

TITLE : EMERGENCY LIGHTING - BUILDING REGULATIONS 1991

Regulation 4(1),(2) Schedule 1 : Part B, Fire Safety

Section B1 - Means of Escape

The Approved Documents to Part B refers to lighting of escape routes.

Section 5.33 - Lighting of Escape Routes

All escape routes should have adequate artificial lighting. Routes and areas listed in Table 9 should also have escape lighting which illuminates the route if the mains fails.

Lighting to escape stairs should be on a separate circuit from that supplying any other part of the escape route.

Standards for the installation of a system of escape lighting are given in BS 5266 : Emergency lighting Part 1: 1988 *Code of Practice for emergency lighting of premises other than cinemas and certain other specified premises used for entertainment* and CP 1007 : 1955 *Maintained lighting for cinemas*.

Table 9 - Provisions for Escape Lighting

**Purpose Group of the Building
part of the Building**

Areas Requiring Escape Lighting

<p>Residential</p>	<p>All common escape routes.</p>
<p>Office, Shop and Commercial (1) Industrial, Storage, Other Non-residential</p>	<p>a. Underground or windowless accommodation, b. Stairways in a central core or serving storey(s) more than 20m above ground level, c. Internal corridors more than 30m long, d. Open plan office areas of more than 60m²,</p>
<p>Shop and Commercial (2) and carparks to which the public are admitted</p>	<p>All escape routes (except in shops of 3 or fewer storeys with no sales floor more than 280m² provided that the shop is not a restaurant or bar).</p>
<p>Assembly and recreation</p>	<p>All escape routes and accommodation except for: a. accommodation open on one side to view sport or entertainment during normal daylight hours, b. toilet accommodation having a gross floor area not more than 8m².</p>
<p>Any purpose group</p>	<p>a. electricity generator rooms, b. switch gear room/battery room for emergency lighting system.</p>

Notes: (1) Those parts of the premises to which the public are not admitted.

(2) Those parts of the premises to which the public are admitted.

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Issue No: B.03 Sheet 1 of 2

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The designer may choose to design the means of escape in accordance with the Approved Documents to Part B of the Building Regulations 1991 when the above emergency lighting provisions shall apply. Alternatively, the designer may choose to design in accordance with the relevant British Standards Code of Practice which contains their own recommendations for lighting escape routes.

It is most important that the Fire Officer has the opportunity to comment on the proposals. In some instances requirements may exceed the provision laid down in the Building Regulations because of other legislation which includes:

Spray Booths, Garages and Petrol Stations,
Petroleum (Regulations) Acts, 1928, 1936,
Residential Care Premises, Registered Homes Act, 1984.

There is considerable legislation and associated standards covering various types of premises which involve the need to incorporate emergency lighting. The statutory documents are:

The Building Regulations, 1991,
The Cinema Act, 1985,
Fire Precautions Act, 1971 - Designating Order S1, 1972, No.238,
The Health and Safety at Work etc. Act, 1974,
Local Government Miscellaneous Provisions Act, 1982,
Safety in Sports Grounds Act, 1975,
Fire Safety and Safety in Places of Sport Act, 1987.

Current Standards of Emergency Lighting include:

Code of Practice for Emergency Lighting BS 5266: Part 1: 1988,
Luminaire Product Standard BS 5433,
Exit Signs Product Standard BS 5499: Parts 1 and 3.

In addition, new common European designating orders are being developed which will strengthen and expand both legislation and standards.

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