

Proposed Part 8 Residential Development at Scairt Cross

Fire Safety Comparison for Block B at Scairt Cross			
	Building under 11m	Building over 11m	Proposed building
BS 5588-1:1990 - Fire Precautions in the Design, Construction and use of Buildings Part 1: Code of practice for residential buildings			
Section 3: Flats and Maisonettes			
Clause 9 Internal Planning of Flats			
No inner rooms will be a habitable room	✓	✓	✓
Internal protected entrance hall	✓	✓	✓
Travel distance not exceeding 9m in protected entrance hall	✓	✓	✓
Clause 12 Escape routes from dwellings with corridor or lobby approach			
Maximum travel distances of 7.5m		✓	✓
Lobby to stairway		✓	✓
AOV to access corridor		✓	✓
OV or AOV to stairway	✓	✓	✓
Clause 14 Stairs and final exits			
Not less than one common stairs	✓	✓	✓
Unobstructed width not less than 1m	✓	✓	✓
No store opening directly into stairway	✓	✓	✓
Discharge directly to the exterior	✓	✓	✓
Section 7; Fire Protection for facilities for buildings containing flats or maisonettes			
Clause 36 Smoke control for means of escape.			
Ventilation of escape routes		✓	✓
Isolated wings of the building with fire doors		✓	✓
Technical Guidance Document 'B' 2006 (Reprinted Edition 2020)			
Section B1 Means of escape in case of fire			
Clause 1.4 General provisions for means of escape			
Fire resisting enclosure to stairway	✓	✓	✓
Stairway constructed of material of limited combustibility	✓	✓	✓

Minimum headroom of 2m	✓	✓	✓
Final exit directly to the outside	✓	✓	✓
Emergency escape lighting	✓	✓	✓
Evacuation lifts			
Natural ventilation	✓	✓	✓
Mechanical ventilation			
Fire resisting construction to refuse store	✓	✓	✓
Refuse store located away from escape route	✓	✓	✓
Fire safety signage to common areas	✓	✓	✓
Fire detection & alarm system type LD2/L3X	✓	✓	✓
Refuge area located within stairway	✓	✓	✓
First aid fire fighting equipment			
Clause 1.7 Protected corridors/lobbies serving all flats			
Maximum travel distance of 4.5m without smoke control	✓		
Maximum travel distance of 7.5m with smoke control	✓	✓	✓
AOV of 1m ² at top of stairway	✓	✓	✓
AOV of 1.5m ² from a protected corridor to the exterior/smoke shaft		✓	✓
Section B3 Internal fire spread (structure)			
60 min compartment floors	✓	✓	✓
Compartment floor of non-combustible material		✓	✓
60 min compartment wall between flats	✓	✓	✓
60 min compartment wall between flats and common areas	✓	✓	✓
60 min enclosure to refuse store	✓	✓	✓
Protected shaft to stairway	✓	✓	✓
Section B5 Access & facilities for the fire service			
Internal fire main			
Provision of fire hydrants	✓	✓	✓
Access for pumped appliance	✓		✓
Access for high reach appliance		✓	✓