

Fire Alarm Warning and Deaf Paging Facilities and Disabled Refuge Systems-All Buildings Guidance.

(Ref: QM_OHSD_FS010)

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1.0 Statement of Intent

Queen Mary University of London as a service provider has a duty of care to make reasonable provision for persons who have a disability or impairment which could impact on their ability to evacuate, to be adequately warned in the event of fire alarm activation in the building they are occupying and then to ensure that the facilities installed and the emergency procedures adopted are adequate to ensure they can evacuate safely. Such facilities and procedures supplement the interaction with other staff, students and visitors responding to the fire alarm system and any visual (strobe/flashing lights) indicators that may also have been provided. The following systems and facilities that have already been installed in some college buildings are often incorporated into an individual's Personal Emergency Evacuation Plan (PEEP) and each system's operation explained to them in person by a Fire Safety Adviser and/or a Disability and Dyslexia Service representative. Due to cost implications, where other systems already exist, this document is not designed for retrospective installation. It is therefore recommended that for all future installations, the systems highlighted in this document be rolled out as the standard installation in all buildings, both residential and non-residential.

2.0 Communality of facilities installed

2.1 Disabled refuge systems

Disabled refuge systems installed in Queen Mary buildings should all be of the same type, manufacturer, equipment and operation. This will ensure all end users, including each disabled student, staff or visitor and also key Queen Mary staff such as Security Operatives and Maintenance personnel are familiar with the operation of the system.

2.2 Deaf paging systems

The systems installed in Queen Mary buildings must all be of the same type, manufacturer, equipment and operation. This will help ensure that all QMUL's students and staff who are deaf or who may have a hearing impairment can move freely between both non-residential and residential buildings using one type of system and paging device. This will help ensure all end users, including each hearing impaired student, staff or visitor, in addition to key Queen Mary staff such as Security Operatives and Maintenance personnel are familiar with the operation of each system.

3.0 Disabled refuge systems

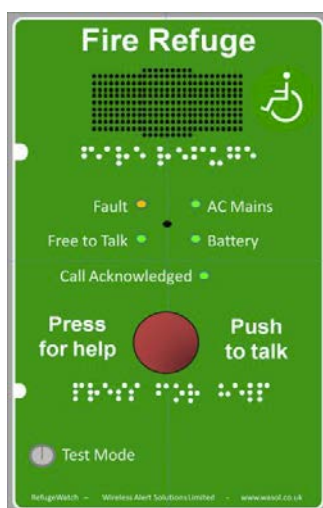
All disabled refuges must be provided and constructed in accordance with BS 9999:2008 Code of practice for fire safety in the design, management and use of buildings, Appendix G and each system must be provided with two way communication facilities in accordance with BS 5829-9:2011 Code of practice for



the design, installation, commissioning and maintenance of emergency voice communication systems.

Currently there are several types of disabled refuge systems in use throughout Queen Mary campuses, including hard wired and wireless systems. Their locations can be found in Appendix A.

The WASOL Disabled Refuge Systems benefit from wireless communication between the outstations and master station, thus minimising disruption to the building users and the building fabric during installation, and these are the most common type of refuge system installed. To ensure commonality of the refuge systems installed it is recommended that all future refuge and communication systems **should** be of the WASOL type. An exception to this would be when there is either a new build project or extensive building refurbishment where it may be appropriate to install hard wired refuge systems. Consultation should be entered into with Fire Safety Advisers at the design stage.



A WASOL outstation



A WASOL master station

WASOL contact details can be found in Appendix B.

4.0 Deaf paging systems

As mentioned earlier in the statement of intent Queen Mary, University of London must ensure there are adequate facilities to give warning of fire to all occupants including persons who are deaf or may have a hearing impairment. There are various methods that can be adopted to provide this warning including flashing beacons/strobes, paging devices and messaging systems.

Following a study by the Estate Projects department the system that has been adopted across all academic buildings is the WASOL, DeafWatch system which consists of a transmitter that is fitted to each building and portable vibrating pager devices are issued to all persons with a hearing impairment. On fire alarm activation a vibrating message is sent to each pager in the vicinity

of the transmitter. Buildings covered by the DeafWatch system can be found in Appendix A.

To ensure commonality of the deaf paging systems installed it is recommended that all future deaf paging systems **must** be of the WASOL DeafWatch type. This includes both non-residential and residential buildings.



Deaf watch transmitter and vibrating pager device



Wrist strap and vibrating pager device that can be used to wake sleeping persons

Further advice on any of these systems can be sought from Fire Safety Advisers whose contact details can be found in Appendix B.



Appendix A: Queen Mary, University of London, buildings with refuge systems, DeafWatch systems and evacuation lifts installed as of April 2013.



