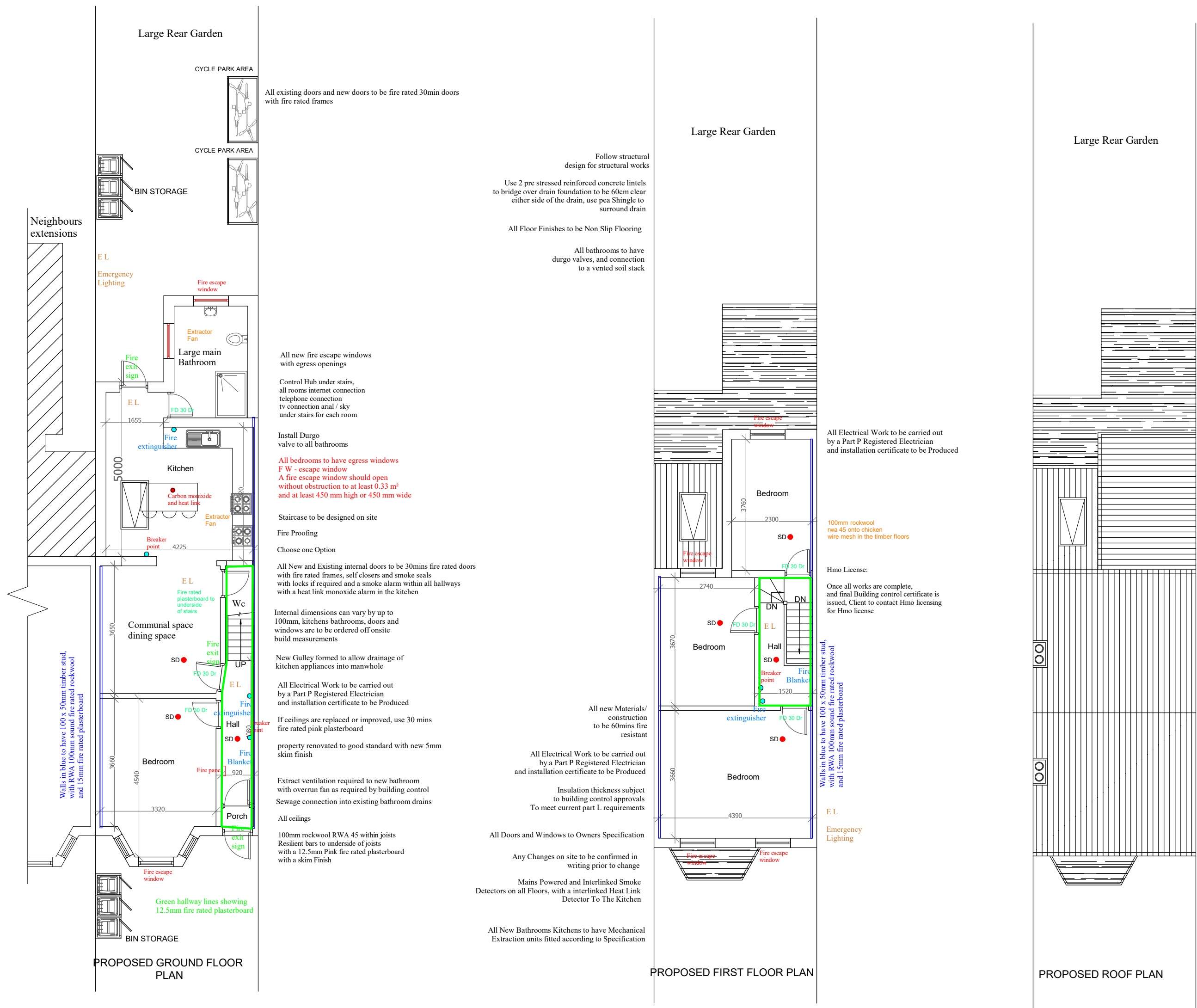




FIRE RISK ASSESSMENT

Buildings converted into HMOs will require a fire risk assessment to be carried out in accordance with The Regulatory Reform (Fire Safety) Order.

