

Fire Risk Assessment : the public WC's adjacent to the former Gabriel Court Hotel site, Stoke Gabriel

Description

This is a small 2m x 6m single storey ground floor building of block construction with a slate roof of lean-to style construction set against the perimeter stone wall of the former Gabriel Court Hotel site.

The front access door is to a female wc and also has access to a cleaners store. The rear access door gives access to two male wc's, one of which contains a cupboard housing the electrical intake.

The internal faces of both wc's are of ceramic tiles. The only flammables on site are from the limited amount of stored cleaning materials and potentially any build up of waste in the internal waste bins. At the time of my inspection there was no significant waste disposal issue. I understand that a contract is in place for the cleaning of the wc's and removal of waste 3 times weekly.

Who is at risk ?

The site is not supervised. It can be assumed that members of the public that can access the building can also safely leave the building unaided unless accompanied by a carer for both access and egress. The wc's have internal easy to use latches

Provision for fire detection and firefighting

The building is predominantly of block and stone and set clear of nearby Townwell cottages. The risk from fire is small and in the event of a fire the chance of fire spread to the nearby cottages is minimal. There is no history of fires or arson close by. For a small non-complex building of this size there is no requirement for automatic fire warning and detection. In the unlikely event of a fire any smoke issuing would probably be spotted by passers by on Paignton Road.

The building benefits from some glazing and a roof skylight so does receive some natural daylight. I understand that at night the wc lights are left on. There is no need for emergency escape lighting.

There are no portable extinguishers on site. Given that a small waste bin fire would probably burn itself out and that the site is unsupervised and used by passing members of the public the provision of extinguishers would raise the issue of training and whether members of the public would put themselves at risk by tackling a small fire. The risk is negligible. In the event of fire the best advice is to call the fire service.

Significant findings :

1. The isolation point for the electrical installation should be conspicuously identified and the system periodically checked by a competent electrician to ensure that it is safe.
2. The electrical meter cupboard in the gents wc should be locked shut to prevent unauthorised access.
3. The cleaners store accessed from the female wc should be locked to prevent unauthorised access.

The fire risk is considered to be low.

N.B. It should be noted that that this risk assessment is for fire only. It should be reviewed annually or sooner in the event of a fire or emergency.

