



- KEY - FIRE SAFETY**
- 30 MINUTES FIRE RESISTING CONSTRUCTION
  - 60 MINUTES FIRE RESISTING CONSTRUCTION
  - 30 MINUTES FIRE RESISTING CONSTRUCTION TO INTERNAL LEAF AND CEILING DESIGNED TO EITHER PROTECT EXTERNAL ESCAPE ROUTES OR PROTECT AGAINST INTERNAL FIRE SPREAD TO PLACES OF SPECIAL FIRE HAZARD WHERE NON-CLASS A1 INSULATING CORE PANELS WOULD OTHERWISE BE EXPOSED INTERNALLY. [DETAILED DESIGN BY SPECIALIST SUB-CONTRACTOR]
  - 60 MINUTES FIRE RESISTING CONSTRUCTION TO INTERNAL LEAF DESIGNED TO PROTECT AGAINST INTERNAL FIRE SPREAD TO PLACES OF SPECIAL FIRE HAZARD WHERE NON-CLASS A1 INSULATING CORE PANELS WOULD OTHERWISE BE EXPOSED INTERNALLY. [DETAILED DESIGN BY SPECIALIST SUB-CONTRACTOR]
  - BR187 ASSESSMENT NOTES A REQUIREMENT FOR 60 MINUTES FIRE RESISTING CONSTRUCTION TO THE AREA DETAILED WITHIN THE NOTES BELOW. [FIRE CONSULTANT TO CONFIRM WITH BUILDING CONTROL WHETHER HELIOS SUPPRESSION SYSTEM MAY BE CONSIDERED FOR EXTERNAL FIRE SPREAD; PLEASE REFER TO ENDEAVOUR GROUP'S REPORT FOR DETAILS.]
  - HEIGHT/WIDTH OF 'ENCLOSING RECTANGLE' OF ELEVATION USED TO CALCULATE PERMITTED UNPROTECTED AREA CALCULATIONS AS STATED WITHIN THE NOTES BELOW IN CONJUNCTION WITH THE GUIDANCE PROVIDED IN BR 187.
  - 30 MINUTES FIRE AND SMOKE RESISTING DOOR WHEN TESTED TO BS 476-22
  - 60 MINUTES FIRE AND SMOKE RESISTING DOOR WHEN TESTED TO BS 476-22
  - VISION PANEL TO DOOR
  - SELF-CLOSING DEVICE TO DOOR
  - HEAVY DUTY HOLD OPEN DOOR CLOSING DEVICE LINKED TO THE FIRE ALARM MECHANISM CONNECTED AND FITTED WITH AUTOMATIC RELEASE MAIN FIRE ALARM PANEL (LOCATION TBC)
  - ONE AND TWO WAY TRAVEL DISTANCES (NOT SHOWN)
  - [TRAVEL DISTANCES (INCLUDING PROVISION FOR MEANS OF ESCAPE FROM INTERNAL PLANT/EQUIPMENT) TO BE CONFIRMED BY FIRE CONSULTANT; PLEASE REFER TO ENDEAVOUR GROUP'S REPORT FOR DETAILS.]
  - HELIOS AUTOMATIC TARGETED FIRE SUPPRESSION (ATFS) CANNON LOCATION LOCATIONS TBC. NO ACCRETIONS UNDER BRITISH STANDARDS AND THEREFORE HAS NOT BEEN TAKEN INTO CONSIDERATION AS A COMPENSATORY MEASURE FOR LIFE SAFETY PURPOSES UNDER BUILDING REGULATIONS FOR THIS FIRE STRATEGY.
  - RIGID PLASTIC FIRE EXIT SIGNS WITH RUNNING MAN
- NOTES:**
- FIRE RISK ASSESSOR TO CONFIRM FINAL FIRE SIGNAGE LOCATIONS ALL NON-ILLUMINATED SIGNS TO BE USED WHERE LUX LEVEL IS GREATER THAN 100 LUX. ILLUMINATED SIGNS TO BE USED WHERE LUX LEVEL IS FEWER THAN 100 LUX. FIRE CONSULTANT TO CONFIRM TYPE. ALL FIRE SIGNAGE TO BE IN ACCORDANCE WITH BS ISO 3864-1:2011 AND BS 5499-1:2014
  - AUTOMATIC FIRE DETECTION TO BE INSTALLED WITHIN VOIDS GREATER THAN 800MM DEEP.
  - THE STRUCTURE THAT ONLY SUPPORTS THE ROOF WOULD BE EXCLUDED AS ELEMENTS OF STRUCTURE (WITHIN REFERENCING TABLES B1 AND B2 OF THE APPROVED DOCUMENT B VOLUME 2) OR STRUCTURAL FRAME (WITHIN THE NOTES BELOW). UNLESS THE STRUCTURE IS ESSENTIAL FOR THE STABILITY OF A WALL/CILING THAT NEEDS TO BE FIRE RESISTING, WHERE ONE ELEMENT OF STRUCTURE SUPPORTS OR STABILISES ANOTHER ELEMENT OF STRUCTURE, THE SUPPORTING ELEMENT SHOULD HAVE NO LESS FIRE RESISTANCE THAN THE OTHER ELEMENT ALL IN ACCORDANCE WITH TABLES B1 AND B2 OF THE APPROVED DOCUMENT B VOLUME 2.
  - THE EXTENT OF FIRE PROTECTION TO THE STEEL FRAME AND ASSOCIATED MEMBERS IS TO BE DETERMINED BY CAUTION ENGINEERING, AS THE STEELWORK DESIGNER, AND SUBSEQUENTLY CONFIRMED BY SHANTON ENGINEERING LTD, AS THE PRINCIPAL CONTRACTOR.]

