

SOAS into Senate House



STATUTORY SIGNAGE

Revision	Status	Date	Produced by	Checked by	Approved by
1	Planning	09.02.16	DL	EF	RP
2	Planning	16.03.16	DL	EF	RP

Document Number: 28731-SOAS-A-REP-XXX-XX-029

Contents and introduction

Introduction

The following report looks at the strategy for emergency exit signage and statutory safety signage locations and details. Both internally illuminated signs and phosphorescent signs are to be used around the building. With phosphorescent signs, emergency lighting is required within a suitable distance to provide the illumination.

British Standards BS 5499-4:2013 & BS5499-10:2014 have been used for guidance.

Please note wayfinding signage is currently being prepared by the client’s specialist consultant and will follow separately at a later date. Statutory signage will take precedence over way-finding in all instances.

This report is to establish the scope of statutory signage and to obtain Listed Building consent for the same. The signage subcontractor shall obtain specialist supplier review prior to installation to confirm compliance with BS 5499. The proposals shall be a marked up plan confirming size, type, fixing and location.

This report shall be read in conjunction with the luminaire schedule. (28731-SOAS-E-SHL-XXX-XX-001) which confirms the details of the internally illuminated exit signs, noted as Exit A or Exit B and as submitted and approved as part of the lighting submission under Condition 10.

Please note that in BS 5499-4 mounting heights for exit signage are as follows:
Wall mounted : 1700mm - 2000mm AFFL
Above door: 2000mm - 2500 AFFL

Signs should be mounted in normal field of vision to be prominent and take precedence over all other signs. Sign sizes should be sufficiently large and clear so they can be readily seen and understood.

Statutory signage graphics are to comply to BS EN ISO 7010. Read in conjunction with specification NBS N15

- N15/ 110A - Fire escape signage
- N15/ 120 - Safety signage mandatory action
- N15/ 120A - Safety signage phohibition / danger
- N15/ 120B - Safety signage warning

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Revision Notes

Rev 2

- Disabled refuse/ call point mounted externally noted, see page 12.
- Image of call point device added, see page 12.

Fire Exit Signage Legend

To simplify the escape signage strategy, the direction and the signage type have been codified and shown on the floor plans enclosed in this report. There are two main types of signage, internally illuminated exit signage (Exit A or Exit B as the luminaire schedule) and phosphorescent signage.

To identify the variations of signage and fixing solutions, a code has been developed, this is split into: (i) Direction
(ii) illumination and fixing type.

Please use the legend on the following two pages to understand the code letters.

An example of the code would be L/2. This would correspond to an illuminated wall hung signage, exit to the left.



Size of phosphorescent signs



DIM

100mm - viewing distance up to 11 meters

150mm - Viewing distance up to 22 meters

200mm - Viewing distance up to 30 meters

Sizes of signs shown in **RED** next to phosphorescent sign on plan, subject to specialist supplier review. Phosphorescent signs require a minimum of 100 lux in normal conditions and 5 lux minimum in emergency lighting.

i - Direction



Fire Exit Signage Legend

ii - Illumination and fixing type

- 1- Hung from ceiling internally illuminated (Exit type A fitting unless noted otherwise)
- 2- Wall mounted above door & internally illuminated (Exit type A fitting unless noted otherwise)
- 3- Wall mounted above door & phosphorescent
- 4- Wall mounted on wall & phosphorescent
- 5- Ceiling mounted and internally illuminated (Exit type A fitting unless noted otherwise)
- 6- Ceiling hung & phosphorescent
- 7- Externally Wall mounted & internally illuminated (Exit type B fitting)

Fitting type (Exit A or Exit B) as 28731-SOAS-E-SHL-XXX-XX-001

All internally illuminated signage as shown on the electrical engineer drawings.
28731-SOAS-E-PLN-LTG-B1-110 to 28731-SOAS-E-PLN-LTG-03-114
Please note that in BS 5499-4 mounting heights for exit signage are as follows:
Wall mounted : 1700mm - 2000mm AFFL
Above door: 2000mm - 2500 AFFL

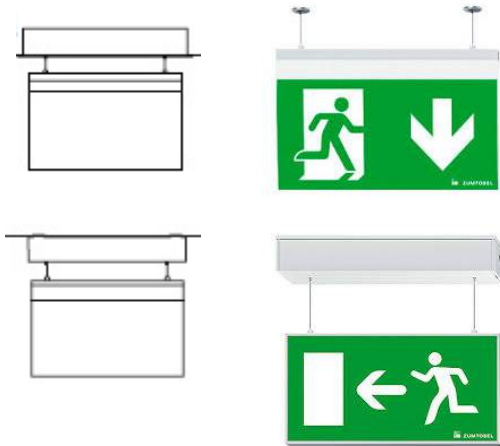
Read with sketch elevations

Fixing Type

Fixing type 1- Hung from ceiling internally illuminated.

Design intent for ceiling hung exit signage.
Drop length to be adapted to suit specific locations.
2500mm AFFL.

For areas of new high level ceiling use recessed mounting kit, with suspension cables. For existing soffits use mounted box with suspension cables.



2- Wall mounted above door and internally illuminated



3- Wall mounted above door and phosphorescent

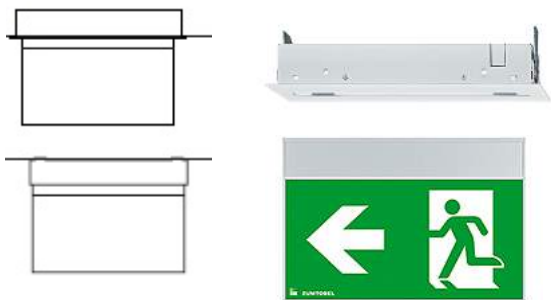
Sign to be carefully fixed to wall with double sided foam tape, 3M or similar
Tape strip along top and bottom. Centred sign over door.

4- Wall mounted on wall and phosphorescent

Sign to be carefully fixed to wall with double sided foam tape, 3M or similar
Tape strip along top and bottom. Locate sign 100mm away from corner / edge.

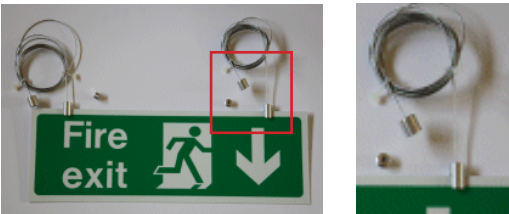
5- Ceiling mounted and internally illuminated

Use recessed kit to areas of new ceilings, surface mounted box to existing soffits.



