

Cork City Council

Housing Programme 2023-2025

Site at 49/50 Old Market Place, Cork

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

Revision 04 : 13th October 2025

Introduction

This report relates to a design review undertaken in respect of Part B (Fire Safety) of the Building Regulations in relation to a proposed residential development at 49/50 Old Market Place, Cork.

The scheme has street access directly from Glen Ryan Road. There will be no on site parking or vehicle access onto the site from the public road.

The proposed residential scheme will be of four storey construction served by a single stairway enclosure with direct access from Glen Ryan Road.

The scheme will contain 14no. apartments, each floor will contain 4no. apartments with the exception of the third floor level which will contain three units. Internally all units will have a traditional layout whereby all rooms are accessed from a protected entrance hall.

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

- Technical Guidance Document B : 2024
- 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

The building will be of four storey construction containing ground to third floor levels. The building will contain 14no. apartments, each floor will contain 4no. 1 bed units with the exception of the third floor level which will contain 2no. 2 bed units.

Means of escape from within the individual apartments

The internal layout of all apartments is similar irrespective of floor level or number of bedrooms. All apartments will have a protected entrance hall with all rooms accessed directly from the entrance hall.

The means of escape from within the individual apartments complies with the provisions of Section 1.6.2.2, 16.2.2.1, 1.6.2.2.3 and Diagram 18 of Technical Guidance Document B 2024.

- A protected entrance hall is provided within all apartments.
- The protected entrance hall will achieve a 30 minute fire resistance and all rooms accessed via doors of type FD30S.
- The maximum travel distance within a protected entrance hall is less than the permitted 9m.
- There are no inner rooms.

Common Escape Routes

The building is served by a protected stairway enclosure. The protected stairway enclosure will be accessed via a protected lobby at all floor levels. The arrangement complies with the provisions of Section 1.6.6.1 and Diagram 25:

- Maximum no. of storeys above ground level is four.
- Top floor height is less than 11m above ground level.
- All apartment entrance doors and door into stairway enclosure will be of type FD30S.

- Ventilation is not required to the common lobby based on the maximum travel distance from an apartment entrance door to the door into the stair being less than 4.5m.

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 finish or a plastered partition system.

Regulation B3 – Internal Fire Spread (Structure)

With reference to Table 32 of Technical Guidance Document B a 60 minute fire resistance is required for elements of structure as the building will be of four storey construction.

All floors will be constructed as compartment floors and all walls enclosing apartments will be constructed as compartment walls. Walls to the stairway enclosure and lift shaft will also be constructed as compartment walls achieving a 60 minute fire resistance.

The size of the compartments are within the limits permitted under Table 15 of Technical Guidance Document B.

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

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.

The window openings to all elevations have been assessed in the context of the proximity of the site boundary, compliance is achieved in respect of all elevations.

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.

Vehicle access for firefighting purposes is available via the public road network. With reference to Table 24, vehicle access is required to 7m of the perimeter. This is available along Glen Ryan Road. Access into the building is available via the main entrance into the stairway enclosure from Glen Ryan Road.