Mile End Buildings			
Building Name	Refuge System Installed	Deaf Watch System Installed	Notes/Comments
Arts 1	Yes	Yes	
Arts 2	Yes	Yes	Hard wired refuges in north staircase only. Evacuation lift installed
Art Research Centre	No	No	
Bancroft Road Teaching Rooms	Yes	Yes	
Computer Science	Yes	Yes	
Engineering Building	No	Yes	
OCHS	Not required	Not required	
Fogg Building	Yes	Yes	Evacuation Lift in West Staircase only. Refuges scheduled late 2013
Francis Bancroft Building	Yes	Yes	
GO Jones	Yes	Yes	Firefighting lift(s) installed
Geography	Yes	Yes	
IRC	Not required	No	
ITL	No	No	
Joseph Priestley Building	No	No	
Library	No	No	Refuges scheduled late 2013
Law	Yes	Yes	
Lock Keepers Graduate	Yes	Yes	
Mathematical Sciences	No	No	
Nursery	Not required	Not required	
Student Centre	Yes	Yes	Hard wired refuge system
Temporary Building	Yes	No	Flashing strobes fitted in all areas including WC's
The Peoples Palace Great Hall	Yes	Yes	
Queens Building/Octagon	Yes	Yes	
Post Room	Not required	Not required	
Drapers/Q-Motion	Yes	Yes	
Albert Stern Cottage	Not required	No	Deaf Watch scheduled late 2013
Albert Stern House	Not required	No	Deaf Watch scheduled late 2013
Beaumont Court	Not required	Yes	
Chapman House	Not required	No	Deaf Watch scheduled late 2013
Chesney House	Not required	No	Deaf Watch scheduled late 2013
Creed Court	Not required	Yes	
France House	Not required	Yes	
Feilden House	Yes	Yes	Evacuation lift and refuges in both north and south blocks
Hatton House	Not required	No	Deaf Watch scheduled late 2013
Ifor Evans	Not required	No	Deaf Watch scheduled late 2013
Lodge House	Not required	No	Deaf Watch scheduled late 2013
Lindop House	Not required	No	Deaf Watch scheduled late 2013
Lynden House	Not required	No	Deaf Watch scheduled late 2013
Maynard House	Not required	No	Deaf Watch scheduled late 2013
Maurice Court	Not required	Yes	
Pooley House	Not required	Yes	
Selincourt House	Not required	No	Deaf Watch scheduled late 2013
Stocks Court	Not required	No	Deaf Watch scheduled late 2013
Varey House	Not required	No	Deaf Watch scheduled late 2013
Whitechapel Buildings			
Building Name	Refuge System Installed	Deaf Watch System Installed	Notes/Comments
Alexander Wing	No	No	Embedded space
Garrod Building	No	Yes	
SMD Library	No	Yes	
Dental Institute	No	No	Embedded space
BLSA	Yes	Yes	Hard wired refuge system
Abemethy Building	Yes	Yes	Hard wired refuge system
QMB	Yes	No	Embedded space
Blizard	Yes	Yes	Hard wired refuge system
64 Turner Street	Not required	No	
Yvonne Carter Building	Yes	No	Evacuation lift. Hard wired refuge system
Windgate Building	No	No	Embedded space
53-55 Philpot Street	Not required	No	Embedded space
John Harrison House	No	No	Embedded space
Pathology and Pharmacy Building	No	No	Embedded space
Floyer House	Not required	Not required	
Charterhouse Square Buildings			
Building Name	Refuge System Installed	Deaf Watch System Installed	Notes/Comments
John Vane Science Centre	Yes	Yes	No refuges on 4th floor
Joseph Rotblat/Old Anatomy/Dean Rees	Yes	Yes	
Wolfson Institute	No	Yes	
Lodge House	Not required	Yes	
Heart Centre	Yes	Yes	Evacuation lift. Hard wired refuge system
Dawson Hall	No	Yes	
West Smithfield Buildings, Chislehurst and Lincoln Inn Fields			
Building Name	Refuge System Installed	Deaf Watch System Installed	Notes/Comments
Barts Close	No	No	Embedded space
Pathology Museum	No	No	Embedded space
Robin Brook	No	No	Embedded space
Dominion House	No	No	Embedded space
William Harvey House	No	No	Embedded space
Little Britain	No	No	Embedded space
West Smithfield Library	No	No	Embedded space
West Pavilion	No	No	Embedded space
East Pavilion	No	No	Embedded space
Lincoln Inn Fields	No	No	Embedded space



Appendix B:

Queen Mary, University of London staff contact details

Non-residential Buildings

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All Buildings

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