

The intentions of the workshop were to run through the new Fire Safety Standards for North Yorkshire, this was produced in consultation with all the North Yorkshire Local Authorities and North Yorkshire Fire and Rescue Service.

Recently LACORS have issued draft national guidance on Fire Safety and have asked Local Authorities, The Fire and Rescue Service, Landlords Associations and others for their response to this document by 29 February 2008.

North Yorkshire Local Authorities, Building Control and the Fire Authority have submitted their response to this draft guidance.

The presentation/workshop will therefore now cover the following points:

Format For Today

- Local fire safety guidance in comparison with draft national guidance *(please note that the draft national guidance is subject to change following responses from relevant parties)*
- The challenges of setting minimum standards as opposed to set guidance
- A helpful tool to aid in carrying out a risk assessment

Understanding Minimum Standards

- Sets a minimum by which all properties should adhere to
- Puts a greater emphasis on each property being risk assessed, therefore no property will have a set standard
- Relies on landlords understanding how to carry out an appropriate risk assessment
- Thinking outside the box i.e. place of safety

Differences Between Local and Draft National Guidance

Two storey family home		
North Yorkshire	Draft National	Notes
Minimum of long life battery detection to each level but recommended interlinked to each level	<ul style="list-style-type: none"> •Interlinked LD3 (Grade D) •Recommended fire blanket 	<ul style="list-style-type: none"> •Draft national standard higher than North Yorkshire standard

Three storey family home		
North Yorkshire	Draft National	Notes
Minimum of long life battery detection to each level but recommended interlinked to each level	<ul style="list-style-type: none"> •Interlinked LD3 (Grade D) and Heat detection to kitchen •Recommended fire blanket 	<ul style="list-style-type: none"> •Draft national standard higher than North Yorkshire standard

Five/Six storey family home		
North Yorkshire	Draft National	Notes
No standard set down	<ul style="list-style-type: none"> •Interlinked LD3 (Grade A) with detection to kitchen and lounge •Protected escape route •Recommended fire blanket 	<ul style="list-style-type: none"> •Draft national standard higher than North Yorkshire standard

Two storey shared house up to 4 occupiers		
North Yorkshire	Draft National	Notes
<ul style="list-style-type: none"> • Interlinked LD3 (Grade D) with detection to kitchen • ½ hr fire door to kitchen • ½ hr fire resistance to under stairs • Final exit thumb turn • Fire blanket • Extinguisher to each level 	<ul style="list-style-type: none"> • Interlinked LD3 (Grade D) with detection to kitchen and lounge • No protected escape route if each bedroom has an escape window • Final exit thumb turn • Fire blanket 	<ul style="list-style-type: none"> • Draft national standard similar to that of North Yorkshire

Two storey shared house 5/6 occupiers		
North Yorkshire	Draft National	Notes
<ul style="list-style-type: none"> • Interlinked LD2 (Grade D) • ½ hr fire door to kitchen/lounge • ½ hr fire resistance to under stairs • Final exit thumb turn • Fire blanket • Extinguisher to each level 	<ul style="list-style-type: none"> • Interlinked LD3 (Grade D) with detection to kitchen and lounge • No protected escape route if each bedroom has an escape window • Final exit thumb turn • Fire blanket 	<ul style="list-style-type: none"> • Draft National guidance lower than North Yorkshire

Two storey shared house 7 or more occupiers		
North Yorkshire	Draft National	Notes
<ul style="list-style-type: none"> • Interlinked LD2 (Grade D) • ½ hr fire door to all doors leading to means of escape (except bathrooms etc) • ½ hr fire resistance to under stairs • Final exit thumb turn • Fire blanket • Extinguisher to each level 	<ul style="list-style-type: none"> • Interlinked LD3 (Grade D) with detection to kitchen and lounge • No protected escape route if each bedroom has an escape window • Final exit thumb turn • Fire blanket 	<ul style="list-style-type: none"> • Draft National guidance lower than North Yorkshire

