



Mr. P. Score,
Somerset Building Control Partnership
Bridgwater House,
King Square,
Bridgwater,
Somerset TA6 3AR

Protection Delivery,
Torquay Headquarters,
Newton Road,
Torquay,
TQ2 7AD

Your Ref: 2/FP/19/19261
Our Ref: BL092349/622288
Website: www.dsfire.gov.uk

Date: 20th Nov. 2019
Please ask for: John Monaghan
Email: jmonaghan@dsfire.gov.uk

Telephone: 01803 653722

Dear Sir

The Building Regulations 2010
Consultation between Local Authority and the Fire and Rescue Authority

Application/Reference No.	2/FP/19/19261
Plan Number(s)	1228/120, 121, 180
Correspondence Date	5 November 2019
Address of Premises	Street Parish Council, 6 Leigh Road, Street, BA16 0HA
Proposal	Renovation works to the existing building to include addition of lift and reworked entrance lobby

The above application has been considered, and the Fire and Rescue Authority wish to make observations in relation to the Building Regulations and in connection with the Regulatory Reform (Fire Safety) Order 2005. These observations are detailed in the attached Appendix.

Also detailed in the Appendix are comments that are offered on a goodwill basis only.

On completion of works, as the premises are subject to the Regulatory Reform (Fire Safety) Order 2005, a Completion Certificate will be required by the Fire and Rescue Authority.

Yours faithfully

John Monaghan
Business Safety Officer

Appendix for Application/Reference No. 2/FP/19/19261

The Building Regulations 2010

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The Fire and Rescue Authority wish to make the following observations in relation to the Building Regulations:

Plans inspection

These recommendations are based solely on inspection of the submitted drawings; no visit has been made to the premises. I cannot accept responsibility for any errors or omissions that may be occasioned by inaccuracies in the drawings.

Review of fire precautions during proposed work

During the course of the proposed alterations, the existing fire precautions with which the building is provided should be maintained or if this proves impracticable some alternative arrangement should be provided as an interim measure. Such interim measures are to be agreed with the Building Control Authority and Fire and Rescue Authority prior to works commencing.

Disabled toilet and Accessible Ramp

The disabled toilet and accessible ramps to be installed to and comply with the requirements of Approved Document M

Means of escape

All doors fitted with emergency exit devices (horizontal push bars or push pads) should have the method of operation clearly indicated and provided with a sign conforming to the Health and Safety (Safety, Signs and Signals) Regulations 1996.

Emergency fastenings should consist of a simple device, which is easily operable in the event of an emergency. Compliance with BS EN 1125 Panic exit devices operated by a horizontal bar and/or BS EN 179 Emergency exit devices operated by a lever handle or push pad are methods of satisfying this requirement.

Fire exit signs conforming to BS 5499: Part 1 or The Health & Safety (Safety Signs & Signals) Regulations 1996 should be provided. Signs provided to indicate exit doors should be sited either immediately above the door or at the highest practical level but not below the top third of the door.

Means of escape for disabled persons

Your attention is drawn to Approved Document M of the Building Regulations and BS 5810 concerning access for disabled persons. Adequate means of escape facilities for disabled persons should be provided in accordance with BS 9999.

Fire Detection and Warning

The fire warning system (as extended/modified) should be commissioned by a competent person, e.g. having membership of NICEIC (National Inspection Council for Electrical Installation Contracting); or BAFE approved (British Approvals for Fire Equipment); or equivalent.

Escape Lighting

Self contained emergency escape lighting luminaires should be ICEL 1001 certified or comply with the requirements of BS 4533: Section 102.22: 1990 or EN60 598-2-22:1990.

The emergency escape lighting system (as extended / modified) should be installed and commissioned by a competent person, e.g. having membership of a professional organisation such as NICEIC (National Inspection Council for Electrical Installation Contracting) or ECA (Electrical Contractors Association) or equivalent.

Regulation 38 - Building Information relevant to Fire Risk Assessment

Under Regulation 38 of the Building Regulations and the Building Approved Inspectors (etc) Regulations 2010, it is a requirement to supply information relating to the design and construction of the building or extension and the services, fittings and equipment provided in or in connection with the building, which will assist the responsible person to operate and maintain the building with reasonable safety. Such information should be kept and incorporated with the Fire Risk Assessment (where appropriate) and be available to the Inspecting Officer when the premises are subjected to a Fire Safety Audit under the Regulatory Reform (Fire Safety) Order 2005.

Regulatory Reform (Fire Safety) Order 2005

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The following recommendations are those that the Fire and Rescue Authority considers are likely to be required to comply with the requirements of the Regulatory Reform (Fire Safety) Order 2005:

Review and Update Fire Risk Assessment

Following the improvement works your fire risk assessment should be reviewed and amended to reflect the works undertaken.

Fire Routine, Staff Training, and Maintenance

All relevant persons in the premises should be trained in the actions to take in the event of a fire.

Testing and maintenance of all equipment

The escape lighting, fire warning system and firefighting equipment should all be maintained and tested to the relevant British standard and the results of such tests recorded. It is recommended that a maintenance contract be taken out with a qualified contractor in order to ensure the fire safety systems are being regularly serviced.

Review of fire risk assessment

Following the improvement works a risk assessment should be carried out to determine if the existing firefighting equipment is still appropriate.

Application of the Regulatory Reform (Fire Safety) Order 2005

The Regulatory Reform (Fire Safety) Order 2005 would appear to apply to these premises. This legislation makes provision for minimum fire safety standards and places upon the 'Responsible Person' a personal duty to comply with its requirements.

In general the legislation requires the responsible person to:

- Assess the fire risks in the premises (either as part of the general review of health and safety risks, which should already be routinely carried out or as a specific exercise).
- Check that a fire can be detected in a reasonable time and that people can be adequately warned.
- Check that people who may be within the premises can get out safely.
- Provide reasonable means for fighting fire.
- Check that those in the building know what to do if there is a fire.
- Check and adequately maintain all fire safety equipment and/or routines associated with the premises.

Information on how to carry out a fire risk assessment has been published by HM Government in the form of a series of Fire Safety Risk Assessment Guides for different uses of premises. They are available for free download at <https://www.gov.uk/workplace-fire-safety-your-responsibilities> or can be purchased at bookshops.

Goodwill Advice

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The following advice is offered on a goodwill basis and represents best practice but is not enforceable:

False alarm reduction

False actuations from automatic fire detection systems result in increased Fire Service 'blue light' journeys that waste public money, and increase risk to staff and the public.

Businesses are required by law to identify, maintain and manage their own fire safety procedures. Fire detection systems are designed to provide early warning of fire to those present in the building so that they can exit the building safely.

The Service consulted on plans to not attend false actuations from automatic fire alarms in non-residential properties. From 01 November 2013 the Service will no longer attend automatic fire alarms actuations for non-residential properties between the hours of 8am-6pm, Monday to Friday, unless there is a confirmed fire.

The Service is advising businesses to ensure their premises fire risk assessment and management plans are in place to suitably address and deal with any false alarm actuations.

Further advice and guidance can be found on our website:

<http://www.dsfire.gov.uk/>. Please click on the 'Your Safety' tab and then explore the 'Safety at work & other places' link.