



Brusselse Hoofdstedelijke Dienst voor Brandweer en
Dringende Medische Hulp

Helihavenlaan, 11-15 1000 Brussel - 022088430



SURVEY WITH REGARDS TO FIRE SAFETY & COMFORT IN STUDENT ACCOMODATIONS IN BRUSSELS

INTRODUCTION

In a cooperation between the Brussels Fire Bridgade and Brik- Student in Brussels vzw, the following survey was drafted. The intention of this survey is to gain insight into the conditions of student accomodations in Brussels, since there is a lack of statutory regulations regarding fire safety in the Brussels Region.

This survey, concerning fire protection, indicates the condition in which an existing building should be, in order to:

- Avoid the start, development and spread of a fire
- Guarantee the safety of the persons present
- Enabling the fire brigade to easily attend to an emergency

In the following pages, the term fire resistance, "Rf", is frequently used. This refers to the fire resistance of certain building elements which act as barriers, such as walls, floors, doors, etc., which often are composed of different materials. The values $R_f=0.5$ en $R_f=1$ can be obtained by the use of solid materials, such as masonry and concrete, certain fire resistant builing elements (e.g. an R_f -door), or by a combination of plasterboard, special fire-resistant panels, thermal insulation, etc. The R_f values can be found in catalougs for building materials. When in doubt, it is preferable to seek specialized advice.

Please indicate which of the following questions or statements apply to your property. This is done using the survey below, which you can fill in your answers and add comments. Additonally, we have included information on how to contact the relevant professionals, if you have any questions.

Once again, our only intention is to gain insight into the safety and comfort of your residence, so to possibly improve these aspects in the future; not impose sanctions or judgement.

Beside the fire safety, this survey will also examine some comfort parameters.

If you should have other questions, or if you would like more information you may contact us (marc@brik.be - 02 629 23 23 - 0478 25 39 82) or de Brussels fire brigade (02 208 84 30) anytime.

It is important that you return the form on time and signed.

We thank you in advance for your kind cooperation.

Brik – Student in Brussel vzw &
Brusselse Hoofdstedelijke Dienst voor Brandweer en Dringende Medische Hulp

SAFETY- AND COMFORT PARAMETERS

(Please fill in one copy per building, sign and return)

GENERAL INVENTORY

Name of owner: Filling Reference:

Address :

☎ : E-mail:

Year of construction/renovation of the building: Number of floors:

- Number of rooms: Number of attic rooms: Number of basement rooms:
- Number of rooms smaller than 9 m² : Between 9 en <12 m² :
- Number of rooms with a ceiling lower than 2m30 :
- Electrical installation :
Year of the last inspection by an authorised inspection agency:
- Automatic fuses : Yes No Comments :
- Ground Fault Interrupter : Yes No Comments :
- Gas installation :
Year of the last inspection by an authorised inspection agency:
- When using gas : Are burned gases vented to the outside? : Yes No
- Chimneys :
Year of the last inspection by an authorised inspection agency:

I. SAFETY PARAMETERS.

What is your response to the following questions and statements?

Please choose only **ONE** of the following options :

- **YES ; if the question or statements exactly matches your property and accomodation**
Eg. For the question 1.2 'ATTIC ROOMS', you should answer 'YES' if you rent out 1 or more attic rooms, and ALL of them meet the described directive.
- **NO; if the question or statement, only partly, or does not matches your property and accomodation.**
Eg. For the question 1.2 'ATTIC ROOMS', you should answer 'NO' if you rent out 1 or more attic rooms that do not meet the described directive. Please mention in the 'Comments' the number of rooms which you rent and how many do not meet the described directive.
- **N/A; if the question or statement is not applicable to your property and accomodation.**
Eg. For the question 1.2 'ATTIC ROOMS' you should answer 'NOT APPLICABLE' if you do not rent any attic rooms.
- **Comment** : Please mention any additional clarifications in this this area.

If you experience any difficulties when completing this survery you may contact us at 02 629 23 23

A. EXISTING BUILDINGS.

1 EVACUATION.

1.1 ALWAYS 2 ESCAPES ROUTES :

Each floor in a building with student rooms should have a minimum of two escape routes to reach the evacuation level:

a) De first 'normal' escape route should consist of a fixed inner staircase or an external staircase.

Extendable stairs are completely forbidden!

b) The second escape route, the "emergency solution", should consist of:

- a second inner staircase

- an external staircase

- another viable solution, such as a steel fire escape ladder, a sufficiently large and sturdy escape terrace or balcony, or a sufficiently wide ledge (Section 6405, fire ladders, Gele Gids)

One staircase is sufficient provided that the people living on the backside of the building can reach a door or window which can be reached by the ladders of the fire brigade, without having to go through the stairwell first.

