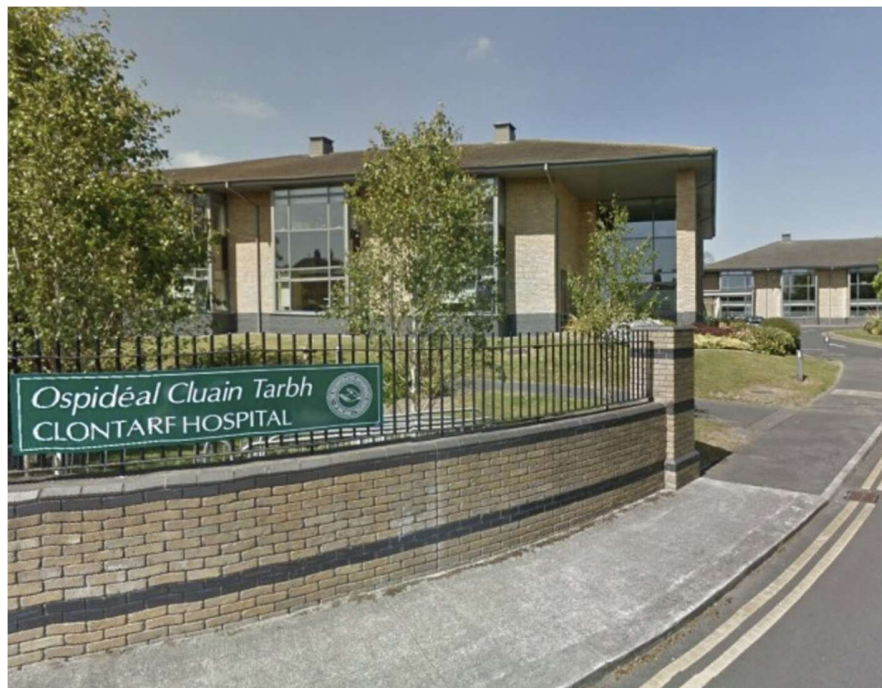


EMERGENCY ESCAPE LIGHTING SYSTEMS CONDITIONAL REPORT & RECOMMENDATIONS



30/07/2026

Clontarf Hospital

Contents

1. INTRODUCTION.....	2
2. SCOPE OF ASSESSMENT	2
3. APPLICABLE STANDARDS	2
4. EXISTING EMERGENCY LIGHTING INSTALLATION.....	3
4.1 Escape Lighting	3
4.2 Exit Signage	3
5. EMERGENCY LIGHTING CONTROL SYSTEM	4
5.1 System Description	4
5.2 Local Circuit Monitoring	4
6. UPCOMING LIGHTING UPGRADE PROJECT	4
7. RECOMMENDATIONS.....	5
8. CONCLUSION	5
9. APPENDIX A – IS3217:2013 CLAUSES	6
11. APPENDIX B - OBSERVATIONS – ELS.....	7

1. INTRODUCTION

A high-level audit of the existing Emergency Escape Lighting (EEL) system was undertaken at Clontarf Hospital to assess the current installation, identify deficiencies against the principles of I.S. 3217:2023 and Technical Guidance Document (TGD) Part B, and review the impact of the forthcoming general lighting upgrade project.

The assessment was based on a visual inspection of the existing emergency lighting installation together with a review of the proposed lighting upgrade documentation. The purpose of the audit was to identify areas requiring improvement to ensure that escape routes remain adequately illuminated and clearly signed during an emergency evacuation.

The assessment is based on site information provided, visual observations, operation of as installed emergency lighting test systems and IS 3217 – Emergency Lighting Standards.

2. SCOPE OF ASSESSMENT

The assessment includes:

- Emergency escape lighting provision and coverage
- Exit signage suitability and clarity
- Emergency lighting control equipment and system capacity
- Local circuit monitoring arrangements
- General compliance with IS 3217 and EN 50172

No intrusive testing or photometric calculations were undertaken as part of this report.

