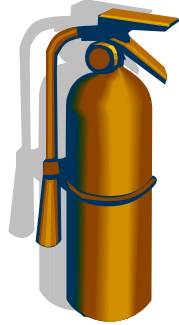


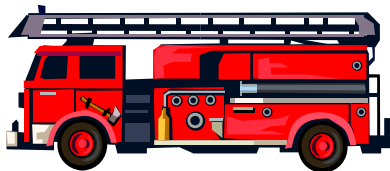
ACCESS FOR THE FIRE SERVICE – DWELLINGS –

In any proposed development, provision must be made to enable fire appliances to gain access to the building, and facilities must also be provided to assist fire fighters in the protection of life.



The main factor determining the access and facilities requirements to assist fire fighting is the size of the building. Whilst in tall buildings special access facilities equipped with fire mains will be required, for dwellings it is usually only necessary to ensure that the building is sufficiently close to a point accessible to fire brigade vehicles. **It is to these buildings only that this leaflet applies.**

Vehicle access is required to the exterior of dwellings and other small buildings to enable pumping appliances to supply water and equipment for fire-fighting and rescue activities. Any vehicle access routes and hard-standings to be used by fire service vehicles must be designed to meet certain criteria for width, height, carrying capacity and, in addition, turning facilities may be required for safety reasons.



REQUIREMENTS

Vehicle Access:

There should be vehicle access to within 45m of all points within the dwelling house.

Access Route Specification:

Fire Service Vehicle Access Route Specification for Pump Appliance

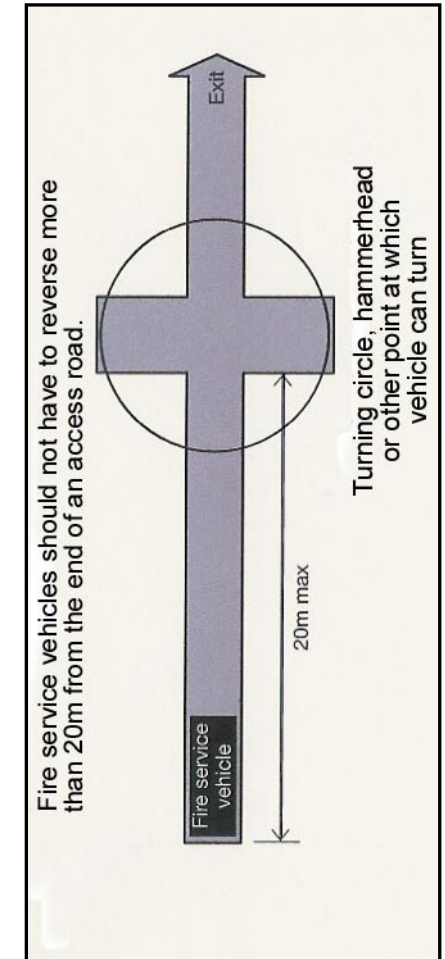
Minimum width of road between kerbs: 3.7m
Minimum width of gateways: 3.1m
Minimum clearance height: 3.7m
Minimum carrying capacity (tonnes): 12.5 tonnes

Turning Facilities:

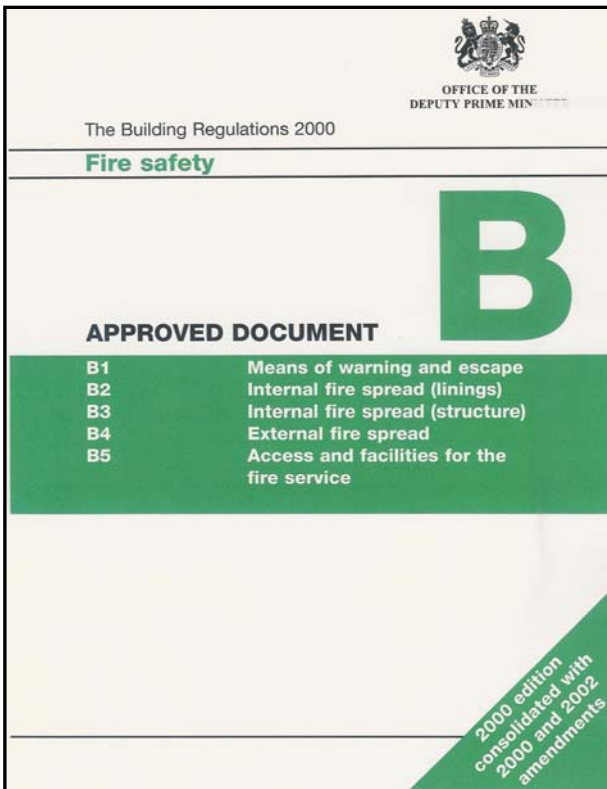
Turning facilities should be provided in any dead-end access route that is more than 20m long. This can be by a hammer-head or turning circle. Turning circles must be a minimum of 16.8m if between kerbs, or 19.2m between walls.

If it is not possible to meet these criteria, you should contact the area Building Control Surveyor who may be able to offer advice on alternative methods of meeting the functional requirements.

Guidance relating to access and facilities for the fire service to other buildings is contained in Approved Document B to the Building Regulations. Alternatively, you may wish to view the website of the 'Office of the Deputy Prime Minister' (www.odpm.gov.uk).



The above diagram is taken from Approved Document B – 2000 Edition – Fire Safety



Note:

Persons proposing to carry out building work are reminded that Planning Permission or Listed Building Consent may also be required, and you are advised to contact Development Control for guidance (01983 823552).



Further advice can be obtained from:

Planning Services
Building Control Section
Seaclose Offices
Fairlee Road
NEWPORT
Isle of Wight
PO30 2QS

☎: 01983 823580

E-mail: building.control@iow.gov.uk

Website: www.iwight.com/buildingcontrol

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BUILDING CONTROL

ADVISORY NOTE BC1

ACCESS FOR THE FIRE SERVICE (DWELLINGS)



PLANNING SERVICES