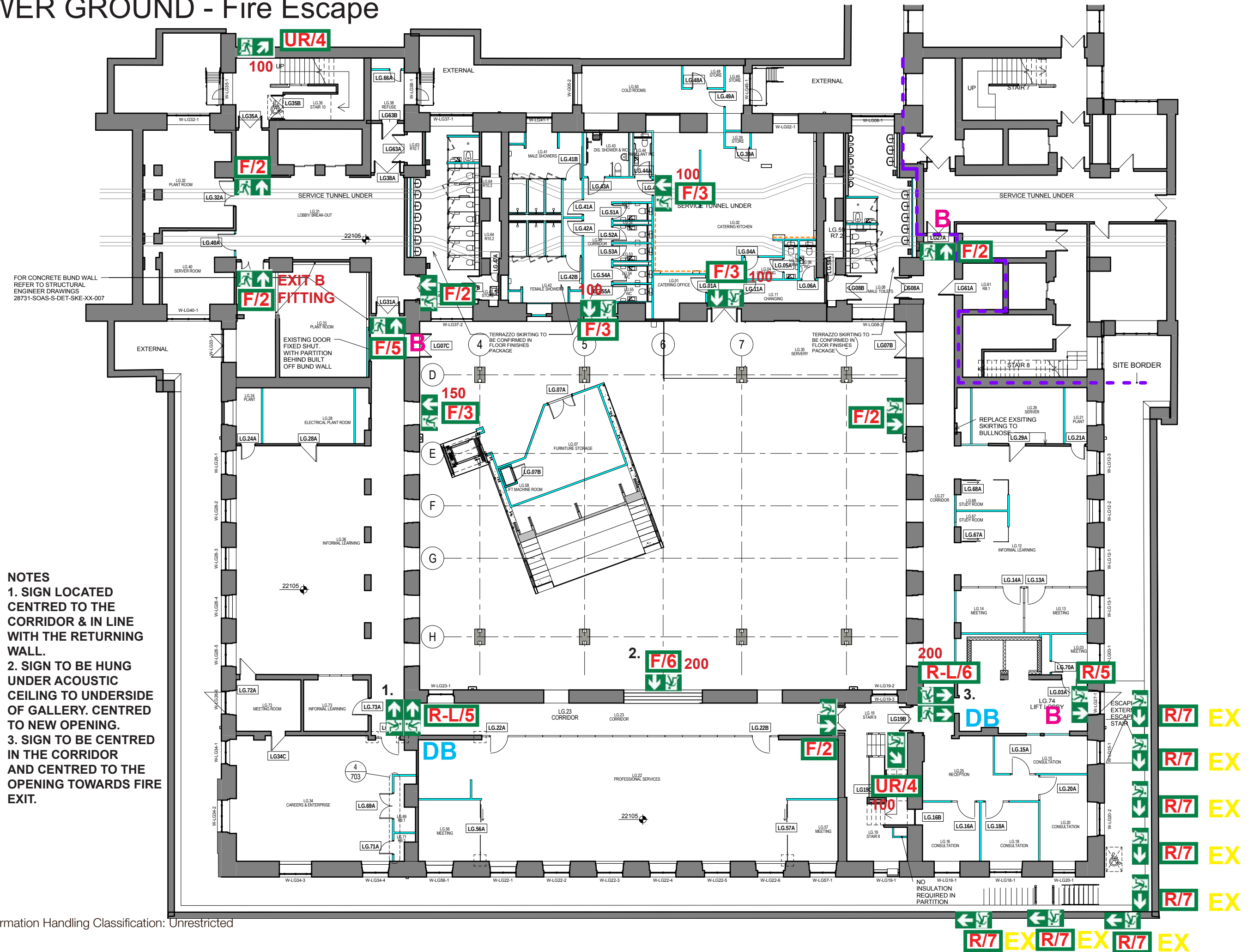
6- Ceiling hung & phosphorescent

Design intent for ceiling hung to be on suspension wire.
Carefully fixed to the ceiling.