**GA - Proposed Fire Strategy**

1 : 200

**APPROVED DOCUMENT B VOLUME 2**

TO BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL DRAWINGS, SCHEDULE, SPECIFICATIONS AND BUILDING REGULATIONS IN ADDITION TO THE FIRE CONSULTANT'S REPORT BY ENDEAVOUR GROUP.

**PURPOSE GROUPS**

IT IS APPROPRIATE TO ASSIGN THE BUILDING UNDER ITS OWN PURPOSE GROUP, RATHER THAN ASSIGN EACH DIFFERENT USE TO ITS OWN PURPOSE GROUP, AS THE ANCILLARY USE(S) RELATE TO AN AREA THAT IS LESS THAN ONE-FIFTH OF THE TOTAL FLOOR AREA OF THE BUILDING.

THEREFORE, THE FOLLOWING PURPOSE GROUPS ARE APPROPRIATE TO THE TWO BUILDINGS:  
 PROCESS BUILDING: 5 INDUSTRIAL  
 STORAGE BUILDING: 7A STORAGE

THE FOLLOWING PURPOSE GROUPS ARE REFERRED TO AS ANCILLARY USES TO THE PROCESS BUILDING:  
 3 OFFICE  
 3A STORAGE

[ON 28.08.2025, ENDEAVOUR GROUP, AS FIRE CONSULTANT, PROVIDED PURPOSE GROUP CLASSIFICATIONS IN ACCORDANCE WITH BS 9999 TO ALIGN WITH THEIR ASSESSMENT OF TRAVEL DISTANCES TO THIS AREA, PLEASE REFER TO ENDEAVOUR GROUP'S REPORT FOR DETAILS.]

**FIRE DETECTION AND ALARM SYSTEMS**

DETAILED DESIGN OF FIRE DETECTION AND ALARM SYSTEM BY MBE CONSULTANT; TO COMPLY WITH APPROVED DOCUMENT B VOLUME 2.

[DETAILED DESIGN BY MBE CONSULTANT TO COMPLY WITH APPROVED DOCUMENT B VOLUME 2]

**DESIGN FOR HORIZONTAL ESCAPE**

IN INDUSTRIAL AND STORAGE BUILDINGS, THE APPROPRIATE TRAVEL DISTANCE DEPENDS ON THE LEVEL OF FIRE HAZARD ASSOCIATED WITH THE PROCESSES AND MATERIALS BEING USED.

[ON 01.08.2025, FITCHNER, AS CLIENT'S AGENT, CONFIRMED THAT CHEMICALS AND VOLUMES TO BE STORED ON SITE IN DOCUMENT 'FIC-FICH-RGE-EL-2-00001'. ON 28.08.2025, ENDEAVOUR GROUP, AS FIRE CONSULTANT, DETAILED MITIGATING FACTORS WHICH WOULD SUPPORT A 'NORMAL' HAZARD CLASSIFICATION. ON 28.08.2025, ENVIRO AND AGENT, CONFIRMED THAT THESE MITIGATING FACTORS ARE APPLICABLE AND THEREFORE A 'NORMAL' HAZARD CLASSIFICATION WAS AGREED AS APPROPRIATE.]

MAXIMUM TRAVEL DISTANCES WITH REFERENCE TO TABLE 2.1.1 OF THE APPROVED DOCUMENT B VOLUME 2:  
 INDUSTRIAL & STORAGE: 22.0M SINGLE DIRECTION  
 (NORMAL HAZARD) 58.5M MORE THAN ONE DIRECTION  
 OFFICE: 22.0M SINGLE DIRECTION  
 55.0M MORE THAN ONE DIRECTION

[ON 28.08.2025, ENDEAVOUR GROUP, AS FIRE CONSULTANT, CALCULATED THE ABOVE TRAVEL DISTANCES IN ACCORDANCE WITH GUIDANCE SET-OUT IN BS 9999; PLEASE REFER TO ENDEAVOUR GROUP'S REPORT FOR DETAILS.]

