

Wayfinding Signage

Application

The requirement to provide wayfinding signage only applies to buildings which meet the definition of a 'Tall Building' category (at least 11 metres and/or five storeys) – see Fact Sheet – Tall Building Definition.

Purpose

The purpose of this regulation is to ensure that in the event of a fire, the wayfinding signage will assist States of Jersey Fire and Rescue Service (SJFRS) personnel to navigate their way round a building during an emergency incident, even when visibility is low.

Definition

The Responsible Person (RP) in relation to tall residential building is asked to ensure that the building contains clear markings of floor identification and identification of domestic premises.

For the purposes of the above, the “markings” means an identification designed and located in accordance with the guidance in Volume 1 of Approved Document B on each landing within the stairways and in the lift lobbies of the floor level marked in such a way as to be visible both in low level lighting conditions or when illuminated with a torch.

General considerations

The Fire Safety (England) Regulations 2022 (FSER) requires the design and location of the markings to be in accordance with the guidance in Volume 1 of the Approved Document 'B' (ADB) 2019 edition incorporating 2020 and 2022 amendments – for use in England (Approved Document B Vol. 1), specifically B5, paragraphs 15.14 to 15.16.

It should be noted that ADB makes no reference to photoluminescent signs. Provided the signs conform to the specified requirements, an RP can choose to use this type of sign, but it is not mandatory.