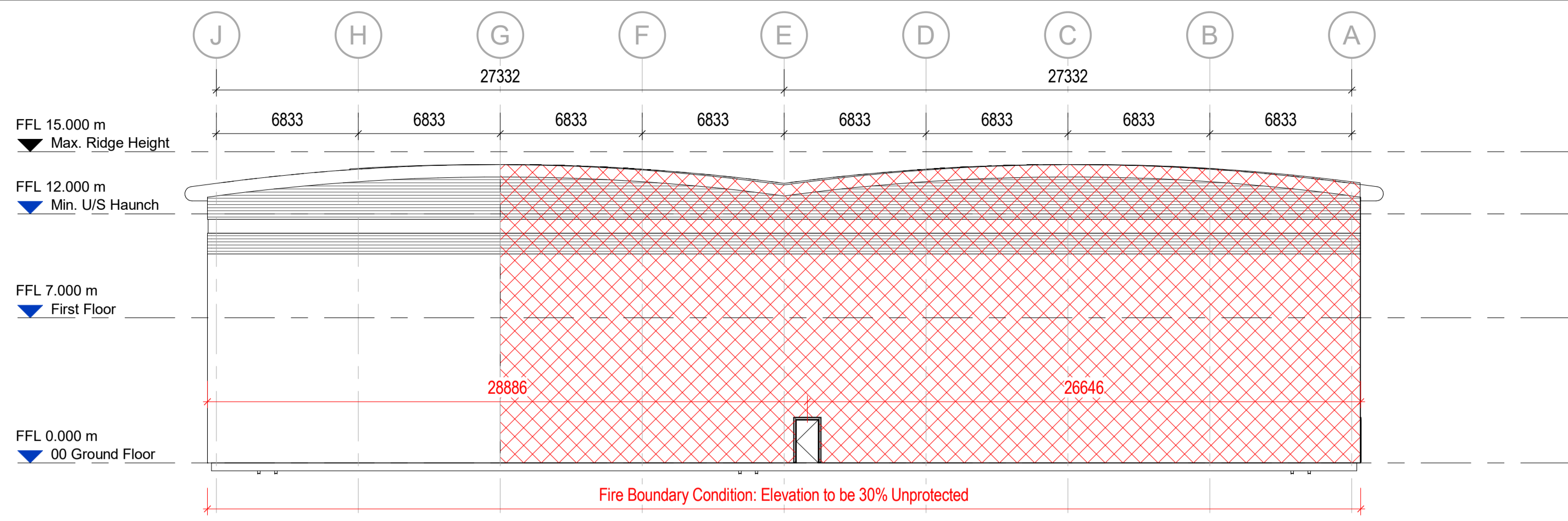


1.4 Fire Safety Strategy

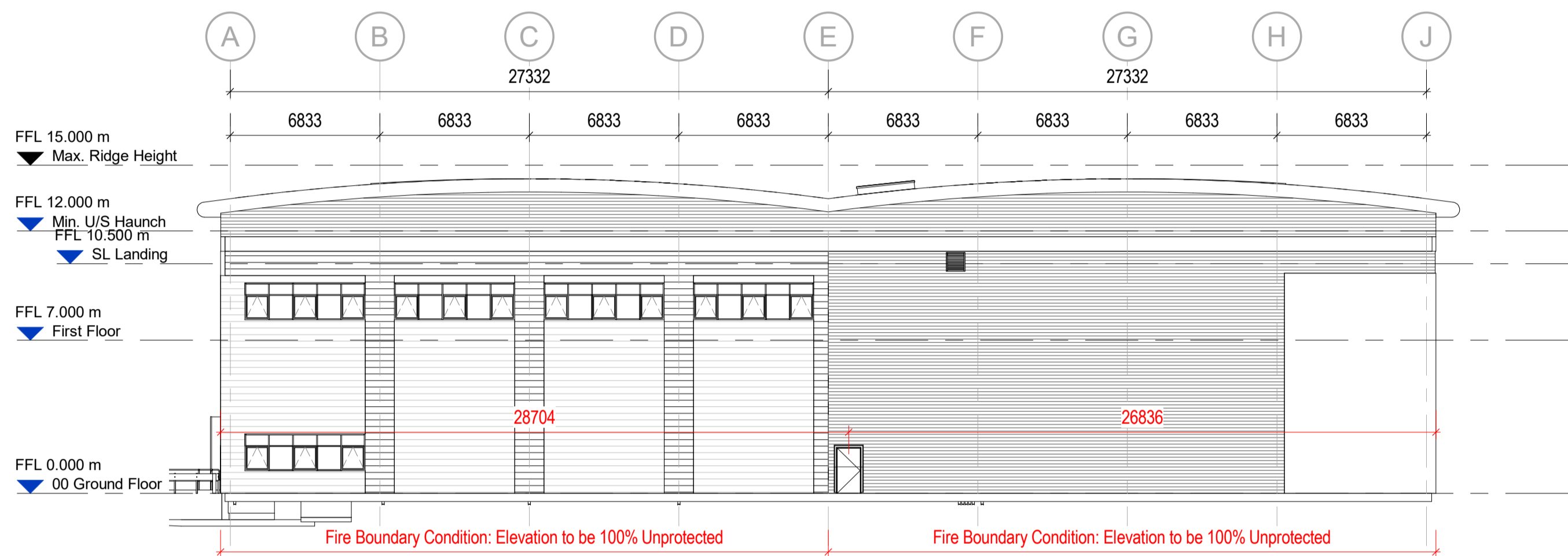
1.4.1 Fire Safety Strategy

The fire strategy drawings were provided by **AEW**, and follow in this section.