ROOF TOP PLANT ESCAPE ROUTE: 19M SINGLE DIRECTION  
 100M MORE THAN ONE DIRECTION

ANY ESCAPE ROUTES THAT ARE FOR MAINTENANCE PURPOSES TO INTERNAL AND EXTERNAL ROOF PLANT/EQUIPMENT, AND EXCEED THE ABOVE TRAVEL DISTANCES, SHOULD ALLOW FOR APPROPRIATE METHOD STATEMENTS TO ENSURE SAFE ESCAPE IN THE EVENT OF AN EMERGENCY.

LV SWITCH ROOM, LABORATORY, CANTEN, CONTROL & SERVER ROOM AND VENTILATION ROOMS ARE ALL INNER ROOMS AND SHOULD BE SUBDIVIDED IN ACCORDANCE WITH PARAGRAPH 2.1.1 OF APPROVED DOCUMENT B VOLUME 2, AS THE INNER ROOM IS NOT ENTERED DIRECTLY FROM THE ACCESS ROOM.

[ON 28.08.2025, ENDEAVOUR GROUP, AS FIRE CONSULTANT, ASSESSED THAT THE ABOVE WERE ACCEPTABLE GIVEN THAT THEY ADHERE TO ALL OTHER REQUIREMENTS INCLUDING TRAVEL DISTANCES AND ALTERNATIVE MEANS OF ESCAPE (WITH EXCEPTION OF FULLY GLAZED MEETING ROOM); PLEASE REFER TO ENDEAVOUR GROUP'S REPORT FOR DETAILS.]

**DETAILED DESIGN OF AUTOMATIC FIRE DETECTION AND ALARM SYSTEM BY MBE CONSULTANT TO CONSIDER INNER ROOMS TO COMPLY WITH APPROVED DOCUMENT B VOLUME 2]**

THE BUILDING HAS MORE THAN THREE ESCAPE ROUTES/EXITS, THEREFORE THERE IS SCOPE FOR A MAXIMUM NUMBER OF OCCUPANTS FROM A ROOM OR STOREY, WITH REFERENCE TO TABLE 2.2 OF APPROVED DOCUMENT B VOLUME 2 AS FOLLOWS:

SCOPE FOR A MAXIMUM NUMBER OF OCCUPANTS TO BUILDING WITH MORE THAN 3NO. EXITS: MORE THAN 600 PEOPLE

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THIS MAXIMUM NUMBER OF PEOPLE IS RESTRICTED HOWEVER BY THE MINIMUM WIDTH OF ESCAPE ROUTES AND EXITS WITHIN THE BUILDING TO THE FOLLOWING, WITH REFERENCE TO TABLE 2.3 OF APPROVED DOCUMENT B VOLUME 2:

MAXIMUM NUMBER OF PEOPLE WITH MINIMUM WIDTH OF 750MM: 60 PERSONS  
 [ON 18.07.2025, FITCHNER, AS CLIENT'S AGENT, CONFIRMED THE MAXIMUM OPERATIONAL CAPACITY OF THE BUILDING WILL BE 18 PEOPLE.]

DEAD-END CORRIDORS SERVING AS PART OF THE MEANS OF ESCAPE SHOULD BE CLASSIFIED AS PROTECTED CORRIDORS. THESE CORRIDORS SHOULD BE SUBDIVIDED WITH FIRE DOORSETS FITTED WITH SELF-CLOSING DEVICES EVERY 12M MINIMUM.

[ON 28.08.2025, ENDEAVOUR GROUP, AS FIRE CONSULTANT, CONFIRMED THAT THE TWO PREVIOUSLY SHOWN PROTECTED CORRIDORS TO THE WELFARE AREA COULD BE OMITTED DUE TO RE-CALCULATED TRAVEL DISTANCES IN ACCORDANCE WITH BS 9999 AND THE ONES SHOWN AS THIS AS AN ESCAPE ROUTE FROM MAIN INDUSTRIAL AREAS; PLEASE REFER TO ENDEAVOUR GROUP'S REPORT FOR DETAILS.]

**GENERAL PROVISIONS**

THE MINIMUM FIRE RESISTANCE TEST CRITERIA OF EACH BUILDING ELEMENT\* ARE SET OUT BELOW WITH REFERENCE TO APPENDIX B WHERE STANDARDS OF PERFORMANCE ARE SUMMARISED IN TABLES B1 AND B2 OF THE APPROVED DOCUMENT B VOLUME 2:

STRUCTURAL FRAME: 60 MINS (EXPOSED SURFACES) [WHERE STRUCTURE IS ESSENTIAL FOR THE STABILITY OF A FIRE RESISTING WALL, REFER TO FIRE STRATEGY FLOOR PLAN]

FLOORS: 60 MINS (FROM UNDERSIDE) [DESIGN FOR VERTICAL ESCAPE IN ABSEANCE PENDING VARIATION]

