6 Means of escape and provision for rescue from

houses

6.1 Single and two-storey houses

In single and two-storey houses the means of escape may be through the main

entrance via the hall or alternatively through the window. Consequently, unless

a protected escape route is provided, each bedroom should have a window in

accordance with 5.1.

6.2 Inner rooms in houses

For houses, a habitable room should not be an inner room unless it is on the

ground level or one floor above or below ground level and is provided with a

door or window in accordance with 5.1 for escape or rescue purposes.

6.3 Houses with one floor more than 4.5 m above ground level

Houses with one floor more than 4.5 m above ground level should meet one of

the following recommendations:

a) the top storey or level of the house should be separated from the lower

storeys by fire-resisting construction and should be provided with an

alternative escape route leading to its own final exit; or

b) the internal stairway should be constructed as a protected stairway,

connecting the ground and all upper storeys; and either deliver directly to a

final exit [see Figure 1a)] or allow access to at least two independent escape

routes leading to alternative final exits [see Figure 1b)]; or

c) where an open-plan arrangement exists at ground level, in order to

separate the ground floor from the upper storeys, either:

1) a protected stairway should be provided; or

2) the house should be fitted throughout with an AWFSS (see 11.2,

Table 2), together with a fire-resisting partition and door to separate

the ground floor from the upper storeys. The fire-resisting door should

be arranged such that occupants on the upper floors can access an

escape window at first floor level, in accordance with 5.1, in the event

of a fire in the open-plan area.

6.4 Houses with more than one floor higher than 4.5 m above

ground level

Houses with more than one floor over 4.5 m above ground level should be in

accordance with 6.3 and the following.

Each storey or level situated 7.5 m or more above ground level should have

either:

a) an alternative escape route; or

b) a protected stairway and an AWFSS (see 11.2, Table 2) fitted throughout the

house.

6.5 Loft conversions

Where a new storey is added by converting an existing roof space, provisions for

escape should be protected throughout the full extent of the escape route.

A loft conversion to a two-storey house should have fire-resisting construction in

the form of fire-resisting doors and fire-resisting partitions to protect the

stairway.

This stairway should be protected at all levels and either:

a) extend to the final exit; or

b) allow access to at least two escape routes at ground level that are separated

from each other by fire-resisting construction and fire doors

Where an open-plan arrangement exists at ground level, one of the following

should be provided:

1) a fire-resisting partition to enclose the escape route in accordance with 6.5a)

or 6.5b); or

2) an AWFSS (see 11.2, Table 2) to the open-plan area, together with a

fire-resisting partition and door to separate the ground floor from the

upper storeys. This door should be arranged such that the occupants of the

loft room are able to access an escape window in accordance with 5.1 at

first floor level in the event of a fire in the open-plan area.

Houses having a floor level or a loft conversion higher than 4.5 m above ground

level should be in accordance with 6.3 or 6.4, as applicable.