The Fire Regulations have been established to protect health, human lives and property, in accordance with Sec. 15 of Act No. 133/1985 Coll., on Fire Protection, as amended, Sec. 31 of the Decree of the Ministry of the Interior of the Czech Republic No. 246/2001 Coll., on Stipulation of Fire Safety Conditions and on State Fire Supervision Performance (Decree on Fire Prevention), as amended, for an apartment building with its address at Staropramenná, Postal Code 150 00, Prague 5, of Clamor a.s., Co. Reg. No.: 27255794 with registered office at: Ostrovského 253/3, Postal Code 150 00, Prague 5, which governs the basic principles of fire protection.

# FIRE REGULATIONS

1. **A brief description of the performed activity and characteristics the related fire hazard**

Clamor a.s. manages an apartment building for the purpose of provision of long-term leased accommodation.

The fire hazard in the apartment building arises through a large migration of natural persons, who can cause fire by their negligence (e.g. non-compliance with the smoking ban); further danger arises through the use of many electrical appliances in the apartments or in the electrical installation itself.

1. **Material fire properties (ignitability) or technical safety parameters of substances needed to determine the preventive measures**

Of the substances that increase fire intensity, the building contains in particular the following:

wood of various types - chipboard, wood fiber, wood sawdust as part of the panelling, counters, floors, furniture. The basic component of wood is cellulose. Fire point 220 - 290oC. Ignition temperature 310 - 340oC. When wood burns, CO2 is created; CO in case of imperfect combustion.

cardboard - flammable solid substance, consisting of cellulose (paper). Incandescence, flashpoint 258oC. Ignition temperature 427 - 340oC.

plastics - solid flammable substances, polymers of various organic substances. During combustion, these are manifested mainly by creation of dense smoke, strong development of heat and soot with the presence of toxic substances, softening and dripping (spread of fire). Ignition temperature 417 - 890oC. Melting point from 165oC.

**3) The maximum permissible amount of substances referred to in point 2) that may be present at the place of the carried-out activities**

The basic premise of fire safety is maintenance of order. It is necessary to maintain free passageways, escape routes and exits, with the installation and free access to portable fire extinguishers and fire hydrants.

**The following must not be stored** in the building:

Tyres, flammable paints, solid fuels, explosives, flammable liquids, radioactive substances, technical gases and flammable liquefied hydrocarbon gases, acids, corrosives, caustic alkaline solutions, poisons, calcium carbides, magnesium and its alloys, potassium, sodium.

**4) Determination of fire safety conditions to prevent the occurrence and spread of fire or an explosion with a subsequent fire**

Everyone is obliged to act in such a way so as not to cause fire and to contribute, according to his abilities, to the proper performance of fire protection tasks, with the obligation to provide assistance in preventing the occurrence of fire and in any firefighting. Everyone is obliged to immediately eliminate any detected fire defect and, if this is not possible, to report such directly to the company's management.

* Another obligation is to maintain permanent free access to the escape and evacuation routes, free access to fire protection means and the fire safety equipment, and the main power switch, and water, gas and heating shut-off valves.
* Any unauthorised manipulation and misuse of the fire protection equipment (e.g. portable fire extinguishers, fire hydrants), fire safety equipment (e.g.

fire alarm buttons, etc.) is strictly forbidden.

* Smoking is strictly forbidden in all areas of the apartment building.
* The fire door must be closed.
* To observe the prohibitions, orders and instructions published in the form of safety signs.
* No modifications or repairs to the electrical wiring may be made. Any defects, damage to the building's equipment (e.g. insulation of conductors, etc.) must be immediately reported to the apartment building manager (the person responsible for fire protection).
* To observe the technical conditions and instructions relating to fire safety of products or activities.
* It is forbidden to perform any fire-hazardous work in the entire premises (e.g. welding, smoke and pyrotechnic or light effects, etc.) without a prior discussion with a professionally qualified person in fire protection.
* All luminaires must be provided with covers.
* To fulfil the instructions of a professionally qualified person in the fire protection of the apartment building operator in the implementation of the building preventive control activities, submit the required documents relating to the fire protection section, eliminate any detected defects within the specified deadlines.

1. **Defining the rights and obligations of persons in ensuring the specified fire safety conditions, related to a commencement, course, interruption and termination of activities**

Persons in the apartment building are informed by the displayed safety and information signs and the published fire alarm directives and the fire regulations.

All the building occupants are obliged to follow the prohibitions and instructions in the field of fire protection, especially the regulations in accordance with Point 4) of these Fire Regulations.

1. **Determination of conditions for safe stay and movement of persons and method of securing free escape routes**

No material or waste may be stored within the corridors or staircases, these must be kept clear and unobstructed at all times, the material means of fire protection and fire safety equipment must be permanently accessible. Failure to comply with the provisions of these Fire Regulations will result in appropriate sanctions. All escape routes and portable fire extinguishers are marked with photo-luminescent signs. Elevators are marked with signs “Do not use the elevator in case of fire”.

1. **Name and surname of the responsible manager**

**Gustav Šimáček - administration of the apartment building**

1. **Other provisions**

* Failure to comply with the provisions of these Fire Regulations will result in sanctions,
* An Annex to these Fire Regulations contains a plan of the warning and safety signs, material means of fire protection and fire safety equipment

Effective from: 22. 4. 2021



*Prepared by*

*Ing. Milan Hovorka*

*Z-OZO-47/2014*