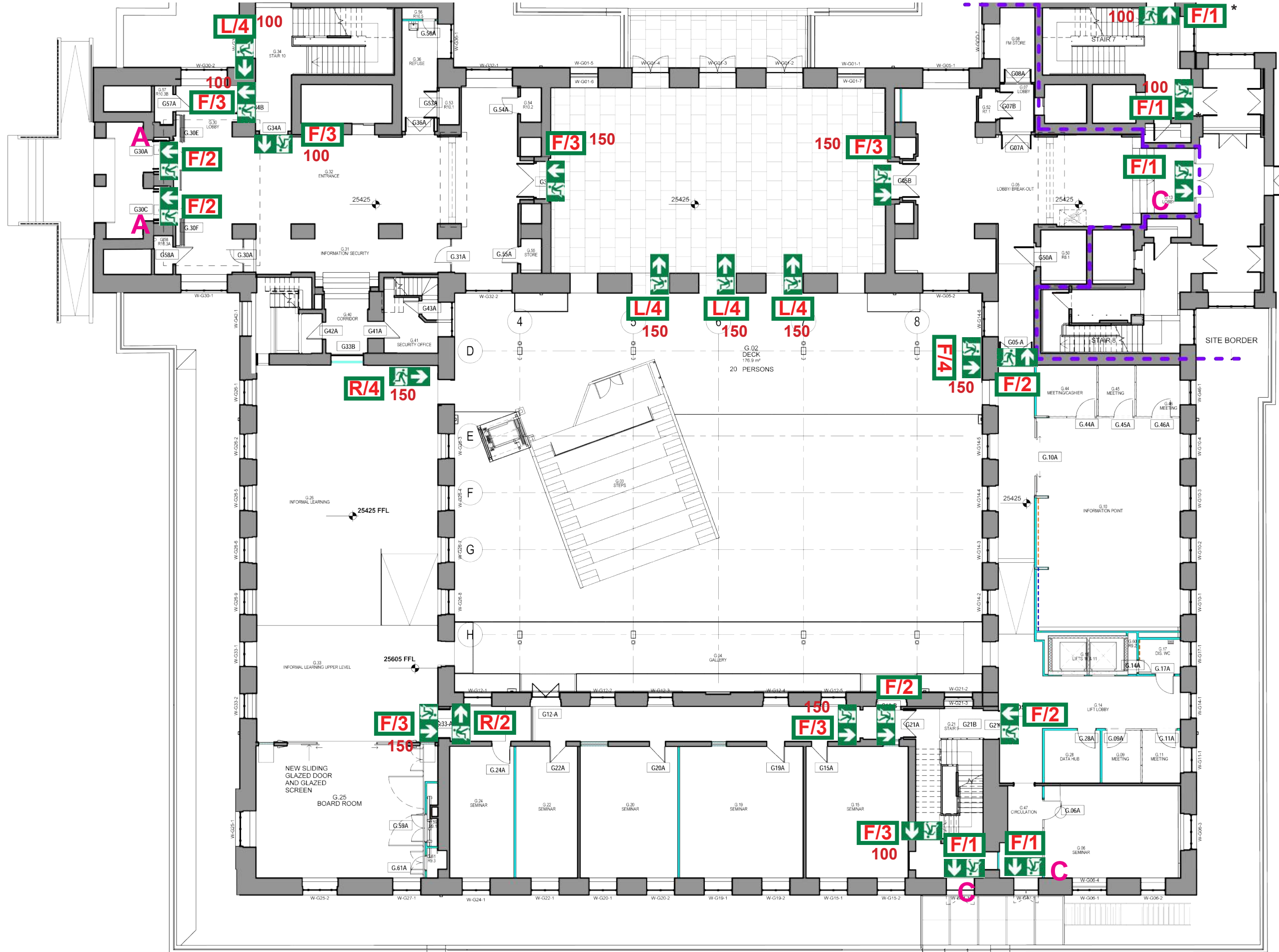


7- Externally Wall mounted and internally illuminated

Double sided as indicated on plans.

