Section 18(2) of the Fire Services Acts 1981 and 2003 places a responsibility on the person having control of a building to prevent fires and to ensure the safety of occupants in the event of fire breaking out in the building

As a person having control of residential accommodation, it is requested that you arrange a fire safety assessment of the buildings under Section 18(6) of the Fire Services Acts 1981 and 2003. This assessment must ascertain whether the necessary fire safety requirements for such buildings have been complied with, including the following:

1. Means of escape, including stairways, lobbies and corridors must comply with an appropriate fire safety standard for multiple dwellings or apartment blocks e.g. British Standards 9991, or the DoE “Guide to Fire Safety in Flats, Bedsits and Apartments”.

Emergency lighting system to comply with IS 3217 and fire alarm system to comply with IS 3218. This requires both systems to be commissioned in accordance with these standards, when installed.

In this regard, you are requested to, as a matter of urgency, to review your premises to ensure that you are meeting your Statutory Obligations in regards to Fire Safety with the emphasis on Life Safety. The following applies:-

* Fire Detection and Alarms Systems to give early warning of fire;
* Prevention of fire through control of ignition sources, for example periodic inspection testing of fixed installations and *(Portable Appliance Testing)* PAT Testing;
* Having a plan in place for evacuation in the event of fire or alarm, including assistance for those that need it and calling for fire service assistance. Engage with occupants to ensure they fully understand the emergency fire procedures in the building;
* Practicing putting the evacuation plan into action;
* Undertake a fire safety assessment (as above);
* Check that all compartment doors, and doors that open onto escape corridors and stairways, are fire-resisting and effectively self-closing;
* Check all walls that separate places of special fire risk (e.g. large commercial kitchens, switchgear rooms, and plant) from escape routes to ensure there are no obvious routes for fire or smoke spread (for example, holes where services, such as pipes and cables, pass through walls);
* Check that any smoke control systems are operating correctly;
* A Fire Safety Register for your premises should be established in accordance with the DoE “Guide to Fire Safety in Flats, Bedsits and Apartments”;
* Kilkenny Fire and Rescue Service can also be contacted at fireadmin@kilkennycoco.ie.

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