



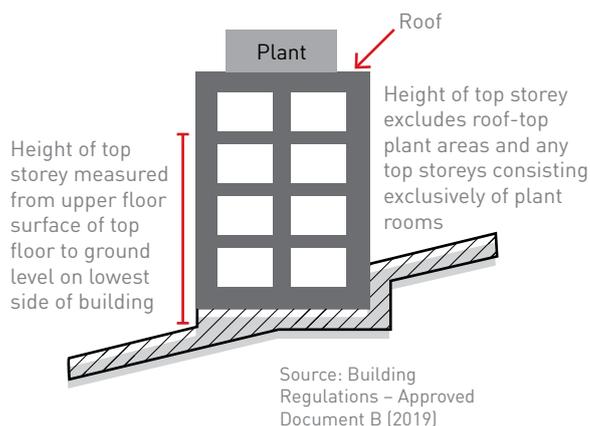
🏠 **WAYFINDING SIGNAGE & SYSTEMS FOR
HIGH-RISE RESIDENTIAL BUILDINGS**



Wayfinding signage & systems for high-rise residential buildings (11m+)

Since 2019 there has been a requirement for “Storey & Dwelling Indicator Signage” (as prescribed by BS 8629:2019 & the Building (Scotland) Regulations 2004 Domestic Technical Handbook) to be installed in high rise blocks of flats and HMOs with a height of 18m or more.

However, the new Fire Safety (England) Regulations 2022 state the following and will make it a mandatory requirement in England under Regulation 8 for the appropriate signage to be installed in high-rise residential buildings 11m or taller from 23rd January 2023:



Wayfinding signage

8.— (1) The responsible person in relation to a high-rise residential building **must** ensure that the building contains clear markings of floor identification and identification of domestic premises.

(2) For the purposes of paragraph (1), the “markings” means an identification designed and located in accordance with the guidance in Volume 1 of Approved Document B on each landing within the stairways and in the lift lobbies of the floor level marked in such a way as to be visible both in **low level lighting conditions** or when illuminated with a torch.

The Fire Safety (England) Regulations 2022 instruct that guidance should be sought from the Building Regulations 2010: Approved Document B – Volume 1: Dwellings (2019 ed. inc. 2020 amendments – para. 15.13 - 15.16) which states:

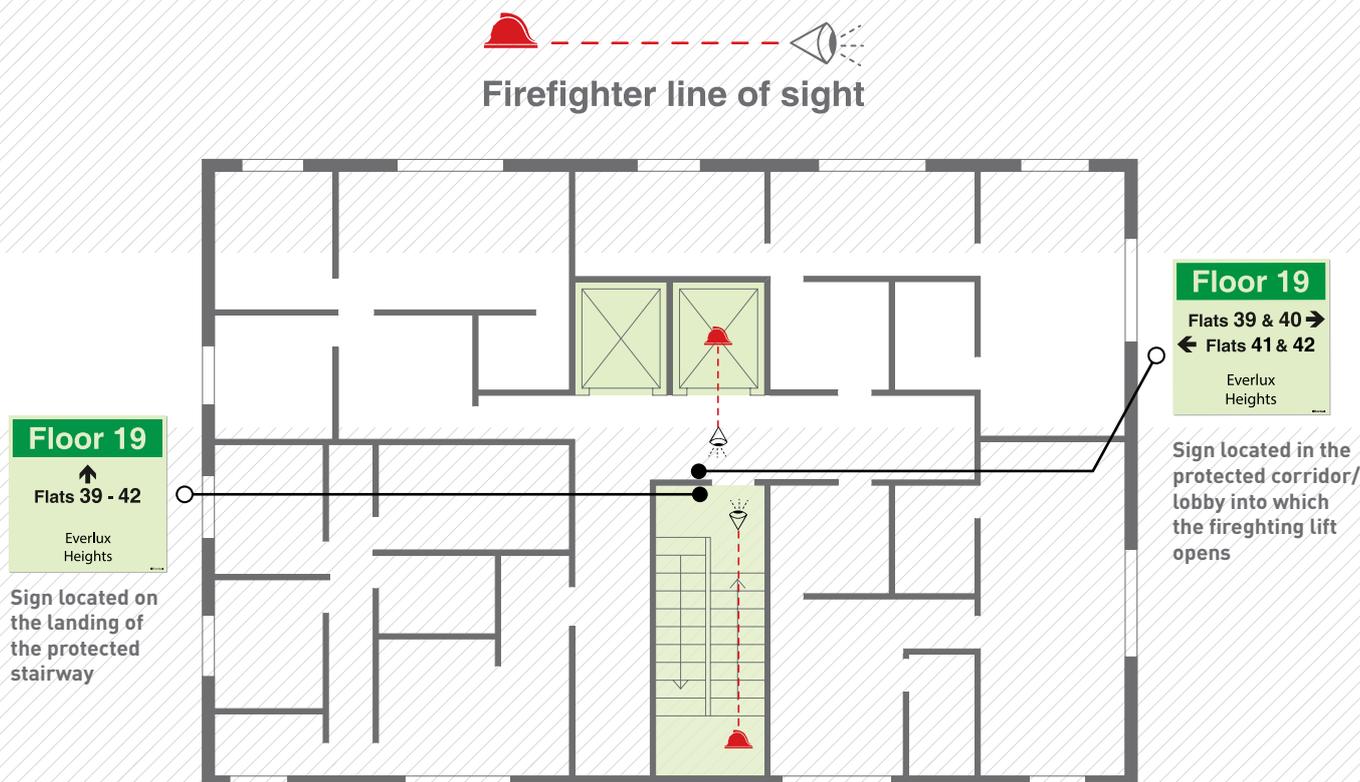
“Wayfinding Signage for the Fire Service to assist the fire service to identify each floor in a block of flats with a top storey more than 11m above ground level floor identification signs and flat indicator signs should be provided”

and that:

“the signs should be located on every landing of a protected stairway and every protected corridor/lobby (or open access balcony) into which a firefighting lift opens” .

The Everlux range of Wayfinding Signage is fully compliant with the prescribed requirements of the appropriate Standards and Regulations mentioned above and their photoluminescent performance will provide reassurance to building stakeholders and fire safety professionals even “in low level lighting conditions”. Put simply, if your clients include stakeholders with responsibility for blocks of flats or HMOs in excess of 11m this bespoke signage will be a mandatory requirement.

The illustrations below provide guidance with regard to the locations and positioning that should be considered when installing Wayfinding Signage:



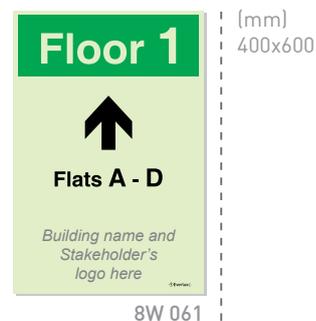
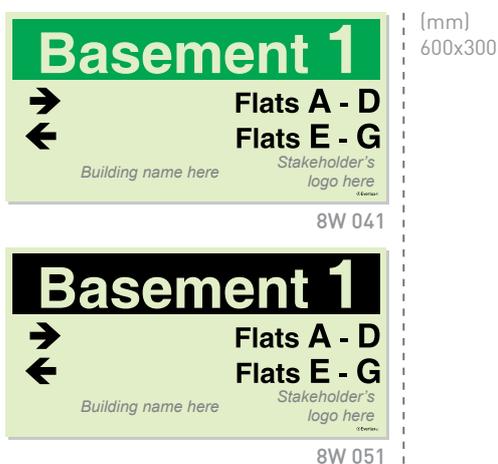
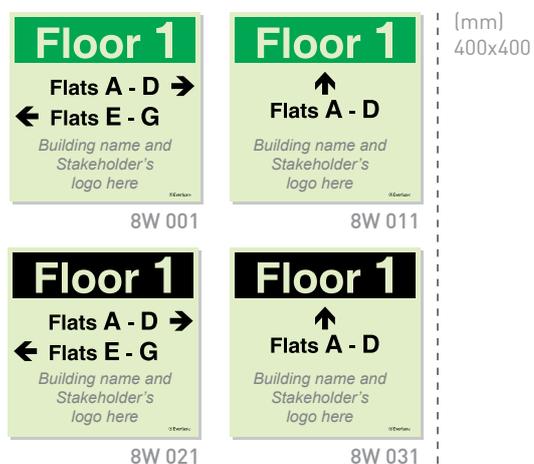
Bespoke wayfinding signage