Letting agents or landlords should have a risk assessment of the HMO on file. The provision of a Fire Blanket conforming to BS 6873 (or equivalent) should be provided in each kitchen and mounted on the wall. 1.5m high adjacent to an exit door away from the cooking facility.

EMERGENCY LIGHTING

HMO - emergency lighting in the escape staircase. This will depend upon the amount of borrowed light from outside, the proximity of streetlights and the staircase layout.

Where emergency lighting is required it should conform to BS 5266 Pt 1 and illuminate stairways, corridors, and other exit routes to allow persons to make their way out of the premises safely. The system should be independent from the main supply.

The system should be non-maintained with a duration period of 2 hours (standard NM2). Background ventilation is to be provided to a total equivalent ventilator area of 3500mm². Install mains connected smoke detection system to the lobby area of each flat/Bedroom to be wired independently.

Install smoke detection system to common areas to initiate smoke extraction system.

Hmo License:

All rooms to have smoke detectors electric cable linked
All rooms to have Fire door 30 min and fire frame
All doors to have Locking handle from outside

But internal thumb turn for fire regulations
All doors to have self closers / smoke seals

All rooms to have sound proof insulation on walls as specified

All rooms to have suspended ceiling with sound proof plasterboard

Kitchen to have gas cooker - 6 hob minimum

Kitchen to have Fire blanket and fire extinguisher

All halls to have Fire blanket and fire extinguishers

All Floor to be Non slip

All Rooms to be connected to main electric and heating

with separate control for heating thermostat in each room

All rooms to have 4 double power sockets each

All rooms to have internet / cable tv connection points

All New windows / to have fire escape window

Hmo License:

All double rooms to be 10.5sq m minimum
All single to be 6.7sqm square meter minimum

All common escape routes will be fitted with emergency lighting in accordance with BS5266 Part 1.2005 latest edition

NOTE: Fire door keep shut' sign required to both side of fire doors with closers at eye level.

LD1 Fire Alarm System (detectors in all rooms & Communal Areas)

Heat Detector (all kitchens) to be fitted as per new technical booklet e, in accordance with BS: 5839-6 - 2004.
nb: heat / smoke detectors to be interlinked

Fire Blanket to Kitchens

illuminated fire exit sign to BS 5499 Part 1 Fire safety signs

Escape lighting to BS 5266 Part 1 2005 latest edition

Install Automatic opening smoke vent window connected to fire alarm in main stair well to get rid of smoke

Notes

- 1 All concrete to be 1:2:4 mix by volume
- 2 All dimensions are in millimeters
- 3 All materials used to be half hour fire resistance and used to manufacturers instructions
- 4 All new gullies to be roddable and back inlet type.
- 5 New walls bonded to existing using 'Furfix' or similar profiles.
- 6 The contractor to check all dimensions before commencement of works and inform the Client of any discrepancies.
- 7 All works to be carried out in accordance with Building regulations and British Standards, all in approval of the LA engineer.
- 8 All new glazing below 1000 from floor level to be toughened safety glass to BS6206.
- 9 All structural timber to be tannalised VERMIN
- 10 Any proposed works likely to be affected by landfill gas to have 0.25 ZEDCOR polymer thermoplastic with ZEDCOR DPM jointing system across the cavity at DPC level with cavity trays over, the floor slab to be vented using herringbone land drains out to air bricks.
- 11 All dimensions to be double checked on site
- 12 All steels to be measure on site with built dimensions
- 13 Steels to have 30 min fire protection
- 14 All drawings to be approved prior to Build works, any works carried out without approval is at own risk.
- 15 Any discrepancies to be discussed with our team prior to works, any changes made on site to be submitted to and approved by us in writing

Scale 1/100



Title / Description :

Proposed Plans

Project Address :

63 Donnington Road
Reading
RG1 5NE

Scale of Drawing

1/100 @ A1

Drawing No

63 002

Drawn By

Sunny Bahia

Date of Proj

Nov 25

AsB Architecture Ltd

PLANNING - ENGINEERING - MANAGEMENT

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