

Building Control



LINCS BUILDING
CONSULTANCY

Guidance Note No. 17

Fire Plans

Fire Plans

Your attention is drawn to Building Regulation 14(2)(b), which requires that:

"Where part B of schedule 1 (Fire Safety) imposes a requirement in relation to proposed building work, an additional 2 copies of any such fire plans as to demonstrate compliance with that requirement shall be deposited, both of which may be retained by the Local Authority"

These are in addition to the two sets of full plans that you have already submitted.

The additional plans are required in order that a consultation may be carried out by Building Control with the Local Fire and Rescue Service for which 15 days are usually allowed. Following that consultation, a report giving observations of the Fire Authority concerning all Fire Precautions Act measures, and any non building regulation "associated fire precautions" matters can then be forwarded to you by Building Control. Associated fire precautions may also include matters controlled by the Fire Authority such as: fire detection, fire alarms, means of fire fighting and managerial aspects of fire safety. These can then be incorporated in your proposals at the most cost-effective time in design process. Further guidance on this matter can be found in the DCLG publication, "*Building Regulations and Fire Safety procedural Guidance*" Dated September 2006

Fire safety plans must be clear, uncluttered and annotated to demonstrate compliance with Regulations 4 and 6 Schedule 1 part B, showing major principles such as:-

- a) Means of escape and their associated fire protection, including positions and types of fire doors. Particular reference should be made to all proposed exit door furniture and ironmongery.
- b) Structural fire precautions and lines of compartmentation.
- c) Access facilities for the fire service (see Approved Document B5).
- d) Fire detection and alarm system or other means of giving warning.
- e) Emergency lighting.
- f) Fire exit signage and notices
- g) Smoke control and venting measures, where applicable.

The annotation may be either BS1635:1990 or by using a legend incorporated on the fire plans or see our **Guidance Note 016 – Fire Signage**.

The approval process is likely to be delayed if designs are presented without prior consideration of fire safety, which may lead to rejection of plans. It is essential that all applicants are fully conversant with the technical aspects of fire safety and its regulation, or that they employ independent technical advisors who have this knowledge. Any advice given by the LBC Surveyor will not extend to design consultancy.

You are reminded of the requirement to provide a written Risk Assessment (detailing the fire precautions management of the premises), which is a requirement of the Regulatory Reform (Fire Safety) Order; further advice can be obtained from your local Fire Authority or at www.communities.gov.uk.



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If you would like to receive this information in another language or in another format, such as large print, Braille or on an audio tape, please contact Administration at either of the offices shown above.

Please note that these guidance notes are for advice only and may not cover all situations. It is your responsibility to ensure that they are appropriate for use in your particular circumstances.