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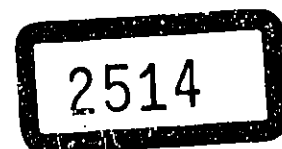
Code of  
Functional Requirements of Buildings  
Chapter IV

# PRECAUTIONS AGAINST FIRE

(HOUSES AND FLATS  
OF NOT MORE THAN TWO STOREYS)

THE CODES OF PRACTICE COMMITTEE  
FOR CIVIL ENGINEERING, PUBLIC WORKS AND BUILDING  
Formed under the ægis of the Ministry of Works  
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This Chapter on 'Precautions against fire' has been prepared by the Technical Consultative Group under the general direction of the Co-ordinating Committee on behalf of the Codes of Practice Committee.

This Code of Practice represents a standard of good practice and therefore takes the form of recommendations. Compliance with it does not confer immunity from relevant legal requirements, including byelaws.

CHAPTER IV

PRECAUTIONS AGAINST FIRE

HOUSES AND FLATS OF NOT MORE THAN TWO STOREYS)

**1. General.** This Chapter recommends the precautions to be taken against fire in the siting, planning and construction of houses and flats of not more than two storeys. It should be considered in conjunction with Chapters I(A) 'Daylight', I(B) 'Sunlight', I(C) 'Ventilation', and III 'Sound insulation', which also contain recommendations affecting the siting and planning of buildings. The relationship between the layout of buildings and the recommendations in these chapters will be dealt with in Chapter II 'Space and circulation'. In the meantime it should be realised that attainment of the recommended standards will not be dependent only on the design of the individual building but will involve study of the relationship between buildings, i.e. town planning.

**2. Scope.** The following recommendations apply to houses of one or two storeys and two-storey flatted dwellings in which each flat has its own separate access from the outside ground level. Each house or flat is assumed to be intended for use by one family exclusively for residential purposes and to have a total floor area not exceeding 1 500 sq. ft. per house and 1 000 sq. ft. per flat. Houses and flats with a basement or roof space which is used as habitable accommodation are not within the scope of the recommendations in this Chapter but will be covered in the full Chapter for all classes of buildings.

**3. Basis of recommendations.** The recommendations are made to ensure a standard of safety for the occupants (including a period during which they may escape), not lower than that which in the past has been generally acceptable. From this viewpoint, they are designed irrespective of the existence of fire-fighting services.

The recommendations so far as risk of collapse and external spread of fire are concerned are based on the assumption that public fire-fighting services will be available. By 'available' is meant the existence of facilities whereby in ordinary circumstances the fire service could be summoned and could come into operation at the site with adequate means of fire extinction within 15 minutes of the discovery of an outbreak of fire.

Where public fire-fighting services are not available, standards of protection higher than those herein recommended may be adopted, namely :—

- (a) for the purpose of minimising risk of structural failure and internal spread of fire, elements of structure might have a resistance to internal fire of not less than one hour ; self-closing doors of a standard which will act as fire-barriers for not less