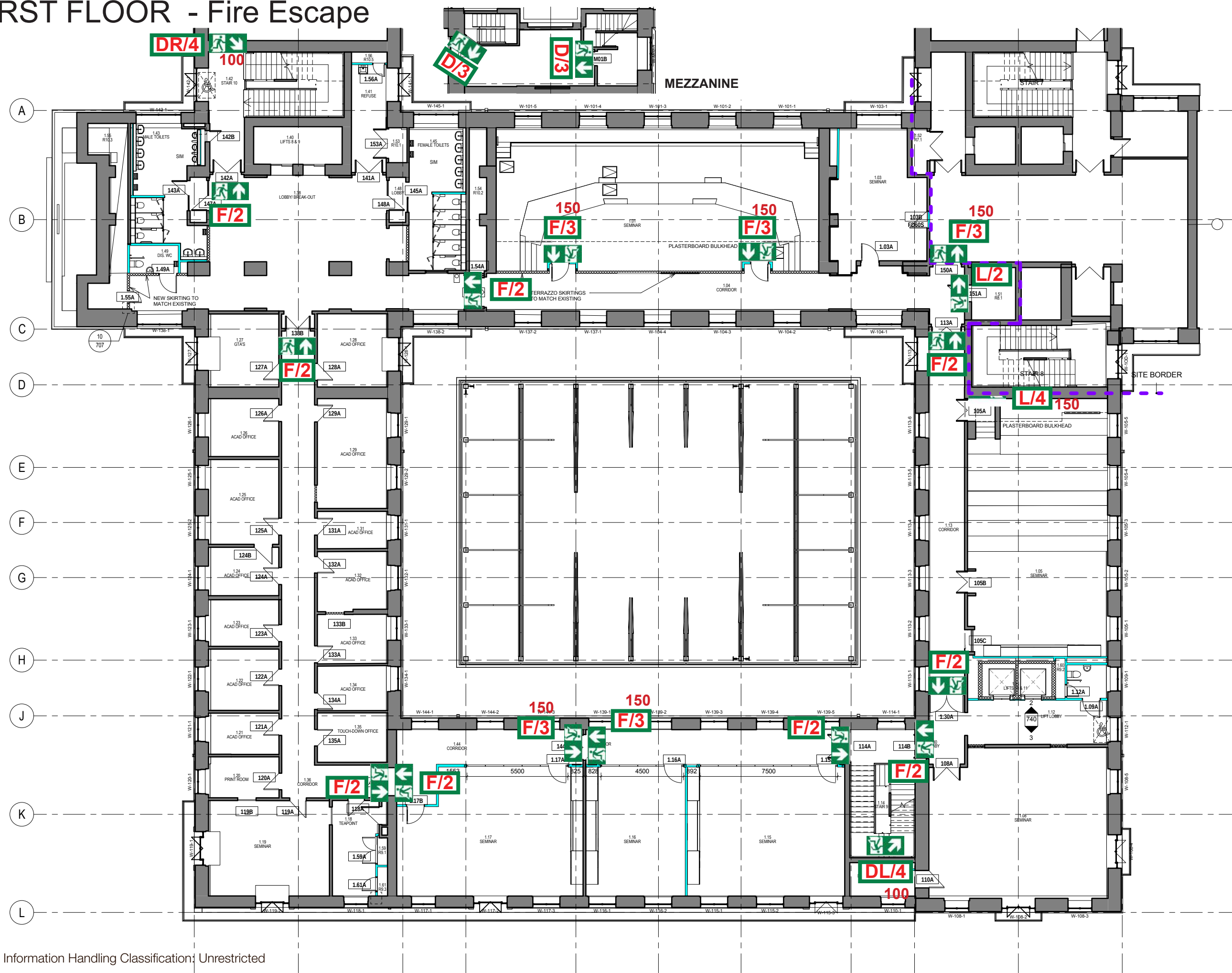


GROUND - Fire Escape



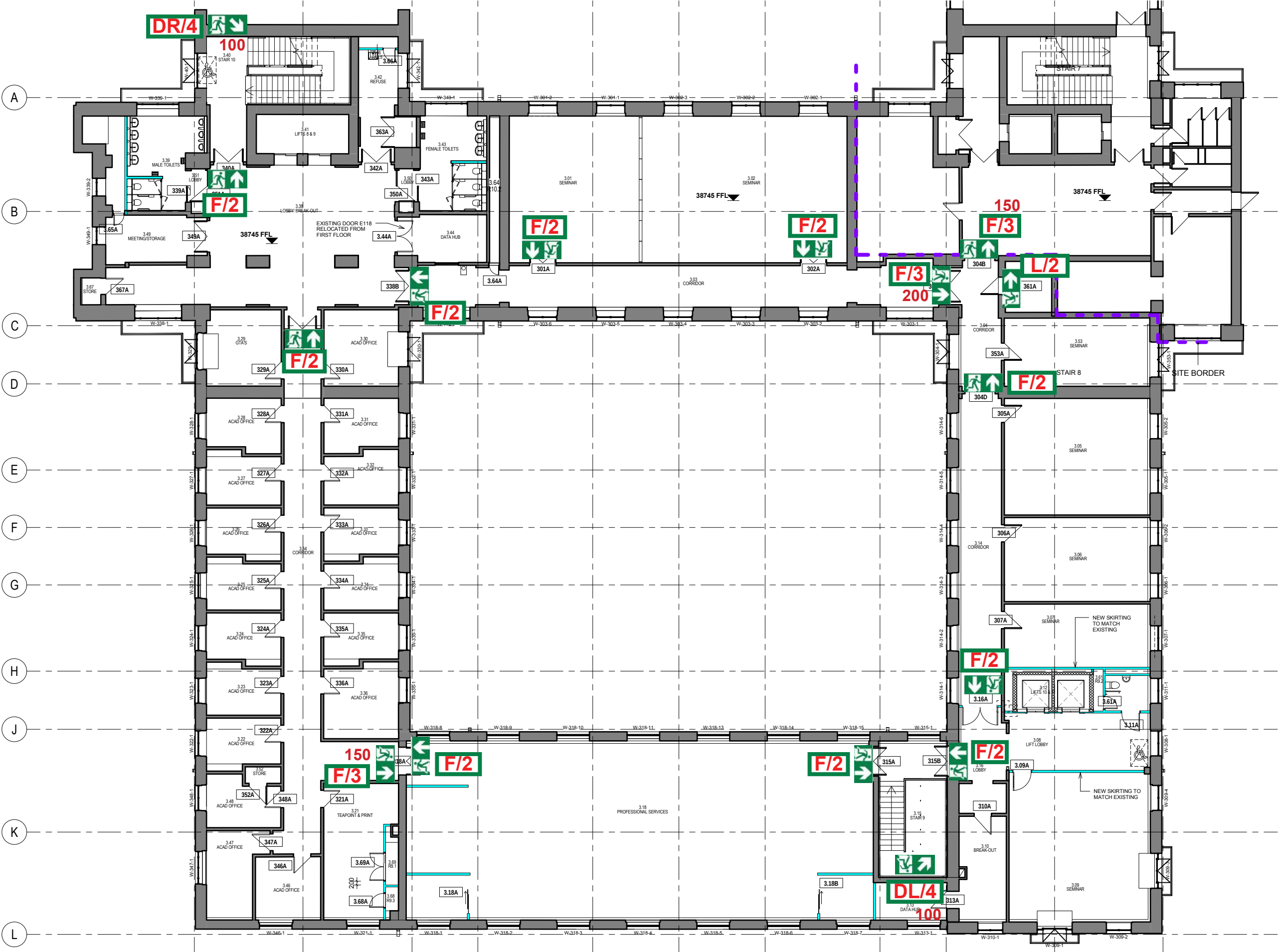
*final location to be confirmed once final fire strategy is finalised.

FIRST FLOOR - Fire Escape





THIRD FLOOR - Fire Escape



Typical Setting out

Setting out of the signage varies depending on locations and fixing type. To ensure all the signage is compliant the following setting out should apply to the signage as referenced on the plans.

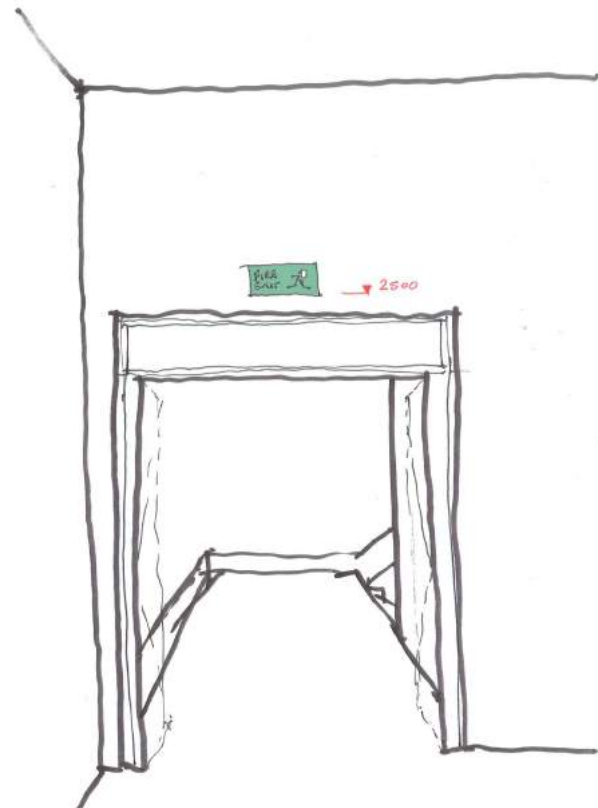
The following setting out is to comply with BS:5499-4:2013

Above Door Mounted Signage

Bottom of signage to be mounted above door at 2500mm AFFL.

To be centred to the door.

Signage to be illuminated or phosphorescent as indicated in the plans.

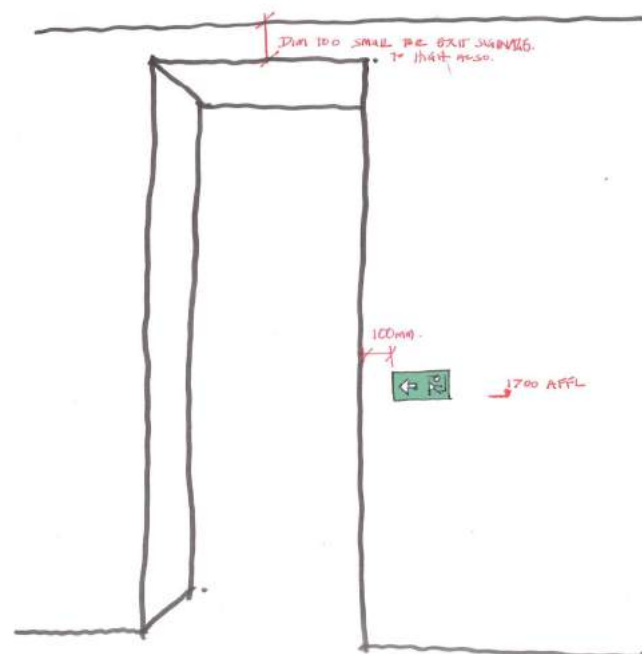


Wall Mounted Signage

Bottom of sign to be mounted on the wall at 1700mm AFFL.

