

## EONI PREMISES

### Fire Risk Assessment Recommendations current at 19 October 2009

Office	Recommendations	Responsibility	Priority	Comments
BALLYMENA	Provide automatic smoke detection in the newly constructed Store in the rear staircase.	HoCs	Medium	EONI undertook to construct the cupboard under the stairs. As part of the consent from the landlord the tenant is required to ensure it complies with all statutory requirements. Landlord to install a detector and EONI to reimburse costs and pay for servicing.
	Relocate the existing water extinguisher to the ground floor outside new store area.	HoCs	Medium	Order placed with Property Maintenance Branch, Department of Finance and Personnel (DFPNI) on 21/09/09.
BANBRIDGE	The metal door channel in the floor in front of the double doors to the rear exit is causing a trip hazard and should be repaired or removed.	HoCs	Medium	Order placed with Property Maintenance Branch DFPNI on 15/10/09.
	Provide additional safety lighting in accordance with BS 5266 Part 1 1999.	Finance Officer	High	Quotations obtained. Order to be placed w/c 19 October 2009.
	Existing safety lighting indicated on the plan in the Fire Officer's Report should be checked for correct operation.	AEOs	High	Cannot test at present – no switches.

<b>BANBRIDGE</b> <b>(Continued)</b>	Existing illuminated exit signage over the final exit doors on the lower ground floor should be changed to the 'running man' logo.	Finance Officer	High	Quotations obtained. Order to be placed w/c 19 October 2009.
	All safety lighting should be provided with test switches.	Finance Officer	High	Quotations obtained. Order to be placed w/c 19 October 2009.
	Provide photoluminescent exit signs as indicated on plan in Fire Officer's Report in accordance with BS 5499 Part 1 1999.	Finance Officer	High	Quotations obtained. Order to be placed w/c 19 October 2009.
	Safety lighting should be tested monthly and recorded in the Fire Safety Manual.	AEOs	High	Cannot test at present – no switches.
	Provide automatic smoke detection.	Finance Officer	High	Quotations obtained. Order to be placed w/c 19 October 2009.
<b>BELFAST&amp; HQ</b>	Internal doors not closing properly- 3rd Floor : HR Office (non-Fire Door) 2nd Floor: Door leading from back stairs to main Office Area (Fire Door) 2 <sup>nd</sup> Floor: Door to Kitchen (Fire Door) 2 <sup>nd</sup> Floor: Door to HoIS Office (non-Fire Door) 1st Floor: Door to AEO's Office (Fire Door).	HoCs	Medium	Order placed with Property Maintenance Branch DFPNI on 09/09/09.
	Provide additional Fire Alarm sounders in toilet areas on all three floors.	Finance Officer	High	Quotations obtained. Order to be placed w/c 19 October 2009.

<b>LONDONDERRY</b>	The safety lighting in the staircase enclosure should be checked for correct operation.	AEO/Finance Officer	High	Toggle working, but does not turn off upstairs lighting, which in turn enables checking of emergency lights. The emergency lighting in the staircase is not working. Requires Electrician to inspect and recharge the battery.  Quotations obtained. Order to be placed w/c 19 October 2009.
<b>NEWTOWNABBEY</b>	Service penetrations and holes indicated on plan in Fire Officer's Report should be fire stopped in material of a half-hour fire resistance.	HoCs	High	Order placed with Property Maintenance Branch DFPNI on 16/09/09.
	Provide additional safety lighting in accordance with BS 5266 Part 1 2005.	Finance Officer	High	Quotations obtained. Order to be placed w/c 19 October 2009.
	The existing illuminated exit sign indicated in plan on Fire Officer's was defective at the time of inspection and should be checked for correct operation.	Finance Officer	High	Quotations obtained. Order to be placed w/c 19 October 2009.
	Automatic smoke/heat detection should be provided.	Finance Officer	High	Quotations obtained. Order to be placed w/c 19 October 2009.
	The audibility level of the existing fire alarm system in the First Floor kitchen should be checked. The minimum level should be 65 db over ambient noise.	Finance Officer	High	Quotations obtained. Order to be placed w/c 19 October 2009.