3. APPLICABLE STANDARDS

- IS 3217 – Emergency Lighting
- EN 50172 – Emergency Escape Lighting Systems
- TGD-B

4. EXISTING EMERGENCY LIGHTING INSTALLATION

4.1 Escape Lighting

The principal escape routes throughout the hospital are generally provided with emergency escape lighting in the form of LED pin-spot luminaires. These were installed during previous upgrades when corridor lighting was converted to LED modular luminaires and the emergency lighting circuits were separated from the normal lighting circuits.

The existing installation provides a good foundation for the emergency lighting system; however, the survey identified several areas where additional emergency luminaires are required to achieve a more comprehensive level of protection.

Areas requiring further emergency lighting include:

- Changes in direction along escape routes.
- Sections where luminaire spacing compromises system integrity.
- External escape routes.
- External escape stairways.
- Points of emphasis including fire extinguishers and fire alarm manual call points where applicable.
- Doorways where the nearest emergency luminaire exceeds the recommended maximum distance of 2 metres.

While the overall installation remains functional, these omissions reduce the effectiveness of the emergency escape lighting system and should be addressed as part of the recommended upgrade works.

4.2 Exit Signage

Exit signage has been installed throughout the hospital and generally provides occupants with guidance towards exits.

The audit identified several deficiencies that should be rectified to improve wayfinding during emergency evacuation. These include:

- Ambiguous exit signage where the direction of travel is not immediately apparent.
- Missing signs resulting in breaks in the continuous line-of-sight to a place of safety.
- Locations where alternative escape routes are available but are not appropriately identified.

In accordance with the principles of Technical Guidance Document Part B, occupants should be able to readily identify all available escape routes. Additional exit signage is therefore recommended to ensure a clear, continuous and unambiguous escape route throughout the building.

5. EMERGENCY LIGHTING CONTROL SYSTEM

5.1 System Description

The emergency lighting system is controlled by self-testing emergency luminaires together with Central Test Units (CTUs) located within the various lighting distribution boards.

Although the existing control philosophy remains appropriate, the majority of the CTUs have been in service for more than twenty years. During the survey it was observed that a number of these units are no longer operating correctly.

Given their age and declining reliability, consideration should be given to replacing the obsolete CTUs with modern testing and monitoring equipment to improve long-term reliability, simplify maintenance and ensure continued compliance with current emergency lighting maintenance requirements.

5.2 Local Circuit Monitoring

Each lighting distribution board incorporates CTU-controlled contactors which provide permanent live supplies to emergency lighting circuits where required.

Random testing of the local circuit monitoring arrangements was undertaken during the audit and these systems were found to be operating satisfactorily. The existing infrastructure therefore remains suitable for continued use and provides flexibility for future emergency lighting modifications.

No significant deficiencies were identified with the local circuit monitoring arrangements during the survey.

6. UPCOMING LIGHTING UPGRADE PROJECT

A project is scheduled to replace the existing general lighting installation with LED luminaires throughout the hospital. The proposed works include the installation of combined emergency lighting fittings where emergency illumination is required.

Areas that have previously undergone LED lighting upgrades, including the principal corridors and en-suite bathroom facilities, are excluded from the current project as these areas have already received emergency lighting improvements.

As part of this audit, the proposed tender documentation and lighting schedules were reviewed. The review indicates that all rooms requiring emergency lighting have been provided with suitable emergency luminaires within the proposed design. This represents a positive improvement and should significantly enhance compliance once the project is completed.

The emergency lighting deficiencies identified during this audit primarily relate to the existing upgraded corridor areas and external escape routes which fall outside the current lighting replacement project. These items should therefore be incorporated into a separate programme of remedial works.

7. RECOMMENDATIONS

Based on the findings of this audit, the following recommendations are made:

- Install additional emergency escape lighting at identified locations to improve escape route coverage and maintain system integrity.
- Provide emergency lighting at all changes in direction, external escape routes, external escape stairways and points of emphasis in accordance with I.S. 3217:2023.
- Ensure emergency luminaires are positioned within 2 metres of final exits and other required locations.
- Install additional exit signage to provide continuous, unambiguous guidance to a place of safety.
- Clearly identify all alternative escape routes in accordance with the principles of TGD Part B.
- Replace obsolete Central Test Units that have exceeded their operational life or are no longer functioning correctly.
- Retain the existing local circuit monitoring arrangements, which were found to be operating satisfactorily.
- Undertake the recommended remedial works in conjunction with the accompanying marked-up drawings identifying the locations requiring additional emergency lighting and exit signage.