Two storey bedsits		
North Yorkshire	Draft National	Notes
<ul style="list-style-type: none"> • Interlinked LD2 (Grade D) - heat detectors to all rooms with cooking facilities • ½ hr fire doors to all doors leading onto means of escape • ½ hr fire resistance to under stairs • Final exit thumb turn • Fire blanket • Extinguisher to each level 	<ul style="list-style-type: none"> • Interlinked LD2 (Grade D) - heat detectors to all rooms with cooking facilities • Stand alone smoke detectors to all bedsit rooms with cooking facilities • No protected escape route if each bedroom has an escape window • Fire blanket 	<ul style="list-style-type: none"> • Draft National guidance lower than North Yorkshire

Three storey shared house up to 6 occupiers		
North Yorkshire	Draft National	Notes
<ul style="list-style-type: none"> • Interlinked LD2 (Grade D) • ½ hr fire door to all doors leading to means of escape (except bathrooms etc) • ½ hr fire resistance to under stairs • Emergency lighting • Final exit thumb turn • Fire blanket • Extinguisher to each level 	<ul style="list-style-type: none"> • Interlinked LD3 (Grade D) with detection to kitchen and lounge • No protected escape route if each bedroom has an escape window • Final exit thumb turn • Fire blanket 	<ul style="list-style-type: none"> • Draft National guidance lower than North Yorkshire

Four storey shared house up to 6 occupiers		
North Yorkshire	Draft National	Notes
<ul style="list-style-type: none"> • Interlinked LD2 (Grade D) • ½ hr fire door to all doors leading to means of escape (except bathrooms etc) • ½ hr fire resistance to under stairs • Emergency lighting • Final exit thumb turn • Fire blanket • Extinguisher to each level 	<ul style="list-style-type: none"> • Interlinked LD3 (Grade D) with detection to kitchen and lounge • ½ hr fire door to all doors leading to means of escape (except bathrooms etc) • Final exit thumb turn • Fire blanket 	<ul style="list-style-type: none"> • Draft National guidance lower than North Yorkshire

Three/four storey bedsits up to 6 occupiers		
North Yorkshire	Draft National	Notes
<ul style="list-style-type: none"> •Interlinked LD2 (Grade D) •$\frac{1}{2}$ hr fire door to all doors leading to means of escape (except bathrooms etc) •$\frac{1}{2}$ hr fire resistance to under stairs •Emergency lighting •Final exit thumb turn •Fire blanket •Extinguisher to each level 	<ul style="list-style-type: none"> •Interlinked LD2 (Grade D) - heat detectors to all rooms with cooking facilities •Stand alone smoke detectors to all bedsit rooms with cooking facilities •$\frac{1}{2}$ hr fire door to all doors leading to means of escape (except bathrooms etc) •Emergency lighting •Final exit thumb turn •Fire blanket 	<ul style="list-style-type: none"> •Draft national standard similar to that of North Yorkshire
Three storey shared house of 7 or more occupiers		
North Yorkshire	Draft National	Notes
<ul style="list-style-type: none"> •Interlinked LD2 (Grade A) •$\frac{1}{2}$ hr fire door to all doors leading to means of escape (except bathrooms etc) •$\frac{1}{2}$ hr fire resistance to under stairs •Emergency lighting •Final exit thumb turn •Fire blanket •Extinguisher to each level 	<ul style="list-style-type: none"> •Interlinked LD3 (Grade D) with detection to kitchen and lounge •No protected escape route if each bedroom has an escape window •Final exit thumb turn •Fire blanket 	<ul style="list-style-type: none"> •Draft National guidance lower than North Yorkshire

Four storey shared house of 7 or more occupiers

North Yorkshire	Draft National	Notes
<ul style="list-style-type: none"> • Interlinked LD2 (Grade A) • ½ hr fire door to all doors leading to means of escape (except bathrooms etc) • ½ hr fire resistance to under stairs • Emergency lighting • Final exit thumb turn • Fire blanket • Extinguisher to each level 	<ul style="list-style-type: none"> • Interlinked LD3 (Grade D) with detection to kitchen and lounge • ½ hr fire door to all doors leading to means of escape (except bathrooms etc) • Final exit thumb turn • Fire blanket 	<ul style="list-style-type: none"> • Draft National guidance lower than North Yorkshire

