

Nairn Court

Assessment of fire risks and recommended actions: summary

INSPECTION: JUNE 2021

A SUMMARY OF THE RECOMMENDATIONS SET OUT WITHIN SECTION C TO THE REPORT **ASSESSMENT OF IDENTIFIED RISKS AND RECOMMENDED ACTIONS**

KEY  Action completed or on regular programme.  Work in progress; completion by March 2022.  Please call Michael Kilkelly with any queries.











MUST DO

No actions required.





SHOULD DO

-  Inspect all fire exits and escape routes regular and record results. Remove all unnecessary items found fixed to walls or doors to lessen the risk of aiding the spread of fire. Only essential permanent notices should be properly framed and fixed in place.
-  The flat entrance doors are critical to the safety of the common parts in the event of a fire within a flat. Given the combination of issues observed, it is recommended that a programme is established to install replacement FD3s self-closing door sets compliant or BS 476-22 throughout. It should be ensured that the test data relates to both sides of the door leaf and covers the full assembly.
-  The standard of fire resistance of the boards which enclosure the riser shaft should be ascertained via reference building documentation or a destructive inspection. The riser shaft should be housed in a shaft which achieve a minimum of 60 minutes fire resistance. The loose/damaged brick observed should be suitably replaced.
-  Complete compartmentation/fire stopping works in the areas identified using materials which achieve a minimum of 60 minutes fire resistance.
-  It is recommended that the gaps are identified should be repaired/sealed allowing 30 minutes fire resistance to be achieved.
-  Display a suitable 'Push Bar to Exit' sign about the opening mechanism on the fire door identified.
-  Additional smoke detectors linked to the communal fire alarm system should be installed within the areas identified.
-  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 device and communicate with person on site.



COULD DO

-  A mandatory 'Fire Escape – Keep Clear' sign is displayed on the external side of the fire exit gate identified.
-  Install mandatory 'Fire Door – Keep Shut' signs on both sides of the doors identified.