The Everlux bespoke wayfinding signage range allows complete flexibility for the key elements of each individual sign including:

- ☞ Storey/Floor Detail
- Flat/Accommodation Detail
- Direction of Arrows
- Building Name
- Stakeholder Logo (requires file copy of logo JPG, PNG, Vector or similar)

When ordering it is important to ensure the detail for each individual sign is specified and accurate.

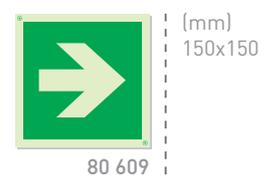
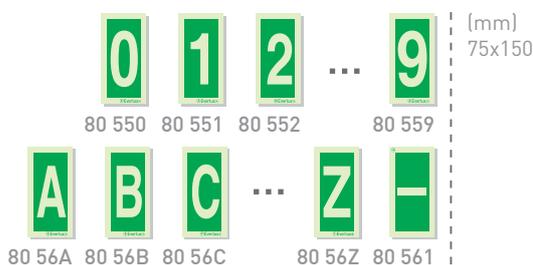
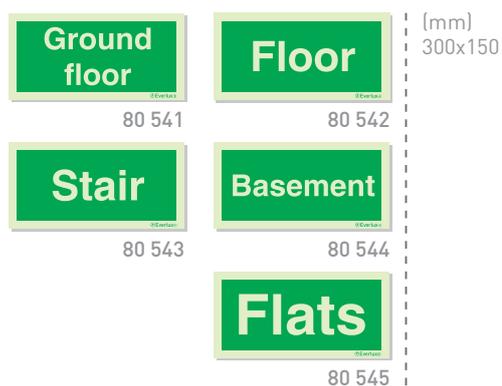
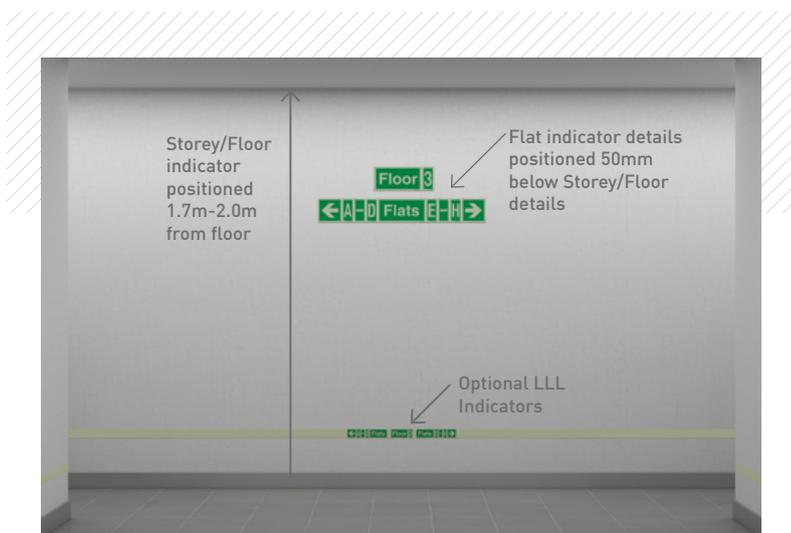
Artwork proofs will be supplied for approval before production of the signage commences. Any changes required after production will be chargeable.



