

Building Design & Construction >

Michael Slattery Associates provide the following key services with regard to the design and construction of buildings:

- **Fire Engineering Strategies including performance specifications for fire protection and life safety systems;**
- **Building Regulations Compliance Report; and,**
- **Construction Stage Services.**

The Building Regulations Compliance Report is a key design requirement where compliance with the functional requirements of the regulations is demonstrated.

>Fire Safety Strategy

Our expertise lies in the delivery of performance based solutions, using fire engineering analysis. This includes assessment of fuel loads, ignition sources, investigation of heat and smoke generation, fire spread assessment, assessment of a building's size and shape and the occupant who may be present.

This approach delivers a bespoke solution, which is particularly important in projects which may differ from a standard or a code based design.

This fundamental approach to fire safety can add significant value to new and existing facilities.

>Compliance Report

MSA will submit the fire certificate application, present and negotiate with the appropriate authorities and work with the design team to gain approval.

A documented fire strategy demonstrates compliance with the Buildings Regulations.

The fire strategy is communicated through the Compliance Report and supplementary design notes, diagrams, meetings and other correspondence, as required, to ensure the design team and approval authority have all the relevant information needed to agree to the fire safety proposals.

The fire strategy includes detailed fire engineering analysis such as:

- **Smoke modelling and ventilation assessments;**
- **Egress analysis;**
- **Structural fire protection analysis including compartmentation requirements; and,**
- **Fire Safety Risk Assessments.**

The fire strategy will also include:

>Summary of compliant design requirements for areas for all fire related areas of the design including those which are not fire engineered.

This typically includes design requirements within Parts B1 to B5 of Part B of the Building Regulations.

>System specifications, for example alarm and suppression systems as well as construction details are included where necessary.

This may include: Passive fire protection to structure, fire doorsets, compartmentation, fire stopping, smoke control system specifications, suppression specifications and extent of coverage, fire alarm and voice alarm systems (inc. extent of coverage etc); 'cause and affect' schedule for the fire alarm system, emergency lighting and safety/exit signage; and, internal & external fire fighting facilities (i.e. dry mains, wet mains and fire hose reels).

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> Construction stage services

MSA provides a range of services to support the construction, signoff and handover of the building. These will typically include:

- > Review and validation, in conjunction with the Project Managers, Architects, M & E Consultants and, Quality Assurance Consultants of completion/commissioning certificates for fire protection systems and passive fire protection elements (i.e. fire stopping, fire doorsets etc.)
- > Input to the fire safety elements required by the building owner or operator in the form of a handbook. This will include maintenance requirements etc.
- > Inspection of the building to advise the architects of the suitability for a practical Completion Certificate to be issued.
- > Witnessing, in conjunction with the M&E Consultants / Contractors, of the integrated testing of the Fire Protection Systems to ensure compliance with the approved fire strategy i.e. smoke control, evacuation signalling etc.
- > Issue Opinion of Compliances with the relevant requirements of the Building Regulations as applicable to the proposed development.

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