

# Fire Safety in Hotels and Boarding Houses

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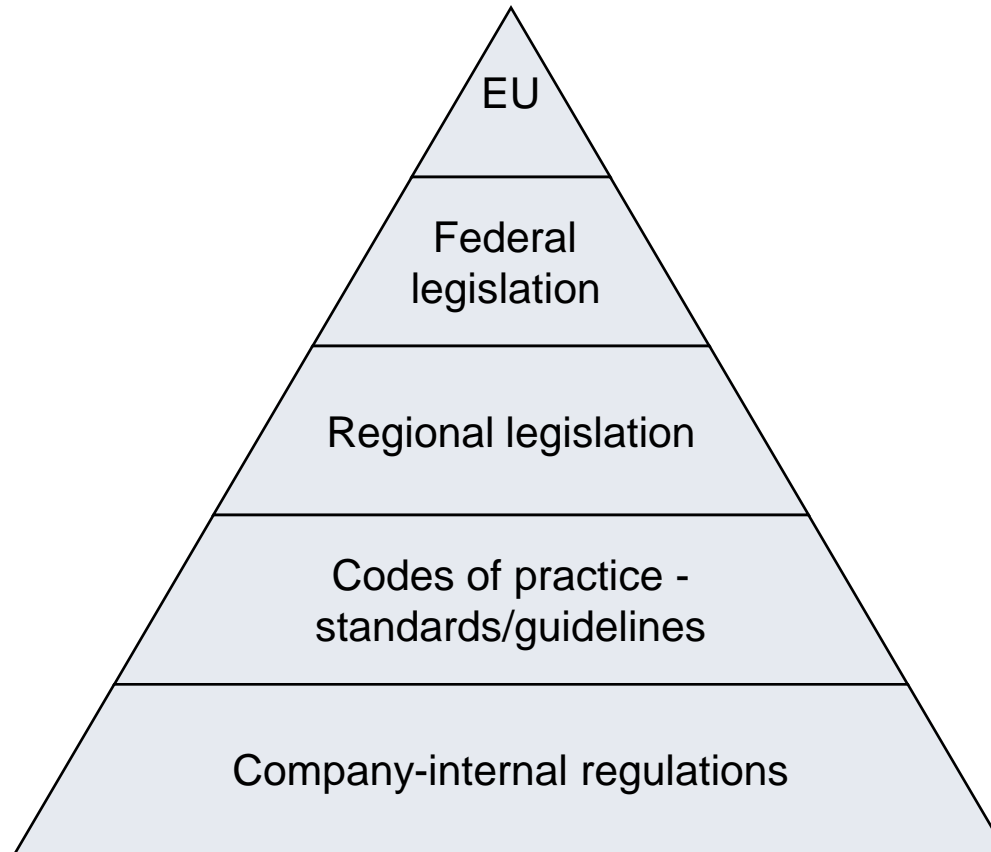
# Contents

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- EU level
- Federal legislation
- Regional legislation
- Technical standards
- Company-internal regulations
- Particular aspects of fire safety

# Regulations/rules for preventative fire safety

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# On European level

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- 86/666/EEC - Recommendation of 22 December 1986 of the Council of the European Union on fire safety in existing hotels (applicable to establishments offering accommodation to at least 20 temporary paying guests).
- Objectives: Reduce the risk of fire breaking out, prevent the spread of flames and smoke, ensure that all occupants can be evacuated safely, enable the emergency services to take action
- Implementation: In some member states, the recommendation was applied to all hotels, in others only to new and renovated buildings (such as e.g. in Austria, Germany).
- Unlike directives, recommendations of the EU are non-binding.

# On European level

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- The Report of the Commission of 27 June 2001 continues to refer to the Recommendation of 1986, as another attempt to issue a Directive to establish uniform safety standards in hotels failed because of the opposition from some member states.
- Many voices are urging to update the existing Recommendation and to enforce its contents in the member states with a Directive or EU Regulation. Therefore, other surveys regarding safety standards in hotels are to be expected.

