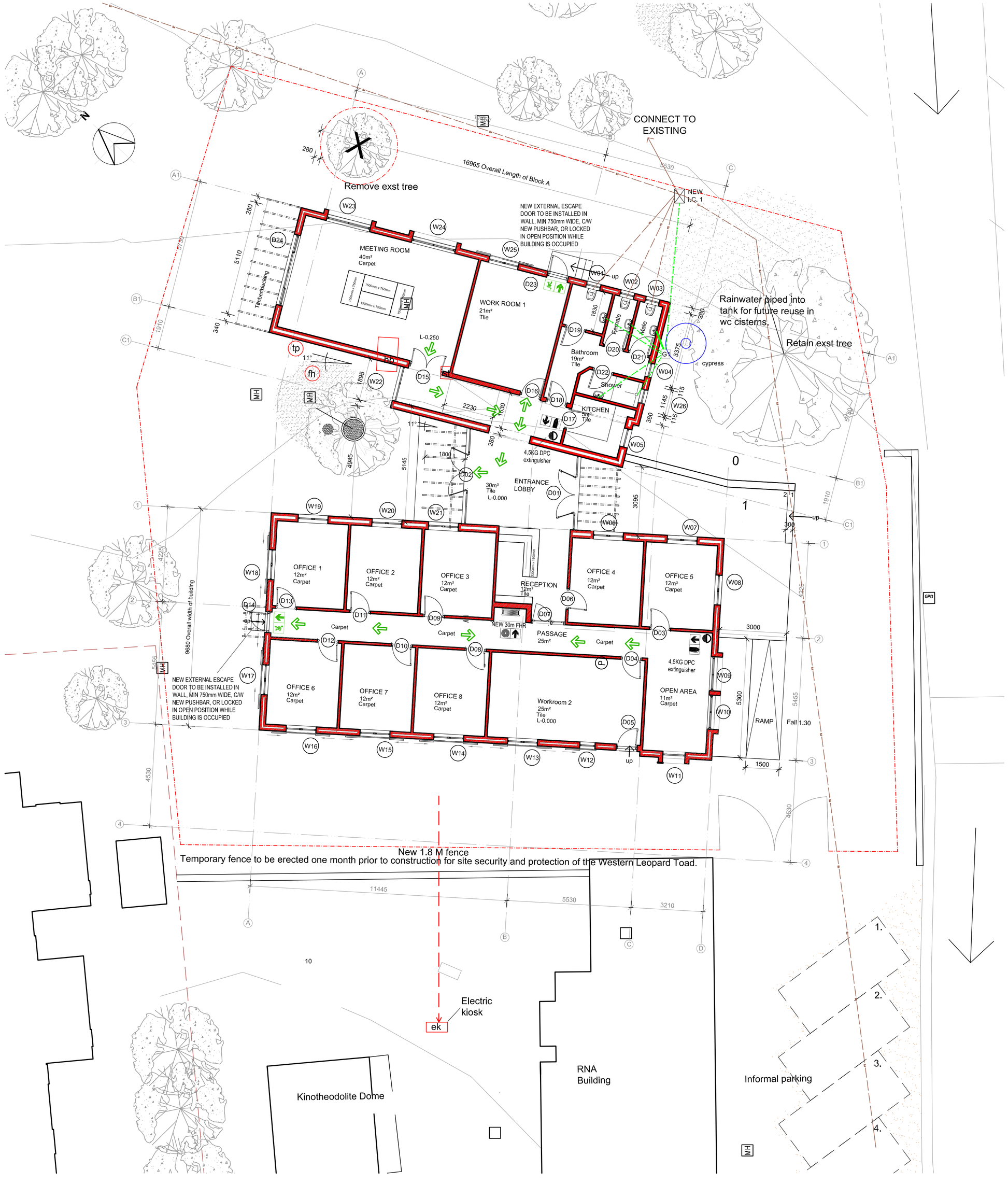

FIRE NOTES (IN TERMS OF SANS 10400:2011 PART T)

OCCUPANCY: G1 - OFFICES
STABILITY OF STRUCTURAL ELEMENTS / COMPONENTS30mins (TABLE 6)

FLOOR AREAS:
GROUND FLOOR 300sqm

POPULATIONS
STANDARD POPULATIONS APPLY AS PER 10400: PART A TABLE 2 UNLESS OTHERWISE INDICATED ON DRAWINGS.