8. CONCLUSION

The emergency escape lighting installation at Clontarf Hospital provides a generally satisfactory level of protection, particularly within areas that have benefited from previous LED lighting upgrades. The existing local circuit monitoring infrastructure also remains in good operational condition.

However, a number of deficiencies have been identified relating to emergency luminaire spacing, external escape routes, points of emphasis and exit signage. In addition, many of the existing Central Test Units have reached the end of their operational life and should be considered for replacement.

The forthcoming lighting upgrade project represents a significant opportunity to improve the overall emergency lighting provision throughout the hospital. By implementing the additional recommendations identified within this report and the accompanying drawings, the hospital will achieve a more robust, reliable and compliant emergency escape lighting system that enhances life safety for patients, staff and visitors.

9. APPENDIX A – IS3217:2013 CLAUSES

Clause 6.2 (Emergency escape lighting) — “...emergency escape lighting shall be provided to: a) indicate clearly and unambiguously the escape routes...”

Clause 8.1 (General / local circuit operation) — “Arrangements shall be made to ensure that local emergency escape lighting will operate...”

Clause 8.6.2 (Location of emergency exit signs) — “Emergency exit signs... shall be positioned at final exits and where necessary along escape routes...”

Annex B (Emergency Exit Signs) — “Emergency exit signs shall be rectangular or square... [and] white pictogram on a green background...”

Annex D (Table D.1, item c) — “Emergency exit signs clearly and unambiguously indicate direction of escape”

Clause 14.2 (Logbook format and location) — “The logbook shall be kept in a secure location... and shall be made available...”

Clause 15 (Managerial responsibilities) — “...ensure that the emergency lighting system is maintained in accordance with Clauses 14 and 16.”

Clause 16.2.1 (Daily inspection) — “...record any emergency lighting system fault... in the emergency lighting logbook and take... corrective action...”

Clause 16.2.5.5(c) (ATS systems) — “...print and check the complete emergency lighting system’s status report and fault report(s)...”