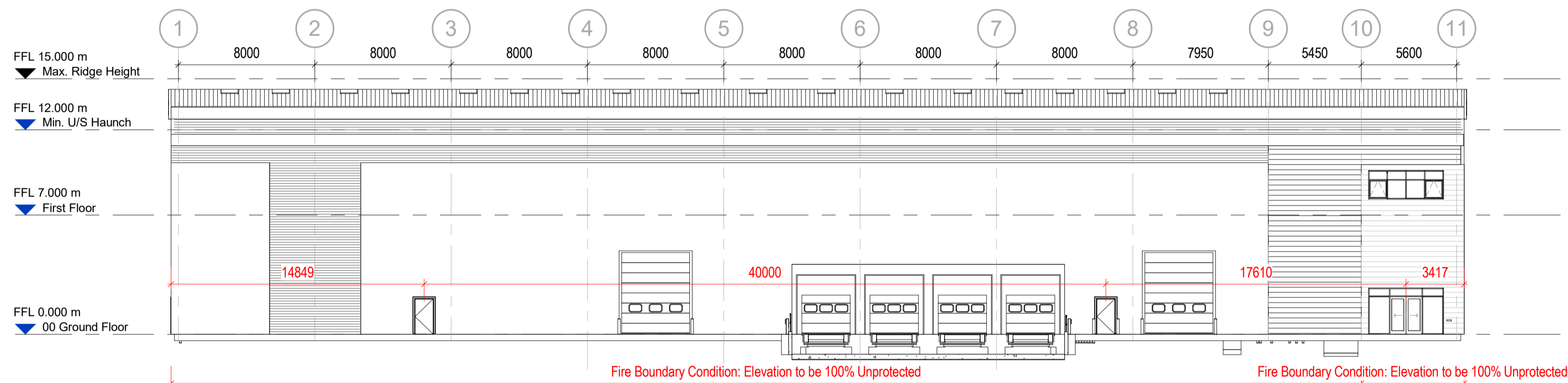
Drawing No.	Drawing Title	Rev
P23012-AEW-03-XX-DR-A-3002	Fire Strategy Elevations	C2
P23012-AEW-03-ZZ-DR-A-2005	Fire Strategy Plan	C3



