

Please be aware that this PDF has been created from the original hardcopy document, which might not be in good condition and so the PDF might reflect this.

3/5 by 1971 issue

Council's

BRITISH STANDARD CODE OF PRACTICE
CP3 : Chapter IV (1962)
[UDC 721 : 699.81]

CODE OF BASIC DATA FOR THE
DESIGN OF BUILDINGS

(formerly Code of Functional Requirements of Buildings)

CHAPTER IV
PRECAUTIONS AGAINST FIRE

Part I. Fire precautions in flats and
maisonnettes over 80 ft in height



THE COUNCIL FOR CODES OF PRACTICE
BRITISH STANDARDS INSTITUTION

BRITISH STANDARD CODE OF PRACTICE
CP3 : Chapter IV (1962)

CODE OF BASIC DATA FOR THE
DESIGN OF BUILDINGS

(formerly Code of Functional Requirements of Buildings)

CHAPTER IV

PRECAUTIONS AGAINST FIRE

Part 1. Fire precautions in flats and
maisonnettes over 80 ft in height

Price 7/6 net

THE COUNCIL FOR CODES OF PRACTICE
BRITISH STANDARDS INSTITUTION

British Standards House, 2 Park Street, London, W.1

FIRE PRECAUTIONS IN FLATS AND MAISONNETTES OVER 80 FT IN HEIGHT

This Code has been prepared by a Code Drafting Committee convened by the Codes of Practice Committee for Building. It was issued for general comment to the professional and trade organizations concerned with its subject matter. All comments and views expressed have been taken into consideration in the preparation of the Code which, having been approved by the Codes of Practice Committee for Building, is now published by the B.S.I. under the authority of the Council for Codes of Practice.

This Code, together with additional parts dealing with other types of buildings, will form a comprehensive Code on precautions against fire, which will replace the existing Chapter IV of CP 3 (1948).

It has been decided by the Council for Codes of Practice to change the title of CP 3 to: ' Code of basic data for the design of buildings ', and to rearrange the Chapters as follows:

Chapter	I	Lighting
„	II	Thermal Insulation
„	III	Sound Insulation and Noise Reduction
„	IV	Precautions against Fire
„	V	Loading of Structures
„	VI	Climatic Hazards
„	VII	Engineering and Utility Services
„	VIII	Heating and Ventilation
„	IX	Durability
„	X	Precautions against Vermin and Dirt

This Chapter and revisions of other chapters will therefore be published under the revised title.

January, 1962.

The following B.S.I. references relate to the work on this Code of Practice:

Committee reference BLCP/24
Draft for comment A(BLCP) 9303

CODE DRAFTING COMMITTEE BLCP/24 —
PRECAUTIONS AGAINST FIRE

Mr. George Fairweather (*Chairman*)

Mr. H. W. Garratt	<i>Association of Municipal Corporations</i>
Mr. George Fairweather	<i>BLCP/—</i>
Mr. G. Eastham, O.B.E.	<i>Chief Fire Officers' Association.</i>
Mr. E. R. Ashill, O.B.E.	<i>County Councils' Association.</i>
Mr. A. Murray Graham	<i>Department of Health for Scotland.</i>
The Director, Building Research Station (Rep. Mr. J. I'a. Nelson)	<i>D.S.I.R.—Building Research Station.</i>
Mr. G. C. Ackroyd	<i>Fire Offices' Committee.</i>
The Director (Rep. Mr. E. Lesster)	<i>Fire Protection Association.</i>
Mr. R. M. Munns	<i>Gas Council.</i>
Mr. P. S. Wilson Dickson, M.B.E.	<i>Home Office.</i>
Mr. L. O. Clarke	<i>Institution of Fire Engineers.</i>
Mr. F. R. Salkeld	<i>Institution of Municipal Engineers.</i>
Mr. A. W. Hill	<i>Institution of Structural Engineers.</i>
Mr. B. E. S. Ranger	
The Director, Fire Research Station (Rep. Mr. G. Langdon-Thomas)	<i>Joint Fire Research Organization of the D.S.I.R. and Fire Offices' Committee.</i>
Div. Officer F. Mott	<i>London County Council.</i>
Mr. W. J. Wadey	
Mr. J. M. P. Price	<i>Ministry of Education.</i>
Mr. K. R. Lack	<i>Ministry of Housing and Local Government.</i>
Mr. W. F. Evans	<i>Ministry of Labour and National Service.</i>
Mr. M. A. Hall	<i>Ministry of Works.</i>
Mr. E. A. Hibbitt, M.B.E.	<i>National Association of Fire Officers.</i>
Mr. Eric L. Bird, M.B.E., M.C.	<i>Royal Institute of British Architects.</i>
Mr. Cyril H. Walker, C.B.E., M.C.	<i>Royal Institution of Chartered Surveyors.</i>
Mr. A. Hutchings, M.B.E.	<i>Rural District Councils Association.</i>

