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S/S by 1971 issue

Councils

BRITISH STANDARD CODE OF PRACTICE

CP 3 : 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 1. Fire precautions in flats and maisonnettes over 80 ft in height

THE COUNCIL FOR CODES OF PRACTICE
BRITISH STANDARDS INSTITUTION

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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 arrange 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

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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 the 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.

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

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