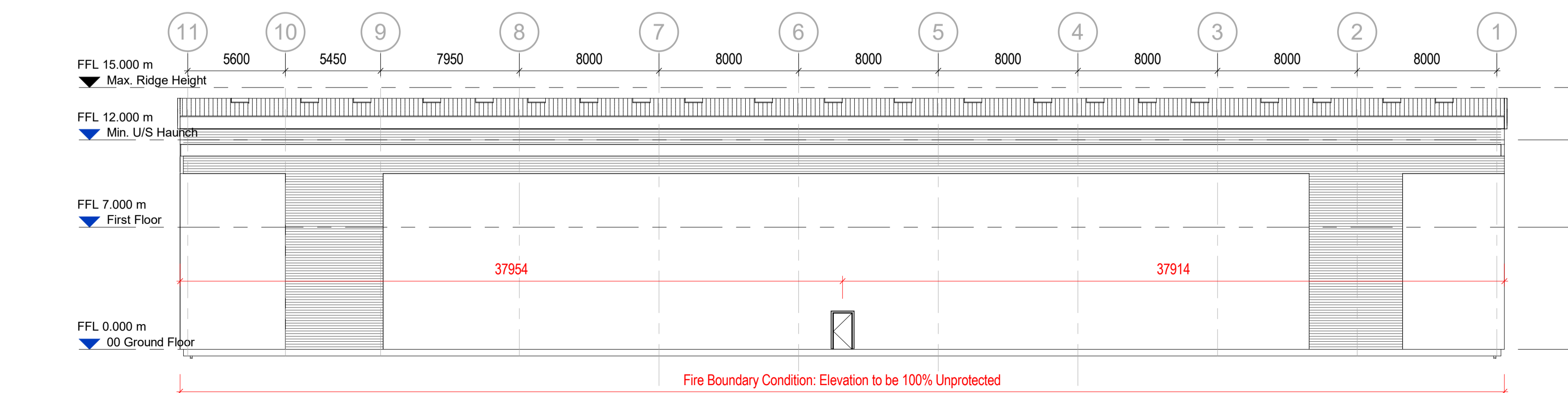
Fire Strategy North Elevation
Scale @ 1 : 200



Fire Strategy South Elevation
Scale @ 1 : 200



Fire Strategy West Elevation
Scale @ 1 : 200



Fire Strategy East Elevation
Scale @ 1 : 200

Protected areas shown subject to Building Control approval.

Drawing to be read in conjunction with HL Fire Strategy Report and AEW drawings:
12737-AEW-03-ZZ-DR-A-1008 Proposed Boundary Condition Plan
12737-AEW-03-00-DR-A-2004 Fire Strategy Plan

Scale Bars TO BE USED ONLY AS GUIDANCE

1:100	mm	0	1000	2000	3000	4000	5000
1:200	mm	0	500	1000	1500	2000	2500
1:500	M	0	5	10	15	20	25
1:1250	M	0	10	20	30	40	50

NOTES

- All dimensions and levels are to be checked on site.
 - Any discrepancies are to be reported to the architect before any work commences.
 - This drawing shall not be scaled to ascertain any dimensions. Work to figured dimensions only.
 - This drawing shall not be reproduced without express written permission from AEW.
 - Title overlay drawings and ownership boundaries are produced using all reasonable endeavors. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.
 - All works are to be undertaken in accordance with Building Regulations and the latest British Standards.
 - All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.
- This drawing contains the following model files: -
12737-AEW-03-XX-M3-A-0005

CDM 2015

Client notified of duties:
Principal Designer: **Winvic Construction**

Unless noted below, all known hazards have been highlighted on the drawing.

FINAL CONSTRUCTION ISSUE

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C2	14/05/24	FINAL CONSTRUCTION ISSUE	TF	DOH
C1	08/11/23	ISSUED FOR CONSTRUCTION	TF	DOH
P03	28/09/23	General Coordination Update Issue	TF	DOH
P02	12/09/23	Preliminary drawing issued for Construction at Main Contractors request subject to full coordination	TF	DOH
P01	01/09/23	Initial Issue	TF	DOH