DIVISION AREAS / COMPARTMENTILISATION
DIVISION AREAS / FIRE COMPARTMENTS WILL BE CREATED AS INDICATED ON THE DRAWINGS.
- 120min RATED FIRE WALL
- 60min RATED FIRE WALL
- 30min RATED FIRE WALL

MARKING AND SIGNPOSTING (T4.29)
PHOTOLUMINESCENT EMERGENCY SIGNPOSTING IN ACCORDANCE WITH SANS 1186 WILL BE PROVIDED TO INSTRUCT AND INDICATE THE LOCATION OF ALL ESCAPE ROUTES AND FIRE FIGHTING EQUIPMENT. ALL SIGNAGE SHALL BE ALUMINIUM FRAMED AND MECHANICALLY FIXED TO WALLS, OR SUSPENDED VIA METAL CHAINS OR CABLE FROM CEILINGS. FIXING BY GLUE OR SILICONE SHALL NOT BE PERMITTED. ALL SIGNAGE SHALL BE MINIMUM 190 x 190mm IN SIZE.

FIRE DETECTION AND ALARMS (4.31)
EXISTING FIRE DETECTION AND ALARM SYSTEMS ARE NOT INSTALLED. NEW AUTOMATIC FIRE DETECTION AND ALARM SYSTEMS WILL BE INSTALLED TO COVER ALL AREAS. ALL CEILING VOIDS EXCEEDING 800mm IN DEPTH WILL ALSO BE PROVIDED WITH AUTOMATIC FIRE DETECTION. SYSTEMS SHALL BE DESIGNED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH SANS 10139:2012 REQUIREMENTS.
ALL ELECTRICALLY ACCESS CONTROLLED DOORS SHALL BE FITTED WITH GREEN BREAKGLASS OVERRIDE CALLPOINTS.

WATER RETICULATION FOR FIRE FIGHTING (4.33)
THE WATER DUTY TO THE SITE MUST BE VERIFIED TO PROVIDE NOT LESS THAN 300kPa, 0.5l/s FOR HOSE REELS AND 20L/s FOR HYDRANTS. REMEDIAL MEASURES TO BE INVESTIGATED IN CONSULTATION WITH LOCAL AUTHORITY IF THIS CAN NOT BE ACHIEVED.

FIRE HYDRANTS (4.35)
EXISTING FIRE HYDRANTS ARE NOT PROVIDED. NEW HYDRANTS ARE NOT REQUIRED IN TERMS OF SANS 10400 AND WILL NOT BE PROVIDED.

FIRE HOSE REELS (4.34)
FIRE HOSE REELS SHALL BE PROVIDED ON EVERY LEVEL TO ACHIEVE RATE OF 1 HOSE REEL PER 500sqm OF BUILDING AREA AND SO THAT 30m HOSES CAN REACH ALL AREAS AS INDICATED.

PORTABLE FIRE EXTINGUISHERS (4.38)
PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED ON EVERY LEVEL TO ACHIEVE RATE OF 1 EXTINGUISHERS PER 200sqm. TYPES AND SIZES AS PER SANS 10400: PART T, TABLE 11 SHALL BE PROVIDED AS INDICATED ON THE DRAWINGS. ALL EXTINGUISHERS SHALL BE MOUNTED ON TIMBER BACKING BOARDS, PAINTED WITH PRIMER AND 2 x COATS SIGNAL RED ENAMEL PAINT.

