

**NO. 26, MCCURTAIN STREET,
FERMOY,
CO. CORK.**

FIRE SAFETY SURVEY REPORT.

**Date: 13th May 2026.
Ref. No.: 4665/26.**

CK FIRE ENGINEERING LIMITED

**FIRE SAFETY CONSULTING ENGINEERS,
TELLENGANA,
BLACKROCK ROAD,
CORK T12 HP7R.**

1. INTRODUCTION:

Instructions were received by the Client, Cork County Council, to carry out a fire safety survey of the existing building located at No. 26, McCurtain Street, Fermoy, Co. Cork.

The function of the survey is to set out the existing level of fire safety associated with the building and to identify the issues from a fire safety aspect in using and occupying the building in the future.

The premises is an existing 3-storey terraced building with a small basement. The building has timber floors and a single Stairway serving the upper floors and the basement.

The ground floor of the building is accessed directly from McCurtain Street and is provided with an alternative exit route to a rear public laneway.

The building was previously used as a Restaurant with public seating on the ground and first floors and staff use on the second floor.

The rear of the ground floor contained the kitchen.

The building is currently vacant and unused.

In carrying out the assessment and preparing this report, the following documents have been used for reference purposes;

- i) Building Control Regulations 2006-2024.
- ii) Technical Guidance Document B – Fire (2026) to the Irish Building Regulations.

It is to be noted that the survey was superficial in nature.

No opening up of construction was undertaken nor were existing services tested or examined in detail.

2. SURVEY FINDINGS:

- i) The size of the second floor is such that a single escape Stairway is deemed acceptable for escape purposes.
This is based, however, on the following criteria;
- The floor is not for public use.
 - The Stairway is adequately enclosed in fire rated construction and provided with a protected escape route leading to a final exit to open air at ground floor level or via the basement level.
This is not currently the case.
Refer later in this report for further details in this regard.
- ii) The size of the first floor is such that a single escape Stairway is deemed acceptable for escape purposes.
This assumes, however, as per the second floor, that the Stairway is adequately enclosed in fire rated construction and provided with a protected escape route leading to a final exit to open air at ground floor level or via the basement level.
The first floor could be occupied by members of the public.
- iii) The means of escape from the ground floor can be easily made compliant as the floor is provided with 2 no. escape routes.
One of these is the main entrance from McCurtain Street.
There is an alternative escape route at the rear of the building that accesses a public laneway.
This rear escape route would need to be upgraded if the ground floor is to be used.
- iv) Travel distances are within the maximum permitted limits at ground and upper floor levels.
- v) The Stairway serving the upper floors has an effective width of 1100mm and a semi-public geometry.
This is suitable for most uses on the upper floors.
It is to be noted, however, that the second floor should not be for public use.
- vi) The building is provided with an automatic fire detection and alarm system.
The condition and operation of the system would need to be checked and most likely upgraded given the age of the system.
- vii) The building is not provided with an emergency lighting system.

- viii) The walls enclosing the Stairway are a combination of existing masonry and a limited extent of plasterboard partitions.
The following deficiencies were noted for the Stairway from a fire safety aspect;
- Depending on the use proposed for the upper floors, it is likely that the existing stud-partitions enclosing the Stairway on the upper floors will need to be upgraded.
 - If the second floor is to be used, there will need to be a fire rated protected lobby arrangement provided to the Stairway at first floor level.
 - The Stairway is not provided with a protected escape route leading to a final exit at ground floor level.
The Stairway currently discharges directly into the ground floor which isn't permitted.
 - The Stairway currently extends down to access the basement floor.
This isn't permitted when it is the only Stairway serving the upper floors.
- ix) The floors of the building are of existing timber joisted construction with plasterboard ceilings.
The thickness of plasterboard associated with the ceilings isn't known.
There are recessed lights penetrating the plasterboard which prejudices the fire rating of the floors.

3. CONCLUSIONS:

- i) Any future use of the building would be subject to a Fire Safety Certificate Application under the provisions of the Building Control Regulations. This would apply even if it was only the ground floor that is to become used.
- ii) It is considered that a Fire Safety Certificate could readily be obtained for use of the ground floor only.
- iii) Any use of the ground floor would require the rear alternative escape route to be upgraded so that it is safe and available as a walkable route for escape purposes.
In this regard, there is a steep ramp down to the laneway from the rear exit. This ramp should probably be replaced with a Part K compliant set of steps.
- iv) If the upper floors are to be used, the following would be required and specified in the application for the Fire Safety Certificate;
 - The Stairway would need to be fully enclosed throughout its height in 60 minute fire rated construction and self-closing 30 minute fire doors. The limited areas of stud-partitioning associated with the Stairway enclosure would need to be upgraded as part of this.
 - If the second floor is to be used, there would need to be a protected lobby arrangement provided to the Stairway at first floor level.
 - The Stairway would need to be provided with a protected escape route leading to open air.
It is likely that this would be provided at ground floor level.
Consideration could be given however to allowing persons escaping down the Stairway to go to basement level and exit via the existing passageway out to the front of the building.
There would be upgrading works required to make this a compliant exit route.
If the Stairway is discharging to open air at ground floor level, the flight of Stairs leading down to basement level would need to be closed off.
This could be done at basement level with no access or use of the basement other than for maintenance and inspection purposes.

- The condition of the Stairway enclosure walls within the attic space would need to be investigated.

It is most likely that there would be firestopping works to complete the integrity of the walls within the attic space and particularly where they meet the underside of the roof covering.

v) Any use of the building would also require the following;

- Installation of an automatic fire detection and alarm system that provides at least Type L2/L3 automatic detection coverage and is designed, installed and commissioned in accordance with IS 3218: 2024.
- Installation of an emergency lighting system that incorporates maintained illuminated Exit signs.
The system would be designed, installed and commissioned in accordance with IS 3217: 2023.
- Upgrading of the existing electrical installations to. Ensure they are compliant with IS 10101: 2020: National Rules for Electrical Installations as published by the National Standards Authority of Ireland.

vi) Any use of the upper floors would require the fire rating of the floors to be assessed and potentially upgraded.

If the ceilings are double-slabbed and in good condition then they may be ok as is so long as recessed lighting was removed and closed up.

If they are single-slabbed then they would need upgrading to a Gyproc specification to achieve a 60 minute fire rating.