Rev Date Description Drawn by Checked by

Status Purpose of Issue
CR FINAL CONSTRUCTION ISSUE

drawing stage **Stage 5 Construction**

client **Panattoni**

project **Plot 3, Great Bank Road, Bolton**

drawing title **Fire Strategy Elevations**

date 10/18/22 drawn TF
scale @ A1 1 : 200 checked DOH

Rev C2

Proj No **P23012-AEW-03-XX-DR-A-3002**

aew architects
0161 214 4370
www.aewarchitects.com

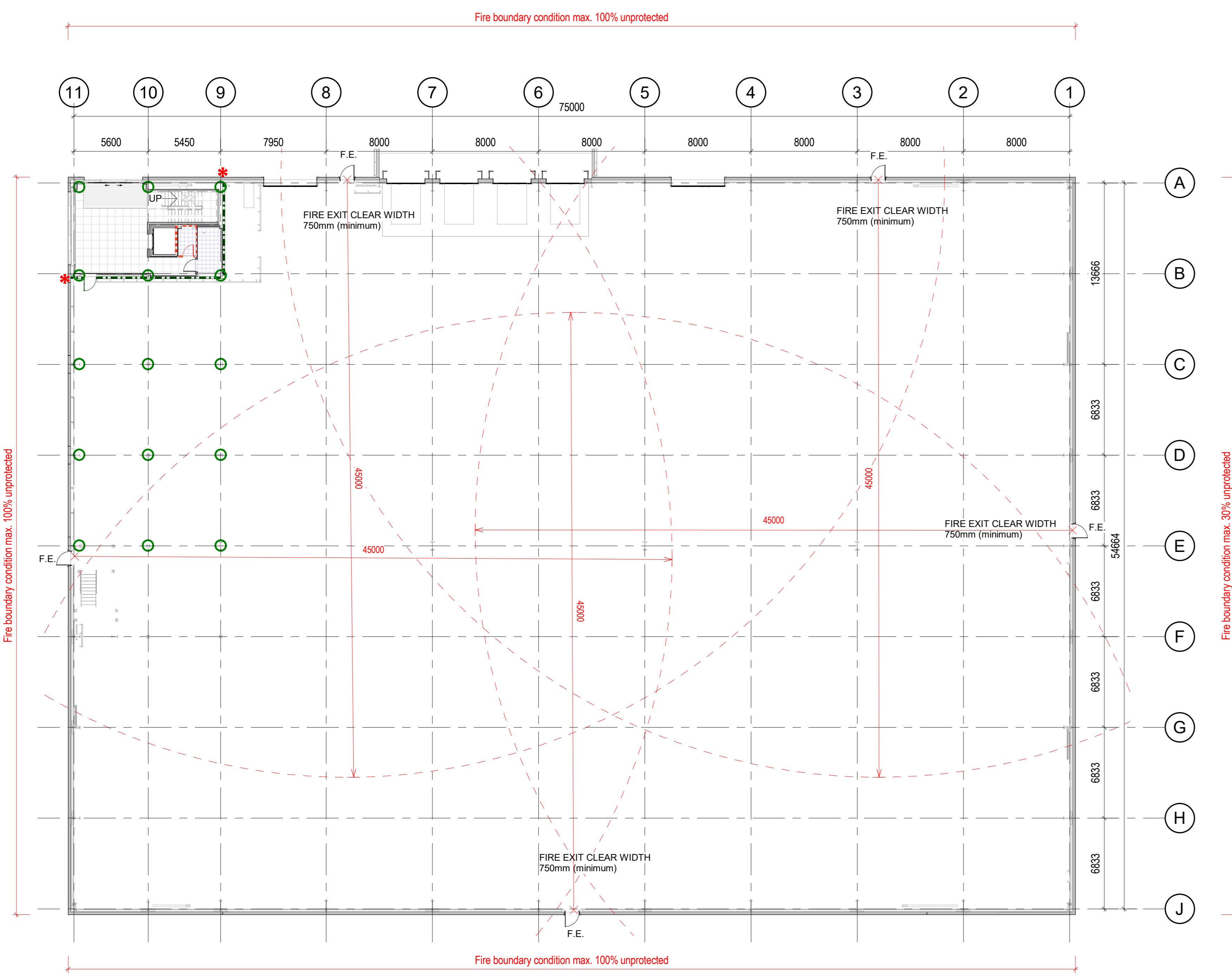
Scale	TO BE USED ONLY AS GUIDANCE
1:200	mm
1:500	m
1:1000	m
1:1250	m