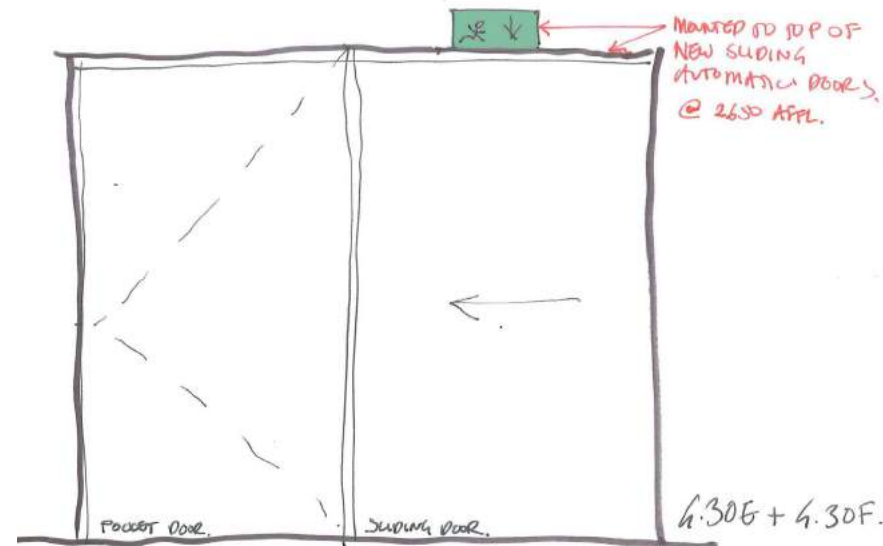
Sign to be mounted 100mm in from the edge of wall.

Signage to be phosphorescent as indicated in the plans.



Unique Instances

Setting out of unique instances as referenced on the plans with the corresponding pink letter.

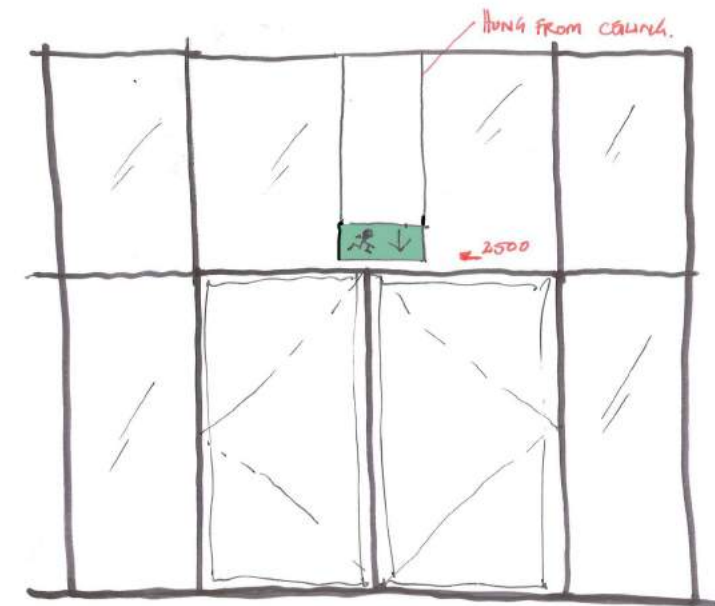


A

Above Main Entrance Doors

Bottom of signage to be mounted to the new sliding door. For this instance the bottom of the signage will be 2650mm AFFL. This is taller than the British Standard but due to the existing door surround dictating the height of the new sliding door this is the minimum height the signage can be.

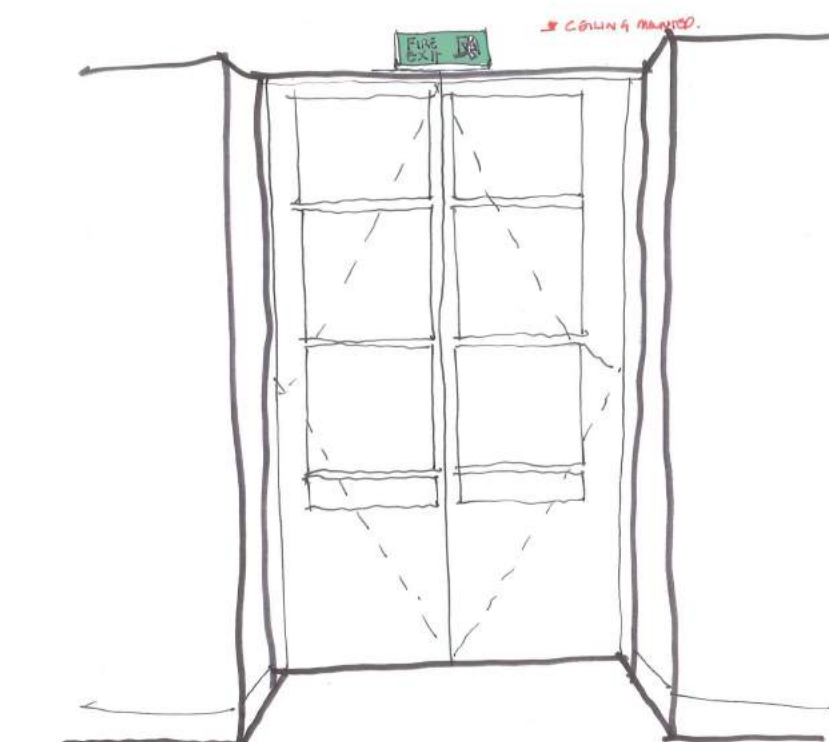
Refer to drawing:
28731-SOAS-A-DET-GEN-00-498
for detailed location.