<b>NEWTOWNABBEY</b> (Continued)	Service penetrations and holes indicated on plan in Fire Officer's Report should be fire stopped.	HoCs	High	Order placed with Property Maintenance Branch DFPNI on 16/09/09.
	Door to electrical cupboard requires a cold smoke seal.	HoCs	High	Order placed with Property Maintenance Branch DFPNI on 16/09/09.
	Disabled ramp at front is not level.	HR Officer	Medium	AAEO has advised that this is only a small defect and filling in the gap with cement would probably suffice. HR Officer to conduct Health and Safety Assessment w/c 26 October 2009.
<b>NEWTOWNARDS</b>	Electric cupboard door needs to be replaced.	HoCs	High	Order placed with Property Maintenance Branch DFPNI on 16/09/09.
	Provide a disabled refuge for the front staircase 1,400mm x 900mm with an intercom and signage.	HoCs	Medium	A plan has been provided by DFPNI and permission granted by Landlords. Awaiting estimate of costs before proceeding with the work.
	Safety lighting indicated on plan in Fire Officer's Report should be checked for correct operation.	Landlord	High	AEO phoned Landlord on 16/09/09. He will carry out necessary work.

<p><b>NEWTOWNARDS</b> (Continued)</p>	<p>Provide automatic smoke detector linked to the existing fire alarm system in accordance with BS 5839 Part 1 2002.</p>	<p>Landlord</p>	<p>High</p>	<p>Landlord phoned AEO 16/9/09, he feels that as EONI removed the internal wall it should be EONI's responsibility to install the smoke detector. He has no problem about allowing it to be integrated into his fire alarm system. From his point of view the Fire Authority did not request it when they carried out the inspection for the Fire Certificate for the building so it is not a requirement that he feels he needs to satisfy.</p> <p>Landlord to install and EONI to reimburse costs and pay for servicing.</p>
	<p>The Fire alarm system should be tested weekly using a different call point each week and the result of the test should be recorded in the Fire Safety Manual. The Fire Safety Unit recommends that the other tenants are consulted and included in the test.</p>	<p>AEO in conjunction with Landlord</p>	<p>High</p>	<p>Landlord has agreed to carry out tests in conjunction with AEO. Dates and times to be mutually agreed.</p>
	<p>Northern Ireland Fire and Rescue Service should be asked to confirm in writing that the mixed use of bells and siren for the fire alarm system is satisfactory as it does not conform to the British Standard for Fire Alarm Systems.</p>	<p>AEO to obtain written confirmation from NI Fire and Rescue Service</p>	<p>Medium</p>	<p>NI Fire and Rescue Service have verbally advised AEO twice that the current arrangements are satisfactory. Awaiting written confirmation.</p>
<p><b>OMAGH</b></p>	<p>The walls indicated on the plan in Fire Officer's Report should be built up to the underside of the roof in material of a half-hour fire resisting standard and carried through false ceilings. Also service penetrations and hole should be properly</p>	<p>Landlord</p>	<p>High</p>	<p>Ongoing negotiations with Land &amp; Property Agent and Landlord's Agent. Meeting set up with Landlord w/c 19 October 2009.</p>

<b>OMAGH</b> <b>(Continued)</b>	fire stopped.			
	The openings for cable penetrations and holes indicated on the plan in the Fire Officer's Report should be properly fire stopped with half-hour fire resisting material.	Landlord	High	Ongoing negotiations with Land & Property Agent and Landlord's Agent. Meeting set up with Landlord w/c 19 October 2009.
	All existing safety lights should be provided with test switches.	Landlord/Finance Officer	High	Ongoing negotiations with Land & Property Agent and Landlord's Agent. Meeting set up with Landlord w/c 19 October 2009.  Quotations obtained by Finance Officer should the Landlord not fulfil this statutory requirement.
	The existing fire alarm system installed and currently maintained by the Landlord needs replaced.  No smoke detectors in the building. The risk is that staff working upstairs could be unaware of a fire on ground floor level and consequently become trapped.  Break glass call point should be provided on the First Floor lobby.	Landlord  Finance Officer	High  High	Ongoing negotiations with Land & Property Agent and Landlord's Agent. Meeting set up with Landlord w/c 19 October 2009.  Quotations obtained by Finance Officer for replacement of Fire alarm System, installation of smoke detectors and break call point on the first floor lobby at a price of £2,150 should the Landlord not fulfil these statutory requirements.