ROOF (ANY PART FORMING AN ESCAPE ROUTE): 30 MINS (FROM UNDERSIDE)

EXTERNAL WALLS (ANY PART OF A MIN. OF 1M FROM THE BOUNDARY): 60 MINS (FROM INSIDE) [WHERE PERMITTED UNPROTECTED AREAS OF ELEVATIONS ARE EXCEEDED WHEN CALCULATED USING THE ENCLOSING RECTANGLES METHOD AS DETAILED WITHIN BRE 187; REFER TO FIRE STRATEGY FLOOR PLAN]

EXTERNAL WALLS (ANY PART BESIDE AN EXTERNAL ESCAPE ROUTE): 30 MINS (FROM INSIDE)

COMPARTMENT WALLS: 60 MINS (EACH SIDE SEPARATELY) [ON 28.08.2025, ENVIRO, AS CLIENT, CONFIRMED THIS WAS ALSO ACCEPTABLE FOR INSURANCE PURPOSES]

PROTECTED STAIRWAY: 30 MINS (EACH SIDE SEPARATELY) [DESIGN FOR VERTICAL ESCAPE IN ABSEANCE PENDING VARIATION]

PROTECTED CORRIDOR: 30 MINS (EACH SIDE SEPARATELY)

SUB-DIVIDING CORRIDORS: 30 MINS (EACH SIDE SEPARATELY)

PLACES OF SPECIAL FIRE HAZARD: 30 MINS (EACH SIDE SEPARATELY)

CAVITY BARRIER: 30 MINS (FROM UNDERSIDE)

\*THE ABOVE ASSESSMENT FOR EACH ELEMENT HAS BEEN MADE ON THE UNDERSTANDING THAT THE BUILDING IS WITHOUT A SPRINKLER SYSTEM

THE MINIMUM FIRE RESISTANCE TEST CRITERIA FOR FIRE DOORS ARE SET OUT BELOW WITH REFERENCE TO APPENDIX C AND STANDARDS OF PERFORMANCE ARE SUMMARISED IN TABLE C1 OF THE APPROVED DOCUMENT B:

IN A COMPARTMENT WALL: FORMING PART OF THE ENCLOSURE TO A PROTECTED STAIRWAY: FD 30 S

FORMING PART OF THE ENCLOSURE TO A PROTECTED CORRIDOR: FD 30 S

CONNECTING ALTERNATIVE EXITS: FD 20 S

FORMING PART OF THE ENCLOSURE TO A PLACE OF SPECIAL FIRE HAZARD: FD 30 S

PLEASE REFER TO GA PLANS FOR LOCATIONS OF FIRE DOORS AND FIRE RESISTING CONSTRUCTION.

IN GENERAL, DOORS ON ESCAPE ROUTES SHOULD EITHER NOT BE FITTED WITH LOCK, LATCH OR BOLT FASTENINGS, OR THEY SHOULD BE FITTED WITH SIMPLE FASTENINGS THAT CAN BE READILY OPERATED FROM THE SIDE APPROACHED BY PEOPLE MAKING AN ESCAPE.

ROLLING SHUTTERS SHOULD BE CAPABLE OF MANUAL OPENING AND CLOSING FOR FIREFIGHTING PURPOSES (SEE SECTION 17). ROLLING SHUTTERS ACROSS A MEANS OF ESCAPE SHOULD ONLY BE RELEASED BY A HEAT SENSITIVE, SUCH AS A FUSIBLE LINK OR ELECTRIC HEAT DETECTOR, IN THE IMMEDIATE VICINITY OF THE DOOR. UNLESS A SHUTTER IS ALSO INTENDED TO PARTIALLY DESCEND AS PART OF A BOUNDARY TO A SMOKE RESERVOIR, SHUTTERS ACROSS A MEANS OF ESCAPE SHOULD NOT BE CLOSED BY SMOKE DETECTORS OR A FIRE ALARM SYSTEM. REFER TO MBE CONSULTANT'S DRAWINGS AND DOCUMENTATION FOR DETAILS ON THE STRUCTURE MECHANISM OVERIDE FOR DOORS OPERATED BY SHUTTER OR COMBINATION KEYCARD, SWIPE OR PROXIMITY CARD, BIOMETRIC DATA, ETC.

[DETAILED DESIGN OF ELECTRONIC EMERGENCY OVERDRIVES BY ROLLER SHUTTER DOOR SUB-CONTRACTOR TO COMPLY WITH APPROVED DOCUMENT B VOLUME 2]

ALL ELECTRICALLY POWERED LOCKS SHOULD RETURN TO THE UNLOCKED POSITIONS UNDER THE FOLLOWING SITUATIONS: OPERATION OF FIRE ALARM SYSTEM; ON LOSS OF POWER OR SYSTEM ERROR; IF THE SECURITY MECHANISM OVERRIDE IS ACTIVATED.