C

Ceiling Hung Signage

Bottom of sign to be hung from ceiling above door at 2500mm AFFL. To be centred to the door. Signage to be illuminated or phosphorescent as indicated in the plans.



B

Ceiling Mounted

To the lower ground floor only in some instances the signage can not be mounted above the door as the door is floor to ceiling. In this instance the signage is to be surface mounted to the ceiling.

Double sided signs.

These are required where a change of direction is required for two exit routes coming together. Both sides should indicate the route towards the escape.

DB

Externally Mounted Signs

These are required to the external perimeter lightwell on the lower ground floor. These signs direct to the new escape staircase.

EX

These signs should be mounted 1700mm AFFL.

See sketch 28731-SOAS-A-SKE-XXX-XX-129

Site Photos



Above Door wall mounted



Above Door wall mounted



Wall mounted phosphorescent



Above Door Wall mounted



Above Door wall mounted



Above Door wall mounted



Above Door ceiling mounted



Above Door wall mounted

Statutory Signage Fire Action and Refuge Point

Fire Action



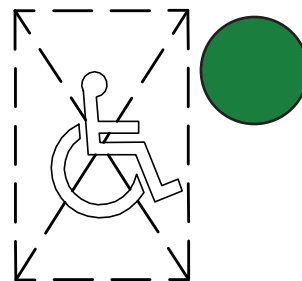
Fire Action notices required to locations marked with a orange diamond. These locations are coincident with break glass fire alarms in circulation spaces. Refer to electrical drawings for break glass locations.

SOAS to decide on exact text for the notice.
Fixing by double sided tape, 3M or similar
Size to be confirmed, typically 150mm wide x 200mm high subject to text requirements



Disabled Refuge/ Call point.

Disabled refuge sign to be located on all call points and refuge areas. Shown on plans with a green dot on a dashed refuge area.



Refer to electrical engineer drawings for call point locations and details.



Fixing by double sided tape, 3M or similar
Size to be confirmed, typically 210mm wide x 310mm

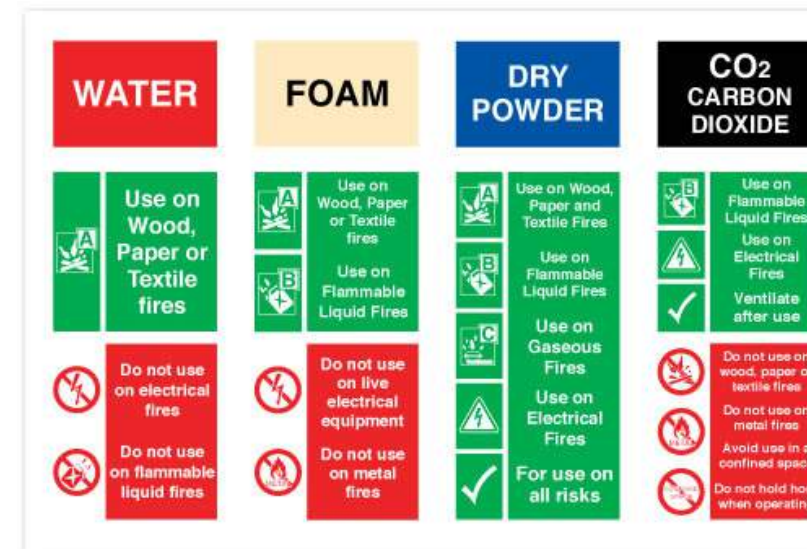


156(H) x 156(W) x 56(D)

All refuge instances to have statutory refuge point signage and a call point unit as shown. Setting out of external refuge at base of external escape stair 9 requires a surface mounted wired call point as noted on 28731-SOAS-A-SKE-XXX-XX-142. This will be carefully surface mounted to the existing stone facade with cables fed from the rear.

Fire Extinguisher

Fire extinguisher locations and mandatory signage to be supplied by extinguisher contractor by appointed by SOAS.



Example of signage. TBC by extinguisher contractor



It is assumed the fire extinguishers signage will be integrated into the freestanding fire extinguisher stands / holders as provided by SOAS.

Statutory Signage to Plantrooms and Risers

Signage as required for signage for mechanical and electrical. To plantrooms and risers.

1



Restricted access to all riser and plant and electrical rooms.

To be set out central to the door.

2



Used on all risers and plant rooms with electrical equipment.

3



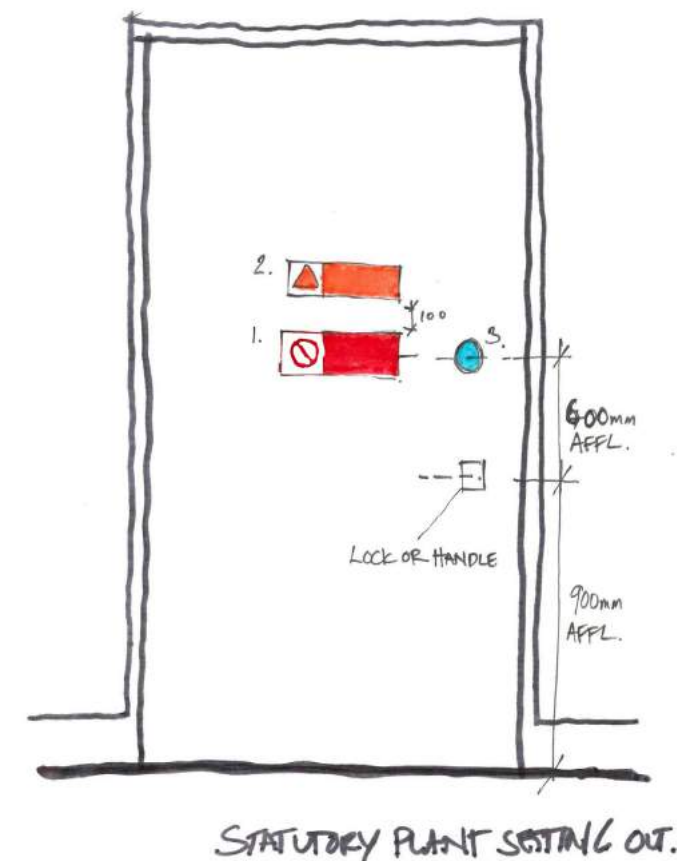
Used on door which are required to be locked but are not fire doors.

For example data hub rooms.

