

Nairn Court

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 common areas within a property providing sleeping accommodation should be 'fire sterile' and kept clear of storage at all times.</p> <p>* The standard of fire resistance of the boards which enclose the riser shaft should be ascertained via reference building documentation or a destructive inspection.</p> <p>! It is recommended that all fire detection and warning devices in the building should be connected to a remote monitoring centre who is able to identify the location of the activated device and communicate with persons on site.</p> <p>* In line with the 'Fire Safety (England) Regulations 2022' which applies to all buildings in England that comprise of two or more domestic premises, the responsible person must provide relevant information about fire doors, particularly residents' flat entrance doors.</p> | <p>! All combustible materials should be removed from the electrical intake cupboard accessed externally LHS of building. Remove item from the electrical intake/ lift motor room in the ground floor common hallway.</p> <p>* It is recommended that the armchair in the ground floor common entrance lobby should be removed in order to reduce the fire load.</p> <p>* Issue relates to fire doors compartmenting the common escape route. The gaps between the door edges and the frame should be reduced to 3mm around the top and side edges.</p> <p>* Repair adjust the refuse chute hopper on the 2nd floor. Replace the seal around the hopper identified.</p> <p>* The breaches in compartmentation identified should be adequately fire stopped.</p> <p>* Replace the access hatch to the void space accessed in ceiling of the drying room, on the 2nd floor located on the LHS of the building, with a hatch affording a notional 30 minutes fire resistance compliant to BS476.</p> <p>* Unless verification for the fire resistance of the door sets can be ascertained, it is recommended that replacement FD30S rated door sets compliant to BS 476-22 should be installed.</p> <p>! Install mandatory 'Fire Door - Keep Shut' signs on both sides of the doors to the drying rooms and refuse chute rooms throughout.</p> |