FLOOR COVERINGS (4.14)
THE CLASSIFICATION OF ANY NEW FLOOR COVERINGS SHALL BE EQUAL TO OR EXCEED THE FOLLOWING IN TERMS OF SANS10400 PART T: TABLE 8

INTERNAL FINISHES (4.15)
THE CLASSIFICATION OF ANY NEW INTERNAL FINISHES SHALL BE EQUAL TO OR EXCEED THE FOLLOWING IN TERMS OF SANS10400 PART T: TABLE 9

ROOF ASSEMBLIES AND COVERINGS (T4.12)
ANY INSULATION, ROOF LINING OR WATERPROOF MEMBRANE USED UNDER A ROOF COVERING (NOT AS A CEILING) AS PART OF A ROOF ASSEMBLY MUST BE TESTED IN ACCORDANCE WITH SANS 10177-S AND IF FOUND COMBUSTIBLE, SHALL BE ACCEPTABLE IF CLASSIFIED, MARKED AND INSTALLED IN ACCORDANCE WITH SANS 428

CEILING VOIDS SHALL BE DIVIDED INTO AREAS NO LARGER THAN 250sqm WITH NON-COMBUSTIBLE FIRE STOPS OF STABILITY AND INTEGRITY OF AT LEAST 20mins.

ADDITIONAL NOTES
1. SUPPLY AND INSTALLATION OF FIRE RATED DOORS AND FRAMES:
THE CONTRACTOR(S) SHALL ENSURE THAT ALL FIRE DOORS AND FRAMES ARE SUPPLIED, ASSEMBLED AND INSTALLED IN ACCORDANCE WITH THE SUPPLIER/MANUFACTURER'S SPECIFICATIONS IN ORDER TO ACHIEVE THE FIRE STABILITY AND INTEGRITY RATINGS QUOTED FOR SUCH DOORS AND FRAMES

2. FIRE SEALING OF PENETRATIONS, OPENINGS AND DIVISION (FIRE RATED) WALLS:
ALL PENETRATIONS AND OPENINGS IN WALLS INDICATED ON THE FIRE PLAN DRAWINGS TO BE FIRE RATED WALLS ARE TO BE CLOSED UP AND FIRE SEALED TO THE SAME RATING REQUIRED FOR SAID WALLS, USING SABS APPROVED PRODUCTS

3. SURFACE FIRE INDEX OR MATERIALS OTHER THAN FLOORS:
SURFACE FIRE INDEXES OF SUCH MATERIALS, INCL. ROOF INSULATION, SHALL COMPLY WITH THE REQUIREMENTS OF SANS 10400:T TABLE 17

4. HANDRAILS IN EMERGENCY ROUTES
HANDRAILS IN EMERGENCY ROUTES SHALL BE DESIGNGED BY THE ARCHITECT TO THE REQUREMENTS OF SANS 10400:2011 PART S: 4.10.

G E N E R A L N O T E S

- Refer to drawings
- This drawing is the copyright of the Architects.
- All dimensions and levels must be checked on site prior to setting out.
- Any discrepancies are to be reported to the Architects immediately.
- All work is to be done in accordance with the National Building Regulations.
- Prestressed concrete lintols to all external and internal openings less than 3 metres.
- Light and ventilation areas are to conform to regulations :
- Light area to be min 10% and ventilation area to be min 5% of the floor area of all habitable rooms.
- All glazing to comply with Part 'N' of the National Building Regulations.
- Vertical and horizontal dpc's to conform to SABS 0400-1990 section KK15 with regard to quality and positioning.
- All portions of structural timber built into walls to be wrapped in damp proof membrane.
- All steps to have a tread of min. 250mm and riser of max. 200mm.
- All balustrades to be min. 1000mm high, and max. spacing between balusters at 100mm

C O M M U N I T Y Z O N I N G 1

- Floor Factor to not exceed 0.8%
- Coverage for all buildings to not exceed 60%
- Height - Max H = from base level to top of roof 12m
- Street Boundary = 5m
- Common Boundary = 5m

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R E V I S I O N S

R.	DATE	DESCRIPTION

Client:

Architect: M SCURR SACAP 4860

Client:
NATIONAL RESEARCH FOUNDATION
ERF 26423 OBSEVATORY
6 OBSERVATORY ROAD, OBSERVATORY

Project:
NEW OFFICE & GARAGE FOR SOUTH AFRICAN ENVIRONMENTAL OBSERVATION NETWORK

Drawing type:
FIRE PLAN FOR OFFICES
COUNCIL SUBMISSION DRAWING

Date:	Scale	
2018-10-31	1:100@ A1	
Designed: MS	Drawn: AON	Checked: __

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Project Number	Drawing Number	Revision
01544	C-0006	..

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