

## Thomas House

Assessment of fire risk and recommended actions: summary

Inspection: August 2024 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 2025

@ Please call Peter Toulson with any queries

MUST DO	SHOULD DO	COULD DO
No actions required	<ul style="list-style-type: none"><li>* All combustible/flammable materials should be removed from the areas identified.</li><li>* It is recommended that the curtains should not be provided within the common areas, in order to reduce the fire load.</li><li>* Gaps along the bottom edge of any fire door should not exceed 10mm. Where this is exceeded the door should be adjusted to compensate for the gap without compromising the allowable 3mm gap on side &amp; top edges of the door.</li><li>* The non fire rated doors should be replaced with FD30 door sets compliant to BS 476-22 or BS EN 1634 &amp; Keep Locked Shut.</li><li>* In accordance with Article 17 of The Regulatory Reform 'Fire Safety' Order 2005 that requires any facilities, equipment or devices provided for fire safety purposes must be: 'Subject to a suitable system of maintenance &amp; are maintained in an efficient state, in efficient working order &amp; in good repair.'</li><li>* If the fire resistance of the housing for the electrical meter enclosures cannot be confirmed than the areas should be upgraded/replaced within approved fire rated materials affording a minimum 30 minutes fire resistance.</li><li>* The breaches in compartmentation identified should be adequately fire stopped.</li><li>* The vent identified should be replaced with an approved fire rated vent /damper.</li><li>* The emergency lighting system should be subject to annual maintenance, in accordance with British Standard 5266-8.</li><li>* Automatic fire detection should be installed within the areas identified &amp; incorporated into the current fire alarm detection &amp; warning system in place in accordance with BS 5839-1.</li><li>* A Safe Condition (Green &amp; White) Fire Exit 'Running Man' sign directing persons to the alternative fire escape should be displayed, whilst the alternative final exit door should be clearly signed as a fire exit.</li><li>* An inspection of the common areas, incorporating the escape routes &amp; an inspection of any installed fire safety provisions should be performed routinely by a suitably competent person.</li><li>* In line with the 'Fire Safety Regulations 2022' the responsible person must display Fire Safety Instructions in a conspicuous part of the building.</li><li>* In line with the 'Fire Safety Regulations 2022' &amp; Section 156 of the 'Building Safety' act: The responsible person must provide fire safety Instructions &amp; information to new residents.</li></ul>	<ul style="list-style-type: none"><li>! A mandatory 'Fire Escape – Keep Clear' sign should be displayed on the external side of the fire exit door identified.</li><li>! Install mandatory 'Fire Door – Keep Shut' signs on both sides of all fire doors situated along the escape routes throughout the premises.</li><li>! Install mandatory 'Automatic Fire Door – Keep Clear' signs on both sides of the automatic fire doors situated along the escape routes throughout the premises.</li><li>! Mandatory 'Keep Locked Shut' signs should be installed on the doors.</li></ul>