

Message

**From:** Anthony Burd [/O=LINK/OU=FIRST ADMINISTRATIVE GROUP/CN=RECIPIENTS/CN=ABURD]  
**Sent:** 26/09/2007 16:33:45  
**To:** Jane Garvan [/O=LINK/OU=FIRST ADMINISTRATIVE GROUP/CN=RECIPIENTS/CN=JGARVAN]  
**CC:** Shona Dunn [/O=LINK/OU=FIRST ADMINISTRATIVE GROUP/CN=RECIPIENTS/CN=SDUNN]; Brian Martin  
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ADMINISTRATIVE GROUP/CN=RECIPIENTS/CN=TLORD]; Tracey Cull [/O=LINK/OU=FIRST ADMINISTRATIVE  
GROUP/CN=RECIPIENTS/CN=TCULL]  
**Subject:** Re: Fwd: Comment on Clause 4.27 of Approved Document B - for Architects' Journal  
**Importance:** High

Hi Jane,

How about -

'The guidance contained in Paragraph 4.27 of the Approved Document B stems from research undertaken, and lessons learnt, in light of the World Trade Centre incident. This has shown that there is a potential conflict between persons escaping down a stair and firefighters undertaking firefighting and search and rescue operations over several levels within the same stair enclosure.

Whilst statistics indicate that these issues have not been a problem in the England & Wales, there is evidence that they may increasingly become so in light of modern firefighting procedures and as the number of high rise buildings, and the height to which they are built, increases. This is, therefore, a proactive measure to ensure that, in the future, the means of escape for occupants and firefighting and search and rescue operations can be more effective.

This new guidance, which we would expect all designers of tall (30m+) phased evacuation buildings to consider, allows for the possible adoption of a number of alternative solutions, including management based approaches and the discounting of stairs. Whatever approach is adopted in the final design it should be clearly communicated to the eventual responsible person via the package of fire safety information required by Building Regulation 16B (Fire safety Information).

The latest revisions to the fire safety aspects of our Building Regulations only came into force on 6 April 2007. Due to the lead-in time that exists within the construction marketplace (in which building designs and specifications are typically developed and then formally submitted for approval to Building Control before building work even begins) we do not, as yet, know how this provision is being met.'

Thanks.

Ant

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>>> Jane Garvan 26/09/07 15:35:25 >>>

>>> "Hattie Hartman" <Hattie.Hartman@emap.com> 09/26/07 3:33 pm >>>  
Jane:

Here are my questions for Anthony Burd or whomever from DCLG would be able to comment:

What is the background to the adoption of this clause?

Because the clause is an optional requirement, what enforcement does DCLG view as a likely outcome?

Is DCLG aware of how this clause has been enforced since it came into effect in April 2007?

Thank you very much,

Hattie

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