

Floor and Building Plans

Application

The requirement to prepare floor plan(s) and a building plan only applies to buildings that fall under the 'Tall Building' category (at least 11 metres and/or five storeys) – see Fact Sheet – Tall Building Definition.

Purpose

The purpose of the building plans is to assist the States of Jersey Fire and Rescue Service (SJFRS) in planning for an operational response to a fire (or major incident).

This will provide information on the building's layout in an emergency and will be used to brief incident commanders and attending fire crews, some of whom will be committed into the incident wearing breathing apparatus and may be working in a hostile environment with restricted visibility.

The RP will be asked to provide the SJFRS with the following plans:

1. An Orientation Plan.
2. A Floor Layout Plan.
3. Internal Layout for Split-Level (or Unusual) Flats.

Orientation Plan

This plan should identify the location of facilities provide for use by the SJFRS.

Details should include the location of the:

- a) Main access
- b) Alternative access
- c) Escape staircases and routes (including alternative escape routes)
- d) Firefighting lifts, shafts and staircases
- e) Lift motor room
- f) Isolation points for utility services
- g) Dry/wet riser inlets and outlets
- h) Foam inlets (if any)
- i) Sprinkler main stop valves
- j) Sprinkler water supply and shut off valve
- k) Control panels (fire detection, smoke or ventilation, etc)
- l) The location of the Secure Information Box
- m) Bin areas
- n) Communication link with residents and fire teams
- o) Occupants' evacuation rendezvous points.

Floor Layout Plan

Floor plans are invaluable to the SJFRS crews when recording evacuation and rescue and the numbers of people who left each property.

If each floor is identical, it is sufficient for there to be one layout plan held in the SIB for the premises.

It should illustrate the floor plan layout and include the protected means of escape, any firefighting shafts and staircases.

Ideally each floor landing will have a copy of the floor's layout including the flat numbers. This will be utilised by the firefighting teams for familiarisation before entering the fire compartment.

A floor layout plan should preferably include the location of:

- Location of firefighting lifts, shafts and staircases
- Location of lift motor room
- Location of refuges and other protected (compartmented) zones
- Location of dry/wet riser outlets
- The location and coverage of any sprinklers and/or gas flooding systems
- Location of ventilation system.

Internal Layout for Split-Level (or Unusual) Flats

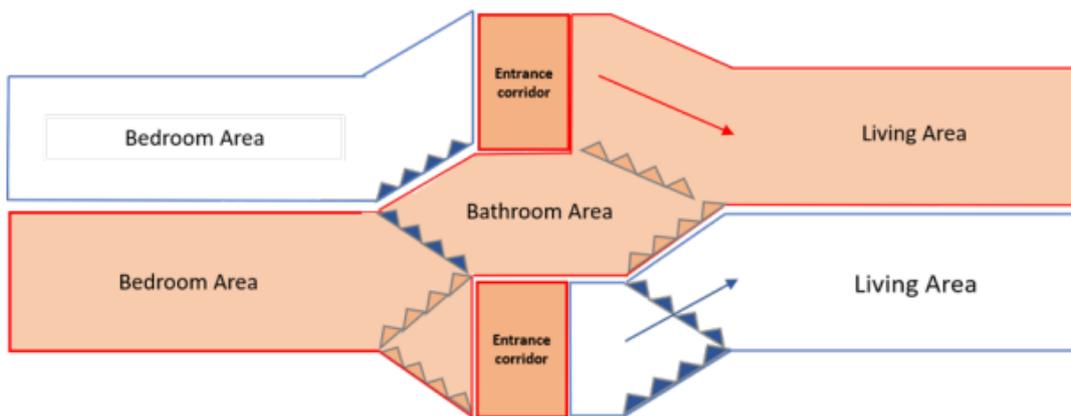
Some types of flat layouts are difficult to understand and negotiate (especially in a fire situation) without a visual appreciation.

Certain types ie, duplex, scissor types or individual flats over two levels can be very challenging to successfully carry out any firefighting activities and a simple section drawing can help assist fire crews.

Layouts of each of these types of flats should be included and show the flat number for which it applies.

In this example below, it provides the vertical perspective of a more complex flat, the 'scissor' flat which is invaluable for firefighter's situational awareness.

Example



The style and format of plans

Complex architect type drawings are not suitable. Therefore, SJFRS ask that each plan is a **single line, laminated A3 size drawing**.

For further information regarding the style and formatting of the plans, please contact the Fire Safety Department (email - FireSafety@gov.je).