Three/four storey bedsits of 7 or more occupiers

North Yorkshire	Draft National	Notes
<ul style="list-style-type: none"> • Interlinked LD2 (Grade A) • ½ hr fire door to all doors leading to means of escape (except bathrooms etc) • ½ hr fire resistance to under stairs • Emergency lighting • Final exit thumb turn • Fire blanket • Extinguisher to each level 	<ul style="list-style-type: none"> • Interlinked LD2 (Grade A) - heat detectors to all rooms with cooking facilities • Stand alone smoke detectors to all bedsit rooms with cooking facilities • ½ hr fire door to all doors leading to means of escape (except bathrooms etc) • Emergency lighting • Final exit thumb turn • Fire blanket 	<ul style="list-style-type: none"> • Draft national standard similar to that of North Yorkshire

Five/six storey shared house		
North Yorkshire	Draft National	Notes
<ul style="list-style-type: none"> •Due to the complex nature of the individual construction type, further guidance should be sort from the local authority and the local fire authority 	<ul style="list-style-type: none"> •Interlinked LD2 (Grade A) $\frac{1}{2}$ hr fire door to all doors leading to means of escape (except bathrooms etc) •5 storey - lobby protection to all floors except the top floor or secondary means of escape from top floor •6 storey - lobby protection to all floors except the top floor and secondary means of escape from top 2 floors •Emergency lighting •Final exit thumb turn •Fire blanket 	<ul style="list-style-type: none"> •No North Yorkshire standard

Five/six storey bedsits		
North Yorkshire	Draft National	Notes
<ul style="list-style-type: none"> •Due to the complex nature of the individual construction type, further guidance should be sort from the local authority and the local fire authority 	<ul style="list-style-type: none"> •Interlinked LD2 (Grade A) •Stand alone smoke detectors to all bedsit rooms with cooking facilities •$\frac{1}{2}$ hr fire door to all doors leading to means of escape (except bathrooms etc) •5 storey - lobby protection to all floors except the top floor or secondary means of escape from top floor •6 storey - lobby protection to all floors except the top floor and secondary means of escape from top 2 floors •Emergency lighting •Final exit thumb turn •Fire blanket 	<ul style="list-style-type: none"> •No North Yorkshire standard

Two storey converted self contained flats		
North Yorkshire	Draft National	Notes
<ul style="list-style-type: none"> •Interlinked LD2 (Grade D) to means of escape and lobby of flats •$\frac{1}{2}$ hr fire door to all doors leading to means of escape (except bathrooms etc) •$\frac{1}{2}$ hr fire resistance to under stairs •Final exit thumb turn •Fire blanket •Extinguisher to each level 	<ul style="list-style-type: none"> •Interlinked LD2 (Grade D) to means of escape and a heat detector to lobby of flats •Stand alone smoke detector to lobby of each flat •$\frac{1}{2}$ hr fire door to all doors leading to means of escape (except bathrooms etc) •FD20 to risk rooms in flats •Emergency lighting •Final exit thumb turn •Recommended fire blanket 	<ul style="list-style-type: none"> •Draft national standard higher than North Yorkshire standard
Three /four storey converted self contained flats		
North Yorkshire	Draft National	Notes
<ul style="list-style-type: none"> •Interlinked LD2 (Grade A) to means of escape and heat detector to each flat •Stand alone smoke detectors to lobby of each flat •$\frac{1}{2}$ hr fire door to all doors leading to means of escape (except bathrooms etc) •$\frac{1}{2}$ hr fire resistance to under stairs •Emergency lighting •Final exit thumb turn •Fire blanket •Extinguisher to each level 	<ul style="list-style-type: none"> •Interlinked LD2 (Grade A) to means of escape and a heat detector to lobby of flats •Stand alone smoke detector to lobby of each flat •$\frac{1}{2}$ hr fire door to all doors leading to means of escape (except bathrooms etc) •FD20 to risk rooms in flats •Emergency lighting •Final exit thumb turn •Recommended fire blanket 	<ul style="list-style-type: none"> •Draft national standard higher than North Yorkshire standard

