

Russ Worthington
AXIS-RE Ltd

DATE : 19/09/2023

Dear Russ

1INQ/CLEMENTS TWO STAIR APPROACH

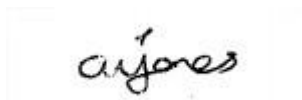
As the Initial Notice for this project was made in January 2023 and works are intended to substantively start prior to April 2024, the works will not fall under the BSR for HRBs. Instead, it will be dealt with under the existing Building Control system for HRBs in place prior to October 2023. As such, as the appointed Building Control body, Assent are engaged to provide this function.

It has been discussed with Assent, and GMFRS via Assent, that while the current consent/single stair approach is code-compliant a second stair is to be introduced to pre-empt any likely requirement to include two stairs in HRBs based on DLUHC intent. To achieve this, a revised design with two separate stairs has been proposed. It is acknowledged that scissor stairs are not compliant as per Clause 50.3.2.1 of BS 9991, the code being applied. Please note scissor stairs are not further defined in BS 9991.

It has been discussed with the architects, Assent, the Chartered Fire Engineer and GMFRS that what is proposed is acceptable on the basis that they do not constitute scissor stairs as they will be formed as two separate 120 minute shafts. The stairs will wrap around each other but share no physical connection. In addition, and to mitigate any risk of fire service personnel accessing the incorrect stair to access the fire floor, a single dry riser inlet valve will be provided at entry level, both stairs will access every level, both stairs will clearly mark the flats to which they provide access at entry level and floor level in addition to the requirements for way finding and secure information boxes as per the updated guidance of Approved Document B, Vol 2. Furthermore, sufficient signage as described above will provide information for fire service personnel to access the correct stair in the same way they would for any two (or more) stair building.

Assent are therefore satisfied that the proposed approach is in full compliance with BS 9991 having been designed and approved in conjunction with GMFRS.

Yours sincerely



Chris Jones (HQ)
Project Manager MSc C. Build E MCABE