Legend for the statutory signage

- RESTRICTED ACCESS
- DANAGER LIVE ELECTRICAL EQUIPMENT
- THIS DOOR MUST BE KEPT LOCKED SHUT

Setting out for statutory signage



1. Restricted Access to be set out 1500mm AFFL

2. Danger live electrical to be 100mm above restriced access

3. Door keep locked to be 1500mm AFFL

Fire Doors

Fire doors require blue statutory signage. Generally fire rated doors to corridors require a sign for 'keep shut'. Riser doors require signage with 'keep locked'. These are shown on the exit plans with a blue. Keep locked doors have a single sided

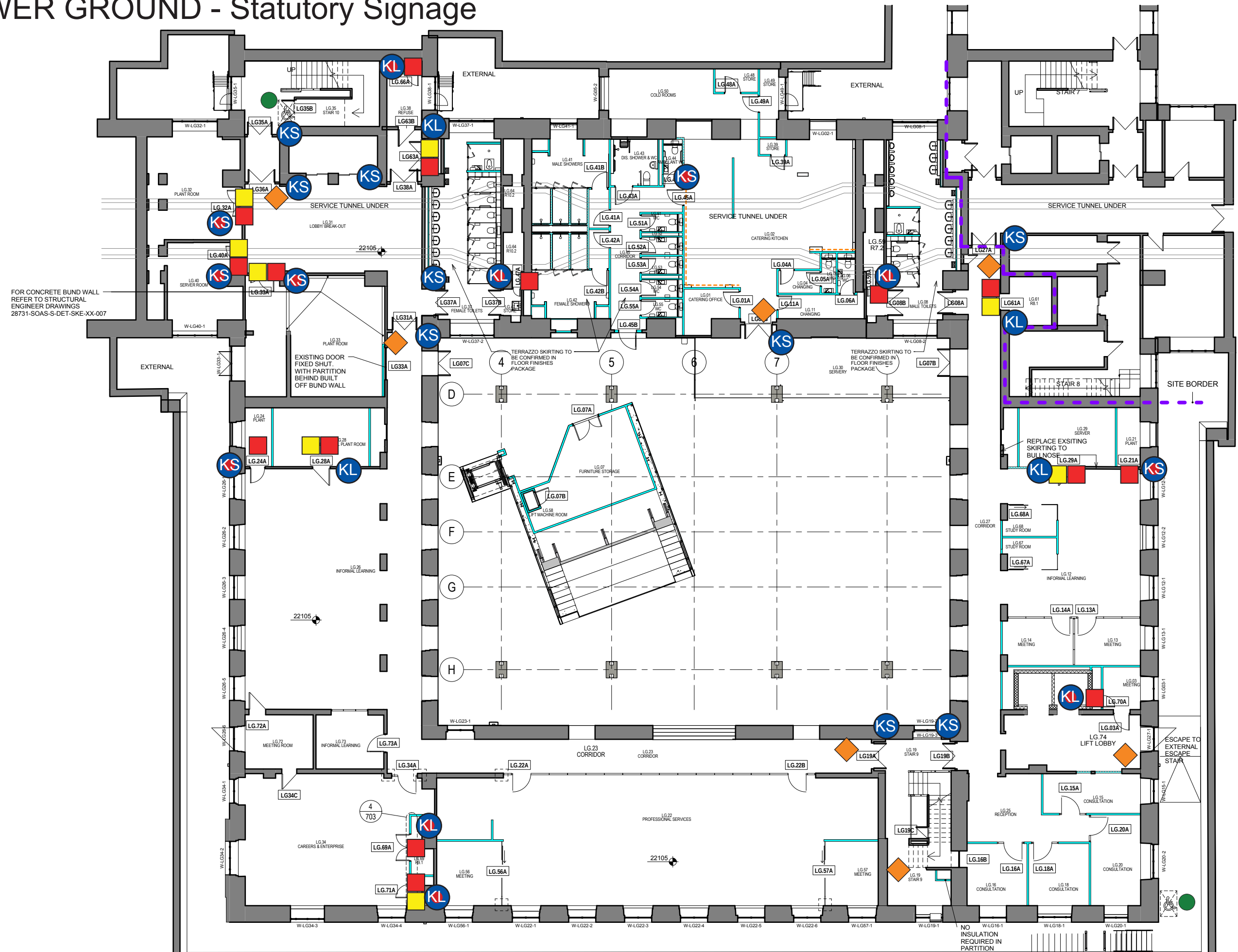
Legend

- KS Fire door 'Keep Shut'
- KL Fire Door 'Keep Locked'
- AD Automatic Fire Door 'Keep Clear'
- A blue circle with red dot indicates a new fire door with signage. (part of Algoods schedule 28731-SOAS-A-SPC-GEN-XX-911)