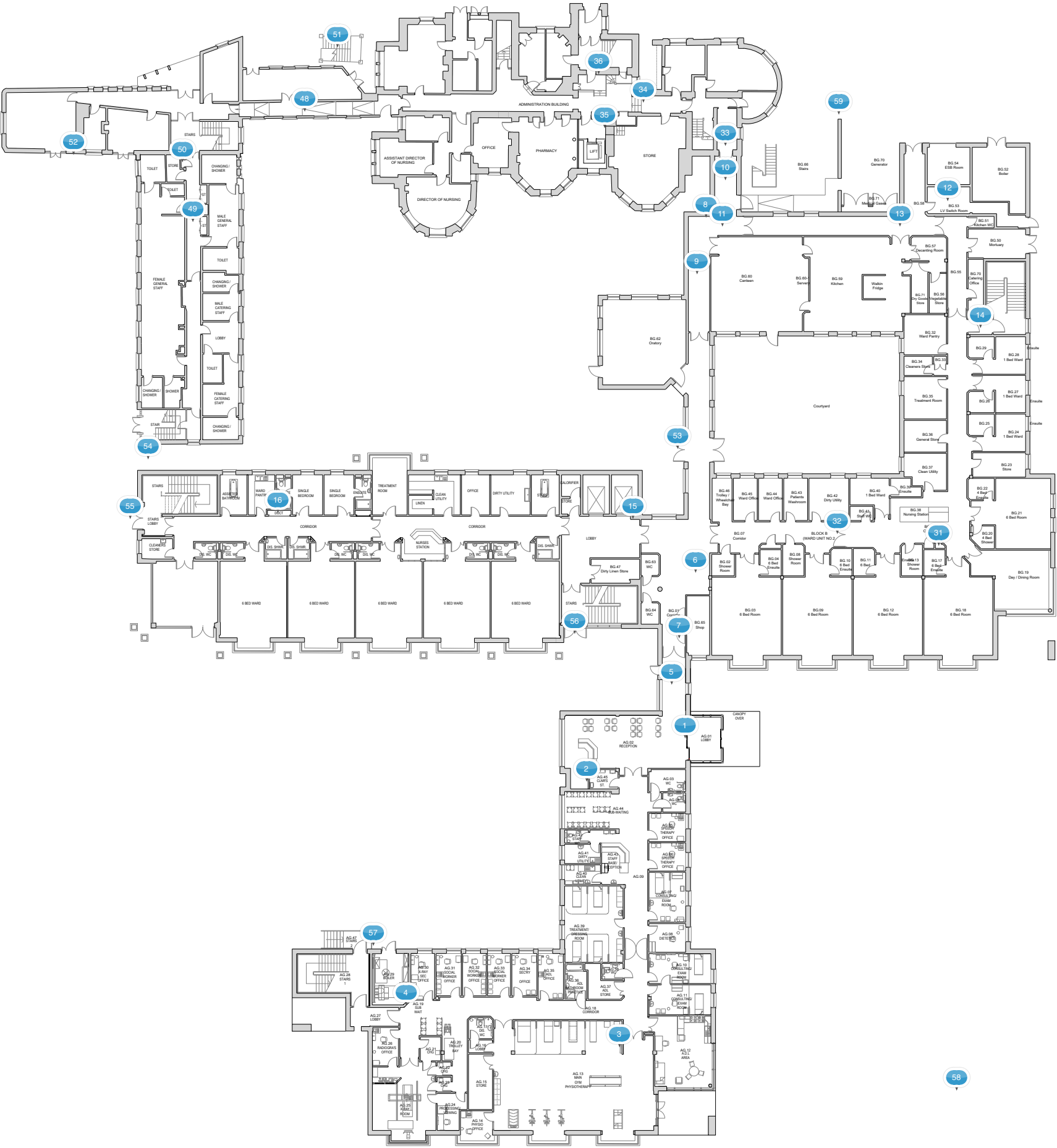
Clontarf Hospital

Address :
Generated on - 31/07/2026

Stages - 10. Appendix B

Building trades - B - Em Lighting

Stakeholders
Drawings - level 00 - gf (10. Appendix B)
- level 01 - ff (10. Appendix B)
- level 02 - sf (10. Appendix B)
- level 03 - tf (10. Appendix B)