Modular wayfinding signage

The wayfinding signage can also be installed as a modular system comprising of all the prescribed elements positioned as shown in the illustration on the right.

- ☞ Storey/Floor Detail
- Flat/Accommodation Detail
- Direction of Arrows



Low location lighting (LLL) wayfinding indicators

The benefits of having wayfinding indicators also positioned at the Low Location Level (< 300mm from floor level) when the stairwells and lobby areas are subject to restricted vision due to the effects of smoke accumulation cannot be understated. They can be positioned either as singular elements or as part of a full LLL system (BS ISO 16069: 2017) and will replicate the prescribed information positioned directly above on the wayfinding signage.

 For details of full LLL system range please see pages 80 - 95 of Everlux catalogue



Low location lighting (LLL) flat/dwelling indicators

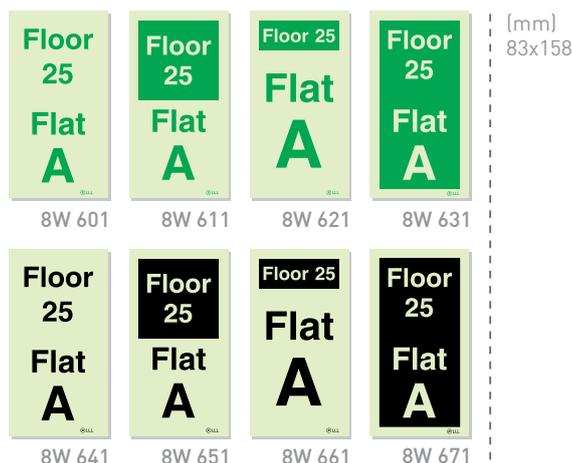
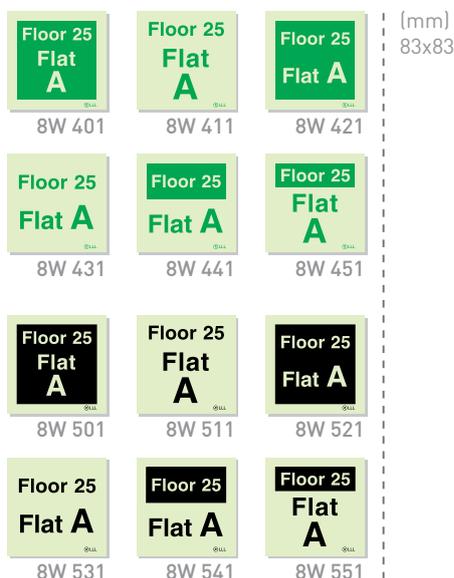
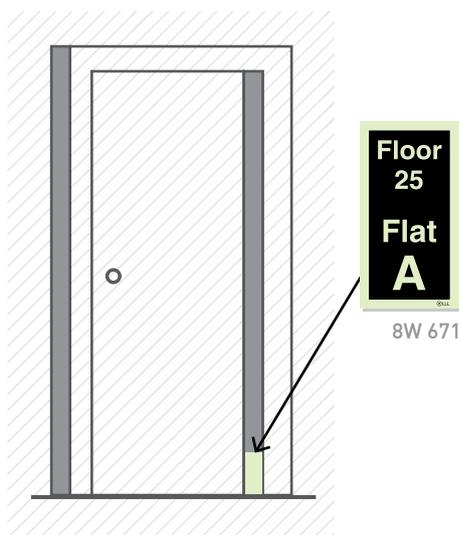
Following the 2010 fire at Shirley Towers in Southampton, where two firefighters tragically lost their lives, the Coroner invoked Rule 43 and in Section 9 advocated the following:

9. It is recommended that there should be an obligation to:

a. provide signage to indicate floor levels both in stairwells and lift lobbies in high rise premises, to assist the emergency services – a provision met by the requirement of wayfinding signage as prescribed by The Fire Safety (England) Regulations 2022.

b. ensure that signage indicating flat numbers and emergency exits in high rise premises are placed at a low level to increase visibility in smoke conditions.