SOME FINAL EXIT DOORS FEATURE SECURITY LOCK THAT ARE USED ONLY WHEN THE BUILDING IS EMPTY. SUCH LOCKS MAY BE APPROPRIATE, BUT MANAGEMENT PROCEDURES MUST EMPHASISE THEIR SAFE USE.

ALL FIRE DOORS SHOULD BE MARKED WITH APPROPRIATE FIRE SAFETY SIGN COMPLYING WITH BS 5499-5:2002 ACCORDING TO WHETHER THE DOOR IS: TO BE KEPT CLOSED WHEN NOT IN USE (FIRE DOOR KEEP SHUT); TO BE KEPT LOCKED WHEN NOT IN USE (FIRE DOOR KEEP LOCKED SHUT); OR HELD OPEN BY AUTOMATIC RELEASE MECHANISM OR FREE SWING DEVICE (AUTOMATIC FIRE DOOR KEEP CLEAR).

HARDWARE USED ON FIRE DOORS TO COMPLY WITH GUIDANCE PROVIDED IN APPROVED DOCUMENT B VOL. 2 AND BY THE HARDWARE FOR FIRE AND ESCAPE DOORS PUBLISHED BY THE BUILDER'S HARDWARE INDUSTRY FEDERATION AND GUILD OF ARCHITECTURAL IRONMONGERS.

DOORS ARE GENERALLY HUNG TO OPEN IN THE DIRECTION OF ESCAPE WHEREVER REASONABLY PRACTICABLE. WHERE THIS IS NOT THE CASE, IT IS EXPECTED THAT LESS THAN 60 PERSONS MIGHT USE THE DOOR IN THE EVENT OF A FIRE.

DOORS SHOULD CONTAIN VISION PANELS WHERE THEY ON ESCAPE ROUTES AND DIVIDE CORRIDORS.

ESCAPE ROUTES ARE TO HAVE A MINIMUM CLEAR HEADROOM OF 2M. ESCAPE ROUTE FLOOR FINISHES SHOULD MINIMISE THEIR SLIPPERINESS WHEN WET. THE WIDTH OF A FINAL EXIT SHOULD BE AT LEAST THE SAME AS THE MINIMUM REQUIRED WIDTH OF THE ESCAPE ROUTE IT SERVES. THE BUILDING SHOULD PROVIDE DIRECT ACCESS TO A STREET OR OPEN SPACE VIA A WELL-DEFINED AND SUITABLY GUARDED ROUTE, ALLOWING PEOPLE TO QUICKLY EVACUATE THE AREA IN ACCORDANCE WITH SAFETY REQUIREMENTS.

REFER TO MBE CONSULTANT'S DRAWINGS AND DOCUMENTATION FOR DETAILS ON THE EMERGENCY LIGHTING. ALL ESCAPE ROUTES SHOULD ILLUMINATE THE ROUTES LISTED TABLE S.1.1 OF THE APPROVED DOCUMENT B VOL.2. ESCAPE LIGHTING SHOULD COMFORM TO BS 5266-1.

REFER TO MBE CONSULTANT'S DRAWINGS AND DOCUMENTATION FOR DETAILS ON THE EXIT SIGNS. EVERY DOORWAY OR OTHER EXIT PROVIDING ACCESS TO A MEANS OF ESCAPE, OTHER THAN EXITS IN ORDINARY USE (E.G. MAIN ENTRANCES), SHOULD BE DISTINCTIVELY AND CONSPICUOUSLY MARKED BY AN EXIT SIGN IN ACCORDANCE WITH BS 150 3864-1 AND BS 5499-4.

[DETAILED DESIGN OF EXIT SIGNS BY MBE CONSULTANT TO COMPLY WITH APPROVED DOCUMENT B VOLUME 2]

ASSEMBLY POINT LOCATED AT THE TIME OF THIS ISSUE IS TO THE SERVICE YARD, WITH FINAL LOCATIONS TO BE CONFIRMED BY CLIENT/FIRE RISK ASSESSOR TO CONFIRM FINAL LOCATIONS OF ASSEMBLY POINTS]

**CLASSIFICATION OF LININGS:**

THE SURFACE LININGS OF WALLS AND CEILINGS SHOULD MEET THE CLASSIFICATIONS IN TABLE 6.1 OF THE APPROVED DOCUMENT B VOL. 2:

SMALL ROOMS OF MAXIMUM INTERNAL FLOOR AREA OF 30M<sup>2</sup>: D-S3, D2

OTHER ROOMS AND CIRCULATION SPACES WITHIN A DWELLING: C-S3, D2

OTHER CIRCULATION SPACES (COMMON AREAS): B-S3, D2

THE NEED FOR CAVITY BARRIERS IN CONCEALED FLOOR OR ROOF SPACES CAN BE REDUCED BY INSTALLING A FIRE RESISTING CEILING (MINIMUM EI 30) BELOW THE CAVITY, COMPLYING WITH DIAGRAM 9.3 OF THE APPROVED DOCUMENT B VOL. 2.

