

Fire Safety in Hotels Webinar

Presented by

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Introduction

FIRE SERVICES ACT 1981 & 2003

Section 18(2) of the Fire Services Act places a duty in terms of fire safety on **every person having control** over a premises.

In order to satisfy duties under the Fire Services Acts 1981 and 2003 a satisfactory fire safety management strategy should be in place.

Current Legislation & Updates

Fire Services Act 1981 & 2003

‘It shall be the duty of every person having control over premises to’

- **(a)** take all reasonable measures to guard against the outbreak of fire on such premises;
- **(b)** provide reasonable fire safety measures for such premises and prepare and provide appropriate fire safety procedures for ensuring the safety of persons on such premises;
- **(c)** ensure that the fire safety measures and procedures referred to in paragraph (b) are applied at all times; and
- **(d)** ensure, as far as is reasonably practicable, the safety of persons on the premises in the event of an outbreak of fire whether such outbreak has occurred or not.

Current Legislation & Updates

Ease of Escape Regulations 1985

Every person having control over a place of assembly shall take the following precautions that is to say, he shall ensure that, while the place is in actual use as a place of assembly—

- (i) subject to paragraph (ii), all escape routes are kept unobstructed and immediately available for use,
- (ii) doors, gates and other like barriers across escape routes are not secured in such a manner that they cannot be easily and immediately opened by persons in the place of assembly,
- (iii) all chains, padlocks and other removable fastenings for securing doors, gates or other like barriers are removed and kept in a place where they may be readily inspected by an authorised person for the purposes of section 22 of the Fire Services Act, 1981 .

Current Legislation & Updates

Ease of Escape Regulations 1985

- (iv) no hanging or drape is placed across or along an escape route in a manner which would impede or obstruct escape,
- (v) no mirrors are placed across or along an escape route or adjacent to an exit in such a way as to confuse the direction of escape.

Current Legislation & Updates

- Building Control Act 1990 & 2007
Building Control Regulations 1997 – 2021 (as amended)

- A Fire Safety Certificate is required in relation to the following works:
- Works in connection with the design and construction of a new building
- Works in connection with the material alteration of a hotel or other guest accommodation
- Works in connection with the extension of a building by more than 25 square metres
- Where a material change of use takes place

Recent History of Hotel Fires

Republic of Ireland

LOCATION OF FIRES ATTENDED BY FIRE BRIGADES					
Year	Commercial - Hotels/ Guesthouses/ Boarding Houses			Nationally	Tipperary Fire Service
2021				70	3
2020				77	5
2019				88	5
2018					5
2017					7
2016				86	5
2015				94	5
2014				80	1
2013				93	4

Source: Department of housing, Heritage and Local Government

Recent History of Hotel Fires

Republic of Ireland

- 2011 September Galway Shannon Oaks Hotel, Portumna – origin of fire in Kitchen reported
- 2013 February Dublin Bewleys Hotel Ballsbridge laundry room origin
- 2013 August Burlington Hotel Upper Lesson St. Fridge on fire 6th Floor.
- 2015 Tipperary Dundrum House Hotel – Kitchen & Function Room damaged
- 2015 September Limerick City Hotel – electrical & spread through insulation cavities from 1st to 6th floor

Recent History of Hotel Fires

Republic of Ireland

- 2016 Sligo The Ocean Sands, Enniscrone – Kitchen severely damaged
- 2018 December Kilkenny: Langtons Hotel Kilkenny – Kitchen area
- 2018 March Metro Hotel, Ballymun, Dublin
- 2021 Clare, June : Bunratty Castle Hotel, Bunratty, - Kitchen Fire – ventilation system smoke
- 2021 Kerry: June Eviston Hotel, New Street, Killarney – full evacuation of Hotel

Recent History of Hotel Fires

Republic of Ireland

- 2021 November Offaly: Bridge House Hotel, Tullamore - Leisure Centre
- 2022 December Westmeath Bloomfield House Hotel – 2nd floor of building fire
- 2023 May Laois: ; The Heritage, Killenard, Laois – origin in Spa of the Hotel

Recent History of Hotel Fires

England

	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Number of fires in hotels	334	303	306	298	295	174

Recent History of Hotel Fires

2nd January 2023: Perth, Scotland

Perth hotel fire: Three dead in blaze at New County Hotel

🕒 2 January



Police Scotland said officers were conducting a joint investigation with the fire service.

Ch Supt Phil Davison added: "Our thoughts are very much with the families and loved ones of those who have died at what is a very difficult time for everyone."