Although formal changes to the appropriate legislation and Standards were not implemented with regard to flat/dwelling indicator signage being positioned on the main flat entrance door frames, many stakeholders, including local authorities and housing associations, have voluntarily included these wayfinding elements as part of a holistic system for the benefit of fire-fighters should the evacuation of a high-rise residential building be necessary.



Signage for escape windows & ladders

In certain circumstances the provision of escape windows in dwellings is a mandatory requirement as prescribed by the Building Regulations 2010: Approved Document B – Volume 1: Dwellings:

- All habitable rooms (excluding kitchens) **at the ground storey** should have an emergency escape window or door (if they do not have an opening directly onto a hall leading to a final exit)
- Escape from upper storeys to a maximum height of 4.5m above ground level: Where served by only one stair, all habitable rooms (excluding kitchens) should have either an emergency escape window or external door when they don't have direct access to a protected stairway.

To indicate the location of an emergency window for escape with a permanently fixed escape ladder



80 616



80 617

To indicate the location of a permanently fixed escape ladder



80 606

To indicate the location of a rescue window for evacuation by the fire & rescue services



80 618

(mm)
150x150
200x200
300x300
400x400

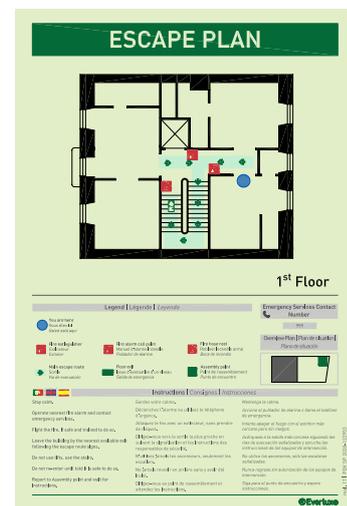
Escape plans

Escape Plans can complement the established evacuation planning for any high-rise residential building as they illustrate clearly to all potential evacuees the storey/floor layout and the evacuation routes, fire exits and the location of key fire-fighting and evacuation equipment such as fire alarm call points and evacuation chairs as well as the location of the Assembly Point(s) or dedicated places of safety.



PH ISO

(mm)
400x300
600x400
900x600



PR VFE

(mm)
200x300

For more details of the full range of Everlux Escape Plans please see pages 47 – 50 of Everlux catalogue.

Safety instructions and fire notices

The Fire Safety (England) Regulations 2022 will make it a legal requirement from 23 January 2023 for responsible persons of all multi-occupied residential buildings in England with two or more sets of domestic premises (and which have common parts), to provide residents with fire safety instructions. Responsible persons should make sure that these instructions are shared with their residents in a form that residents can reasonably be expected to understand.

Responsible persons will need to provide residents with instructions on:

- how to report a fire
- a reminder of what the evacuation strategy is for that building, and

- any other instruction that tells residents what they must do once a fire has occurred, based on the building's evacuation strategy.

Responsible persons should display these instructions clearly in their building's communal areas (such as the building's lobby or any conspicuous part of the building) and share directly with residents when they move into the building. This information will need to be re-provided in both the communal area and to residents when a document is updated. This information must also be re-provided to residents on an annual basis.

If the generic Fire Action Notice options shown above are not suitable then please contact us for details and a quotation to supply site/building specific notices. In order to provide a quotation we will require the following information:

Fire Action Notice

The evacuation plan for this building requires all residents to proceed to the assembly point when the communal fire detection and alarm system sounds.

If fire breaks out in your home:

1. Leave the room where the fire is straight away, and close the door.
2. Tell everyone in your home and get them to leave.
3. Close the front door of your flat behind you.
4. Raise the alarm by using a «break glass» call point.
5. Call the fire service.
6. Wait outside, and inform the Fire Brigade on their arrival.

