

Cork City Council

Housing Programme 2023-2025 – Lot 3

**Site at Cooney's Lane
Grange
Cork**

**Demonstration of Scheme Compliance with
Part B (Fire Safety) of the Building Regulations**

Revision 02 : 21.03.2025

Introduction

This report relates to a design review undertaken in respect of Part B (Fire Safety) of the Building Regulations in relation to the proposed residential development at Cooney's Lane, Grange, Cork.

The proposed residential scheme is accessed via a public road known as Cooney's Lane in Grange.

On site vehicle access and carparking is provided along the East elevation.

The proposed scheme will contain a single storey element with own door access direct from the open air.

There will be a two/three storey section to the building. The two storey section will contain 10no. apartments. The ground floor units will each be accessed directly from the open air via entrance doors on the East elevation. The first floor units will be accessed from an external walkway along the West elevation through the common stairway enclosure.

The three storey section of the building will contain four apartments at ground, first and second floor levels. These units are accessed via the common stairway and lobby.

Internally all units will have a traditional layout whereby all rooms are accessed via an entrance hall.

Compliance with Part B (Fire Safety) of the Building Regulations was assessed with reference to:

- Technical Guidance Document B 2024 Edition.
- Building Research Establishment Report BR 187 : External Fire Spread and Boundary Distances.

The document "Recommendations for Site Development works for Housing Areas" as published by DoELG was also referenced as required under Section B.3.4 of ITPD.

Regulations B1 – Means of Escape

Means of Escape from within Individual Apartments

The means of escape from within the individual apartments complies with the provisions of Section 1.6.2.1 in respect of the ground floor apartments and Section 1.6.2.2.3 in respect of the apartments at first and second floor levels.

All apartments will have a protected entrance hall.

Common Means of Escape from Apartments

The building is served by a protected stairway enclosure. The common escape routes are:

- (i) The external walkway providing access to the 5no. apartments at first floor level.
- (ii) The common stairway and associated lobby serving apartments at ground, first and second floor level to include the access onto the first floor walkway.

The external walkway approach complies with the provisions of Section 1.6.6.2 of Technical Guidance Document B 2024. The common stair and associated lobby comply with the provisions of Section 1.6.6.3.2 and 1.6.7.2 of Technical Guidance Document B.

Regulation B2 – Internal Fire Spread (Linings)

The materials selected for the internal linings will comply with the provisions of Section 2 of Technical Guidance Document B. Generally the internal linings will be a plastered block or partition.

Regulation B3 – Internal Fire Spread (Structure)

With reference to Table 32 of Technical Guidance Document B a 60 minute fire resistance is required to elements of structure for the three storey section of the building and a 30 minute standard of fire resistance for the two storey element.

The scheme design will incorporate a 60 minute standard of fire resistance throughout.

All floor levels will be constructed as compartment floors achieving a 60 minute fire resistance, similarly all walls separating units and enclosing the stairway will be constructed as compartment walls.

All compartment sizes are within the limits permitted under Table 15 of Technical Guidance Document B. Where walls separating units are of stud construction a liner wall will be provided to house services.

The provision of cavity barriers will comply with the provisions of Table 16 of Technical Guidance Document B 2024.

Regulation B4 – External Fire Spread

The position of the building on site achieves compliance with BR 187 : 2014 : External Fire Spread and Boundary Distances in relation to fire spread in the event of a fire and the proximity to site boundaries.

Due to the extent of the boundary distances and the high degree of compartmentation within the building the external walls to the North, South and East elevations are not required to achieve a standard of fire resistance (sections of the external walls to the West elevation at first floor level require fire resistance arising from the means of escape along the external walkway). Irrespective fire resistance will be provided to all external walls.

The roof covering specification will be such that a PV panel installation can be incorporated.

Regulation B5 – Access and Facilities for the Fire Service

Due to the size of the building footprint hydrants are not required to service this building in isolation. With reference to the DoELG publication “Recommendations for Site Development Works for Housing Areas” a hydrant is required so that “no house is more than 46m from a hydrant”. This will be achieved by the provisions of a hydrant adjacent to the site entrance and a dry riser installation.

Due to the external walkway approach to the apartments at first floor level a dry riser installation is required, this will be provided within the protected stairway enclosure. The dry main access breach will be positioned externally on the eastern elevation.

Vehicle access to the building is available via the public road network and access roadway on site.

With reference to Table 24 of Technical Guidance Document B vehicle access is required to be provided to 19m of the perimeter, this is available along the eastern elevation.