

to me

Hi Darek and Nina,

Further to my conversation yesterday please note these works are to your design, I will check that your design meets the requirements of the Building Regulations.

As mentioned BS9991 gives guidance on how the fire safety may be achieved. Guidance may be found in section 9 (Internal planning of flats and maisonettes)

Partial guidance for the upper flat can be found in 9.4.3 (extract below) with further guidance in 9.3 for the inner room.

Flats with the entrance on a floor below the flat should meet one of the following recommendations:

- a) the total travel distance from any point of the flat to the head of the stair should be limited to 9 m. This limit may be extended to 20 m if an AWFSS (see 11.2, Table 2) and an LD1 fire detection and fire alarm system in accordance with BS 5839-6:2013 are installed. Cooking facilities should be sited away from the flat entrance door and the internal escape route (see Figure 13); or
- b) a protected internal hallway from which all habitable rooms can be accessed should be provided, having a travel distance not exceeding 9 m from the top of the stair to the door of any habitable room (see Figure 14); or
- c) all habitable rooms should be accessible from an internal hallway and an alternative exit should be provided from the upper floor of the flat [see Figure 15a)]; or
- d) a line of fire separation should be provided between the living and sleeping areas of the flat and there should be an alternative exit from the bedroom area [see Figure 15b)].

Please see extract from table 11, please note any AWFSS should be designed, installed and commissioned by accredited persons to the appropriate BS.

BS 9991:2015

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Table 2 AWFSS and categories for use with permitted variations

Provision of AWFSS	Subclause in BS 9991:2015	Sprinkler system conforming to BS 9251:2014	Sprinkler system conforming to BS EN 12845	Watermist system conforming to DD 8458-1 ^{A)}
Multi-basement buildings	5.2.1.2d)	Category 1 using the density in Table 2, Footnote A)a)	OH1 hazard classification or higher	Applicable
Houses with one floor more than 4.5 m above ground floor level	6.3c)2)	Category 1 using the density in Table 2, Footnote A)a)	OH1 hazard classification or higher	Applicable
Houses with more than one floor above 4.5 m	6.4b)	Category 1 using the density in Table 2, Footnote A)a)	OH1 hazard classification or higher	Applicable
Loft conversions	6.5.2)	Category 1 using the density in Table 2, Footnote A)a)	OH1 hazard classification or higher	Applicable
Extended travel distances in common corridors	7.4/11.2	Category 2 using the density in Table 2, Footnote B)	OH1 hazard classification or higher	Not applicable
Internal planning of flats and maisonettes	9.1d)	Category 1 using the density in Table 2, Footnote A)a)	OH1 hazard classification or higher	Applicable
Provision of inner rooms in flats not more than 4.5 m in height	9.3b)	Category 1 using the density in Table 2, Footnote A)a)	OH1 hazard classification or higher	Applicable
Extended travel distances within an open-plan flat	9.4.2a)	Category 1 using the density in Table 2, Footnote A)a)	OH1 hazard classification or higher	Applicable
Extended travel distances within a flat entered from a floor below the flat	9.4.3a)	Category 1 using the density in Table 2, Footnote A)a)	OH1 hazard classification or higher	Applicable
Maisonettes having a floor level higher than 4.5 m above access level	9.5.2d)	Category 1 using the density in Table 2, Footnote A)a)	OH1 hazard classification or higher	Applicable
Open-plan flats	9.7	Category 1 using the density in Table 2, Footnote A)a)	OH1 hazard classification or higher	Applicable
Increased travel distance within cluster flats	9.8.1	Category 2 using the density in Table 2, Footnote B)	OH1 hazard classification or higher	Not applicable

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Regards

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