NOTES:

paper size A1

All dimensions & details given on this drawing are to be checked and verified on site prior to works being undertaken. Any discrepancies and/or variations to the specifications within these drawings or associated documents are to be notified to keystonearchitecture.

Do not scale from these drawings - if in doubt - ask.

All materials shall be fixed, applied or mixed in accordance with the manufacturers written instructions, recommendations and specifications. Variations to specified materials shall be agreed in writing with keystonearchitecture.

The Contractor shall take into account everything necessary for the proper execution of the works and to the satisfaction of the Local Authority, whether or not indicated on the drawings or in the specification.

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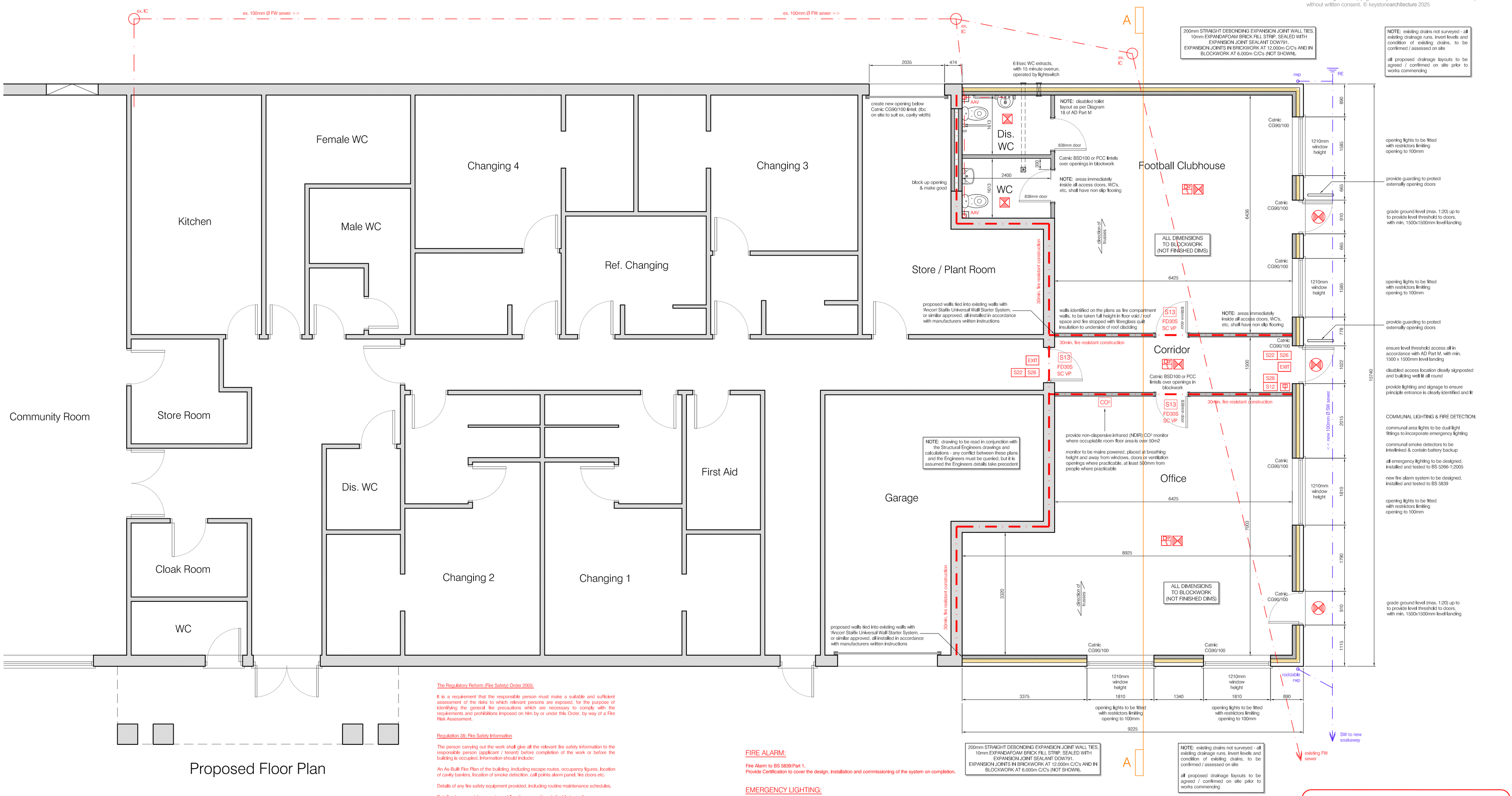

Proposed Floor Plan

The Regulatory Reform (Fire Safety) Order 2005:

It is a requirement that the responsible person must make a suitable and sufficient assessment of the risks to which relevant persons are exposed, for the purpose of identifying the general fire precautions which are necessary to comply with the requirements and prohibitions imposed on him by or under this Order, by way of a Fire Risk Assessment.

