

**FIRE SAFETY & ACCESIBILITY
REQUIREMENTS**

**Renovation Works and Change of Use
to
St. Enda's, Sleatty Street, Graiguecullen, Carlow**

On behalf of



Prepared by



Fire Safety (TGD B)

Fire Detection & Alarm System

- to be in accordance with IS3218:2024
- providing L1 cover

Emergency Lighting

- to be in accordance with IS3217:2023

Exit Signs

- to be in accordance with ISO 7010 on escape routes

Fire Doors

- Allow for FD30S/E30 Door, with self-closer to Single Office No 1 (off Main Office Space)

Upgrading of Walls to Single Office 1

- If Stud wall, 1no 15mm Type F plasterboard to each face
- If blockwork wall, no additional measures required

Replacing Windows & Doors

- Replacement of windows and doors must comply with current building regulations and replacing like for like is not compliant
- Install Cavity Closers to all openings in external walls, if not already in place
- Any new openings in external walls to be fitted with cavity closers, including around vent penetrations
- The opening section of the window should be secured by means of fastenings which are readily openable from the inside
- Lockable handles or restrictors, which can only be released by removable keys or other tools, shall not be fitted
- Final exit doors to be fitted with thumb locks

Escape Windows

- Window suitable for escape to be fitted in Single Office 1&2, and Conference Room
 - Escape window with min clear opening of 450mm in width
 - Openable section shall be at least 0.33 m²
- Cill to be no more than 1100mm above FFL of the room

Accessibility (TGD M)

Accessible Entrance – Ramp & Steps

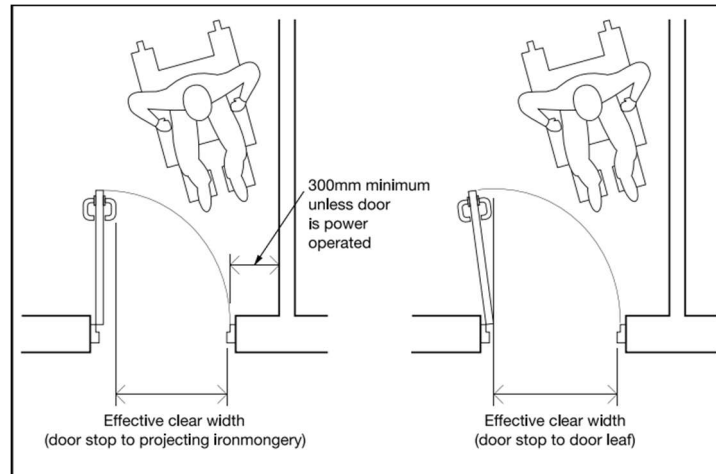
- Removal of Existing ramp, steps, landing and associated railings outside entrance door
- New ramp and Steps to entrance as outlined below (TGD M 1.2.3)
 - Level landing 1.8x1.5m outside door, cross fall of 1in50
 - Ramp to be 1.5m wide between upstands
 - Double handrail to ramp and steps, extending 300mm beyond top/bottom of landing, and turning down
 - Ramp length of 2.0m at max gradient of 1in12* (* Max rise 166.67mm)
 - Intermediate landing 1.5m deep, cross fall of 1in50
 - Ramp length of 2.0m at max gradient of 1in12* (* Max rise 166.67mm)
 - Level landing 1.5x.15m at bottom of ramp, cross fall 1in50
 - Stated dimensions are clear widths (between walls, strings, upstands)
- Edge protection upstand to side of ramp & landings, minimum 100mm in height – shall contrast visually to surface of ramp and landing
- Allow for the Rising cover to AJ outside kitchen window to suit new ramp
- 2no. Steps to access landing, going to be min 300mm deep, with uniform rise of between 150 and 180mm
- Step nosing to incorporate permanently contrasting continuous material to thread
- No projecting or overhanging step nosing
- Ramp and Step threads to be slip resistant, especially when wet

Handrails

- Metal handrail to side of steps/ramp to give minimum unobstructed width of 1200mm
- Handrail to extend 300mm beyond top and bottom of ramped approach and top and bottom risers of stepped approach, with end to be turned down min of 150mm
- Handrail to be circular 40-50mm diameter, contrast in colour to that of the wall
- Inner face of handrail to be 50-60mm off face of wall
- Clearance of at least 50mm between the cranked support and the underside of handrail
- Handrail to have vertical height of 900-1000mm above pitch line of step, and between 900-1100mm above level landing

Main Entrance Door

- Clear width of main entrance door shall not be less than 750mm where existing door is retained (measured door stop to projecting ironmongery, or if door can open more than 90deg, effective clear width measured door leaf to door stop, as per diagram below)



- Where door is replaced, external door shall have an effective clear width of 1000mm, measured as per diagram
 - allow for widening of structural opening of entrance door to accommodate the increased clear width (approx. 1100mm in total) – consultant window and door manufacturer to confirm structural opening required to achieve effective clear width
- Level access threshold with drainage channel across full width of opening, discharging into storm water system on site
- Allow for new lintels to be fitted over wider door opening to main entrance

Internal Door to Reception & Conference Room

- Ensure effective clear opening to new doors to be minimum of 800mm, measured as per diagram