Five/six storey converted self contained flats

North Yorkshire	Draft National	Notes
<ul style="list-style-type: none">•Due to the complex nature of the individual construction type, further guidance should be sort from the local authority and the local fire authority	<ul style="list-style-type: none">•Interlinked LD2 (Grade A) to means of escape and heat detector to lobby of flats•Stand alone smoke detector to lobby of each flat•$\frac{1}{2}$ hr fire door to all doors leading to means of escape (except bathrooms etc)•FD20 to risk rooms in flats•Emergency lighting•Final exit thumb turn•Recommended fire blanket	<ul style="list-style-type: none">•No North Yorkshire standard

Minimum Standards

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Set Guidance

Minimum Standards

- Not everyone likes one size fits all standards
- Greater emphasis on risk assessments
- Minimum does not mean set standard
- It is minimum guidance and may change from authority to authority
- Underestimating the risk

Set Guidance

- People like to know what they have to do
- Easily understandable document
- Allows landlords to be proactive with confidence
- Generic guide throughout the Local Authorities in North Yorkshire

A Risk Assessed Approach

- A move away from prescriptive standards
- Assessing the risk (the 5 steps to risk assessment)
- Recording the risk assessment (see form)
- Put in place appropriate measures to reduce or remove the risk
- Periodic or other timescale review of risk

Carrying out a Risk Assessment

- Fire Doors
- Escape Routes
- Detection

Doors & Exits (Protective measures)		Unsatisfactory * Satisfactory ✓ Not Applicable n/a
19	Do all rooms and storeys have a sufficient number of exits available for the maximum number of people likely to use them?	
20	Do all final exits lead to a place of safety or from where people can safely disperse and no longer be in danger from fire or smoke?	
21	Can the final exit door on escape routes be opened readily and easily from the inside without the use of a key?	
22	Do all emergency exit doors (i.e. doors not in normal use) have clear instructions displayed on how to open?	
23	Do all fire resisting self-closing doors close freely into their frames?	
24	Do all fire doors meet current British Standard and are they installed in the premises in accordance with the local authority/fire authority fire safety standards?	
25	Have doors that do not conform to the above standard, been suitably treated with intumescent paints/papers etc by a competent person, and do you hold a certificate to show that it conforms (used on doors in listed buildings)	
26	Are all fire resisting self-closing doors free of devices or obstructions liable to prevent them closing?	
27	Where fire doors, or the area surrounding them, are provided with glazed areas, is the glazing fire resistant?	

Escape Routes (Protective measures)		Unsatisfactory * Satisfactory ✓ Not Applicable n/a
28	Are all escape routes, doors, and floor coverings, stairs and banisters visually in good condition and well maintained?	
29	Are all escape routes clear and unobstructed?	
30	Are external fire escapes adequately protected and maintained where necessary? (see note 30)	
31	In premises with only a single staircase is the means of escape acceptable as regards protection of the staircase and numbers of people? (see note 31)	
32	Are the means of escape from basements acceptable? (see note 32)	
33	Do all rooms used as sleeping accommodation lead directly to a means of escape?	

Fire Alarm (Protective measures)		Unsatisfactory * Satisfactory ✓ Not Applicable n/a
45	Where automatic fire detection is deemed to be necessary are all detectors of a suitable type and correctly sited?	
46	Is there adequate means of raising the alarm?	
47	Where the means of raising the alarm is by means of break glass fire alarm points, are there an adequate number of points?	
48	Is the means of raising the alarm visually in good condition?	
49	Where an electric fire alarm system is installed is it being adequately checked, tested and maintained? (see note 2)	
50	Where an electric fire alarm system is installed, is it audible throughout the building?	
51	Where an electric fire alarm system is installed do all the sounders sound the same?	

Thank you for your attendance

Any Questions

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