

UNIPOL DASH CODE FIRE SAFETY GUIDANCE MATRIX

	LD3 Gr D	LD3+ Gr D	LD2 Gr D	LD2 Gr D Mixed Syst.	LD2 Gr A Mixed Syst.	LD2 Gr A Syst	HD in kit Inter- linked	EW First floor	FD30 Escape route	FD30S Escape route	FD 30S Kit. +SC	FD30S Entry door + SC	SC Risk rooms	Em. light	Fire sep GF & Basemt.	Basemt. Exit or EWs or FDs	A F D	Lobby to rm. entry doors	Second escape route top 2 floors	Fire Sepn. across stair
Single occupation																				
Up to 4 storey	x										x									
Shared HMO																				
All 2 storey properties & 3 storey up to 4 tenants		x									x									
3&4 storey: 5 or more tenants			x							x	x		x							
5 storey						x				x	x		x	x	x			x		x
6 storey						x				x	x		x	x	x			x	x	x
Bedsit-type HMO																				
2 storey				x						x			x							
3 & 4 storey					x					x			x							
5 storey					x					x			x	x	x			x		x
6 storey					x					x			x	x	x			x	x	x
Buildings in flats																				
2 storey				x								x								
3 & 4 storey					x	x						x								
5 & 6 storey					x							x		x						x
Habitable basement																				
Shared HMO of 3 & more storeys and all bedsit HMOs															x	x	x			
Unoccupied basements & cellars																				
Shared HMO of 3 & more storeys and all bedsit HMOs															x					
All properties																				x

The guidance is applicable to properties of normal fire risk. See advice below on normal risk.

GLOSSARY - EW – escape window HD – heat detector SC – self-closing device **Ded. Lighting** – dedicated (whole stair) lighting **AFD** – automatic fire detection system **GF** – ground floor **Man. alarm** – manual alarm with break glass points **Em. lighting** – emergency lighting (normally risk assessable) **LD2 grade D** – mains wired interlinked AFD in escape route & rooms off escape route **LD3 grade D** – mains wired interlinked AFD in escape route **LD3+ grade D** - mains wired interlinked AFD in escape route and living room and kitchen **FD30** – 30 minute fire door **FD30S** – 30 minute fire door with cold smoke seal **Mixed system** – heat detector and smoke detector provided in bedsit room containing cooker

Advice on the use of the fire safety matrix

The guidance provided in the matrix is applicable to properties of normal fire risk. The advice is not applicable to properties with characteristics that may give rise to abnormally high fire risk as a result of, for example:

- Exceptionally high number of occupiers for a particular property type;
- Long complex travel distance to evacuate the building;
- The presence of final exit and bedroom doors requiring the use of a key for opening;
- Unsafe layout e.g. kitchen immediately adjacent to an escape door;
- Rooms where the means of escape is through another high fire risk room, e.g. through a kitchen, living room, or bedroom
- Exceptionally large rooms;
- The presence of key operated security grilles fixed to escape windows and external doors;
- Disrepair, defects, deficiencies and obsolescence;
- Critical elements of structure with inadequate fire resisting qualities.

Emergency lighting

In properties of five or more storeys, emergency lighting must be installed. In properties of four storeys or less, emergency will need to be installed if the escape route is long and complex or there is no effective borrowed lighting.