

Addendum to Report for An Bord Pleanala

on

**Appeal against Condition 2 to Fire Safety Certificate
(FSC1162/19/7D)**

for

Material Alterations to the existing Ground Floor

at

Dylan Hotel, Eastmoreland Place, Dublin 4

Client: An Bord Pleanala
An Bord Pleanala Ref: 303802-19
Our Ref: ABP_R001_Issue 1_Addendum
Date: 11th June 2019

1.0 Introduction

This addendum addresses the additional submission received by An Bord Pleanála from Michael Slattery Associates on the 29th April 2019.

2.0 MSA Submission

The appellant notes the following: -

- 2.1 In their original submission the Reception area was open to the egress route. A new link was proposed between the Reception and Library and these two rooms were fire separated by a fire rated curtain.
- 2.2 The approved Fire Safety Certificate (Reg. Ref. 06/1234) had a similar sized Reception open to the egress route.
- 2.3 The provision of the fire curtain between the Reception and egress route was proposed after discussions with Dublin Fire Brigade, where it was apparent that they were not prepared to grant the Fire Safety Certificate on the proposed basis (i.e. the Reception open to the egress route and Reception separated from Library with a fire curtain.
- 2.4 The option of fitting a large double leaf door set was explored and found to be impractical both visually and functionally.
- 2.5 In the proposal the fire curtain was proposed to be fitted with necessary visual alarms and delays in operation to ensure persons in the Reception area would have facility to escape well in advance of curtain descent. In addition, the option of an alternative egress route to the Library space via the manually openable sliding doors was noted to be available as an absolute fail safe.
- 2.6 They note that the link between the Reception and Library is a circulation space and not a small computer / storeroom.
- 2.7 Section 1.4.3.3 of TGD-B notes that manually sliding doors are permitted in limited circumstances where the occupancy numbers required to use the door does not exceed 10 persons.
- 2.8 Section 14.3(f) of BS9999 2017 permits sliding doors as a means of escape in limited situations provided, they are capable of being easily and quickly opened.
- 2.9 The sliding doors are of light wooden construction and single leaf and are designed to be easily and quickly opened on a daily basis by staff using them.
- 2.10 An alternative solution that the board could consider is to revert to the original design proposed in the initial 7 Day Notice application which would be fully consistent with the previously granted Fire Safety Certificate. In this solution a fire

curtain is then provided between the link server space and the Reception in lieu of providing a fire curtain between the Reception area and the egress route.

3.0 Consideration

In my previous consideration the use of a shutter / curtain nor sliding doors were considered acceptable across an escape route in a hotel reception area. The additional Michael Slattery Associates submission has not provided any further information to change this consideration.

However, it is noted that their position that the previously approved design had a Reception open to the egress route has merit. The proposal to link the Reception and Library and provide a fire curtain between this link would mean that their original proposal was not causing a new or greater contravention to the previously approved design.

It is noted that this opinion assumes that the Existing Ground Floor Plan (Dwg. No. FSC-04) accurately reflects the previously approved design.

Given the above the alternative options therefore are as follows: -

- a. Provide a door from the reception seating area direct to open air. This option has been ruled out due to the protected status of the building.
- b. Provide a set of fire doors held open by electro-magnetic hold-open devices in lieu of the proposed fire curtain.
- c. Provide a new exit door in lieu of the current window between the reception seating area to the reception corridor.
- d. Replace the sliding doors with single swing doors.
- e. Remove the fire curtain between the Reception and the egress route and provide a 60-minute fire curtain between the Reception and Library.

4.0 Recommendation

On the basis of my findings and conclusions I recommend that An Bord Pleanála should direct the Building Control Authority to replace Condition 2 with the following: -

Condition 2:

The Reception Seating Area is to be provided with either a door direct to open air, a door to the reception corridor, or a route via the library that is not dependent on sliding doors (i.e. the sliding doors to be replaced with single swing doors). All new doors shall comply with section 1.4.3 of Technical Guidance Document B 2006.

Alternatively, the fire curtain between the Reception and the egress route will be replaced with a 60-minute fire curtain between the Reception and the Library.

Reason:

To comply with Part B of the Second Schedule of the Building Regulations, 1997 to 2017.

Signed by:

Des Fortune
MSc(Fire Eng), BSc(Eng), CEng MIEI, MIFireE

Date: **11th June 2019**