

MEMORANDUM

To: John Allen
cc:

From: Dave Gammon
Dated: 05/11/2012

B1 - MEANS OF ESCAPE OBSERVATIONS

PREMISES: Grenfell Tower
APP No: Preliminary
SUBMISSION No: Preliminary (P1)
DRAWING No: MT13779R.Iss01-GrenfellTower-Fss, 1279_RE110_REV05,
1279_RE111_REV04, 1279_RE112_REV04, 1279_RE113_REV04,
1279_RE114_REV03.

Please also refer to marked up plan P1.

I make the following comments using Approved Document B and, where appropriate, BS 9991.

Ground Floor (Plan Number 1279- RE110 –Revision 05)

1. The new lift located within the common stair enclosure should be designed as a fire fighting lift.
2. The common lobby that forms the enclosure to the lifts should be provided with smoke ventilation. Please submit details in respect to this requirement.
3. The common stair and lobby should be designed for fire fighting purposes, in respect to the fire resistance of the enclosing walls, ventilation, doors and fire fighting facilities.
4. The open counter to the concierge office should be provided with a two hour fire resisting shutter that closes on the detection of smoke within the office. The shutter should show compliance with PAS 121, having the necessary smoke seals etc.
5. The final exit door from the common stair should be at least the width of the stair.

Nursery

6. The kitchen and store rooms should be enclosed in half hour fire resisting construction having FD30 fire resisting doors.

Mezzanine Level (Plan Number 1279- RE110 –Revision 05)

7. The travel distance from the entrance doors to the flats located between grid lines A-B and 1-5 exceed the maximum allowed in one direction of 7.5m, to the door allowing egress to the common stair.
8. A lobby is required between the common lobby and the refuse chute having 0.2m² of permanent ventilation.
9. Items 2 and 3 as given above also apply at this level.
10. Due to the configuration of the protected lobbies within the flats and the extended travel distances to the entrance doors, additional smoke detectors should be provided.

Community Area

11. The store rooms should be enclosed in half hour fire resisting construction having FD30s fire resisting doors.
12. The lobby to the community room should be constructed as a protected lobby. The lobby should be provided within the same amount of ventilation as that required for the common lobbies serving the flats.

Walkway Level.(Plan Number 1279- RE110 –Revision 05)

13. The common stair serving the upper floor levels should connect directly to the common stair serving the lower floor levels that leads to the final exit at ground floor level. The common stair serving the upper floors as shown on the plan seems to show the stair being accessed from the common lobby which would not be appropriate.
14. Items 2 and 3 as given above also apply at this level.

Office Level (Plan Number 1279- RE110 –Revision 05)

15. Items 2, 3, 8 and 10 as given above also apply at this level.

General Conditions

Details in respect to the following should be submitted: -

- 1) Escape lighting showing compliance with BS 5266 Part 1.
- 2) Fire alarm system showing compliance with BS 5839 Part 1 to the common parts of the building and the nursery, office, boxing club and community areas.
- 3) Fire alarm system showing compliance with BS 5839 Part 6 to the flats.
- 4) Any mechanical ventilation showing compliance with BS 9991.
- 5) Fire signage-showing compliance with BS5499 Part 1.

- 6) The smoke ventilation to the common lobbies and stair.
- 7) Plans and details showing the fire brigades access to the site together with the locations of dry/wet riser inlet valves and hydrants.
- 8) Door schedule.

Please note that I have not consulted the LFCDA.

