

Lutterworth Town Council Building

Proposed Fire Strategy Plan

143-TAA-00-ZZ-DR-A-2800

T04

Key

30 MINUTE FIRE RESISTING PROPOSED WALL

Wall terminated at underside of existing structural soffit.
For further information on wall construction, please refer to drawing 2300 Construction Plan.

30 MINUTE FIRE RESISTING EXISTING WALL

Assumed construction of existing wall as block wall.
Assumed existing wall to be 30 minute fire rated.

Assumed existing wall to be confirmed by specialist before works commence. If existing walls are not 30 minute fire rated, allowance to be made for upgrade of wall to 30 minute fire rated wall.

30 MINUTE DOORSETS

Doorsets to be fully certified fire rated and smoke sealed.
For further information, please refer to door schedule.

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Doors within a wall are not required to match the 30 minute fire protection as they are non structural, however must meet fire resistance requirements.

FIRE EXIT SIGNAGE

British Standard Green and White Running Man 'EXIT' sign with Flame Arrow in direction of escape in accordance with BS5499 Part 4.
Existing emergency lighting and illuminating signs to be retained.

ESCAPE TRAVEL DISTANCE

See travel distance note.
Fire escape travel distance to follow existing.
Fire escape route and single fire exit as existing.

ELEMENTS OF STRUCTURE

Load bearing protection –

All elements of structure (load bearing) as described in table B4 Approved Document B are to provide a minimum of 60 minutes structural fire integrity including column, beam or other member forming part of a structural frame, a load bearing wall, and a floor. Except where the structure supports only a roof and no other element which is not essential for the stability of a wall required to have a period of fire resistance.

DESIGN

Limitations on travel distance –

The maximum travel distance is in accordance with table 2.1 within Approved Document B

Areas for purpose group 3 – Residential (Other): 18m in one direction and 45m in more than one direction.

Areas are not designed to accommodate an occupancy above 60 people

Signage –

All signage to be in accordance with BS 5499.

CONSTRUCTION

Fire doors –

All fire doors except to cupboards and service ducts/risers which are to be kept locked shut require automatic self-closing devices. All fire doors to have intumescent strips & hygienic wiper type batwing smoke seals to bs 476 part 22. Only door sets covered by third party certification which includes factory production control should be used. Suitable schemes are operated by certifire, trada q mark or bwf-certifire.

Ironmongery –

Confirmation of fire performance compatibility must be obtained from the door manufacturer and/or the hardware supplier for all components fixed to certified fire doors.

Existing works (where applicable) –

Where new works interface with existing ensure the fire integrity if required at the interface matches and creates a suitable robust fire junction/stop, this applies to both construction and mechanical service interfaces.

Provisional sum to be allowed for unforeseen upgrades to existing fire stopping and existing fire rated components/materials where required.

FIRE STRATEGY INFORMATION

Main notes –

This plan has been assessed under The Building Regulations 2010 Approved document B - 2019 edition incorporating 2020 and 2022 amendments – for use in England.

Drawings to be read in conjunction with all Architects, structural engineer and MEP drawings.

Products and installation must be certified and installed by competent persons and meet minimum fire rating specified.