YES

COMMENTS:

NO

1.2 ATTIC ROOM:

An attic room is allowed provided they have a second escape route, as described above.

Extendable stairs are completely prohibited.

These rooms should either have an attic window that can be fully opened and is wide enough, or a dormer measuring at least 0,80x0,80m. The normal small attic windows are prohibited.

YES

COMMENTS:

NO

N/A

1.3 BASEMENT ROOMS :

Prohibited, unless they are half above and half below ground and have a window which can be opened and measures at least. 0,80x0,80m.

YES

COMMENTS :

NO

N/A

1.4 STAIRS AND CORRIDORS :

The width should be at least 0,70m.

YES

COMMENTS :

NO

N/A

1.5 DEAD END EVACUATION ROUTE :

Must not exceed 15m in a building.

YES

COMMENTS:

NO

N/A

2. STRUCTURAL ELEMENTS AND COMPARTMENTALISATION

2.1 COMPARTMENTALISATION:

The rooms, communal kitchens, and compartments, must be sealed off from the corridor/stairwell via a (self-closing) fire door (type RF30).

- YES** **COMMENTS :**
 NO
 N/A

2.2 WALLS AND FLOORS :

Between the floors, as well as between the rooms and corridors, the partition should be made of classical building materials (e.g.: masonry, concrete, wood, etc) with a Rf 1h (= fire resistance of min. 1 hour), or based on a composition of plasterboard of class A1 (= fire resistance of min. 1 hour).

- YES** **COMMENTS :**
 NO
 N/A

2.3 BOILER- AND STORE ROOMS FOR LIQUID FUEL:

Should be completely shielded with fireproof walls (Rf 1h) and a self-closing fire door Rf 1/2h (= fire resistance of min. ½ hour) (NBN713.020- section 4620 gele gids).

- YES** **COMMENTS :**
 NO
 N/A

3. ELECTRICAL INSTALLATIONS

3.1 EXAMINATION :

Only electric lighting is allowed. The electric installation should be installed according to the instructions of the AREI and will be examined every 20 years by an organization approved by the Ministry of Economic Affairs (see Gele Gid – section 7550 'controleorganismen')

- YES** **COMMENTS:**
 NO

3.2 SAFETY LIGHTING :

If there are 4 or more rooms, or if the landlord does not live in the building, the corridors and staircases need to be provided with safety light (i.e. noodverlichting, section 4615 in the Gele Gids).

- YES** **COMMENTS :**
 NO
 N/A

4. HEATING OF PREMISES

4.1 GAS CYLINDERS :

Do you use gas cylinders in your building?

- YES** **COMMENTS:**
 NO

Gas cylinders are strictly forbidden in all the rooms of the house.

4.2 HEATING DEVICES :

As additional heating, only the use of fixed electric heating devices or oil radiators are permitted. The use of heating devices based on infra-red radiation, visible electrical resistance, naked flame, fuel-oil, or coal-burning stoves are prohibited.

- YES** **COMMENTS :**
 NO
 N/A

4.3 COMBUSTION GASES :

You are only permitted to use gas appliances and water heaters in the building with a direct intake of air from the outside and a direct disposal of combustion gases to the outside via a chimney. The only exception to this rule is when using gas boiler. In such cases combustion gases may be ventilated to the outside without the use of a chimney.

- YES** **COMMENTS :**
 NO
 N/A

4.4 VENTILATION:

The bathrooms must be well ventilated to the outside through a window, ventilation grille, or a mechanical air ventilation system.

- YES** **COMMENTS :**
 NO
 N/A

5. FIRE-FIGHTING EQUIPMENT**5.1 FIRE-EXTINGUISHER :**

There must be at least one fire-extinguisher per floor or one per four rooms. The fire extinguisher should be a 6 kg powder ABC or 6L pulverized water with the label BENOR (see section 4600 in the Gele Gids).

- YES** **COMMENTS :**
 NO
 N/A

5.2 SMOKE HATCHES

In residences with 10 or more rooms, or if the landlord doesn't live in the building, there must be a ventilation opening (for smoke exhaust) on the top of each staircase with a minimum surface area of 1m². This hatch can be operated from the evacuation level, and will normally remain closed.

- NO**
 N/A

6. SPECIAL PROVISIONS**6.1 SMOKE DETECTORS :**

In the common spaces and in all rooms there must be an autonomous smoke detector. These are available at the hardware store. You must check and replace the batteries frequently and vacuum it at least once a month.

