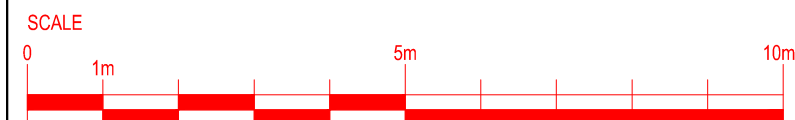




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title	EXISTING GROUND FLOOR PLAN		
project	44 SHELDON AVENUE, HIGHGATE N6 4JR		
drawing no	HD1405/1001		
drawn by	R. L	contract no. HD1405	
scale 1:100 @ A3		date	03/2023



PART-B: FIRE REGULATIONS AND MEANS OF OPENINGS

1- ALL LOADBEARING ELEMENTS OF THE STRUCTURE ARE REQUIRED TO HAVE A FIRE RESISTANCE OF AT LEAST 30MINUTES UNDER APPENDIX-A OF APPROVED DOCUMENT-B OF BUILDING GUIDELINES. STEELWORKS TO RECEIVE EITHER 1x15mm LAYER FIRE LINE & SKIMMED OR 2x12.5mm STAGGERED PLASTER BOARD & SKIMMED TO ACHIEVE 30min FIRE RATING.

2- PROVIDE AUTOMATIC SMOKE DETECTORS ALARM SYSTEM INTERCONNECTED & TO A SEPARATE FUSED CIRCUIT TO BS 5446. THE FIRE & SMOKE DETECTION SYSTEM MUST BE A L1 TYPE SYSTEM BS-5839-PART:1 PROVIDING FULL COVERAGE TO THE AREAS. EACH UNIT TO HAVE AN INDEPENDENT SMOKE-ALARM LINKED TO HEAT DETECTOR AS PER PART-B COMPLIANCE. THE COMMON AREA TO HAVE INDEPENDENT SMOKE-ALARM LINKED WITH EMERGENCY LIGHTING. FIRE ESCAPE SIGNS REQUIRED AT EACH MAIN EXITS AND ROUTES.

3- ALL ENTRANCE DOORS TO NEW UNIT TO BE FD-30s & PROVIDE 30min FIRE RATING TO BUILDING REGULATION STANDARD AS FIRE-EXIT MAIN ENTRANCE DOORS TO BE min 900mm WIDE. ALL ESCAPE DOORS ARE TO BE PROVIDED WITH SIMPLE FASTENINGS THAT CAN BE REALLY OPERATED FROM THE SIDE OF APPROACH WITH OUT THE USE OF A KEY & WITHOUT HAVING TO MANIPULATE FOR MORE THAN ONE MECHANISM. THE INTERNAL DOORS OF HABITABLE ROOMS TO EACH DESIGNATED UNIT TO BE FD-30 WITH MIN. 775mm OPENING & 3 HINGES.

4- All fire door assemblies to comply with BS8214-1990 with regards to construction, design & installation & shall be proven by test to BS476-Part 22 or expert assessment based upon appropriate & relevant tests. Fire doors identified by suffix "S" should be fitted with an edge seal proven satisfactory when tested in accordance with BS476-Part3. A test documents to be provided before installation of the doors. Any alteration in the door set to accommodate modification from the original tested door assembly must be tested or assessed by a qualified assessor & the report submitted with any other test documents, this includes any changes of ironmongery or brassware. Individual entrance doors to rooms should be provided with a lock whose latch bolt is operated by a handle or knob from either side & whose dead bolt is locked & unlocked by a key from the outside & by manually operated turn handle from the inside

5- PROVIDE HEAT/SMOKE DETECTOR IN THE KITCHEN AREA. PROVIDE AUTOMATIC SMOKE DETECTORS ALARM SYSTEM INTERCONNECTED TO A SEPARATE FUSED CIRCUIT TO BS 5446. SMOKE DETECTOR IN THE COMMUNAL AREA & ALL DETECTORS ARE INTERLINKED WITH MAINS FED SELF CONTAINED & INSTALLED & COMMISSIONED AS PER BS5839-6:2004 PLUS PROVIDE HEAT & SMOKE DETECTOR IN THE KITCHEN AREA. PROVIDE AUTOMATIC SMOKE DETECTORS ALARM SYSTEM INTERCONNECTED & TO A SEPARATE FUSED CIRCUIT TO BS 5446. SMOKE DETECTORS (OPTICAL TYPE) TO BE PROVIDED TO HALL & TO BE INTERCONNECTED (WITH COLOUR CODED WIRE), SEPARATELY CONNECTED TO FUSE BOX OR CONNECTED TO A SINGLE LIGHTING CIRCUIT (WITH A MEANS OF ISOLATING THE DETECTOR POWER WITHOUT ISOLATING THE LIGHTING) WITH BATTERY BACK UP, TO BE MIN 300mm FROM WALLS & LIGHT FITTINGS, NOT OVER STAIRS & WITHIN 7.5m OF DOORS TO EACH HABITABLE ROOM. SMOKE DETECTORS AT ALL FLOORS TO BE POSITIONED CENTRAL TO THE HALLWAYS ALSO PROVIDE FIRE ALARM CONTROL PANELS AT 7m DISTANCE MAXIMUM FROM EACH POSITIONS

6- ALL BEDROOMS AT ALL FLOORS TO BE PROVIDED WITH AN OPENABLE WINDOW WITH AN UNOBSTRUCTED AREA OF MIN. 0.5M² WITH A MIN. 650mm DIMENSION IN EITHER DIRECTION (ie CLEAR UNOBSTRUCTED APERTURE TO BE MIN. 850x650mm WITH ESCAPE HINGE) THE SILL HEIGHT OF THESE WINDOWS SHOULD FALL BETWEEN 800-1100