Recent History of Hotel Fires

January 2023: Perth, Scotland

Perth fire: Two sisters and 'loving father' killed in blaze at hotel as investigation continues



An Edinburgh man and two women from Aberdeen have been named as the three people who died in a devastating Perth hotel fire this week. Keith Russell, 38, perished in the blaze at the New County Hotel alongside the sisters Donna Janse Van Rensburg, aged 44, and Sharon McLean, aged 47.

Source: *The Telegraph UK*

Recent History of Hotel Fires

January 2023 Perth

Scottish Fire & Rescue Service commissioned a safety audit on 12th December: identified

- deficiencies in the emergency lighting system
- fire doors that did not provide the correct fire resistance
- a recommendation that a competent person should inspect the electrical mains installation
- questions over the fire resistance and integrity of walls or ceilings in the stairwell between the first and second floor, the boiler plant, and the electrical supply intake room

Recent History of Hotel Fires

January 2023 Perth

- the presence of air transfer grills in the bar and reception that may allow the passage of smoke and fire to the first floor and fire may spread unchecked
- No Gas certificate available for inspection by Fire Authority
- Fire Drills to be carried out to ensure employees understand emergency Fire action plan
- Evaluation of plan to confirm employees are familiar with plan and identify any weakness in evacuation strategy.

Recent History of Hotel Fires

December 2017: Cameron House Hotel, Loch Lomond, Scotland

Loch Lomond hotel fire: Two people killed after blaze hits luxury resort

Richard Dyson, 38, and his partner Simon Midgley, 32, were found to have died as a result of smoke and fire gas inhalation on the second floor.



Recent History of Hotel Fires

18th December 2017: Cameron House Hotel, Loch Lomond, Scotland

- Hotel porter had left ashes in a cupboard adjacent to combustible material.
- **Fatal Accident Enquiry into the cause of the listed:**
- The “lack of a written Standard Operating Procedure re-enforced by staff training, notwithstanding the opportunities to remedy that situation”.
- The “absence of appropriate equipment for safe disposal of ash”.
- Investigator pointed to a delay in obtaining a guest list in which to carry out an accurate roll call which it took about one-and-a-half hours from the activation of the full fire alarm until identification that there were two hotel guests unaccounted

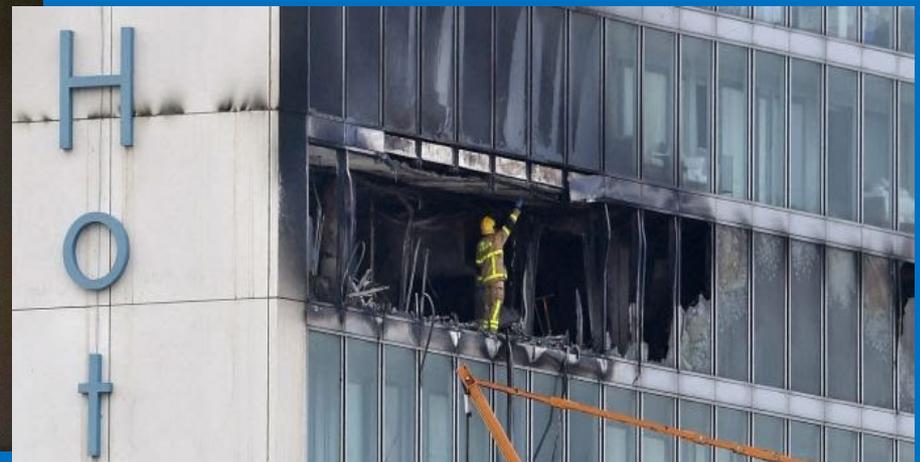
Recent History of Hotel Fires

21st March 2018: Metro Hotel Fire, Dublin

The metro hotel is a mixed use development with hotel over 6 floors and apartments over 15 floors. There are 3 apartments per floor

The fire damaged floors between floor 10 to Floor 13

Dublin Fire Brigade managed to evacuate 150 hotel guests and the occupants of 21 apartments



Recent History of Hotel Fires

21st March 2018: Metro Hotel Fire, Dublin

- Evacuation was successful – no fatalities but
- Business continuity
- 2 years & 20 million later it reopened

Recent History of Hotel Fires

30th September 2015: Dundrum House Hotel,

Fire causes extensive damage to Dundrum House Hotel kitchen, ballroom

It is understood that considerable damage has been caused to Dundrum House Hotel as a result of a kitchen fire discovered early this morning.

The blaze was first spotted shortly before 7:00am this morning with the source of the blaze understood to have begun in the kitchen area, before then spreading to other immediate areas of the complex.



Caretaker on site
Business Continuity



Thank you for your
attention

