

THE VICTORY HALL

Fire Risk Assessment of the Bartholomew Room & Allowable Capacity

BS 9999: 2008

Building Regs 2010 Doc B Vol 2

Why is this assessment being carried out.

The existing regulations for new builds with regard to fire exit doors refer to doors of a size equal to or greater than 750mm wide. Regulations also recommend that final exit doors should open outwards.

The Bartholomew Room has 1 fire exit door which opens outwards and directly to the outside and measures 900mm. The other door is 723mm wide, opens inwardly with direct access to a lobby and to within 2 meters to a final fire exit door of 1425mm.

As the building was constructed in 1975 the fire exit doors in the Bartholomew Room do not meet current regulations with regard to size.

The Problem

The Bartholomew Room being the largest of rooms in the Victory Hall (not including the main hall) is being used by the Warsash Residents Association for meetings of up to a maximum of 70 people (once a month) and other monthly meetings where they may be up to 60 people present.

Current regulations for new buildings state the calculations required to compute the correct occupancy numbers. However these calculations are based upon exits doors that open outwardly and that are larger than 750mm.

Mitigating Factors

People that use the Bartholomew Room for meetings are local people who use the hall on a regular basis.

They are familiar with the building and know where the fire exits are and how to egress quickly and safely from the building.

The source of any ignition within the Bartholomew Room is rated as low.

The lobby is fitted with an automatic smoke detector.

The Bartholomew Room is located at the front of the building which is well lit, fronts to a main road where there is passing foot and vehicle traffic. Therefore the threat from arson when the building is occupied is rated as low.

The Solution

Any solution must take into account the age, type, use and size of the premises and the people that use the room.

The final exit door from the Bartholomew Room to the lobby must at all times remain securely open when there are groups of more than 50 persons in the room.

Chairs must be linked together if there are more than 50 seats in use and must be in rows of no more than 12.

Any group or user who wishes to use the Bartholomew Room for any purpose when there will be more than 50 people present must:

- a. have the written approval of the Hall Manager
- b. appoint 2 people as marshals who will assist people in any emergency.

These marshals shall be identified to the users of the Bartholomew Room at the commencement of any meeting.

The marshals shall be made aware of their responsibilities by the Hall Manager and a record of their appointment will be made.

Outcome

Providing the above solution is adhered to by all those concerned using the Bartholomew Room then any associated risk will be reduced to a low level of acceptable risk.

Signed:

Print: K Segrott
Manager Victory Hall

Date..... 10 May 2023

Review Date: May 2024

On behalf of the Management Committee