

EONI PREMISES

Fire Risk Assessment Recommendations outstanding at 16 February 2010

Office	Recommendations	Responsibility	Priority	Comments
Newtownards	Provide a disabled refuge for the front staircase 1,400mm x 900mm with an intercom and signage.	HoCs	Medium	<p>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 early January 2010. Reminders issued 21/1/10.</p> <p>Meeting arranged 18/2/2010 at the premises with AEO and dfpni. AEO to advise of the outcome.</p>
	Safety lighting indicated on plan in Fire Officer's Report should be checked for correct operation.	Landlord	High	AEO phoned Landlord 16/9/09. Reminders issued by email 7/12/09 and 11/1/2010. HoCs spoke to Landlord on 13/1/2010. He assured HoCs he would deal with this as a matter of urgency.
	Provide automatic smoke detector linked to the existing fire alarm system in accordance with BS 5839 Part 1 2002.	Landlord	High	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

				<p>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. 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>Landlord phoned 21/1/10 – quotations sought from 3 electrical contractors.</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	Landlord	High	Reminder issued 7/1/10 to Land & Property's Agent for onward transmission to Landlord's Agent

	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	Reminder issued 7/1/10 to Landlord & Property's Agent for onward transmission to Landlord's Agent
	All existing safety lights should be provided with test switches.	Landlord	High	Quotations obtained by EONI and forwarded to Land & Property's Agent on 7/1/010 for negotiations with Landlord's Agent.
	<p>The existing fire alarm system installed and currently maintained by the Landlord needs replaced.</p> <p>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.</p>	Landlord	High	<p>Quotations obtained by EONI for replacement Fire alarm System, installation of smoke detectors, test switches on existing safety lights and break call point on the first floor lobby and forwarded to Land & Property's Agent on 7/1/2010 for negotiations with Landlord's Agent.</p> <p>The cheapest quotation is £1264 plus VAT</p> <p>Advice sought from Crown Solicitors</p> <p>12/2/2010</p>