

# Old Brewery House

## 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.






### MUST DO

No actions required.





### SHOULD DO

-  The flat entrance doors are critical to the safety of the common parts in the event of a fire within a flat. Accordingly, in the short term the flat entrance doors throughout should be adjusted so as to reduce gaps around the edges and fitted with appropriate combined intumescent strips with cold smoke seals as required. Self-closing devices should be installed which are capable of closing the door in its frame from any angle and overcoming the resistance of any latch. Double chain perko or overhead self-closing devices are widely considered to be most appropriate for this purpose longer term the programmed replacement of the flat entrance door assemblies with certificated FD30S self-closing door sets is recommended.
-  Complete compartmentation/fire stopping works in the areas identified using materials which achieve a minimum of 60 minutes fire resistance.
-  The lift motor room should be housed within a enclosure which achieves a minimum of 60 minutes fire resistance. A replacement FD60s door assembly is recommended as part of the installation as the lift motor room is considered to represent increased risk.



### COULD DO

-  The items identified should be removed from the electrical intake room and service riser adjacent to flat 9. Service riser cupboards and electrical cupboards should be regularly inspected for storage.
-  The underside of the roof to the gas store should be protected against the spread of fire by fitting approved fire-resistant boarding to the underside. The materials used should achieve a minimum of 60 minutes fire resistance.