

**DEVELOPMENT OF 5 BLOCKS OF APARTMENTS AT
GERALD GRIFFIN STREET,
CORK.**

FIRE STRATEGY REPORT.

**Date: 29th September 2025.
Ref. No.: 4077/25.**

CK FIRE ENGINEERING LTD.

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

1. DESCRIPTION OF DEVELOPMENT:

The proposed development is to consist of 5 Blocks of Apartments. The Blocks adjoin each other and range from 3 storeys to 7 storeys. They are located on a tiered site and are annotated as Blocks A to E on Wilson Architecture drawings.

Under the provisions of the Building Control Regulations 2006-2020, the development forms a single building and is to be the subject of a single 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 Layout of Apartments with Separate Entrances direct from Open-Air:

The internal layouts of Apartments that are provided with their own entrance door direct from open air will comply with Section 2 of BS 5588: Part 1. This is being achieved by ensuring that no habitable rooms form inner rooms. All such rooms are accessed directly from the private stairway or hallway within the Apartment.

2.2 Internal Layout of Apartments accessed from Common Stairway:

The internal layout of each Apartment located in the central area of each Block will comply with Cl. 9.5 of BS 5588: Part 1. This will be achieved by the following;

- Each Apartment is to be provided with a protected entrance hall that is enclosed in 30 minute fire rated construction and FD30 doors.
- The maximum travel distance within an entrance hall will not exceed 9m.
- All habitable rooms are accessed directly from the protected entrance halls.
- The Apartments exit into a common lobby which in turn accesses the Escape Stairway.

2.3 Fire Protection of Common Escape Stairways:

The fire protection afforded to the Common Escape Stairways serving each Block will be fire protected in accordance with the criteria set out in Figure 14 of BS 5588: Part 1.

This will be achieved by the following;

- The Stairways will each be enclosed in 60 minute fire rated construction with access at each level by way of FD30S doors.
- The Stairways will be approached at each level by way of a common protected lobby.
- The maximum travel distances within the common lobbies will not exceed 4.5m.
As a result, it is not necessary to smoke vent the common lobbies.
- Each Stairway is being provided with a final exit leading direct to open air at ground floor level.
Ground level for each Block varies due to the sloping nature of the site.

3. ACTIVE FIRE PROTECTION SYSTEMS:

- i) Each Block will be provided with its own common automatic fire detection and alarm system that is compliant with IS 3218: 2013 +A1: 2019. These systems are to provide Type L2/L3x automatic detection coverage throughout each Block.
- ii) In addition to the provision of a common fire alarm system, each Apartment 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.
- iii) Each Block will be provided with an emergency lighting system. The systems will provide coverage of common stairways, common lobbies and the areas outside final exits. The system will be compliant with IS 3217: 2013 +A1: 2017.
- iv) All routes of escape will comply with the general fire protection features set out in Section 1.4 of Technical Guidance Document B.

4. 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 each building will consist of plasterboard/fireline board 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 Apartment Blocks (other than those which solely support the roof covering) will be fire rated to 60 minutes. This applies to the following;
 - Structural frame of the building.
 - Each floor.
 - Walls fire separating Apartments from each other.
 - Walls enclosing Bin Stores and other high fire risk rooms.
 - External walls other than permitted unprotected areas.

- iii) Each Apartment is to form a separate fire compartment.
The walls and floors fire separating Apartments from each other are therefore to form compartment walls and floors.
- iv) Each high fire risk room (Bin Stores) will be enclosed in 60 minute fire rated construction.
- v) The external walls of the building are to be provided with adequate numbers and locations of fire rated cavity barriers.
Cavity barriers are to achieve at least 30 minutes fire integrity rating and 15 minutes insulation rating.
- vi) 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.

5. 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 fire compliance report that will be prepared and submitted as part of the fire safety certificate application for each building will include a detailed external fire spread risk assessment confirming this.

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.

6. ACCESS AND FACILITIES FOR THE FIRE SERVICE:

Regulation B5 of the Building Regulations is concerned with ensuring that the development is provided with adequate access and facilities for the Fire Service in order to deal with a fire incident.

The following is being provided for in order to ensure compliance with Regulation B5 is being achieved;

6.1 External Fire Hydrants:

Adequate numbers and locations of external fire hydrants are/will be provided along Gerald Griffin Street, Gerald Griffin Avenue and North Monastery Road to ensure there will be adequate water supplies available for the fire service as an aid to fire-fighting.

6.2 Access for Fire Appliances:

Fire appliance access for the Apartments will be provided for along Gerald Griffin Street, Gerald Griffith Avenue, Burkes Avenue and North Monastery Road.

These provisions are considered adequate for fire appliance access by reference to the criteria set out in Section 5 of Technical Guidance Document B and BS 5588: Part 1.

It is acknowledged that Burkes Avenue will not be available along Burkes Avenue for Neptune Stadium while the Apartments are being developed.

There is sufficient fire appliance access available to Neptune Stadium without the need to rely on Burkes Avenue.

6.3 Personnel Access for Firefighting Purposes:

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.