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12737-AEW-03-XX-M3-A-0005

CDM 2015

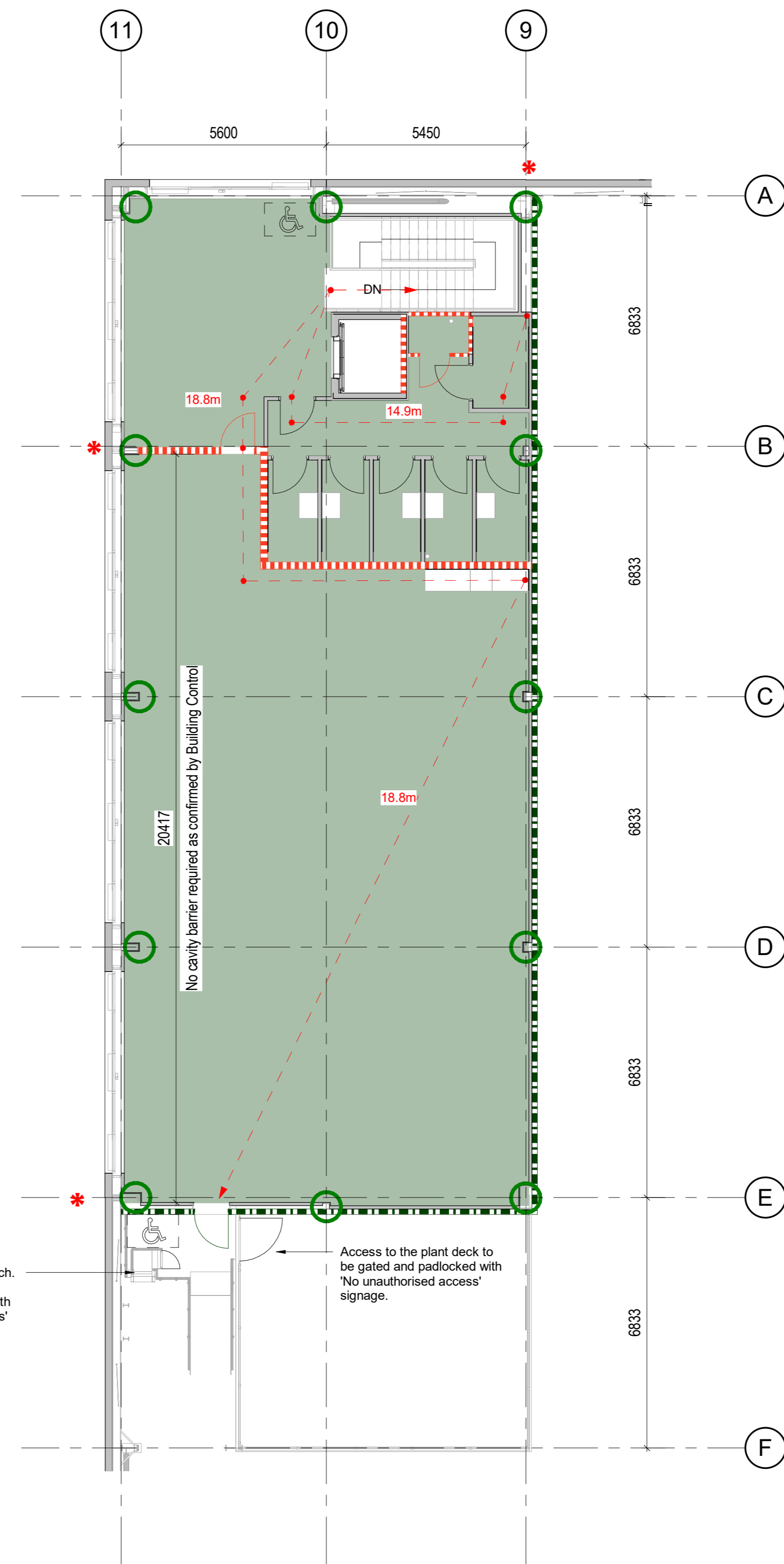
Client notified of duties:
Principal Designer: **Winvic Construction**
Unless noted below, all known hazards have been highlighted on the drawing.



Ground Floor Plan
Scale @ 1 : 200

Fire Strategy Key

- 30 minute fire rated wall
- 60 minute fire rated wall
- Steel columns, beams and all supporting steelwork protected to achieve 60 minute fire resistance
- 60 minute fire rated concrete floor and supporting steel structure
- 30 minute fire doors fitted with self closing device, intumescent strips and smoke seals. Glazing to fire doors to be 6mm pyroshield clear safety glass. Doors fitted with appropriate fire signage
- 60 minute fire doors fitted with self closing device, intumescent strips and smoke seals. Glazing to fire doors to be 6mm pyroshield clear safety glass. Doors fitted with appropriate fire signage
- All ductwork and service penetrations through first floor and compartment wall to be fire stopped and fitted with automatic fire dampers to the same fire rating as the wall / floor
- Vertical and horizontal cavity barrier locations in between slab edge and sheeting rail zone
- Disabled refuge (900x1400 clear zone) demarcated, complete with voice communication system
- Vision panels within office/warehouse compartment wall to be 60min fire rated.