CONTENTS

	Page
Introduction	8
SECTION ONE: DEFINITIONS	
101. Definitions	9
SECTION TWO: PLANNING	
GENERAL PRINCIPLES	
201. Analysis of the problem	10
202. Stage one:	
<i>a.</i> General	10
<i>b.</i> Flats	11
<i>c.</i> Maisonnettes	11
<i>d.</i> Alternative exits	12
203. Stage two:	
<i>a.</i> General	12
<i>b.</i> Balcony-approach flats and maisonnettes	12
<i>c.</i> Corridor-approach flats	12
<i>d.</i> Corridor-approach maisonnettes	14
<i>e.</i> Ventilation	14
204. Stage three:	
<i>a.</i> General	15
<i>b.</i> Staircase arrangement and protection	15
<i>c.</i> Protection of the escape route from the bottom of a staircase to the open air at ground level	17
RECOMMENDATIONS	
205. General	19
206. Stage one: internal planning of flats and maisonnettes:	
<i>a.</i> Flats	19
<i>b.</i> Maisonnettes	19
207. Stage two: escape routes from flats or maisonnettes to main staircases:	
<i>a.</i> Dwellings with balcony approach	20
<i>b.</i> Dwellings with corridor approach	20
208. Stage three: main staircases in blocks of flats or maisonnettes	21
209. Smoke-stopping between staircases	23
210. Refuse chutes	23
211. Service ducts and service hatches	23

SECTION THREE: CONSTRUCTION

	Page
301. General	23
302. Materials	23
303. Structure	24
304. Protection of structural members	24
305. Internal walls and partitions	24
306. Staircase enclosures	24
307. Lift enclosures	25
308. Refuse chutes	25
309. Service and ventilation ducts and trunks	25
310. Doors and service hatches:	
<i>a.</i> Entrance doors to dwellings	26
<i>b.</i> Interior doors in dwellings	26
<i>c.</i> Doors in staircase enclosures	26
<i>d.</i> Smoke-stop doors	26
<i>e.</i> Doors in lift shaft enclosures	26
<i>f.</i> Doors to lift motor rooms	26
<i>g.</i> Service hatches for fuel or food	26

SECTION FOUR ANCILLARY ACCOMMODATION

401. General	27
402. Reception desks and porters' offices	27
403. Cupboards and storerooms	27
404. Transformer chambers	27
405. Boiler rooms	27
406. Refuse chambers	27
407. Lift motor rooms	27
408. Ventilation plant rooms	27

SECTION FIVE: ENGINEERING SERVICES

501. Staircase and corridor lighting	28
502. Gas and electricity services	28
503. Heating and ventilation	28

SECTION SIX: FIRE ALARMS

601. General	28
--------------	----

SECTION SEVEN: FIRE BRIGADE FACILITIES

	Page
701. General	28
702. Access for fire appliances	29
703. External hydrants	29
704. Internal hydrants	29
705. Hydraulic hose reels	30
706. Fire lifts	30

SECTION EIGHT: ADVICE TO TENANTS

801. General	31
--------------	----

APPENDIX

Form of advice to tenants	32
---------------------------	----

FIGURES

1-9. Figures illustrating principles stated in Clauses 203 and 204	33-36
---	-------

This Code of Practice represents a standard of good practice and takes the form of recommendations. Compliance with it does not confer immunity from relevant legal requirements, including bye-laws.

Attention is, however, drawn to the fact that in certain bye-laws, notably those building bye-laws based upon one of the models issued by the Ministry of Housing and Local Government and the Department of Health for Scotland, compliance with the provisions of certain British Standards or British Standard Codes of Practice, or of specific clauses therein, is 'deemed to satisfy' the requirements of certain of the bye-laws in the field covered by the British Standards and Codes of Practice, or by the specific clauses referred to.

