



Comhshaol, Pobal agus Rialtas Áitiúil
Environment, Community and Local Government



An Stúirthóireacht Náisiúnta um Bainistíocht Dóiteáin agus Éigeandála
National Directorate for Fire and Emergency Management

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Fire Safety



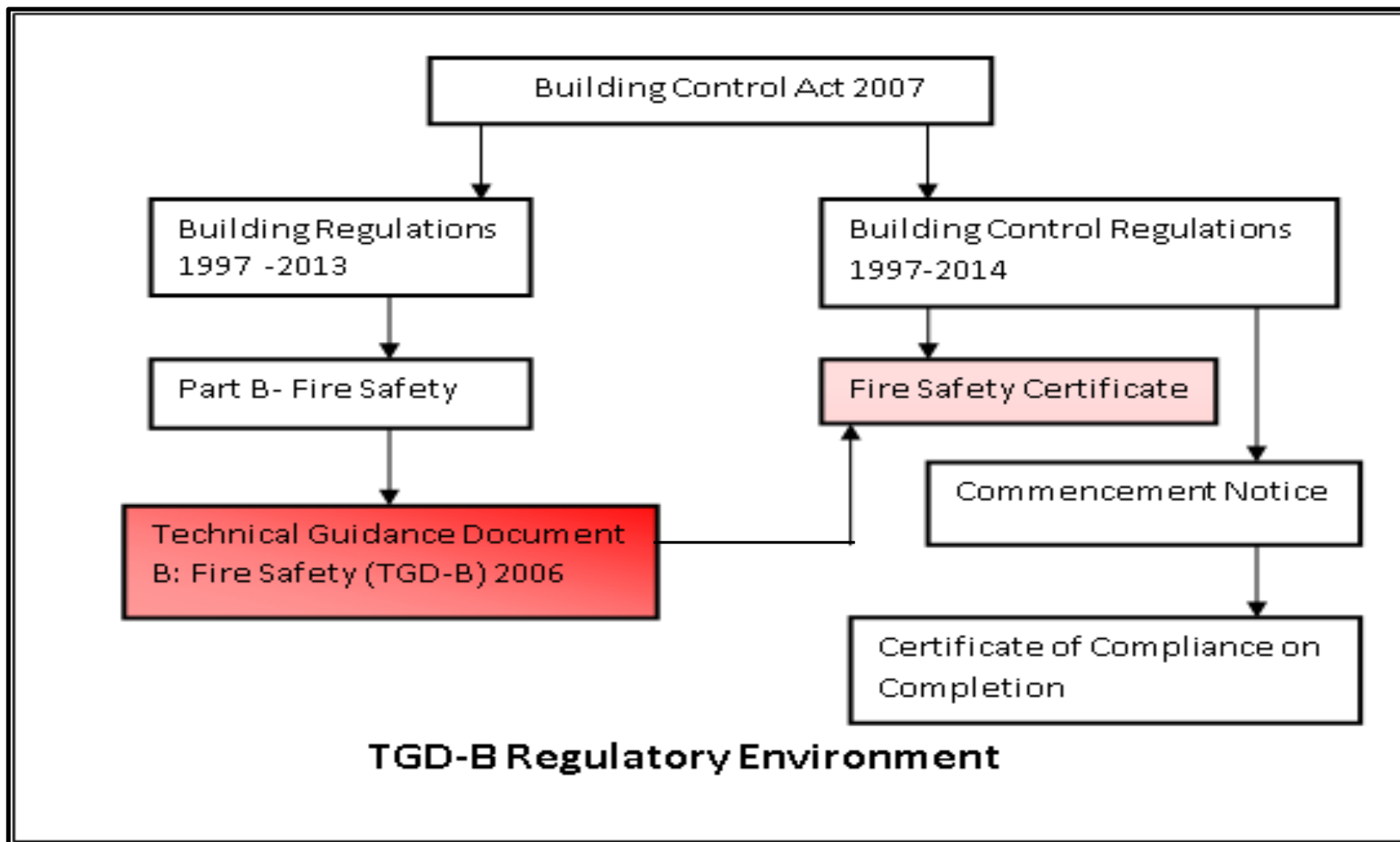
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Purpose of Presentation

- To outline the legislation and regulations governing Residential accommodation
- Building Regulations
- Technical Guidance Document Part B
- Purpose Groups
- Building Control Regulations
- Professional Advice
- Reference documents
- Management
- Range of Legislation applicable





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Building Control Act 1990 & amendments

- Facilitated the creation of Building Control authorities,
- Facilitates the making of Building Regulations regarding standards of construction,
- Facilitated the development of the Building Control Regulations regarding procedures to be followed.