Ground Floor Plan

B - Em Lighting

1 + 28/07/2026 ✓ Not completed

Additional Exit signage required



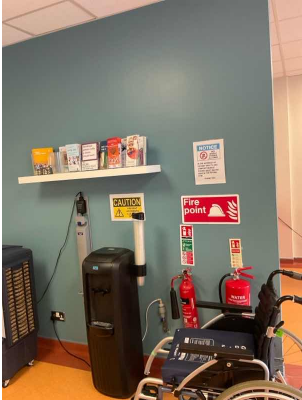
2 + 28/07/2026 ✓ Not completed

CTU non-operational



3 + 28/07/2026 ✓ Not completed

Point of Emphasis, luminaire required within 2m or 5 lux min at PFEs



4

28/07/2026

✓ Not completed

Point of Emphasis, luminaire required within 2m or 5 lux min at PFEs



5

28/07/2026

✓ Not completed

Emergency lighting required

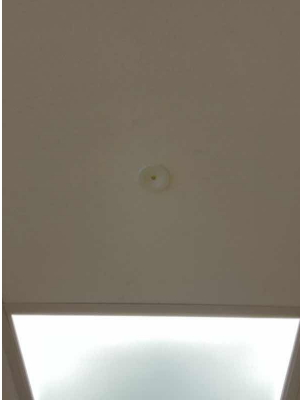


6

28/07/2026

✓ Not completed

Non functional fitting



7 + 28/07/2026 ✓ Not completed

Move fitting



8 + 28/07/2026 ✓ Not completed

Point of Emphasis, luminaire required within 2m or 5 lux min at PFEs



9 + 28/07/2026 ✓ Not completed

Emergency lighting required



10

28/07/2026

✓ Not completed

Emergency lighting required



11

28/07/2026

✓ Not completed

Exit right arrow



12

28/07/2026

✓ Not completed

Emergency lighting required



13 + 28/07/2026 ✓ Not completed

Emergency lighting required



14 + 28/07/2026 ✓ Not completed

Point of Emphasis, luminaire required within 2m or 5 lux min at PFEs



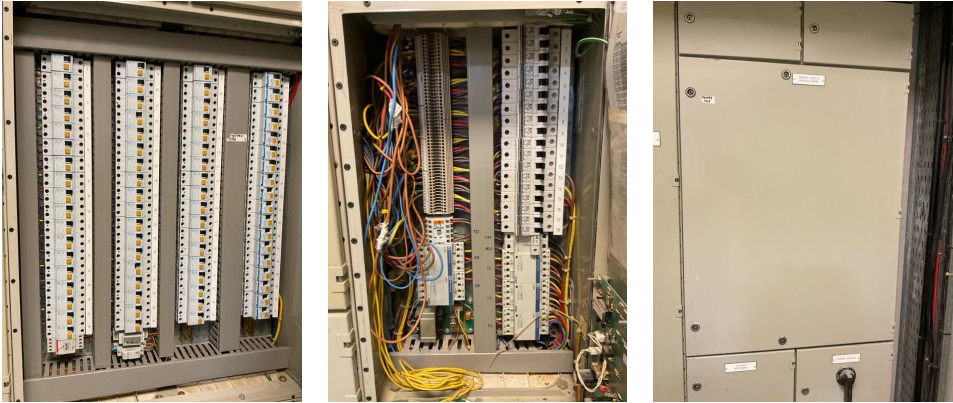
15 + 28/07/2026 ✓ Not completed

Point of Emphasis, luminaire required within 2m or 5 lux min at PFEs



16 + 28/07/2026 ✓ Not completed

CTU in power section, label accordingly



31 + 28/07/2026 ✓ Not completed

CTU in service 20+ years, replace with new model



32 + 28/07/2026 ✓ Not completed

Additional Exit signage required



33 + 28/07/2026 ✓ Not completed

Additional Exit signage required



34 + 28/07/2026 ✓ Not completed

Additional Exit signage required



35 + 28/07/2026 ✓ Not completed

CTU



36 + 28/07/2026 ✓ Not completed

Point of Emphasis, luminaire required within 2m or 5 lux min at PFEs



48 + 28/07/2026 ✓ Not completed

Emergency lighting required



49 + 28/07/2026 ✓ Not completed

System integrity, install additional emergency luminaires.



