

Norman House

Assessment of fire risk and recommended actions: summary

Inspection: June 2023 A SUMMARY OF THE RECOMMENDATIONS SET OUT WITHIN SECTION C TO THE REPORT ASSESSMENT OF IDENTIFIED RISKS AND RECOMMENDED ACTION

KEY Action ! Completed or on regular programme

* Work in progress; completion by March 2024

@ Please call Michael Kilkelly with any queries

MUST DO	SHOULD DO	COULD DO
No actions required	<p>! The doors to the North stairwell near flat 10 and the exit door to the South stairwell on the 1st floor should be adjusted so as to fully self-close.</p> <p>* Review the means of escape from the North stairwell and corridor.</p> <p>! The fire doors throughout should be remediated/maintained, so as to ensure that gaps around the top and side edges of door leaves do not exceed 4mm.</p> <p>* Clearly highlight the step edges between the 2nd– 3rd floors and remediate the trip hazards identified in the stairwells.</p> <p>* Remediate the multiple fire stopping issues identified.</p> <p>* A suitable emergency door release mechanism should be installed on the external side of the door leading back into the building from the air source heat pump room on the 1st floor.</p> <p>* It was noted that heat detectors connected to the communal fire alarm system have been installed within the entrance halls inside the flats. Whilst the heat detectors within the flats may serve to provide additional detection and warning resilience, and could be used by a remote alarm receiving centre to confirm a fire condition, the activation of a heat detector within a flat should not trigger a full evacuation alarm signal, which contradicts the stay put policy in place. The communal fire alarm system should be reconfigured accordingly.</p> <p>* Ensure that fully completed Fire Action Notices are displayed above all manual call points.</p>	<p>* An active manual call point should be installed by the exit into the corridor from the internally accessed 'old' boiler room</p> <p>* It is advisable that a fire exit directional sign is installed on the wall above flat 27 facing the lift lobby, so that it is clearly visible from the lobby areas.</p> <p>! Mandatory 'Fire Escape – Keep Clear' signs should be displayed on the external sides of the final fire exit doors throughout.</p> <p>! Install mandatory 'Fire Door - Keep Shut' signs on both sides of all fire doors situated along the escape routes throughout the premises. Note: Sub dividing doors which are connected to hold open devices should display 'Automatic Fire Door - Keep Clear' signs on the facing sides of the doors. Mandatory 'Fire Door – Keep Locked' signs should be displayed on the external side of the door to the electrical intake cupboard.</p> <p>! Display Fire Action signage clearly instructing that the lifts must not be used in the event of a fire. These signs must be displayed in all lift lobbies.</p> <p>* It is recommended that fire safety information relating to the premises is made available to the attending Fire & Rescue Service in the event of a fire. It is recommended that this information is kept within a Premises Information Box either outside the main entrance or within the entrance lobby.</p>