the Building Regulations. In doing this minimum standards have been set for the provision of both passive and active fire precautions in the building and therefore a basis on which a strategy can be developed for the subsequent management and maintenance that will be required to make the premises safe from fire, the detail of which will need to be considered when occupation is taken as described below in order to meet the requirements for the premises being put into use as a 'relevant building' under the Regulatory Reform (Fire Safety) Order 2005.

RISK ASSESSMENT

The RRD 2005 order (which applies to virtually all premises and all types of buildings) says that the fire risk has to continue to be managed, that all fire precautions and maintenance routines are kept up and requires the occupier/employer/manager of the building as a 'responsible person' to carry out an assessment and take reasonable steps to reduce the risks from fire and make sure that everyone on or near the premises can safely escape if there is a fire. A copy of this drawing will be given to the Client to assist them to make arrangements for this assessment to be carried out and therefore ensure that the building is operated and maintained to a reasonable level of safety. General guidance on achieving fire safety is available in the HM Government guide 'A short guide to making your premises safe from fire'.

SURFACE FIRE SPREAD

All staircase and circulation space lining to have Class 0 surface spread of flame and all rooms internal lining to have Class 1 surface spread of flame.

VISIBILITY OF FIRE SAFETY SIGNS

All fire safety signs should be of sufficient size, and positioned so that they are conspicuous and legible within the ambient environment.

All fire safety signs should be adequately illuminated at all material times.

VIEWING DISTANCE TABLE

As a rule of thumb, viewing distances can be calculated from the measurements of the graphic symbol element contained within a fire safety sign

Graphic Symbol Height	Viewing Distance
100mm	17.0m
110mm	19.0m
120mm	20.4m
130mm	22.0m

It is best advice that from any point within a building, you should have sight of your nearest available exit. If that is not the case or doubt may exist to its location, a sign or series of directional signs should be provided.

CAVITY BARRIERS + FIRE STOPPING

All new walls and partitions etc indicated as fire resisting are to be imperforate carried up full height (including over doors and screens etc) to underside of floors, beams or ceiling / roofs over and are to be fire stopped at the top with Corofill, mineral wool or intumescent polysulphide sealant as required to satisfy the minimum protection required by the said wall / partition. Any service pipes or cables etc. passing through fire resisting walls, partitions, cavity barriers or floors etc. are to be fire stopped with mineral wool. Pipes are to be steel sleeved around 25mm thick mineral wool wrapping, trimmed at wall faced + fitted with roses where exposed to view. Maximum pipe diameter to be 150mm for steel or copper and 40mm for pvc. 110mm dia. pvc cpl's or branch pipes passing through floor or any fire resisting walls are to be fitted with Coforfil PFC intumescent fire protection collars fixed in accordance with manufacturers instructions. Provide PFC Corofil 450 Fire Stops to perimeter of all floors at external walls and cavities, providing effective fire protection between floor edges and inner face of cladding.

All electrical cabling and baskets passing through walls indicated as fire resisting are to be fitted with Corofil Conduit, Pillows or intumescent / expanding sleeves as required - see M&E layouts for details

VENTILATION AND AIR CONDITIONING SYSTEMS

Any system of mechanical extract / supply ventilation or air conditioning plant & ductwork, etc installed in the building should be designed in accordance with the recommendations of the latest British standard, to ensure that in the event of a fire the air movement is directed away from protected escape routes / exits or that the system closes down in sections or fully as appropriate.

Air transfer grilles are not to be used in walls or doors for the purpose of supplying replacement air to any areas with a requirement for fire or smoke resistance.

Any ventilation ducts passing through floors or fire resisting walls (and not contained within a protected shaft) are to be fitted with fire dampers or sleeves giving the appropriate degree of fire resistance as advised by the mechanical and electrical subcontractor / consultant.

STRUCTURAL STEELWORK

All exposed steel members, beams, columns and rafters, CHS or similar bracing and members providing horizontal restraint etc. to any part of the structural frame requiring fire resistance that are not cased in blockwork or fire protection board are to be prepared, primed to the Structural Engineer's / steel fabricator's specification and painted by FIRAS accredited installer with Thermaguard Thermacoat intumescent paint system in the film thickness recommended by the manufacturer to give min. 60 minutes fire resistance protection with flame retardant high build top coat finish where exposed to view or additional protection is required for external or aggressive environments (materials obtainable from Thermaguard Ltd tel: 0161 202 2861). Requirements for intumescent painting of columns and rafters and design of structural frame in accordance with Constrado guidance is to be advised by the Structural Engineer / Steel Fabricator.

Any eaves beams and columns (shown on line of 'firewalls' on the structure plan / fire plan or following lines of compartment walls) along with first floor structural steelwork is to be intumescent painted to provide 60 minutes fire resistance and provision should be made in the sheeting rails etc. for expansion - all in accordance with steel frame fabricators design, cladding subcontractors specification and structural engineers design, details and recommendations.

Casings provided to any columns on lines of fire resisting walls/partitions are to be extended full height at abutments with external walls through any rails to inside face of cladding etc. and fire stopped as required to form a complete barrier between separate compartments to required FR standard.

Fire Legend

General Key

- denotes 30 minutes fire separating wall / door
- denotes 60 minutes fire separating wall / door
- denotes 90 minutes fire separating wall / door

- FD30S denotes 30 minutes fire door with intumescent smoke seals and strips
- SC denotes door fitted with self closing device
- VP denotes door fitted with vision panels with min. visibility zones at 500-800mm + 1150-1500mm above FL
- PB panic bolt operation
- FAP fire alarm panel
- KLS denotes door fitted with 'fire door keep locked' sign
- KC denotes door fitted with 'fire exit keep clear' sign

fire action notice sign

denotes over door 'fire exit sign' BS:5499

denotes directional 'fire exit sign' to BS:5499

Fire alarm / detection to be installed throughout the premises in accordance with BS 5839 : Part 1 : 2013, comprising call points in the positions indicated on the plans; sufficient audible and visual sounder beacons capable of being heard and seen by all persons in the building; and including circuits providing detection automatically to the areas shown.

Provide appropriate number of fittings to serve the areas shown as follows and in accordance with specialist installers design drawings:

- MCP manual call point
- SD smoke detector
- H heat detector
- AV audio visual sounder beacon

Emergency Lighting Category NM/1 to be installed throughout the premises in accordance with BS 5266, and providing sufficient fittings to the areas indicated to:

- a) clearly and unambiguously indicate the escape routes;
- b) provide illumination along such routes (including external stairways etc.) to allow safe movement through the exits provided; and
- c) enable fire alarm call points and fire fighting equipment provided along escape routes to be seen when the normal lighting fails

Provide appropriate number of fittings to serve the areas shown as follows and in accordance with specialist installers design drawings:

emergency lighting to BS 5266

Disabled Refuge Zones

900x1400mm clear refuge space located in positions shown

emergency refuge communication call point

mandatory wall mounted signage which reads 'Refuge Point - Keep Clear'

campbelldriverpartnership architects

client:

rocplas

project:

new commercial showroom

plot 1, furthergate, blackburn

sheet:

fire plan - GF

job no:

19.152

dwg no:

018

D

scale:

1:100 @ A1

date:

15.09.22

drawn:

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