First Floor Plan
Scale @ 1 : 100

Notes

General

Fire strategy is based on compliance with Approved Document B Volume 2 of the Building Regulations.

Occupancy

Warehouse

Maximum occupancy figures for ground floor warehouse is 135 persons. This figure is based on a floor space factor of 30 m²/pp - storage and warehousing.

Offices

Maximum occupancy figures for the offices:
First floor: 49
This figure is based on a floor space factor of 6m²/pp - office.

Horizontal escape

Warehouse

Based on the above occupancy figure, minimum clear horizontal escape widths to be as follows in accordance with Table 2.3 ADB:
750mm (max 60 persons per exit - assumes 3no. exits)

Offices

Based on the above occupancy figure, clear horizontal escape widths (including doors in corridors / staircases) to be as follows in accordance with Table 2.3 ADB:
Ground Floor: 750mm (max 60 persons per floor)
First Floor: 850mm (max 110 persons per floor)

Number of escape routes

Calculated using Table 2.2 ADB V2

Warehouse (135 people), min 3no. Exit required
Offices (48 people), min 1no. Exit required

Vertical staircase widths

Using table 3.2 ADB V2 based on simultaneous evacuation a width of 1000mm is required for a staircase servicing first floor to allow 80 persons to escape (<150 occupancy).

Disabled refuge

A 900x1400mm disabled refuge with appropriate intercom system will be provided to all upper floors, complete with emergency voice communication system to BS 5839-9:2003, linked back to ground floor reception.

Travel distances

Warehouse
Limited to 25m where escape is in one direction, and 45m with more than one direction.

Offices

Limited to 18m where escape is in one direction, and 45m with more than one direction.

Elements of structure

Warehouse

All supporting structure to be intumescent painted to suit Boundary Conditions subject to Building Control.

Offices

Columns and beams, supporting floors, stairs and fire resisting construction (including office lid if installed) are to be protected to 60 minutes fire resistance with either water based intumescent coating or blockwork. Supporting structure to the office-warehouse compartment wall to achieve 60 minutes.

Compartmentation

Compartment wall to be provided between warehouse and offices, to provide 60 mins fire resistance. Compartment floors to be provided throughout office, to provide 60mins fire resistance. Supporting structure to office compartment walls and floor to provide 60mins fire resistance.

Tenant / occupier to ensure that any fit-out works comply with Part B of the Building Regulations including but not limited to the provision of compartment floors and fire protection to walls forming vertical shafts.

Fire Boundary Conditions

Protection of boundary wall conditions as indicated on drawings. All protected areas of boundary walls are to achieve fire rating subject to Building Control, including protection of all supporting steelwork.

Cavity barriers

All cavities to be fire stopped at a maximum of 20m centres on plan (including ceiling & floor cavities), at compartment floor and compartment wall junction using rockwool cavity fire stops or equal approved to achieve 30 minute fire resistance. All penetrations and duct penetrations to incorporate fire collars and fire dampers as outlined for fire resisting elements.

Tenant / occupier to ensure that any fit-out works comply with Part B of the building regulations including but not limited to the provision of cavity barriers.

Fire stopping

All fire stopping to be 3rd party installed and certified. All sockets and switches located in fire rated partitions should be fire stopped (putty packs or intumescent gaskets) to specialist subcontractors details.

Fire alarm and smoke detection systems

Alarm system to be designed and installed to BS 5839 (and fire officer requirements), utilising break glass actuation pads at all exit points. To be designed and installed by M&E sub-contractor. Sirens in each zone and an alarm control panel located in the reception area.

Tenant / occupier to ensure that any fit-out works comply with Part B of the Building Regulations including but not limited to the installation of smoke detection in kitchens / cleaners rooms and sounders in each zone.

Emergency lighting

Full emergency lighting will be provided, incorporated as fully maintained, to the general lighting luminaires, all installed in accordance with BS 5266.

Extinguishers By Tenant

Sprinklers By Tenant

Tenant to ensure future fit-out works comply with Part B2 with respect to sprinkler provision in warehouse area.

Note

Tenant / occupier to ensure that any fit-out works comply with Part B of the Building Regulations.