# On European level

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## Existing Directives of the European Union:

- Council Directive 89/106/EEC of 21 December 1988 on the "approximation of laws, regulations and administrative provisions of the member states relating to construction products"
- Council Directive 89/654/EEC of 11 November 1989 concerning the "minimum safety and health requirements for the workplace"
- Council Directive 92/58/EEC of 24 June 1992 on the "minimum requirements for the provision of safety and/or health signs at work" (in Austria, regulated by the Safety Marking Decree (KennV), Austrian Federal Law Gazette (BGBl.) II No. 101/1997)

# Initiative: Federation of the European Union Fire Officers Associations (FEU)

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- Working group concerning "fire safety in existing hotels" with the aim to review the minimum standards defined by the EU in 1986 and to formulate proposals for a revised recommendation (no law!!)
- Objective: Europe-wide uniform quality standard for the classification of hotels according to their fire safety (Europe-wide uniform criteria)

# EU project "safehotel"

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- Preparation of lists containing the technical requirements for a fire safe hotel. Despite the different designs of the hotels, a comparable safety standard is to be achieved.
- Ensure fire safety training of hotel staff (one of the most important preventative fire safety measures!) at acceptable costs (use of training CDs)



# Federal legislation

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- No special regulations for hotels/boarding houses, BUT the general safety regulating legislation on federal level is applicable to these establishments.
- This includes: Health and Safety at Work Act (ASchG), Workplace Directive (AStV), Trade, Commerce and Industry Regulation Act, Safety Marking Decree (KennV), Gas Act, Act on Electrical Engineering and many more.

# Regional legislation

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- General structural regulations (usually no specific provisions regarding hotels/boarding houses) in construction regulations, construction engineering, fire police and fire brigade laws
- Austrian Institute of Construction Engineering - OIB Guidelines

# OIB Guidelines

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- Resolved on 25 April 2007
- Serve as basis for the harmonisation of the construction engineering regulations
- Can be used for this purpose by the federal states
- Declaration of binding character of the OIB Guidelines reserved to the regions
- Publication of revised Guideline 2 "Fire Safety"
- Concerned are new buildings as well as existing buildings with major structural changes

# Codes of practice (guidelines)

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- Technical standards for preventative fire safety - to be regarded as state of the art
- Non-binding
- Different weighting / application in the individual federal states
- E.g. technical guideline for preventative fire safety TRVB N 143/95: boarding houses, structural fire safety; technical guideline for preventative fire safety TRVB N 144/82: boarding houses, operational fire safety, guidelines of the Austrian Federal Fire Brigade Association (ÖBFV) e.g. guideline A/B/E ...

# Codes of practice (standards)

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- National standards: e.g. ÖNORM F/B/H ...
- European standards: CEN (European Committee for Standardisation) for the development of harmonised European standards (HES) e.g. CEN/TC 127 - fire safety in buildings (binding as national standard) or ÖNORM
- International standards: ISO

# Codes of practice

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- Construction Products Directive 89/106/EEC
  - harmonised European technical specifications serving as basis for the CE marking of construction products.
  - E.g. European technical approval (ETA): in the legal conception of the European Commission, no other legally binding evidence (e.g. bindingly declared national standards or national approvals) may be requested for concerned products starting from the time of publication of the guidelines for ETA.
- EOTA (European Organisation for Technical Approvals) is responsible for the development of this guideline.

# Company-internal regulations

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- Fire safety regulations
- Behaviour in case of fire
- Behaviour during evacuations
- Checks/controls

# Fire safety

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consists of

- structural
- planning
- organisational
- technical measures



# Structural fire safety

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- All structural measures to prevent fire damages, reduce the spreading of fire, for the rescue of people and facilitation of fire fighting
- Is relevant when it comes to
  - planning considerations
  - building materials (e.g. longer fire resistance times)
  - structural elements
  - facilities for fire safety

# Fire safety (in planning / organisation)

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- Planning: Fire compartments - structural elements that are separated from each other with fire-proof doors or fire walls/ceilings, escape routes, emergency exits, fire safety zones
- Organisational: Is the responsibility of the fire safety officer (person with respective training)
  - the fire safety officer must know all about the fire safety plan (government requirements)

# Technical fire safety

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- Smoke alarms
- Heat/flame detectors
- Smoke and heat venting systems
- Alarm systems
- Escape route guide lights
- Sprinkler systems
- Equipment and devices for incipient fire fighting (e.g. hand fire extinguishers, wall hydrants)

# ACCOR as example

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Accor's fire safety policy: **BTH**

- General guidelines
- B - Buildings
- T - Technical installations
- H - Human element

B - buildings must be considered the most important aspects in this order, followed by H - human element!

Objective: Optimal coordination of the individual elements for each hotel as well as continuous improvement of the fire safety programme

# Contact for questions

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