- YES** **COMMENTS:**
 NO
 N/A

6.2 FIRE ALARM :

Buildings with more than 10 residents must be equipped with a fire alarm system which can be heard throughout the building. (See section 4585 'Brandbeveiliging', in the Gele Gids)

- YES** **COMMENTS:**
 NO
 N/A

6.3 REQUIRED PERIODIC INSPECTIONS:

The following inspections should be done at the specified intervals:

- The elevators should be inspected by an authorized inspection body each year.
 YES **NO** **N/A**
- Each year the chimneys, fire-extinguishers, and safety-lighting should be inspected
 YES **NO** **N/A**
- Every two years the gas piping and heating should be inspected
 YES **NO** **N/A**
- Every 20 years of electrical installations should certified by an authorized inspection body.
 YES **NO** **N/A**

Certificates must be presented upon request.

COMMENTS:

6.4 ELEVATORS:

If there is an elevator present, it should be equipped with an alarm bell or telephone so that in case of an elevator malfunction, emergency personel can be promptly notified.

- YES** **COMMENTS :**
 NO
 N/A

6.5 Flammable material :

The storage of combustibile material in the basement must be kept to a minimum. If more flammable material is stored, the basement must be separated from the ground floor by a wall with Rf 1h and a selfclosing fire door Rf 1/2h.

- YES** **COMMENTS:**
 NO
 N/A

B. NEWLY RENOVATED BUILDINGS (RENOVATION).

Besides all previous regulations, extra attention should be paid to the points below, which are only valid for newly renovated buildings:

1. STAIRS AND CORRIDORS:

The width of the stairs and corridors should be at least 0,70m.

- YES** **COMMENTS:**
 NO
 N/A

2. BASEMENTS :

For newly renovated buildings, the basement level must be seperated from the ground floor by a wall with Rf 1h and a selfclosing door Rf 1/2h.

- YES** **COMMENTS :**
 NO
 N/A

C. NEW BUILDINGS.

New buildings should fully comply with the Royal Decree from 19.12.1997 which states the basic standards for prevention of fire and explosions. These are the subject of a prior advice on the plan at the request of Architect or Urban Development.

II. COMFORT PARAMETERS.

1. ROOMS

1.1 AREA :

- All new rooms MUST have a minimum area of 12 m² for one resident and 18 m² for two residents.

YES **COMMENTS :**
 NO
 N/A

- All already existing (in the MyKot-file) rooms between 9m² and 12m², can be rented to Brik students if the layout of the room allows it. For example, if the room has a window with a surface area of at least 80cm x 80cm, the presence of a loft bed, or large communal spaces.

YES **COMMENTS :**
 NO
 N/A

1.2 CEILINGS :

All already existing (in the MyKot-file) rooms must have a ceiling height of at least 2m30. Mezzanines should be at least 2m10 in height.

YES **COMMENTS :**
 NO
 N/A

All new rooms must have a minimum ceiling height of at least 2m40!

1.3 WINDOW SURFACE:

The surface of the window must be at least 10% of the floor surface and minimum 80cm x 80cm for a safe evacuation!

E.g. a room with a surface of 12 m² , must have a window of at least 1,2 m².

YES **COMMENTS :**
 NO
 N/A

1.4 COMFORT :

All rooms should be sufficiently lighted, ventilated, and accoustically and thermally insulated.

YES **COMMENTS :**
 NO
 N/A

2. COMMUNAL SPACES

2.1 KITCHEN :

The maximum number of rooms without cooking facilities which must share the same communal kitchen is calculated by dividing the surface area of the kitchen by 1,5 (rounded down).

E.g. a communal kitchen of 17 m² can be used by max. 11 residents ($17/1,5=11,33$) in a building with rooms without cooking facilities.

- YES** **COMMENTS :**
 NO
 N/A

2.2 BATHROOM :

There should be one communal bath or shower per six people, rounded up, without a shower or bath in their own room.

- YES** **COMMENTS :**
 NO
 N/A

2.3 TOILET :

There should be one shared toilet per 6 residents, rounded up, without a toilet in their own room. There may be a maximum of one floor between the communal toilet and the room.

- YES** **COMMENTS :**
 NO
 N/A

2.4 HYGIENE :

Meet the basic standards of health and hygiene.

There is a cleaning provided by the landlord at least every two weeks.

- YES** **COMMENTS :**
 NO
 N/A

3 GENERAL.

3.1 MODEL CONTRACT Brik – Student in Brussel vzw:

The use of the standard leasing agreements of Brik-Student in Brussel vzw (without modifications) is mandatory.

- YES** **COMMENTS :**
 NO

The undersigned hereby certifies that the information above is correct and may be used for publication (brochure-website).

He states using the standard leasing agreement of Brik – Student in Brussel vzw,

Place, Date, Name & Signature

NOTE: This survey should be seen as a reminder, and can not be used as a reference document in case of new construction or renovation, in which the standards of urban planning and the fire-brigade must be respected.