Building Regulations 1991 & amendments:

- Specifies the functional requirements (Part B ,B1- B5) that must be achieved when designing & constructing relevant buildings.

Building Control Regulations 1991 & amendments:

- Defines procedures to be taken in relation to obtaining Building Control approval,
- Commencement notices, Fire Safety Certificates, Disability Access Certificates, Appeals.



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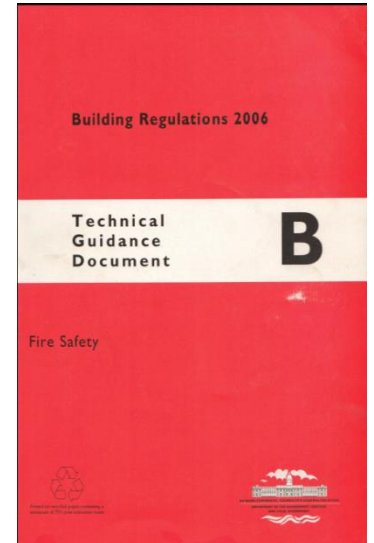
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Technical Guidance Document Part B: Fire Safety

Compliance with Technical Guidance Document B indicates “*prima facie*” compliance with Part B of the Building Regulations. Part B is primarily concerned with **the health, safety and welfare of persons.**

The fire safety measures are intended for the protection of life.
Applies to new buildings





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Purpose Group Designation: Section 0.3.2

For the purpose of Fire Safety, the use of a building is one of the key factors deciding provisions that are applicable.

These use classification of buildings, are termed **Purpose groups**

You must satisfy yourself that the use of the building accords with the Purpose group classification. The purpose groups that may apply for residential uses are:

- **Residential dwelling** : 1(a),1(b) ,1(c)
- **Residential Institutional**: 2(a)
- **Other Institutional**: (2b)

Each purpose group attracts particular provisions for fire safety and/or varying degrees of legislative oversight



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Purpose Group Definitions:

Residential(Dwelling)

1(a) Dwelling house with no storey with a floor level which is more than 4.5m above ground level.

1(b) Dwelling house with a storey with a floor which is more than 4.5 m above ground level.

1(c) Flat or maisonette.

Residential (Institutional)2(a)

Hospital, nursing home, home for old people or for children, school or other similar establishment used as living accommodation or for the treatment, care or maintenance of people suffering from illness or mental or physical disability or handicap, where such people sleep on the premises.

Other Residential 2(b)

Hotel, hostel, guest building, residential college, hall of residence, and any other residential purpose not described above.



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Definitions

STATUTORY INSTRUMENTS.

S.I. No. 496 of 1997.

BUILDING CONTROL REGULATIONS, 1997.

“minor works” means works consisting of the installation, alteration or removal of a fixture or fitting, or works of a decorative nature;

“repair or renewal” means works of maintenance or restoration of a routine nature relating to—

(a) the keeping of a building in good condition or working order, or

(b) the return of the fabric of a building to its original condition;

“material alteration”

means an alteration (other than a repair or renewal), where the work, or any part of the work, carried out by itself would be subject to a requirement of Part A or B of the Second Schedule to the Building Regulations;

“material change of use”

means—

(a) a change of use, deemed by Section 3(3) of the Act to be a material change of use, takes place, or

(b) a building which was not being used as—

(i) a day centre, becomes so used, or

(ii) a hotel, hostel or guest building, becomes so used, or

(iii) an industrial building, becomes so used, or

(iv) an institutional building, becomes so used, or

(v) an office (which is not ancillary to the primary use of the building), becomes so used,

or

(vi) a place of assembly, becomes so used, or

(vii) a shop (which is not ancillary to the primary use of the building), becomes so used, or

(viii) a shopping centre, becomes so used;



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Existing Buildings:

Building Regulations

A **material change of use** is defined under Article 13(2) of the 1997 Building Regulations as amended by the Building Regulations (Part M Amendment) Regulations 2010.

