Means of escape

Option 1) Means of escape via fire egress windows

One window to each bedroom to be provided for emergency egress purposes. Each fire egress window should comply with the following: the window should have an unobstructed openable area that is at least 0.33m2 and at least 450mm H x 450mm W. The bottom of the openable area should not be more than 1100mm above the floor. The windowshould enable the person to reach a place free from danger from fire.

Existing bedroom windows to be checked for suitability; where existing bedroom windows are not suitable for fire escape, either replace existing windows with suitable units, or, escape route to be via protected stairway.

Where Option 1 cannot be achieved: Option 2) Means of escape via protected stairwell.

Fire door (FD) forming part of the enclosure to a protected stairway with minimum fire resistance of 20 minutes when tested to BS 476-22:1987

VENTILATION

Intermittent mechanical extraction should be provided to the following locations and should discharge to the appropriate rate: Utility Room - 30 l/s

Shower room - 15 l/s

Kitchen - 30 l/s is provided adjacent to the hob and 60 l/s elsewhere Bathrooms - 15 l/s

WC - 6 l/s

The extract fans in windowless accommodation should be operated with the light and have a 15 minute overrun. Background ventilation of 5000mm² equivalent area is to be provided to habitable rooms





MEANS OF WARNING

Mains operated linked smoke alarm (SA) detection system with battery backup. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector (HD) in the kitchen.

Black (WC) and grey water (basins/baths/showers) drains above ground to be kept separate until they join a vertical SVP to prevent cross contamination and syphonage.



DEPARTMENT TO HELP ILLUSTRATE COMPLIANCE TO THE BUILDING REGULATIONS. SHOULD THE BUILDER CHOOSE TO FOLLOW THE DRAWING, THEY ARE TO TAKE FULL RESPONSIBILITY FOR THE CONSTRUCTION OF THE BUILDING INCLUDING THE COMPLIANCE TO THE BUILDING REGULATIONS, WORKMANSHIP, LOCATIONS OF STEELS, FINAL DETAILS AND APPEARANCE OF THE BUILDING. DIMENSIONS, LEVELS AND EXISTING CONSTRUCTION MATERIALS ARE TO BE CHECKED ON SITE PRIOR TO THE CONSTUCTION OF THE PROPOSED WORKS BY THE BUILDER. ALL STRUCTURAL ALTERATIONS TO BE OVERSEEN BY A STRUCTURAL ENGINEER. REFER TO STRUCTURAL ENGINEER'S DETAILS FOR STEEL LOCATIONS AND SIZES.

IMPORTANT NOTE: THIS DRAWING IS INTENDED FOR THE LOCAL AUTHORITY BUILDING CONTROL



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	D
	F
	E
SA	5
HD	F
FD30	F

Thermal insulation Acoustic insulation Proposed drains Existing drains Proposed rain water Existing walls to be removed Code 5 lead DPM/Breahter Membrane Proposed floor Existing structure Smoke alarm Heat detector Fire Door - 30mins

