

EONI PREMISES

Fire Risk Assessment Recommendations outstanding at 14 December 2009

Office	Recommendations	Responsibility	Priority	Comments
BALLYMENA	Provide automatic smoke detection in the newly constructed Store in the rear staircase.	HoCs	High	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. The only requirement the landlord has requested is that EONI use his preferred contractor Beacon Fire & Security Ltd for connecting to the building alarm panel. Need quotations from other suppliers - Quotations issued 14/12/09. Contract to be awarded 7/1/2010 with completion date of 19 January 2010.
	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. Reminder emailed 9/12/09. Telephoned Office Manager 14/12/09 – with contractors to be completed as soon as possible.

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. Reminder emailed 9/12/09. Contractor has visited premises – Amanda Mason taking this forward.
BANBRIDGE (Continued)	Provide additional safety lighting in accordance with BS 5266 Part 1 1999.	Finance Officer	High	Order placed with DFPNI on 21/10/09. DFPNI cannot undertake this type of work. Quotations issued 14/12/09 – Contract to be awarded 7 January 2009 with completion date of 19 January 2010.
	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.
	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	Order placed with DFPNI on 21/10/09. DFPNI cannot undertake this type of work. Quotations issued 14/12/09 – Contract to be awarded 7 January 2009 with completion date of 19 January 2010.
	All safety lighting should be provided with test switches.	Finance Officer	High	Order placed with DFPNI on 21/10/09. DFPNI cannot undertake this type of work. Quotations issued 14/12/09 – Contract to be awarded 7 January 2009 with completion date of 19 January 2010.

	Provide photoluminescent exit signs as indicated on plan in Fire Officer's Report in accordance with BS 5499 Part 1 1999.	Finance Officer	High	Order placed with DFPNI on 21/10/09. DFPNI cannot undertake this type of work. Quotations issued 14/12/09 – Contract to be awarded 7 January 2009 with completion date of 19 January 2010.
	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	Order placed with DFPNI on 21/10/09. DFPNI cannot undertake this type of work. Quotations issued 14/12/09 – Contract to be awarded 7 January 2009 with completion date of 19 January 2010.
Belfast & Headquarters	Provide additional Fire Alarm sounders in toilet areas on all three floors.	Finance Officer	High	Quotations issued 14/12/09 – Contract to be awarded 7 January 2009 with completion date of 19 January 2010.
LONDONDERRY	The safety lighting in the staircase enclosure should be checked for correct operation.	AEO/Finance Officer	High	Order placed with DFPNI on 21/10/09. DFPNI cannot undertake this type of work. Quotations issued 14/12/09 – Contract to be awarded 7 January 2009 with completion date of 19 January 2010.
NEWTOWNABBEY	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. Reminder emailed 9/12/09. Contractor has inspected the premises – AEO will take forward.

NEWTOWNABBEY (Continued)	Provide additional safety lighting in accordance with BS 5266 Part 1 2005.	Finance Officer	High	Order placed with DFPNI on 21/10/09. DFPNI cannot undertake this type of work. Quotations issued 14/12/09 – Contract to be awarded 7 January 2009 with completion date of 19 January 2010.
	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	Order placed with DFPNI on 21/10/09. DFPNI cannot undertake this type of work. Quotations issued 14/12/09 – Contract to be awarded 7 January 2009 with completion date of 19 January 2010.
	Automatic smoke/heat detection should be provided.	Finance Officer	High	Order placed with DFPNI on 21/10/09. DFPNI cannot undertake this type of work. Quotations issued 14/12/09 – Contract to be awarded 7 January 2009 with completion date of 19 January 2010.
	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		Order placed with DFPNI on 21/10/09. DFPNI cannot undertake this type of work. Quotations issued 14/12/09 – Contract to be awarded 7 January 2009 with completion date of 19 January 2010.
	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. Reminder issued 9/12/09. Contractor has visited premises. AEO to take this forward.

	Door to electrical cupboard requires a cold smoke seal.	HoCs	High	Order placed with DFPNI on 21/10/09. DFPNI cannot undertake this type of work. Quotations issued 14/12/09 – Contract to be awarded 7 January 2009 with completion date of 19 January 2010.
Newtownards	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. Reminder issued 9/12/09. Proposal and cost to be provided January 2010.
	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. AEO has issued reminders to Landlord Smoke alarm for central office has not been completed. Landlord was to advise of cost to EONI.

	<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>Reminder issued to Landlord 7/12/09 by email, filed in Trim. Reply from Landlord – It will take some time as electricians are not quick to give estimates.</p> <p>HoCs will contact Landlord again Mid January.</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>

OMAGH	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 fire stopped.	Landlord	High	Ongoing negotiations with Land & Property Agent and Landlord's Agent.
OMAGH (Continued)	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 regarding renewal of lease. Land & Property Agent now hopeful that Landlord complete this work.
	All existing safety lights should be provided with test switches.	Landlord/Finance Officer	High	Land & Property Agent now hopeful that the Landlord will install new alarm system and provide test switches.
	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. Land and & Property Agent now hopeful that the Landlord will install new alarm system. 2 more quotations issued 14/12/09 as the cost is over £1500. To be forwarded to Land & Property Agency 7/1/2010. Two 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