WHERE INSULATING CORE PANELS ARE USED INTERNALLY IN HIGH FIRE RISK AREAS, SUCH AS KITCHENS, PLACES OF SPECIAL FIRE HAZARD, OR IN PROXIMITY TO WHERE HOT WORKS OCCUR, ONLY CLASS A1 CORED PANELS SHOULD BE USED.

[ON 28.08.2025, ENDEAVOUR GROUP, AS FIRE CONSULTANT, DETAILED 'PLACES OF SPECIAL FIRE HAZARD' AS BEING TRANSFORMER/SWITCH ROOM, LV SWITCH ROOM, GOODS OUTPOST/TRUCK CHARGING WORKSHOP AND STORES, STEAM GENERATOR, NITROGEN GENERATOR SMD CLEANER'S STORE. ON 28.08.2025, ENVIRO AND FITCHNER, AS CLIENT AND AGENT, CONFIRMED THAT THIS ASSESSMENT WAS ACCURATE AND THAT THE KITCHENETTE AND CANTEN DO NOT CONTAIN COOKING FACILITIES AND SO ARE NOT PLACES OF SPECIAL FIRE HAZARD.]

[DETAILED DESIGN OF FIRE RESISTANT ENCLOSURES TO THESE AREAS BY SPECIALIST SUB-CONTRACTOR TO COMPLY WITH APPROVED DOCUMENT B VOLUME 2]

**LOADBEARING ELEMENTS OF STRUCTURE**

ELEMENTS OF STRUCTURE SUCH AS STRUCTURAL FRAMES, BEAMS, COLUMNS, LOADBEARING WALLS SHOULD HAVE, AS A MINIMUM, THE FIRE RESISTANCE GIVEN IN APPENDIX B, TABLE B1 OF THE APPROVED DOCUMENT B VOL. 2. APPENDIX B INCLUDES PROVISIONS TO ENSURE THAT WHERE ONE ELEMENT OF STRUCTURE SUPPORTS OR STABILISES ANOTHER ELEMENT OF STRUCTURE, THE SUPPORTING ELEMENT HAS NO LESS FIRE RESISTANCE THAN THE OTHER ELEMENT.

ANY STRUCTURAL ELEMENTS THAT ARE ESSENTIAL FOR THE STABILITY OF AN EXTERNAL OR COMPARTMENT WALL THAT NEEDS TO BE FIRE RESISTING (E.G. TO ACHIEVE COMPARTMENTATION OR FOR THE PURPOSES OF PREVENTING FIRE SPREAD BETWEEN BUILDINGS), WOULD NOT BE EXCLUDED FROM THE DEFINITION OF ELEMENT OF STRUCTURE UNDER SECTION 7.3 OF THE APPROVED DOCUMENT B VOL. 2, AND WILL REQUIRE FIRE RESISTANCE AS STATED IN TABLES B1 AND B2 OF THE APPROVED DOCUMENT B VOLUME 2 (SEE PREVIOUS NOTES).

[RELEVANT ELEMENTS OF STRUCTURE AS HIGHLIGHTED ABOVE, TO BE DETERMINED BY CAUTION ENGINEERING, AS THE STEELWORK DESIGNER, AND SUBSEQUENTLY CONFIRMED BY SHANTON ENGINEERING LTD, AS THE PRINCIPAL CONTRACTOR. DETAILED DESIGN OF INTUMESCENT PAINT TO THESE AREAS BY SPECIALIST SUB-CONTRACTOR TO COMPLY WITH APPROVED DOCUMENT B VOLUME 2]

**COMPARTMENTATION**

PARTS OF A BUILDING OCCUPIED MAINLY FOR DIFFERENT PURPOSES SHOULD BE SEPARATED FROM ONE ANOTHER BY COMPARTMENT WALLS AND/OR COMPARTMENT FLOORS. COMPARTMENTATION IS NOT NEEDED IF ONE OF THE DIFFERENT PURPOSES IS ANCILLARY TO THE OTHER. FIRE RESISTANCE SHOULD BE CONTINUOUS AT THE JOIN BETWEEN ELEMENTS FORMING A COMPARTMENT, AND ANY OPENINGS BETWEEN TWO COMPARTMENTS SHOULD NOT REDUCE THE FIRE RESISTANCE.

ALL COMPARTMENT WALLS AND COMPARTMENT FLOORS SHOULD ACHIEVE: A COMPLETE BARRIER TO FIRE BETWEEN THE COMPARTMENTS THEY SEPARATE AND HAVE THE APPROPRIATE FIRE RESISTANCE, AS GIVEN IN APPENDIX B, TABLE B3 AND B4 OF THE APPROVED DOCUMENT B VOL. 2.