If a building which was not being used as an institutional building becomes so used (described as a material change of use).

Under the Building Control Regulations 1997 and the Building Control Amendment Regulations 2009, a **fire safety certificate** and a **disability access certificate** are required for a building to which **a material change of use** takes place.



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Person in control of a premises

Professional Advice may be required to :

- To comply with legal obligations-*mandatory not optional*
- Duty of Care
- “Competent Persons”
- To understand and navigate the framework of legislative and regulatory requirements
- Complex technical issues



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Fire Services Act 1981 and 2003

Section 18.2

(2) It shall be the duty of every person having control over a premises to which this section applies to-

- a. Take all reasonable measures to guard against the outbreak of fire on such premises
- b. Provide reasonable fire safety measures for such premises and prepare and provide appropriate fire safety procedures for ensuring the safety of persons on such premises
- c. Ensure that the fire safety measures and procedures referred to in paragraph (b) are applied at all times, and
- d. ensure, as far as is reasonably practicable, the safety of persons on the premises in the event of an outbreak of fire whether such outbreak has occurred or not



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Fire Services Acts 1980 and 2003(continued)

Section 18(3)

Duties of every Person on a premises:

It shall be the duty of **every person**, being on premises to which this section applies, to conduct himself in such a way as to ensure that as far as is reasonably practicable any person on the premises is not exposed to any danger of fire as a consequence of any act or omission of his.



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Is the building a workplace? Does the SHWWA 2005 apply?

The SHWWA 2005 sets out the main provisions for securing and improving the safety, health and welfare of people at work.

Under section 19 of the 2005 Act, employers are required to carry out risk assessments and to record these in the Safety Statement. A fire safety risk assessment should be conducted and should include:

- Fire Prevention
- Fire Detection and Warning
- Emergency Escape and Fire Fighting



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SHWW Act 2005 (S.I. No. 299 of 2007

Safety, Health and Welfare at Work (General Application) Regulations 2007

Emergency routes and exits

12. Without prejudice to section 11 of the Act, the Fire Services Acts 1981 and 2003 an employer shall ensure that —

- (a) emergency routes to emergency exits and the exits themselves are kept clear at all times and lead as directly as possible to the open air or to a safe area,
- (b) in the event of danger, it is possible for employees to evacuate all workstations as safely and as quickly as possible.
- (c) the number, distribution and dimensions of the emergency routes and exits are adequate for the use etc
- (d) emergency exit doors open outwards,
- (e) any sliding or revolving doors that are fitted are not used etc.
- (f) emergency doors & gates are not so locked or fastened etc.
- (g) specific emergency routes and exits are indicated by signs etc.
- (h) emergency routes and exits, and the traffic routes and doors giving access to them, are free from obstruction so that they can be used at any time without hindrance, and
- (i) emergency routes and exits requiring illumination are provided with emergency lighting of adequate intensity in case the lighting fails.



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Fire Safety Management

- Risk assessment
- Fire safety file(up to date)
- Evacuation plan
- Assessment of the ability of residents to independently evacuate
- Regular Evacuation training
- Maintenance of Fire alarms, emergency lighting
- I.S. 3218
- I..S 3217
- Maintaining Emergency escape routes

Advice :