50 + 28/07/2026 ✓ Not completed

Upgrade CTU



51 + 28/07/2026 ✓ Not completed

Install fit for purpose emergency lighting to external stairs



52 + 28/07/2026 ✓ Not completed

All fluorescent fittings, recommend upgrading to LED type fittings



53 + 28/07/2026 ✓ Not completed

External Emergency Fitting Required above Exit door



54 + 28/07/2026 ✓ Not completed

Emergency external luminaries required for external escape route



55 + 28/07/2026 ✓ Not completed

External Emergency Fitting Required above Exit door



56 + 28/07/2026 ✓ Not completed

External Emergency Fitting Required above Exit door and ramp



57 + 28/07/2026 ✓ Not completed

External Emergency Fitting Required above Exit door



58 + 28/07/2026 ✓ Not completed

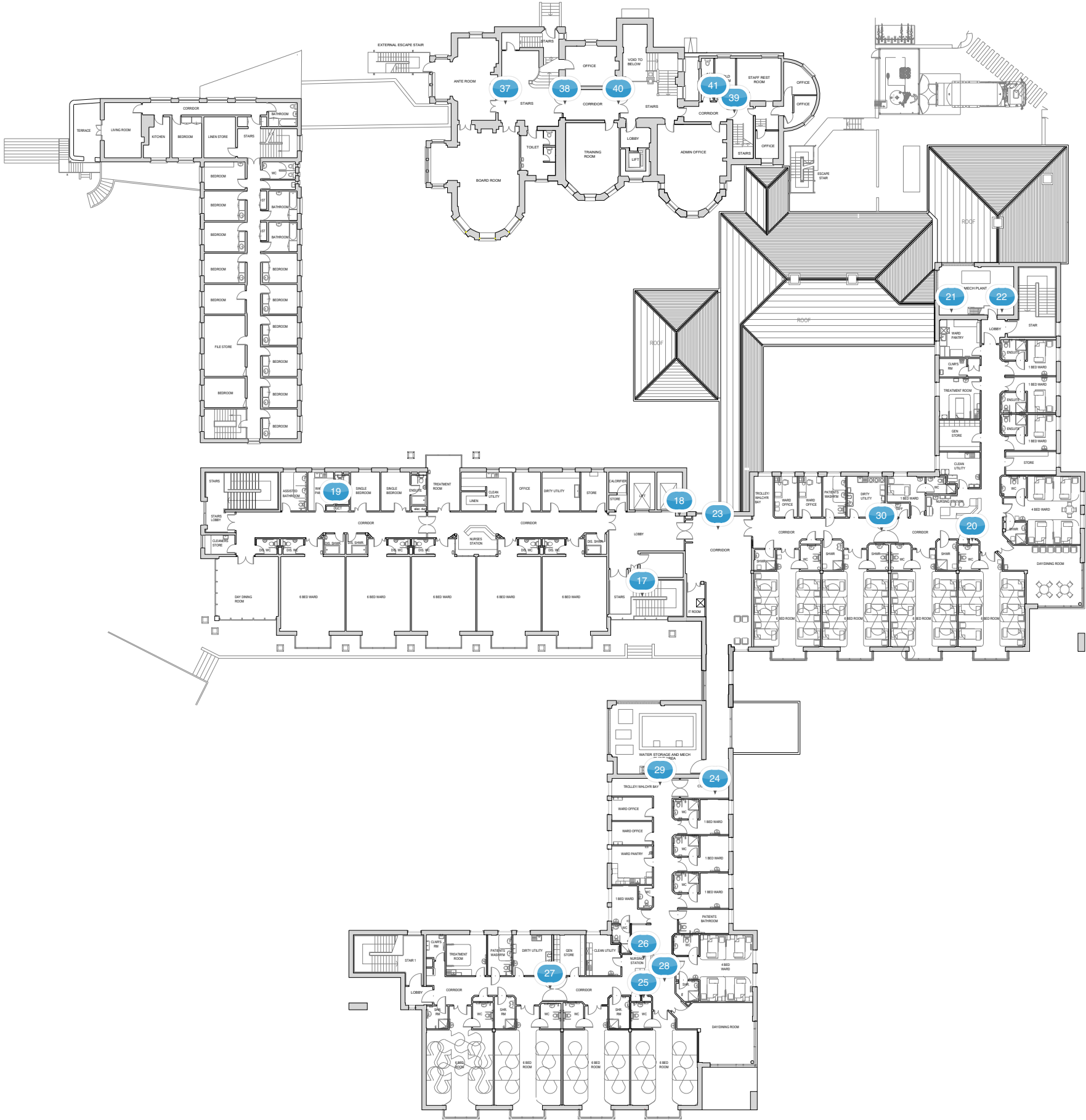
Luminaries required to Assembly Point



59 + 28/07/2026 ✓ Not completed

Install fit for purpose emergency lighting to external stairs





First Floor Plan

B - Em Lighting

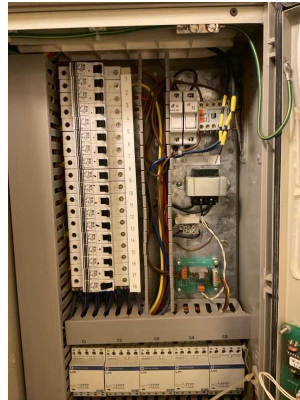
17 + 28/07/2026 ✓ Not completed
Recommend Lux level test for this staircore



18 + 28/07/2026 ✓ Not completed
Point of Emphasis, luminaire required within 2m or 5 lux min at PFEs



