



OSCN01

Ref: 146152

Date: 15 May 2023

Ball & Berry  
By Email

**West Yorkshire Fire & Rescue Service**

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Officer dealing: Kate Ellis

Dear Sir/Madam

**Fire Safety – The Regulatory Reform (Fire Safety) Order 2005**

**Premises: WAKEFIELD DISTRICT COLLEGE, MARGARET STREET,  
WAKEFIELD WF1 2DH**

I refer to the Building Regulations application received on 19 April 2023, reference number BBL/807/2023 under the above Regulations.

I enclose the following information in accordance with the Building Regulations and Fire Safety Procedural Guidance:

- Section 1 – Matters which may have to be complied with under the Regulatory Reform (Fire Safety) Order 2005, when the building is occupied.
- Section 2 – Matters which may have to be complied with to meet other fire safety legislation.
- Section 3 – General recommendations concerning fire precautions and advisory comments.
- Section 4 – Observations in relation to Building Regulations.

Please contact me if you require any further information or advice.

Yours faithfully

Kate Ellis

Authorised Fire Safety Inspecting Officer

On behalf of, and duly appointed by the West Yorkshire Fire & Rescue Authority

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## WEST YORKSHIRE FIRE & RESCUE AUTHORITY

### FIRE SAFETY – THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Ref: 146152

**WAKEFIELD DISTRICT COLLEGE, MARGARET STREET, WAKEFIELD WF1 2DH**

Plan Reference number
Existing & Proposed Elevations
Existing & Proposed Sections
Existing & Proposed Plan

#### **Section 1 – Matters which may have to be complied with under the Regulatory Reform (Fire Safety) Order 2005**

- An external stairway should normally be protected from the effects of a fire along its full length.  
This means that any door, window (other than toilet windows) and walls within 1.8m horizontally and 9m vertically below any part of the stairway should be fire-resisting. Windows should be fixed shut and doors selfclosing
- Work by contractors should be closely controlled so that the existing means of escape provisions are not prejudiced.
- The Regulatory Reform (Fire Safety) Order 2005 requires the Responsible Person to make a 'suitable and sufficient' assessment of the risks from fire in the premises and how they affect the safety of relevant persons who may be affected by their undertaking. As a result, a fire risk assessment is required, or the existing fire risk assessment requires review, on completion of the proposals.
- Emergency lighting should be provided in accordance with BS5266 and be such that when in operation the illumination given off is sufficient to enable persons frequenting the premises to see their way out without the aid of the general lighting and also to illuminate all exit notices provided. The emergency lighting should operate on a local sub circuit failure of the normal lighting.
  - Once installed, a suitable system is put into place to ensure that the emergency lighting system is tested and maintained in accordance with the British Standard current at the time. A record of the testing and maintenance should be made for inspection as necessary. A number of suitably trained staff must be nominated for this purpose.
- Exits and exit routes in the premises, other than ones normally used for the main access/egress, should be clearly marked with fire exit signs which should be easily visible so that occupants can readily see where the exits are and where to go in an emergency. Directional signs indicating routes leading to fire exits should be provided where necessary. All the signs should be clearly illuminated by natural or artificial lighting at all material times.
- All exit doors should be maintained so as to be capable of being opened easily and immediately from the inside when required. Appropriate fastenings for use by the

public are push bars or push pads; handles requiring a turning action should not be fitted. If the door has to be kept fastened whilst persons are on the premises the fastening should be by means of a panic latch or panic bar (or similar) so that the door can be readily opened by pressure applied by persons within.

- Any doors on the escape routes should not require the use of a key, card, scanner, code or similar system, for persons to exit the premises in the event of a fire.
- Any magnetic or auto-mechanical locks fitted to doors which are required for escape purposes should be capable of being released in an emergency and failsafe unlocked. Where it is necessary to connect such devices to the fire alarm the recommendations of BS7273-4 should be followed.
- A clear and unobstructed route leading from each fire exit to a place of safety outside the premises should be provided and maintained available for use at all material times.
- This Authority expects the 'responsible person' to have considered the fire escape needs of all people in, or likely to be in, their premises. Their risk assessment should demonstrate that, as far as is reasonably practicable, consideration has been given to the needs of disabled people. Specific advice can be found in the Communities and Local Government publication 'Fire Safety Risk Assessment – Means of Escape for Disabled People'. Available to download free of charge from:  
<https://www.gov.uk/workplace-fire-safety-your-responsibilities/fire-safety-and-evacuation-plans>
- This report has been prepared without a site visit or consultation with the representatives of the premises and is based upon the information given on the plans only. Further fire precautionary work may be required if there are unsatisfactory features within the premises not shown on the plans.

## **Section 2 – Matters which may have to be complied with to meet other fire safety legislation**

- The Fire Authority has no comments to make

## **Section 3 – General recommendations concerning fire precautions and advisory comments**

- If relevant to the works being carried out as part of this application, any wiring shall have fire resisting supports as required by BS 7671:2018 (IET Wiring Regulations 18<sup>th</sup> Edition).

## **Section 4 – Observations in relation to Building Regulations**

- Your comments have been noted and would be supported, the Fire Authority's additional comments are;
- In accordance with Approved Document B volume paragraph 3.32 Any external escape stair should meet all of the following conditions (Diagram 3.4). a. Doors to the stair should be fire resisting (minimum E 30) and be fitted with a self-closing device, except for a single exit door from the building to the top landing of a downward-leading external stair, provided it is the only door onto the landing.

- b. Fire resisting construction (minimum RE 30) is required for the building envelope within the following zones, measured from the flights and landings of the external stair.
  - i. 1800mm above and horizontally.
  - ii. 9m vertically below.
  - iii. 1100mm above the top landing of the stair (except where the stair leads from basement to ground level).
- As per Approved Document B volume 2 Paragraph 2.30 Where an external escape route is beside an external wall of the building, the external wall should be of fire resisting construction in both of the following zones.
  - a. Within 1800mm of the escape route.
  - b. Up to 1100mm above the surface of the escape route.

Kate Ellis

Authorised Fire Safety Inspecting Officer

On behalf of, and duly appointed by the West Yorkshire Fire & Rescue Authority