

F5 Fire Prevention

Appendix C

Extra Care Housing Service	Support at Home Service	OA Day Services	Residential Services	DMH Day Services	DMH Supported Living Services	Community Equipment Services	Shared Lives Service
X	X	X	X	X	✓	X	X

Checklist for acquisition of premises

Preferred Standard

Properties with these standards are unlikely to require any additional work to be carried out to achieve compliance with the required fire safety standards (assuming the tenants do not require additional fire safety measures).

Standard acceptable with control measures in place

Properties with these standards are likely to require some remedial works to achieve compliance with the required fire safety standards or appropriate control measures will be necessary to reduce the risk to an acceptable level.

Unacceptable

Properties with these standards are likely to require substantial work to comply with the required fire safety standards and should be avoided as far as practicable.

NOTES

Electrical Sockets			
To avoid overloading sockets, the following MINIMUM number of switched double sockets should be provided:			
Kitchen	6	Bedroom	2
Dining Area	2	Hall	2
Living Area	4	Landing	1

Fire Hazard Rooms

Fire hazard rooms are rooms or areas that because of their function and/or content present a greater hazard of fire occurring and developing than elsewhere. Within the context of this guidance such rooms would include:	
Kitchens	Laundry rooms
Storerooms over 1m ²	Designated smoking area
Under stair stores	Bedrooms
Boiler room	

	Preferred standard.	√	Standard acceptable with control measures in place.	√	Unacceptable.	√
Building Construction	Building is separated from adjoining premises by a compartment wall.					
	Building does not have external cladding.		Cladding materials are of limited combustibility.		Building has cladding that may increase fire spread.	
Accommodation	Sleeping accommodation on ground floor level.		Sleeping accommodation on first floor level.		Sleeping accommodation above first floor level.	
Electrical Equipment	Premises has been rewired in last 15 years.		Premises has a completed 5 yearly fixed wiring inspection certificate from a qualified electrician.		Premises has not been rewired in last 15 years.	

	Premises meets minimum standard for numbers of electrical sockets. (See note below)		Insufficient sockets are available but electrical system is capable of being extended.		Electrical system cannot be readily extended.	
Gas	Evidence available that gas appliances have been fitted and maintained by a Gas Safe accredited engineer.		Gas appliances have a current service / test certificate from a gas Safe accredited engineer.		No documentation available for gas appliances.	
Heating	All heating appliances are fixed in situ.		Portable heating is required to heat the premises.		No heating is provided or premises has open fires.	
	Preferred standard.	√	Standard acceptable with control measures in place.	√	Unacceptable.	√
Means of Escape	The maximum distance from any point in the building to reach a place of safety is less than 18 meters.		The maximum travel distance to be travelled to reach a place of safety is slightly in excess of 18 meters.		The maximum travel distance to be travelled to reach a place of safety exceeds 18 meters.	
	The maximum distance to be travelled in a single room is less than 9 meters.				The maximum distance to be travelled in a single room is in excess of 9 meters.	
	The only inner rooms within the premises are: <ul style="list-style-type: none"> • A kitchen; • A laundry or utility room; • A dressing room; • A bathroom or shower. 				Premises has inner rooms other than those that are: <ul style="list-style-type: none"> • A kitchen; • A laundry or utility room; • A dressing room; • A bathroom or shower. 	

	Stairway is fully enclosed.		Alternative means of escape, protected from fire on the ground floor, is available from first floor or residential sprinkler system has been installed.		Stairway is open plan.	
	Doors of habitable rooms on first floor open directly onto landing and staircase.				Habitable rooms on first floor do not open directly onto landing and staircase.	
	Escape route does not pass the kitchen door.		Escape route passes kitchen door but is 30 minutes fire resisting and fitted with self-closing device, intumescent strips and smoke seals.		Escape route passes the kitchen door which is not fire a fire door.	
	Preferred standard.	√	Standard acceptable with control measures in place.	√	Unacceptable.	√
Fire Alarm System and detection	The cooker is not adjacent to any door that may be used for escape purposes.				The cooker is adjacent to a door that may be used for escape purposes.	
	The fire alarm and detection system installed must, as a minimum, comply with the requirements of British Standard 5839: Part 6. The grade of system will be a Grade C, with a protection level of LD1		The fire alarm and detection system is mains powered and has detection in the means of escape and some rooms.		No detection, or battery powered detection only, installed.	
	Detectors suitably located to minimise false activations.					

	Audible alarms can be clearly heard throughout the building			
Containment	All fire hazard rooms (see note above) should be enclosed in 30 minute fire-resisting construction. Rising-butt hinges should be fitted to all fire hazard rooms or positive action self-closing devices are fitted to fire doors			No fire hazard rooms (see note below) are fitted with fire doors.