

CHAPTER XVII

FIRE PROTECTION AND EXIT REQUIREMENTS

122. Definitions

In this chapter, unless the context otherwise requires, -

- (a) "exit" means passage, channel or means of egress from any place of occupancy in a building to a place of safety through an escape route which includes a room exit, protected corridor, lobby, enclosed staircase or ramp leading to a final exit,
- (b) "final exit" means an exit from a building to an open place at ground level,
- (c) "travel distance" means the distance to be travelled from any point in a building to either vertical or horizontal escape route, or external escape route, or final exit.

123. Fire Protection

Every building for residential uses of fifteen and a half metres and above in height, and buildings of other uses and buildings with basement shall be provided with adequate means of exit and all arrangement for protection in case of fire.

124. General exit requirements

- (1) The following general requirement shall apply to all exits:
 - (a) exit may be both horizontal and vertical and shall be free from any obstruction,
 - (b) no building shall be altered so as to reduce the number, width or protection of exits to less than what is required under these rules,
 - (c) exits shall be clearly visible and routes to reach exit shall be clearly marked,
 - (d) all exits shall be properly illuminated,
 - (e) fire fighting equipments shall, where provided along exits, be suitably located and clearly marked so as not to obstruct the exit way and there shall be clear indication about its location from either side of the exit,
 - (f) alarm devices shall be installed to ensure prompt evacuation through exits,
 - (g) all exits shall provide continuous means of egress to the exterior of a building or to an exterior open space of the premises leading to a street or means of access,
 - (h) exits shall be so arranged that they may be reached without passing through another occupied unit.
- (2) An exit shall be a door-way of a room, corridor, passage-way to staircase, ramp or a verandah or terrace which has access to the street or to the roof of a building. An exit may also include a horizontal exit leading to an adjoining building at the same level.
- (3) Lifts and escalators shall not be considered as exits. However, if the lift lobby and shaft is recommended as per requirement of West Bengal Fire Services Act, 1950 it may be considered as fire escape route.
- (4) All basements shall have a minimum of two exits. Ramps to the basement shall also be considered as exits.

125. Arrangements of exits

- (1) Exits shall be so located that the travel distance shall not exceed -
 - (a) 22.5 m., in the case of a residential building or an educational building or an institutional building,
 - (b) 30 m., in the case of an assembly building or a business building or a mercantile building or an industrial building or a storage building.
- (2) For floors with sprinklers which are not part of the requirements for that floor and occupancy, the travel distance in sub-rule (1) may be increased by 50 per cent, of the distance preserved in clause (a) and (b) of sub-rule (1) of this rule.