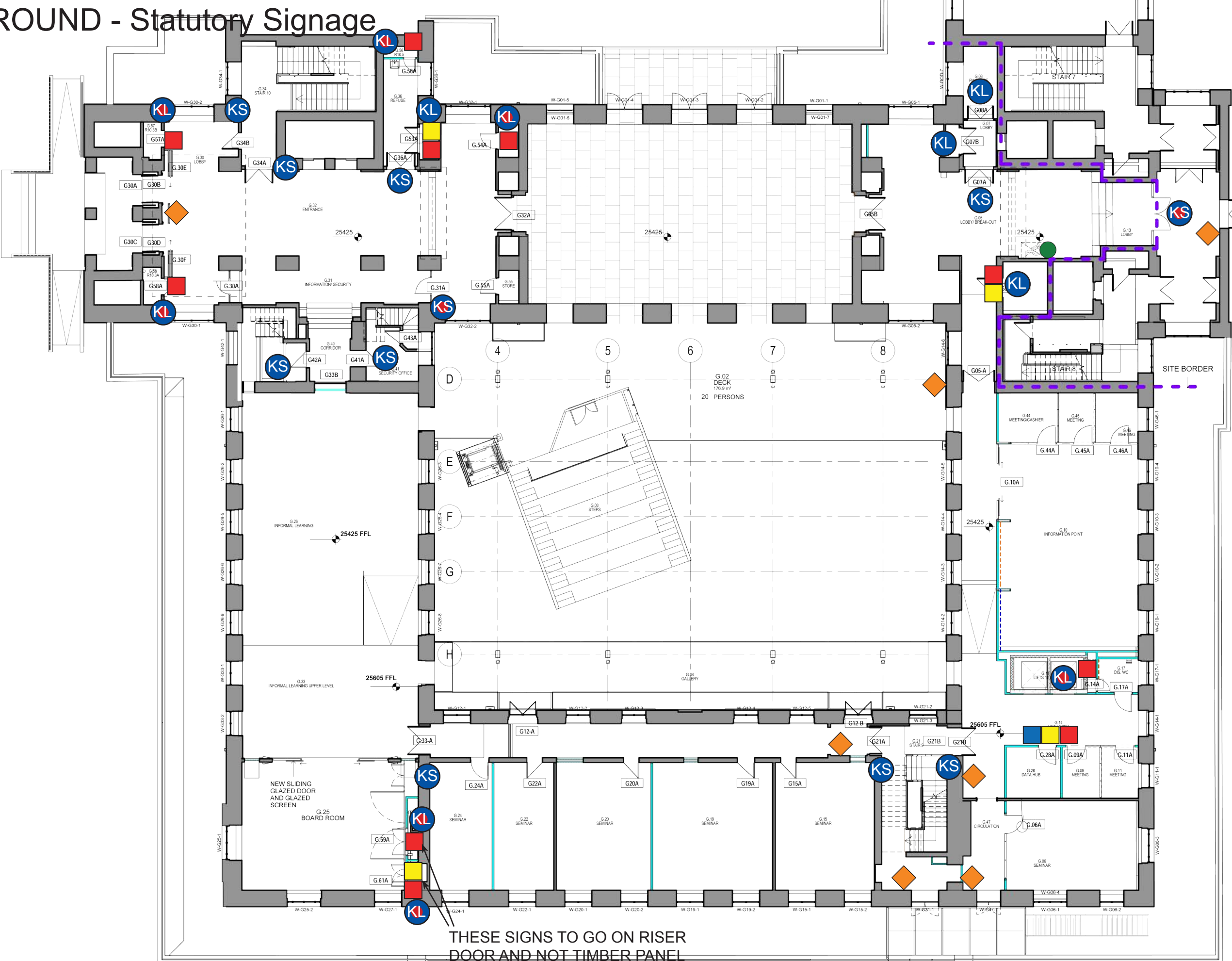


Refer to new door schedule 28731-SOAS-A-SHL-GEN-XX-912.

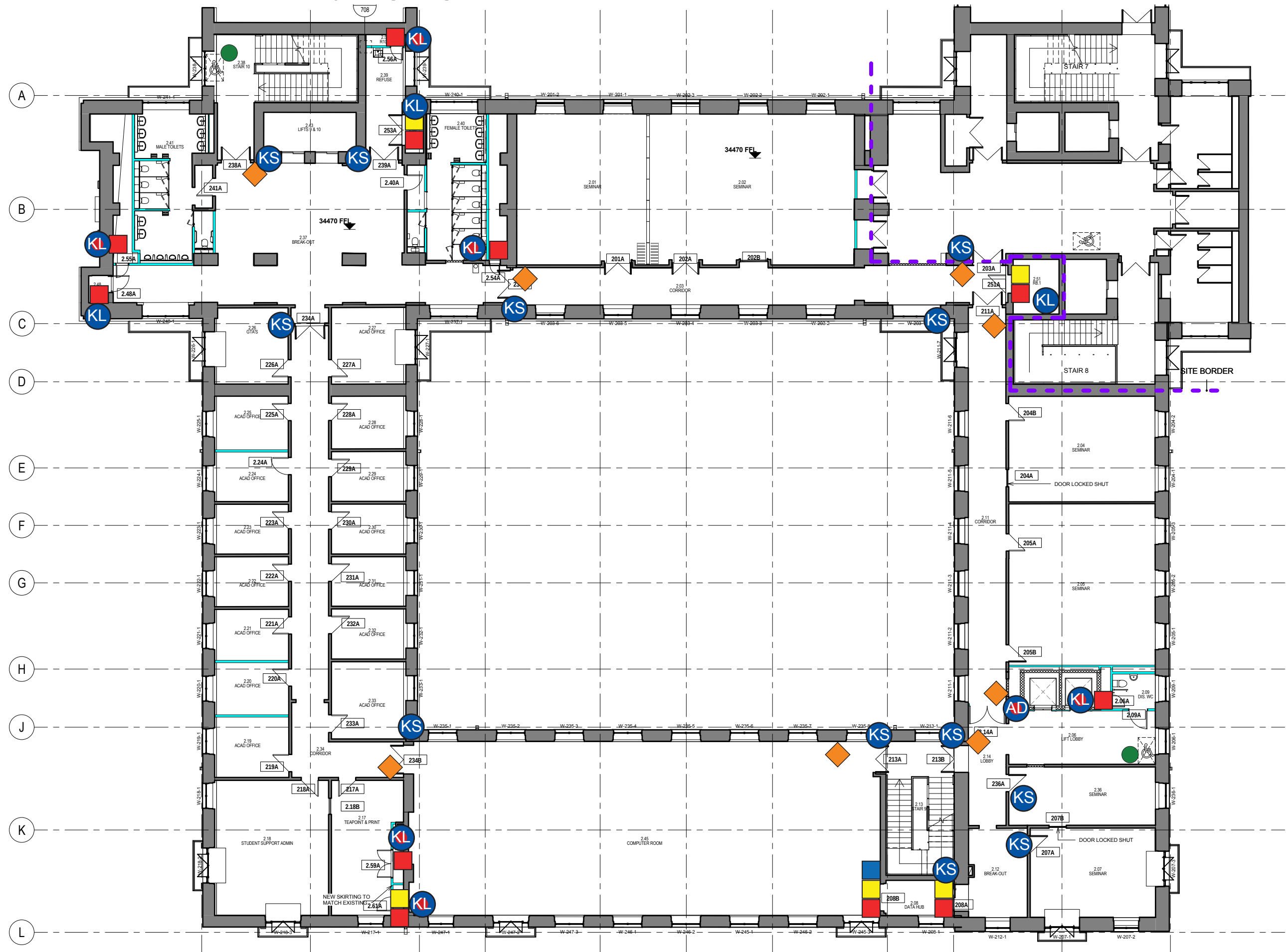
LOWER GROUND - Statutory Signage



GROUND - Statutory Signage







THIRD FLOOR - Statutory Signage

