



***Fire Engineering Consultants***

**Appeal Against Conditions attached to  
Fire Safety Certificate (FA/17/8057/7DAY)**

**Appeal Ref: FS06D.FS0571**

**Project                      Stillorgan Plaza, Kilmacud Road  
Lower, Stillorgan, County Dublin**

**Local Authority        Dun Laoghaire Rathdown County  
Council**

**Date                        14th December 2017**

# **Contents**

## **1.0 INTRODUCTION**

## **2.0 INFORMATION REVIEWED**

## **3.0 DISCUSSION**

## **4.0 RECOMMENDATIONS**

## 1.0 INTRODUCTION

The project involves alterations and change of use of an existing vacant office space at the first floor of Stillorgan Plaza. The area will now be used as a Grind School.

A Fire Safety Certificate application for the works was granted by Dun Laoghaire Rathdown County Council on the 30<sup>th</sup> August 2017. The following conditions were attached:-

### Condition 1

The conditional grant of this application is on the basis of the additional information received on the 15<sup>th</sup> of August and requested numerous weeks previously.

**Reason:** To comply with **Part B** of the Second Schedule to the **Building Regulations, 1997 to 2014**.

### Condition 2

The furniture and furnishings shall comply with and meet the requirements of 'Fire Safety of furniture and furnishings in the contract and non-domestic sectors' and as published by the Furniture Industry Research Association as far as practicable.

**Reason:** To comply with **Part B2** of the Second Schedule to the **Building Regulations, 1997 to 2014**.

### Condition 3

There shall be an AOV located at top of each stair enclosure and it shall have a clear openable area of not less than 1 metre square and shall be linked to the fire detection and alarm system in the stairway so that it shall be automatically opened by activation of smoke detectors in the stairway enclosure and it shall also be manually openable for fire brigade use.

**Reason:** To comply with **Part B3** of the Second Schedule to the **Building Regulations, 1997 to 2014**.

Conditions 3 (ventilation of the escape stairs) is the subject of this appeal.

## **2.0 INFORMATION REVIEWED**

In assessing this appeal the following information was considered:-

- Fire safety certificate application including
- Drawings submitted 11<sup>th</sup> April 2017
  - Proposed Site Location Plan & Site Layout Plan
  - Proposed Floor Plans
  - Elevations and Section A-A
- Additional Information submission dated 15<sup>th</sup> August 2017
- Fire Safety Certificate grant dated 30<sup>th</sup> August 2017
- Appeal submission from Exova Warringtonfire dated 26<sup>th</sup> September 2017
- Fire Officers Report on Fire Safety Certificate appeal dated 5<sup>th</sup> October 2017.

## 3.0 DISCUSSION

### 3.1 Condition No. 3

#### Condition

There shall be an AOV located at top of each stair enclosure and it shall have a clear openable area of not less than 1 metre square and shall be linked to the fire detection and alarm system in the stairway so that it shall be automatically opened by activation of smoke detectors in the stairway enclosure and it shall also be manually openable for fire brigade use.

**Reason:** To comply with **Part B3** of the Second Schedule to the **Building Regulations, 1997 to 2017**.

#### BCA

BCA considered that due to the numbers present in the building and the nature of the building and escape from same that the AOV was the best and safest option.

#### Appellant

EWf note that Section 5.4.3.2 of TGD-B states that "every protected staircore is to be vented by way of a 1m<sup>2</sup> AOV at the top of the stair or openable windows at each upper storey or landing level". EWf have stated that the existing escape stairs in the Grind School have openable windows at each storey level, and therefore comply with Section 5.4.3.2 of TGD-B.

#### Discussion

Ventilation of the escape stairs is provided to assist in firefighting, i.e. Part B5 of the Second Schedule to the Building Regulations. It is noted that TGD-B Section 5.4.3.2 states that smoke control in escape stairways is of assistance at the later stages in development of a fire and will assist fire brigade operations. Therefore, the ventilation of the escape stairs is not intended to assist in means of escape and BCA's comment on the high occupancy of the building is not relevant to how smoke vents should be provided in the stairs.

Part B3 of the Second Schedule of Building Regulations states that buildings should be designed and constructed so that, in the event of fire, its stability will be maintained for a reasonable period, and it is noted that the ventilation of the escape stairs would not affect the stability of the building.

Furthermore, Section 5.4.3.2 of TGD-B states that every protected stairway enclosure should be provided with either:-

- o Openable vents at each upper storey or landing; or
- o An openable vent having clear openable area of not less than 1m<sup>2</sup> situated at the top of the enclosure. This vent should be automatically opened by activation of smoke detectors in the stairway enclosure and should also be manually openable for fire brigade use.

As openable vents are currently provided at each upper storey in the building, I am of the opinion that the design of the building complies with Part B of the Second Schedule to the Building Regulations. It would be unnecessary to provide automatically openable vents at the head of the stairs in addition to the vents at each upper storey. Therefore, the condition should be removed from the granted Fire Safety Certificate.



## 4.0 RECOMMENDATIONS

The BCA should be directed to remove Condition 3 from the granted Fire Safety Certificate.

Signed.....  
Martin Davidson  
B.Eng MSc (Fire Eng) CEng MIEI

Date: 14 December 2017