

Are you the responsible person for high-rise residential buildings?

On 23rd January 2023 the UK Government brought the Fire Safety (England) Regulations 2022 into force. These regulations legislate a requirement for the responsible person or persons to provide information on their buildings to fire and rescue services.



What do you have to do?

There are a number of specific recommendations, two of which are:

- The need to provide the local fire and rescue services with up-to-date plans of every floor of the building, identifying the location of the key fire safety systems
- Ensure the building contains a premises information box, the contents of which include an up-to-date plan and other required information.

What type of premises does this apply to?

- Existing blocks of flats whose top storey floor height is 18m or more, or over six storeys (ground plus five upper storeys)
- Existing blocks of flats whose top storey floor height is below 18m or under six storeys which have additional complexity ie., layout, access, floor number, flat number, firefighting facilities, fire engine etc.
- Student accommodation designed like a block of flats, eg., those adopting a stay put approach whose top storey floor height is 11m or more
- New build blocks of flats whose top storey floor height is 11m or more

What type of plans are required?

Orientation/Location Plans

This enables firefighters to locate and orientate themselves with the building. Location, relationship with adjoining and surrounding buildings, operational restrictions, access points and nearest water supplies will be part of this plan.

Building Layout Plans

Plans showing the internal layout and should include:

- **Vertical Plan:** section through the building providing information on the number of floors, flat numbers, floor levels etc
- **Floor Plans:** floor layouts to include configuration, room uses, room numbers and fire related information

How can Plowman Craven help?

We offer three levels of service:



Measured Plans:

Site measurement plans to assist or provide the base drawings for fire information to be applied:

- Building, location and vertical floor plans – accuracies for fire purposes only
- Basic layout drawings to scale, digitally delivered
- Easy use for fire specific elements/facilities to be added by the fire experts

Existing Plans:

Utilising existing floor plans to assist or provide base drawings for fire information to be applied:

- A suitability assessment is made for existing plans and whether they can be converted
- Bring the plans to conformity, to scale and digitally delivered
- Easy use for fires specific elements/facilities to be added by the fire experts



Measured Plans:

Site measurement plans to assist or provide the base drawings for multi-user information to be applied:

- Building, location and vertical floor plans – accuracies for fire purposes plus could be used for other purposes
- General arrangement plans, commensurate scale for showing required asset information, delivered digitally
- Information in greater detail to accommodate a range of stakeholder groups
- Multi-user plans will reduce number of residential access requirements
- Easy use to add asset information

Existing Plans:

Utilising existing floor plans to assist or provide base drawings for asset information to be applied



Measured Plans or Models:

Site measurement to assist or provide architectural and structural drawings for multi-user purpose:

- Variable deliverables could be 2D floor, sections and elevations plans or 3D Models
- Accuracies commensurate for design purposes
- Full specification, could be development into asset information model
- Multi-use information – fire plans through to design use



Want to know more?

We can bespoke your requirements or align any specifications to make sure that the single or multi-stakeholder groups associated with your building or buildings receive exactly what they need.

With our strong associations we can also provide a complete range of services including **Fire Specialists, Asset Data Management Experts** and **Energy Evaluators**.

If you would like to discuss any of the points included in this document or would like further details, then please contact me.

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For and on behalf of:

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