

Fire Safety

This message concerns the fire safety in your building. The Owners' Association (VvE), comprising all owners, is responsible for a safe living environment. The municipality, through the competent authority, periodically inspects residential buildings for fire safety. Additionally, the insurer of your building may occasionally conduct an inspection with a risk assessment. Points that are always checked include:

- a. In multi-storey buildings, it is especially important that the fire remains confined to the room where it starts. You, as the owner, but also the residents (tenants) and users (visitors), are requested to always close and keep closed the doors in and to the common areas (stairwell, storage hallways, and front doors) after use.
- b. In the escape routes doors are automatically closed by door closers. These ensure that in case of fire, smoke cannot spread and there is more time to safely exit the building. Do not disable those closers!
- c. A smoke detector is mandatory in your residence. Check it regularly!
- d. Minimize the risk of fire by:
 - a. NOT placing any items in the common areas and hallways, and
 - b. NOT smoking or creating open flames in shared areas.
- e. If a fire breaks out, all occupants must be able to evacuate as quickly as possible. Close your door behind you. The elevator must not be used during evacuation, which means escaping through the hallways, stairwell, to the ground floor and then outside. Therefore, always keep hallways and galleries free of obstacles.

Fires produce a lot of smoke, and fleeing residents must be able to find their way out by feel. The walls play an essential role in this; people must be able to find the stairwell door by following the walls of the corridors by touch. When items are left in the hallways or paintings are hung on the walls, the escape route becomes more difficult to navigate, wasting very precious time.

Article 6.15a from the Environmental Structures Decree (Besluit Bouwwerken Leefomgeving) states the following:

Article 6.15a (No Fire-Hazardous Objects on Escape Routes in Residential Buildings)

1. In a common traffic area of a residential building through which an escape route runs, no fire-hazardous objects may be present. Fire-hazardous objects are understood to include, in any case:
 - a. furniture;
 - b. bicycles and mobility scooters;
 - c. waste materials and crates; and
 - d. decorations.
2. By way of derogation from the first paragraph, the beginning and under a and d, furniture and decorations are allowed if they:
 - a. are made of metal, stone-like material, or glass;
 - b. are made of material that is non-combustible according to NEN 6064; or
 - c. are made of material that complies with fire class A1 as referred to in NEN-EN 13501-1.
3. The first paragraph does not apply to:
 - a. objects for signage and information for residents;
 - b. a photo, painting, or other image with a surface area of no more than 0.5 m² at the entrance of a dwelling; and
 - c. a doormat with a surface area of no more than 0.5 m² at the entrance of a dwelling.

