

Guidelines – Fire safety in high rise constructions



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<p style="text-align: center;">RESPONSIBILITY & SCOPE</p>	<p style="text-align: center;">TANK, PUMP AND WET RISER</p>	<p style="text-align: center;">LANDING VALVES, HOSE REELS & PRESSURE</p>
<ul style="list-style-type: none"> • It is the responsibility of the main contractor to take adequate fire safety measures during the construction of the tower. • Application for COC III must be made once the building height reaches 24 metres but before the building height exceeds 30 metres. • The main contractor must develop and regularly update a construction fire safety plan. • This guidance note does not change any existing regulatory requirements placed on consultants or contractors 	<ul style="list-style-type: none"> • Provide a sufficient supply of water to ensure that the wet riser system can deliver water for a minimum of 45 minutes. • Install a pump with discharge capacity of a minimum 350 GPM and ensure backup is available in the event of power failure. • Provide a charged wet riser with a minimum diameter of 100mm reaching top of the building. 	<ul style="list-style-type: none"> • Provide landing valves of 75 mm diameter on all floors. • Valves should be easily accessible and convenient to operate. • Hose reels of approved quality 30 metres long must be provided for fire department use. • Ensure that minimum pressure of 6.9 Bar is achieved at any point in the building. • Use pressure regulating valves to achieve pressures in accordance with fire department requirements.
<p style="text-align: center;">FIRE DOORS / SHAFT</p>	<p style="text-align: center;">FIRE EXTINGUISHERS / FIRE MARSHALS</p>	<p style="text-align: center;">APPROVAL FROM INSPECTION DEPT. (TRAKHEES)</p>
<ul style="list-style-type: none"> • Provide a fire rated stair core to facilitate emergency escape and fire department access. • Fire doors should be able to provide a minimum of 30 minutes fire and smoke protection. • All openings in the staircase should be fire stopped using fire retardant material. • Complete fire stopping on service penetrations as soon as it is practical to do so. • Emergency lighting must be installed with backup. 	<ul style="list-style-type: none"> • Install adequate fire extinguishers approved by Civil Defence. • Travel distance to the nearest fire extinguisher should be between 9.15 m and 15.25 m. • Appoint adequate numbers of Fire Marshals at the site (trained through Trakhees' approved third party). • An alarm system must be provided to ensure that a warning can be given in the event of an emergency. • Alarm must be audible throughout the tower with an adequate number of sounders provided. 	<ul style="list-style-type: none"> • After necessary safety measures, get necessary approval from Trakhees for complying COC III. • A letter or report of conformity will be issued by Trakhees after satisfactory compliance. • The main contractor is responsible for maintaining compliance with Civil Defence and Trakhees requirements until the tower is handed over to the owner.