19 + 28/07/2026 ✓ Not completed
CTU replace



20 + 28/07/2026 ✓ Not completed

Non-functional CTU - Replace



21 + 28/07/2026 ✓ Not completed

CTU 20+ years in service - replace



22 + 28/07/2026 ✓ Not completed

Point of Emphasis, luminaire required within 2m or 5 lux min at PFEs



23 + 28/07/2026 ✓ Not completed

Additional Exit signage required



24 + 28/07/2026 ✓ Not completed

Additional Exit signage required



25 + 28/07/2026 ✓ Not completed

Replace CTU



26 + 28/07/2026 ✓ Not completed

Emergency escape lighting required



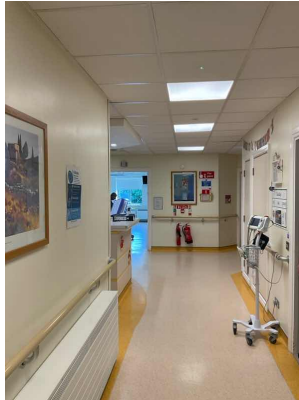
27 + 28/07/2026 ✓ Not completed

Additional Exit signage required



28 + 28/07/2026 ✓ Not completed

Additional Exit signage required



29 + 28/07/2026 ✓ Not completed

Additional Exit signage required



30 + 28/07/2026 ✓ Not completed

Additional Exit signage required



37 + 28/07/2026 ✓ Not completed

Additional Exit signage required



38 + 28/07/2026 ✓ Not completed

Additional Exit signage required



39 + 28/07/2026 ✓ Not completed

Additional Exit signage required left



40 + 28/07/2026 ✓ Not completed

Additional Exit signage required

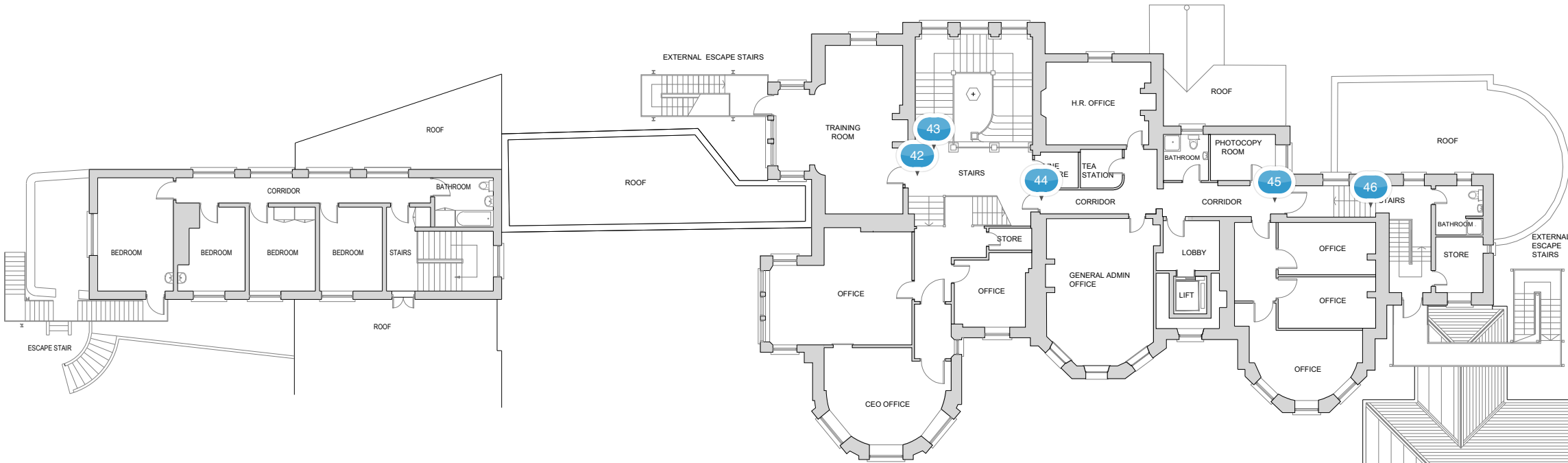


41 + 28/07/2026 ✓ Not completed

Additional Exit signage required

L & R





Second Floor Plan

B - Em Lighting

42 + 28/07/2026 ✓ Not completed

Additional Exit signage required



43 + 28/07/2026 ✓ Not completed

Additional Exit signage required



44 + 28/07/2026 ✓ Not completed

Additional Exit signage required



45

28/07/2026

✓ Not completed

Additional Exit signage required



46

28/07/2026

✓ Not completed

Additional Exit signage required