ALL WALLS COMMON TO TWO OR MORE BUILDINGS SHOULD RUN THE FULL HEIGHT OF THE BUILDING IN A CONTINUOUS VERTICAL PLANE AND BE CONTINUED THROUGH ANY ROOF SPACE TO THE UNDERSIDE OF THE ROOF.

TIMBER BEAMS, JOISTS, PURLINS AND RAFTERS MAY BE BUILT INTO OR CARRIED THROUGH A MASONRY OR CONCRETE COMPARTMENT WALL IF THE OPENINGS FOR THEM ARE AS SMALL AS PRACTICABLE AND FIRE-STOPPED. IF TRUSSED RAFTERS BRIDGE THE WALL, FAILURE OF THE TRUSS DUE TO A FIRE IN ONE COMPARTMENT SHOULD NOT CAUSE FAILURE OF THE TRUSS IN ANOTHER COMPARTMENT.

WHERE SERVICES COULD PROVIDE A SOURCE OF IGNITION, THE RISK OF FIRE DEVELOPING AND SPREADING INTO ADJACENT COMPARTMENTS SHOULD BE CONTROLLED.

AT THE JUNCTION WITH ANOTHER COMPARTMENT WALL OR AN EXTERNAL WALL, THE FIRE RESISTANCE OF THE COMPARTMENTATION SHOULD BE MAINTAINED. FIRE STOPPING THAT MEETS THE PROVISIONS IN PARAGRAPHS 10.24 TO 10.29 OF THE APPROVED DOCUMENT B VOL. 2 SHOULD BE PROVIDED.

A COMPARTMENT WALL SHOULD MEET THE UNDERSIDE OF THE ROOF COVERING OR DECK, WITH FIRE-STOPPING TO MAINTAIN THE CONTINUITY OF FIRE RESISTANCE AND BE CONTINUED ACROSS ANY EAVES.

TO REDUCE THE RISK OF FIRE SPREADING OVER THE ROOF FROM ONE COMPARTMENT TO ANOTHER, A 1500MM WIDE ZONE OF THE ROOF, EITHER SIDE OF THE WALL, SHOULD HAVE A COVERING CLASSIFIED AS BR0 (E1), ON A SUBSTRATE OR DECK OF A MATERIAL RATED CLASS A2-S3, D2 OR BETTER, AS SET OUT IN DIAGRAM 8.2A OF APPROVED DOCUMENT B VOL. 2.

DOUBLE SKINNED INSULATED ROOF SHEETING SHOULD INCORPORATE A BAND OF MATERIAL RATED CLASS A2-S3, D2 OR BETTER, A MINIMUM OF 300MM IN WIDTH, CENTRED OVER THE WALL.

OPENINGS IN COMPARTMENT WALLS OR FLOORS SHOULD BE RESTRICTED TO ESSENTIAL SERVICES ONLY, INCLUDING FIRE CHIMNEYS INSTALLED IN LINE WITH APPENDIX C, SERVICE ELEMENTS SUCH AS PIPES, VENTILATION DUCTS, CABLES, AND DOORSETS COMPLYING WITH SECTION 10, REUSE CHUTES OF CLASS A1 CONSTRUCTION, ATRIA DESIGNED IN ACCORDANCE WITH ANNEXES B AND C OF BS 9999, AND PROTECTED SHAFTS THAT MEET THE RELEVANT REQUIREMENTS.

**CAVITIES**

IF THE FIRE-RESISTING CONSTRUCTION OF A PROTECTED ESCAPE ROUTE DOES NOT EXTEND TO FULL STOREY HEIGHT OR TO THE UNDERSIDE OF THE ROOF AT THE TOP STOREY, ADDITIONAL FIRE PRECAUTIONS ARE REQUIRED. IN SUCH CASES, CAVITIES ABOVE OR BELOW MUST BE FITTED WITH CAVITY BARRIERS OR, IF ABOVE, EXCLUDED BENEATH BY A FIRE-RESISTING CEILING WITH A MINIMUM EI 30 RATING.

[DETAILED DESIGN OF FIRE RESISTING ENCLOSURES BY SPECIALIST SUB-CONTRACTOR TO COMPLY WITH APPROVED DOCUMENT B VOLUME 2]

**PROTECTION OF OPENINGS AND FIRE-STOPPING**

THE PERFORMANCE OF A FIRE-SEPARATING ELEMENT SHOULD NOT BE IMPAIRED. EVERY JOINT, IMPERFECT FIT AND OPENING FOR SERVICES SHOULD BE SEALED WITH FIRE RESISTING PRODUCTS TO MAINTAIN THE FIRE RESISTANCE OF THAT BUILDING ELEMENT IN STRICT ACCORDANCE WITH SECTION 10 OF THE APPROVED DOCUMENT B VOL. 2.