This Code of Practice makes reference to the following British Standard and British Standard Codes of Practice:

B.S. 476: Part 1. Fire tests on building materials and structures.

CP 152. Glazing and fixing of glass for buildings.

CP 306. The storage and collection of refuse from residential buildings.

CP 3002. Oil firing. Part 1. Installations burning Class D fuel oil and C.T.F. 50.

BRITISH STANDARD CODE OF PRACTICE CP 3

CHAPTER IV. PRECAUTIONS AGAINST FIRE

Part 1. Fire precautions in flats and
maisonnettes over 80 ft in height

INTRODUCTION

The following recommendations apply to blocks of flats or maisonnettes (i.e. dwellings on more than one floor) having any floor more than 80 ft above the ground. This height has been selected as a basis for the recommendations because dwellings above that height are beyond the reach of rescue or fire fighting from a mobile ladder outside the building. The selection of this height, however, does not imply that the possibility of rescue below 80 ft will necessarily be adopted as a factor in the recommendations yet to be made for the planning and construction of lower buildings.

It should be noted that in this part of the Code the recommendations apply to all the floors of a building and not only to those floors which are in excess of 80 ft from the ground. It may be found that little or no inconvenience or additional expense will be incurred if buildings less than 80 ft in height are designed on the principles set down in this Code for higher buildings.

The assumption should no longer be made that buildings must be evacuated if a fire occurs and high residential buildings should, therefore, be designed so that the occupants of floors above a dwelling which is on fire may, if they choose, remain safely on their own floor. It may be necessary to evacuate the floor on which the fire occurs, and in some circumstances those floors which are in the immediate vicinity of the fire, but the occupants of these floors should be free to reach safety in any other part of the building via the staircase.

The additional precautions necessary where dwellings are superimposed on other occupancies such as shops, offices or car parks under the buildings have not been considered. It is, of course, essential that there should be adequate physical separation between the two occupancies and that the means of escape from the dwellings should be designed and constructed so that they can under no circumstances be attacked by fire or smoke from the other occupancy. Consideration must also be given to the siting of blocks of dwellings in relation to other buildings to ensure that the escape routes will not be endangered by a fire in an adjoining building. Advice on these, as on other matters not covered in this Code, can be obtained from the fire authority, who will also advise on the practical application of the recommendations contained in the Code.

The guiding principle in the recommendations which follow is safety of life. In securing this, means of escape, construction and fire fighting all play a part. This part of the Code deals with all three subjects, but recommendations on construction have not been fully developed as many aspects are already subject to building control.

SECTION ONE: DEFINITIONS

101. Definitions.

<i>Alternative exit</i>	One of two exits, each of which is separate from the other.
<i>Balcony approach</i>	A design in which each dwelling is approached externally by means of a balcony.
<i>Corridor</i>	Any public or common internal access or circulation space, including a public entrance hall.
<i>Corridor approach</i>	A design in which each dwelling is approached internally by means of a corridor.
<i>Dead end</i>	In relation to a corridor, any part of the corridor from which escape can be made to a staircase in one direction only.
<i>Draught lobby</i>	A lobby at entrance floor level connected only to a corridor on one side and to the open air.
<i>Entrance hall</i>	Unless described as a public entrance hall, a hall or space within a dwelling into which the entrance door opens.
<i>Escape route</i>	Any corridor, staircase or other circulation space, or any combination of the same, by means of which a safe place in the open air at ground level can eventually be reached.
<i>Exit</i>	An escape route.
<i>Fire resistance</i>	A property of an element of structure. Defined in B.S. 476: Part 1*.
<i>Hall</i>	An entrance hall.
<i>Lobby</i>	Unless described as a draught lobby, a space between a corridor and a main staircase or between a corridor and a dwelling and separated from the corridor by a smoke-stop door.
<i>Main corridor</i>	A corridor.
<i>Main staircase</i>	A public or common staircase forming part of an escape route.
<i>Non-combustibility</i>	A property of a building material as defined in B.S. 476: Part 1*.
<i>Single staircase building</i>	A block of flats or maisonnettes in which all or most of the dwellings have access to only one main staircase.
<i>Smoke-stop door</i>	A door of the type described in Clause 310 d.

* B.S. 476: Part 1, ' Fire tests on building materials and structures '