



Essential Safety Elements

New Builds and Major Refurbishments

Essential Safety Elements

Fire

- Fully automated fire alarm relevant to building type
- Linked fire / heat detection in all areas – For example rooms / corridors / risk rooms / public areas
- Stairways to be protected unless corridors open to fresh air
- No dead end / long corridors

Balconies in Rooms

- All balconies to be over 1.1m in height
- Any gaps to be less than 10cm
- Balcony design should not incorporate step ups or encourage climbing
- Construction must be of a sturdy design

ESSENTIALS

Swimming Pools

- Depth markings to be clearly displayed
- Emergency shut off switch must be easily available and clearly signed
- Children's pool to be separate from the adult pool by at least 3m
- Infinity pool drops to be no more than 1m
- Swim up rooms must have childproof locks on doors from the patio to the water

Gas

- All boiler rooms should be located away from guest rooms
- Boiler rooms must be well ventilated with self-closing fire-resistant doors and have smoke detection linked to the main alarm
- Any flues must be at least 1.5m away from any window or door or other opening leading back into the building



Essential Safety Elements

General

- Public balustrades must be at least 1m high
- Any gaps in public balustrades must be less than 10cm
- Balcony design should not incorporate step ups or encourage climbing
- Full length glass doors or windows to have identifying stickers at 1.5m and 80cm

Waterparks / Slides

- Slides / flumes should overlap the pool by a minimum of 30cm
- Discharge point into the water should be no more than 20cm above the water
- Exit steps from slide areas must not pass in front of the slides
- Plant rooms to be inaccessible to guests

ESSENTIALS

Food Hygiene

- Food storage areas to be clean and well lit
- Food shelving must allow for food to be stored off the floor
- Separate work areas to be provided to prevent cross contamination
- Separate wash hand sinks to be available with hot and cold running water.

Children's Clubs / Rooms

- All entry / exit doors must have childproof locks
- Flooring should be cushioned and easy to clean
- The room should have natural light and appropriate ventilation / heating / air conditioning.
- Electrical sockets must be 1.5m above the floor
- Smoke detection must be linked to the main fire alarm
- Kids club should be located away from risk rooms & swimming pools



Contact

For further information contact the Safety & Risk Accommodation Team

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