[DETAILED DESIGN OF FIRE STOPPING OF MBE BY SPECIALIST SUB-CONTRACTOR AND IN CONJUNCTION WITH MBE CONSULTANT TO COMPLY WITH APPROVED DOCUMENT B VOLUME 2]

**RESISTING FIRE SPREAD OVER EXTERNAL WALLS**

AS THE BUILDINGS ARE LESS THAN 18M AND DESIGNED TO BE MORE THAN 1000MM FROM THE RELEVANT BOUNDARY, THERE ARE NO PROVISIONS REQUIRED FOR REACTION TO FIRE PERFORMANCE OF EXTERNAL SURFACES OF WALLS WHEN REFERENCING TABLE 12.1.1 OF APPROVED DOCUMENT B VOLUME 2.

**RESISTING FIRE SPREAD FROM ONE BUILDING TO ANOTHER**

THE BUILDINGS ARE OPERATED BY THE SAME ORGANISATION AND DO NOT FALL WITHIN THE SPECIFIED PURPOSE GROUPS 1, 2 OR 5, SO THE NOTIONAL BOUNDARY REQUIREMENT DOES NOT NECESSARILY APPLY AS THE RELEVANT BOUNDARY WHEN REFERENCING SECTION 13 OF APPROVED DOCUMENT B VOLUME 2.

PARTS OF AN EXTERNAL WALL WITH LESS FIRE RESISTANCE THAN THE APPROPRIATE AMOUNT GIVEN IN APPENDIX B, TABLE B2, OF APPROVED DOCUMENT B VOLUME 2, ARE CLASSIFIED AS UNPROTECTED AREAS FOR THE PURPOSES OF THIS EXERCISE.

THE PROPOSED EXTERNAL SURFACES ARE CLASSIFIED AS CLASS B-S1,D0 OR BETTER, WHICH EXCEEDS THE MINIMUM REQUIREMENT OF CLASS B-S3,D2 AS OUTLINED IN PARAGRAPH 13.7 OF APPROVED DOCUMENT B, VOLUME 2. THEREFORE, THE NOTIONAL BOUNDARY REQUIREMENT DOES NOT APPLY TO THESE EXTERNAL WALL SURFACES. IT IS CONSIDERED AN UNPROTECTED AREA, ASSUMING THE FIRE RESISTANCE IS ACHIEVED (SEE ABOVE).

AS THE EXTERNAL WALL OF THE GOODS-IN/STORAGE BUILDING CANNOT BE WHOLLY UNPROTECTED, THE RAFTER MEMBERS OF THE FRAME, AS WELL AS THE COLUMN MEMBERS, NEED TO BE FIRE PROTECTED IN ACCORDANCE WITH THE DESIGN METHOD AS SET OUT IN SCI PUBLICATION P933.

THE TWO SIMPLE METHODS FOR CALCULATING THE ACCEPTABLE AMOUNT OF UNPROTECTED AREA IN AN EXTERNAL WALL WHEN REFERENCING SECTION 13 OF APPROVED DOCUMENT B VOLUME 2, ARE NOT ACCEPTABLE FOR A BUILDING WHICH EXCEEDS 10M IN HEIGHT AND FOR INDUSTRIAL USE. BRE 187 HAS THEREFORE BEEN USED AS SUGGESTED IN PARAGRAPH 13.17 OF APPROVED DOCUMENT B VOLUME 2 TO CALCULATE THE PERMITTED UNPROTECTED AREAS AS FOLLOWS:

PROCESS BUILDING NORTH ELEVATION: 100% PERMITTED UNPROTECTED BASED ON 30.0M/25.5M INTERPOLATED DISTANCE FROM BOUNDARY REQUIRED FOR WHOLE FAÇADE TO BE UNPROTECTED

100% PERMITTED UNPROTECTED BASED ON 135.1M FROM RELEVANT BOUNDARY [BASED ON THE PRINCIPLES OF THE ADVICE OBTAINED FROM BUILDING CONTROL, THE DISTANCE FROM THE CENTRE OF MARSH LANE TO THE NORTHERN PERIMETER OF THE SITE HAS BEEN TAKEN AS THE RELEVANT BOUNDARY. SINCE DEVELOPMENT WITHIN THE INTERVENING CAVITY IS CONSIDERED PROBABLE] 27.5M/15.5M INTERPOLATED DISTANCE FROM BOUNDARY REQUIRED FOR WHOLE FAÇADE TO BE UNPROTECTED

100% PERMITTED UNPROTECTED BASED ON 9.85M FROM RELEVANT BOUNDARY 30.0M/25.5M INTERPOLATED DISTANCE FROM BOUNDARY REQUIRED FOR WHOLE FAÇADE TO BE UNPROTECTED