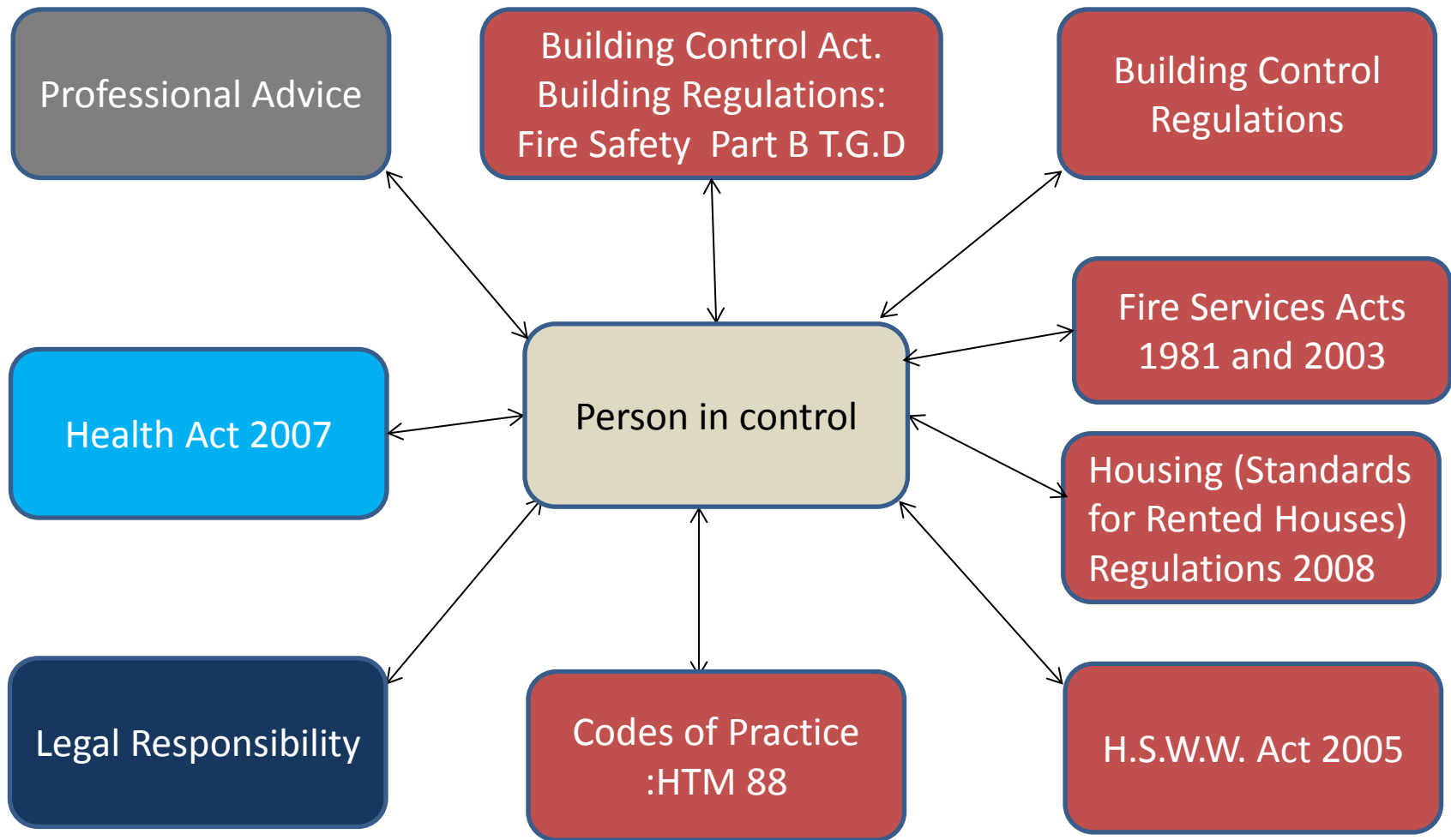
- Health Technical Memorandum -88- “Fire precautions in housing providing NHS-supported living in the community”
- N.D.A. “Promoting Safe Egress and Evacuation for People with Disabilities” 2012



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Fire Safety Week 2014 6th -13 October

- there are still homes with no smoke alarms.
- vulnerable members of our community should not be overlooked.
- most people who die in fires, die from smoke inhalation and not from burns and it can take as little as 3 minutes to die from smoke inhalation.
- a routine fire safety check only takes a few minutes but could mean the difference between life and death.
- Have a fire escape plan, teach it to your family and practice it regularly.