Note

Tenant / occupier to ensure that any fit-out works comply with Part B of the Building Regulations.

First floor concrete deck for plant use only. Tenant / occupier to ensure that any future fit-out works to convert to office space to comply with Building Regulations.

FINAL CONSTRUCTION ISSUE

IN THE ABSENCE OF INFORMATION FROM THE PRINCIPAL CONTRACTOR TO THE CONTRARY, THE INFORMATION CONTAINED IN THIS DRAWING IS GIVEN IN GOOD FAITH AND IS UNDERSTOOD TO BE CORRECT BY ALL. ANY PERSONS CARRYING OUT ANY WORKS BELOW GROUND MUST ASK IF THERE IS OR IS THE POSITION OF UNDERGROUND SERVICES AND SERVICES. NOW WE WILL NOT BE LIABLE FOR OCCURRENCES ARISING OUT OF FAILURE TO CHECK ON SITE.

C3	17/06/24	Revised access gates shown as instructed by client	TF	DOH
C2	14/05/24	FINAL CONSTRUCTION ISSUE	TF	DOH
C1	08/11/23	ISSUED FOR CONSTRUCTION	TF	DOH
P04	03/10/23	Updated to Employer confirmed selection requirements, for requirement of cavity barriers confirmed by Building Control	TF	DOH
P03	28/09/23	General Coordination Update Issue	TF	DOH
P02	12/09/23	Legend corrected	TF	DOH
P01	01/09/23	Initial issue	TF	DOH
Rev	Date	Description	Drawn	Checked
			By	By

Status: **FINAL CONSTRUCTION ISSUE**

drawing stage: **Stage 5 Construction**

client: **Parattoni**

project: **Plot 3, Great Bank Road, Bolton**

drawing file: **Fire Strategy Plan**

date: 01/09/23

scale @ A0: As indicated

drawn: TF

checked: DOH

SECTION 1.4: FIRE STRATEGY

1.4.2 Description of Fire Detection System Employed and Fire Detection Criteria

Information provided by EBM, the Electrical Services

The fire alarm system is manufactured by Gent Honeywell Ltd; the system will provide fire protection cover to category P1/L1 to the offices.

A Vigilon 4 loop fire alarm panel will be fitted within the ground floor reception area.

All cabling for the gent fire alarm system is FP200 Gold and will be run on containment / clipped direct where required.

Ceiling smoke detection has been utilised in all voids and areas where fire is deemed a risk. Manual call points are installed at all fire exits and various access points around the building.

Heat detectors are used in any internal storage or toilet areas.

SECTION 1.4: FIRE STRATEGY

1.4.3 Occupier's Responsibilities

The Regulatory Reform (Fire Safety) Order 2005 replaces most fire safety legislation with one simple order. It means that any person who has some level of control in premises must take reasonable steps to reduce the risk from fire and make sure people can safely escape if there is a fire.

Regulatory Reform (Fire Safety) Order 2005

What are the main rules under the order?

You must:

- carry out a fire-risk assessment identifying any possible dangers and risks
- consider who may be especially at risk
- get rid of or reduce the risk from fire as far as is reasonably possible and provide general fire precautions to deal with any possible risk left
- take other measures to make sure there is protection if flammable or explosive materials are used or stored
- create a plan to deal with any emergency and, in most cases, keep a record of your findings
- tell staff or their representatives about the risks you've identified, provide staff information, fire safety instruction and training
- review your findings when necessary

Due to the nature of the completed facility, it is strongly recommended that a competent fire risk assessor is appointed to assist with the fire risk assessment process.

The register of fire risk assessors and auditors maintained by the Institution of Fire Engineers may be a good starting point for locating one, visit <http://www.ife.org.uk/Fire-Risk-Assessors-Register> for further details.

Who is responsible for meeting the order?

In England and Wales, if you're an employer, owner, landlord or occupier of business or other non-domestic premises, you're responsible for fire safety and are known as the 'responsible person'.

Further Information

The following websites contain further detailed information and guides:

<https://www.gov.uk/workplace-fire-safety-your-responsibilities>

<https://www.gov.uk/government/publications/making-your-premises-safe-from-fire>

<http://www.legislation.gov.uk/uksi/2005/1541/contents/made> www.communities.gov.uk/firesafety

<http://www.ife.org.uk/Fire-Risk-Assessors->