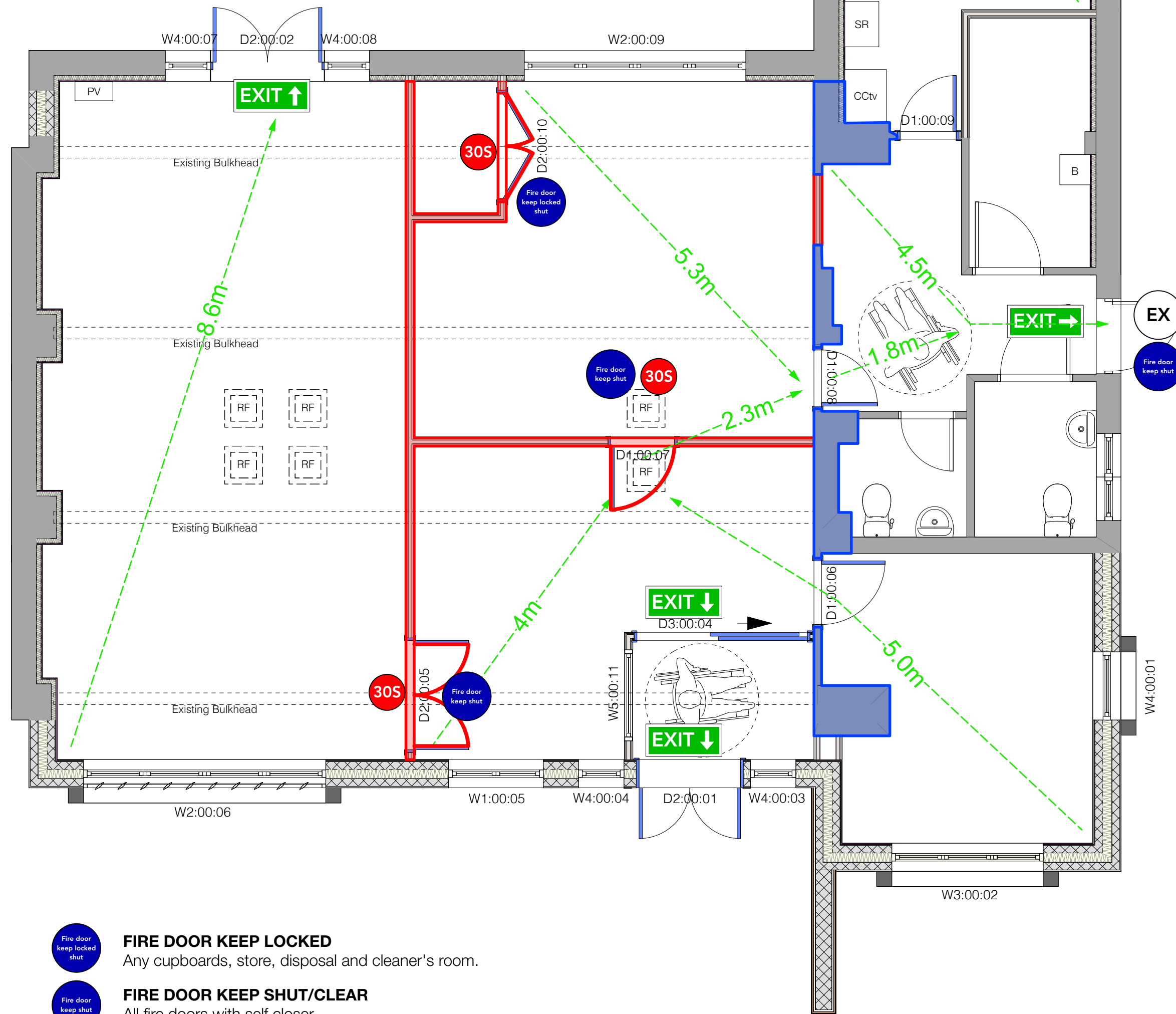
MANAGEMENT OF PREMISES

Prior to occupation –

A competent qualified person must be appointed by the client/tenant prior to occupation to determine exact positions and type of first-aid fire-fighting equipment and to carry out a fire risk assessment in accordance with BS 5306-8 and regulatory reform (fire safety) order 2005.

General fire precautions' hand-held extinguishers, fire blankets should be provided as necessary. Portable extinguishers should comply with BS EN 3, parts 3, 6 and 7, and BS 7863:1996 and be inspected and maintained in accordance with BS 5306-3.

Where the risk assessment indicates that fire extinguishers are required they shall be multipurpose extinguishers and shall be located as requested by the risk assessment. If provided they shall be maintained in working order and residents instructed in their use.



FIRE DOOR KEEP LOCKED

Any cupboards, store, disposal and cleaner's room.



FIRE DOOR KEEP SHUT/CLEAR

All fire doors with self closer.



EXISTING FIRE EXIT

To remain shut and clear.



Notes:
This drawing is to be read in conjunction with all other consultants and specialist sub-contractors' drawings, throughout design, tender & construction. All structural and MEP information shown on these drawings is based on structural & MEP photography & is to be fully designed, detailed & dimensioned by others.
All specified manufacturers are 'or equal & approved' whether stated or not. Any equivalent product or manufacturer must be approved in writing by the Contract Administrator and Principal Designer before use. All drawings are to be read in conjunction with project specific National Building Specification.
The main contractor is responsible for checking all dimensions prior to commencement of work. Any discrepancies discovered must be reported to the Contract Administrator as soon as they become apparent.

Suitable for Tender - **S1**

0 1 2 M

Proposed fire detection and alarm system to match and follow existing. All in accordance with BS5839-1: 2017.

Commissioning certificates is required prior to completion for any alterations to the Fire alarm and Emergency lighting systems, in accordance with BS 5839 and BS 5266 respectively.

Electronically powered locks should return to an unlocked position in the event of a power failure, activation of the fire alarm and activation of a manual door release unit positioned at the side of the door.

Rev	Date	Revision Details	Author
T04	15/02/2024	Revised to building control comments.	SD
T03	08/12/2023	Key amended to coordinate with Construction plan	SD
T02	16/11/2023	Assumed fire rated existing walls included	SD
T01	09/11/2023	Initial issue	SD

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TIM ADAMS ARCHITECTS

Client	Lutterworth Town Council
Job	Lutterworth Town Council Building
Title	Proposed Fire Strategy Plan

Drawn	Date	Checked	Date
SD	Sep 2023	TA	Sep 2023
Scale	1:50	Size	A2
Drawing Number	143-TAA-00-ZZ-DR-A-2800	Revision	T04

Status & Purpose For Issue	Suitable for Tender	Status	S1
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WESTWOOD STUDIOS

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