

**Fire & Rescue Service Consultation**

Statutory Consultation under The Building Act 1984 &  
The Building (Registered Building Control Approvers etc.) (England) Regulations 2024

**To:** Fire Safety Officer  
ContactsPrintAddress

**Date:** TodaysDate

**Our Reference:** ProjectNumber

**Site Address:** SiteAddressCommas

**Description of Works:** Proposal

**Fire Brigade Consultation Letter**

Dear Fire Safety Officer,

We are required under the requirements of the Building Regulations 2010, the Regulatory Reform (Fire Safety) Order 2005 and Regulation 9 of The Building (Registered Building Control Approvers etc.) (England) Regulations 2024 to provide you with the attached fire safety details for consultation:

**Site Location Plan and Drawing number(s) are -**

We have checked the submitted items for compliance with Part B of the Building Regulations 2010 and please see our Schedule of Comments as follows, for your comments in return:

**Guidance used to assess the Means of Escape requirements of Part B – Fire Safety:** ADB Volume 1 (Dwellings), BS 9991 & ADB Volume 2 (Buildings other than Dwellings) or BS 9991/9999

**Purpose Group(s):** See ADB Volume 1 & 2, Table 0.1 for Relevant Use(s) of the building(s)  
*i.e. 1(a) Flats & 4 Shop & Commercial & 7(b) Carpark*

**Height of Top Floor from Lowest External Ground Level:**

**Compartmentation/Fire Resistance of Structure**

1. Fire resistance of structure = \_\_\_ minutes
2. Spread of flame

**Separation between different uses *if applicable***

3. Fire Resistance between different uses = \_\_\_ minutes
4. Fire Stopping to all fixed building services penetrating walls and floors =

## Means of Escape

5. Fire resisting doors to flat entrance doors = FD30S
6. Fire resisting doors within flats = FD20
7. All doors/gates on means of escape to have simple fastenings from the escape side
8. Travel Distances to comply with Part B, ADB Volume ½
9. Emergency Lighting to BS 5266
10. Exit signage to BS 5499

## Means of Warning

11. Smoke/heat detection within flats to be installed and certified to BS 5839 Part 6
12. Fire detection and alarm system to be installed to BS 5839 Part 1

## Access & Facilities for the Fire & Rescue Service

13. Automatic Fire Detection System and Smoke Control = i.e. AOV to head of stair and detection to common parts to be installed and certified to BS 5839 Part 1, FB override control of AOV at high level to entrance lobby and at top floor.
14. Dry risers to be installed to BS 9990
15. Automatic fire suppression system details to be confirmed

**List any deviations from the Regulations or pertinent items you should be made aware of, for your comment:**

**Any contraventions noted:**

**Any compensatory features noted:**

**Additional Comments:**

## Compliance with Regulation 7:

All materials and workmanship are to be carried out in strict accordance with the manufacturer's installation guidance and approved code of practice for that specific application and/or element of work. Any deviations from the manufacturer's guidance and approved code of practice may result in the materials and/or workmanship not being fit for purpose and it is the builder's responsibility to ensure their work complies with the Building Regulations.

## Compliance with Regulation 38:

We have requested that all fire safety information be handed over to the responsible person (defined under Article 3 of the Regulatory Reform (Fire Safety) Order 2005) on completion or occupation, which ever date is sooner as set out under the requirements of the Building Regulations 2010. It is to be confirmed that all fire safety information has been received by the responsible person to carry out their duty for the following requirements:

- Understand and implement the fire safety strategy of the building.
- Operate and Maintain any fire safety system provided in the building.
- Carry out an effective fire risk assessment of the building.

**We would like to receive your comments no later than 15 days of receiving these details, so that we can provide any comments made to the client for their information and subsequent action. If we do not hear from you after this period of time, we will assume that you are in agreement with our aforementioned schedule of comments.**

Please contact me directly should you wish to discuss any of the above items or if you require any further information.

Kind regards,



Pauline Mullee BSc (Hons) C.Build E MCABE IEng  
Registered Building Inspector  
Class 2/4 Technical Manager  
**Director - Mullee Associates Limited**  
**Registered Building Control Approver**

**Copied by Email to:** Sara Chetcuti (Mullee Associates)