If you see or hear of a fire in another part of the building:

1. You must also leave immediately if smoke or heat affects your home, or if you are told to by the fire service. If in doubt get out.
2. In the event of fire **DO NOT use the lift!**

To call the Fire Brigade:

1. Dial 999 or 112.
2. When the operator answers, give your telephone number and ask for FIRE.
3. When the fire service replies, give the address where the fire is.
4. **DO NOT end the call until the fire service has repeated the address correctly.**

Building address:
Fire assembly point:

The evacuation plan for this building requires all residents to proceed to the fire assembly point when the communal fire detection and alarm system sounds.

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Fire Action

If you have a fire in your flat:

1. Alert everyone in the flat, leave the flat closing the flat door behind you.
2. Alert your neighbour if possible.
3. Evacuate the building by the nearest fire exit.
4. **DO NOT use the lift.**
5. Call the Fire Brigade! Dial 999 or 112 ask for Fire Service and give the full address.

A fire in the common areas:

1. Evacuate the building by the nearest fire exit.
2. **DO NOT use the lift.**
3. Call the Fire Brigade! Dial 999 or 112 ask for Fire Service and give the full address.

A fire in someone else's flat:

1. If you are not threatened by smoke or fire you will be safer in your flat. Stay in your flat and keep your front door closed.
2. Evacuate only if you are alerted by a neighbour, emergency service or if you feel threatened by smoke or fire.
3. Wait until emergency services instruct you that you can leave.

Please remember

- ! Closed doors protect you.
- ! If you feel threatened by staying in your flat contact the fire brigade to seek reassurance.

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Scanning the QR Code will allow non-English speakers access to an online menu whereby they will be able to read the Fire Action Notice in multiple language translations. Currently there are 10+ languages available but additional languages will be added in the future with 25+ languages being the ultimate aim.

Fire Action

If fire breaks out in your flat:

- Leave the room where the fire is straight away, then close the door.
- Tell everyone in your flat and get them to leave.
- Close the flat entrance door behind you.
- Do not stay behind to put the fire out.
- If there is a lift – Do not use.
- Raise the alarm by using a «break glass» call point.
- Wait outside, away from the building.
- Call the fire service - dial 999 or 112.

If you see or hear of a fire in another part of the building:

- The building is designed to contain a fire in the flat where it starts.
- This means it will usually be safe for you to stay in your own flat if the fire is elsewhere.
- You must also leave immediately if smoke or heat affects your home, or if you are told to leave by the fire service.
- If there is a lift – Do not use.
- If you are in doubt, get out.

To call the fire service:

- Dial 999 or 112.
- When the operator answers, give your telephone number and ask for fire.
- When the fire service reply, give the address where the fire is.
- Do not end the call until the fire service has repeated the address correctly.

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Fire Action Notice

IF A FIRE BREAKS OUT IN YOUR FLAT:

- Leave the room where the fire is straight away together with anybody else then close the front door of your flat behind you.
- Do not stay behind to put the fire out.
- If there is a lift do not use.
- Wait outside away from the building.

CALL THE FIRE AND RESCUE SERVICE - 999 or 112

IF YOU SEE OR HEAR OF A FIRE IN ANOTHER PART OF THE BUILDING THAT IS NOT YOUR FLAT:

- Stay within your flat unless directed to leave by the fire and rescue service. The building is designed to contain a fire in the flat where it starts.

CALL THE FIRE AND RESCUE SERVICE - 999 or 112

CALLING THE FIRE AND RESCUE SERVICE:

1. Dial 999 or 112 and ask for Fire.
2. When operator answers give the full address.
3. Do not end the call until the fire and rescue service have repeated the address correctly

Building address:

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8W 704

(mm)
150x200
200x300

Size
Quantity
Outline text
File copy of any stakeholder logo to be featured

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