

**APARTMENT AND MAISONETTE AT  
12, GERALD GRIFFIN STREET,  
CORK.**

**FIRE STRATEGY REPORT.**

**Date: 4<sup>th</sup> December 2024.  
Ref. No.: 4077/24.**

**CK FIRE ENGINEERING LTD.**

**CHARTERED FIRE SAFETY CONSULTING ENGINEERS,  
TELLENGANA,  
BLACKROCK ROAD,  
CORK T12 HP7R.**

## 1. INTRODUCTION:

The proposed development is a new 3-storey building that is to contain an Apartment at ground floor level and a Maisonette at first/second floor levels.

Each Dwelling is to be accessed directly from open air and there are no common circulation areas associated with the building.

Under the provisions of the Building Control Regulations 2006-2022, the building is to be the subject of a Fire Safety Certificate Application.

The application for the Fire Safety Certificate will be submitted to the Local Authority Fire Department and will be accompanied by a fire safety compliance report and fire safety compliance drawings.

The report and drawings will demonstrate in detail how the building will be made to comply with Part B (Fire) of the Building Regulations 2006-2020.

The following documents will be used to demonstrate this compliance;

- i) BS 5588: Part 1: 1990: Fire Safety in the Design, Construction and Use of Residential Buildings – Code of Practice.
- ii) Technical Guidance Document B – Fire Safety (2020).
- iii) BRE Report 187: 2014: External Fire Spread: Building Separation and Boundary Distances.

## **2. MEANS OF ESCAPE IN CASE OF FIRE FROM APARTMENTS:**

### **2.1 Internal Layouts of Dwellings:**

- i) The internal layout of the ground floor Apartment is to be such that all habitable rooms are accessed directly from a protected entrance hall. The entrance hall is to be enclosed in 30 minute fire rated construction with access to rooms to be by way of FD30 doors.
- ii) The stairway within the Maisonette is to be enclosed in 30 minute fire rated construction with access to all rooms to be by way of FD30 doors.

The above protection ensures compliance with BS 5588: Part 1: 1990, as required. All routes of escape will comply with the general fire protection features set out in Section 1.4 of Technical Guidance Document B.

### **2.2 Domestic Fire Alarm Systems:**

Each dwelling is to be provided with a domestic fire alarm system that is compliant with BS 5839: Part 6: 2019.

The domestic systems will be Grade D type systems providing at least Type LD2 detection/alarm coverage throughout each dwelling.

### **2.3 Internal Fire Spread and Structural Fire Protection:**

The provisions for ensuring that Parts B2 and B3 of the Building Regulations are being complied with for the development are set out in the following paragraphs. These are in accordance with the specifications set out under Section B2 and Section B3 of Technical Guidance Document B.

- i) All internal wall and ceiling linings throughout the building will consist of plasterboard and plastered masonry. These materials will achieve a Class 0 rating which ensures compliance with Regulation B2 of the Building Regulations.
- ii) All elements of structure associated with the building (other than those which solely support the roof covering) will be fire rated to 60 minutes.
- iii) Each Dwelling is to form its own separate fire compartment. The walls and floor fire separating Dwellings from each other are therefore to form compartment walls and floor.
- iv) All services that penetrate the designated fire barriers within the building will be fully firestopped in accordance with the specific criteria set out in Section 3.4 of Technical Guidance Document B.

## **2.4 External Fire Spread:**

Regulation B4 of the Building Regulations is concerned with ensuring that external fire spread will not occur from this building to other buildings on the site or beyond the site boundaries.

The numbers and areas of windows and doors on the external walls of the building will be limited in size so as to ensure they do not cause a risk of external fire spread beyond the site boundaries.

The type of roof covering associated with the development will be such as to ensure it achieves at least an AC classification.

In accordance with the provisions of Technical Guidance Document B there are no restrictions on the use of such a roof covering designation.

## **2.5 Access and Facilities for the Fire Service:**

The following access and facilities will be provided for the Fire Service;

- i) External fire hydrants exist along Gerald Griffin Street that can serve the building in a fire situation.
- ii) Fire appliance to the building will be available along Gerald Griffin Street. A door affording access to each Dwelling is available along this elevation.
- iii) Personnel access for the Fire Service into the building is being provided for by the means of escape and the provisions for fire appliance access outlined above.