Regulation 38: Fire Safety Information

The person carrying out the work shall give all the relevant fire safety information to the responsible person (applicant / tenant) before completion of the work or before the building is occupied. Information should include:

An As-Built Fire Plan of the building, including escape routes, occupancy figures, location of cavity barriers, location of smoke detection, call points alarm panel, fire doors etc.

Details of any fire safety equipment provided, including routine maintenance schedules.

Details of any provisions made enabling the evacuation of disabled people.

Any assumptions regarding the management of the building made at design stage.

FIRE SYMBOLS AND NOTES:

This drawing is to be used for reference to fire compartmentation and fire precautions only. Finalised locations of all signage and equipment to be agreed between client and the Local Fire Officer.

1. All fire signs and notices are to comply with BS 5499:Part 1 and Part 3.
2. Alarm system to comply with BS 5839-1:2017.
3. All symbols denoting emergency lighting and detectors are representative of the areas to be illuminated & protected, not the number to be provided. Lighting design to comply to BS 5226; positions to comply to BS 5839-1:2017.
4. All signs and notices must be one type only. Sign types must not be mixed. If existing signage is to BS 5499, then any additional signage must match BS 5499:Part 1 and Part 3.
5. Fire alarm to be 65dB or min. 5dB above ambient noise level, whichever is the higher.
6. Fire alarm and emergency lighting certificate required prior to completion.
7. All portable first aid fire fighting equipment to be installed and maintained in accordance with BS 5306:Part 3.
8. Smoke detectors to be fitted with visual display when alarm is activated, i.e. flashing light.
9. All designated fire doorset's must conform to current British Standards ie. Fitted with 3 fire rated hinges, Intumescent fire and cold smoke seals in door edge or frame, and an approved type of hydraulic self-closing device, Each fire door is required to be marked with a mandatory sign that complies to BS5499, indicating that it is a fire door.
10. A schematic zone plan should be conspicuously and permanently displayed adjacent to the fire alarm indicator panel.

FIRE ALARM:

Fire Alarm to BS 5839:Part 1.
Provide Certification to cover the design, installation and commissioning of the system on completion.

EMERGENCY LIGHTING:

Emergency lighting to BS 5226:Part 1 and Part 7 2016.
Provide Certification to cover the design, installation and commissioning of the system on completion.

FIRE PROTECTION AND SEPARATION:

All steel structural elements top be fire protected with intumescent paint or a suitable lining/casing system to manufacturers details, to achieve a minimum 60 minutes structural stability in the event of a fire.

30 and 60 minute fire cavity barriers should be provided to close the edges of cavities, including around openings, in compliance with Approved Document B2. Cavity barriers should also be provided:
1. at the junction between external cavity wall and every compartment floor and compartment wall; and
2. at the junction between an internal cavity wall and every compartment floor, compartment wall or door assembly which forms a fire resisting barrier.
Compartment walls to continue up through a ceiling or roof cavity to maintain the standard of fire resistance , to comply with Approved Document B2.
Finalised locations of all cavity barriers to be agreed with the Local Fire Officer.

Services penetrating compartment walls or floors are to be fire stopped to a minimum 60 minute fire resistance. Non combustible pipes up to 60mm internal diameter and PVCu up to 40mm internal diameter, may be fire stopped around the pipe with intumescent mastic or glassfibre. Larger pipes are to be fitted with proprietary fire seals.

BUILDING REGS DRAWING

rev	amendment	date
-	-	-

Proposed Extensions
at Winterton Pavilion
Newport Drive
Winterton, North Lincs

title	Pr. Plans 1 of 2	dwg. no.	1958.12
stage	Building Regulations	drawn	Feb 25
scale	1:50	drawn by	ATP

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