Provisions in Refuge Areas:

All refuge areas in building shall be provided with following:

a. 2-hour fire rated partition separating the refuge area from adjacent internal areas of the building (if any, on the same floor). This shall include a FRD Door with 2-hour fire rating.
b. The refuge area should have reasonable sized permanent openings (non-window) on its external face, to allow easy egress/ingress of firemen from the outside – the area of these permanent opening should be equal to at least 25% of the surface area of the refuge on the external face. At the location of these permanent opening, the ledge wall/fall protection element, should be 0.9-1.2 m high (to permit easy access in/out from the refuge area and simultaneously provide reasonable safety from falls).
c. Appropriate chemical based water-proofing (for the entire floor area and to be turned to minimum of 1' on sill of permanent openings described in b.), drainage provision and slope to deal with the rain water which is likely to come in during the monsoon on account of the permanent openings described in b. Please also refer to the water-proofing policy for further details.
d. Finishing as per the provisions of BOH finishing policy- Arch 70.
e. In addition, in all buildings with height greater than 70 m above ground:
   One tap where fresh water is available (need not be purified but should be connected to drinking water/municipal water line). Also this has to be open (no enclosure which may be constituted as FSI violation).
f. If building has intercom system, intercom connection in refuge area.
g. All external openings should have a bird net installed from the inner face of the external window wall, so as to prevent birds and rodents from entering the refuge space. The net should have good quality and be appropriately installed to withstand wind pressure.
h. There should be clear walkable access (min. width 1.5 m, min. height 2.4 m) from fire staircase(s) to the refuge area on each refuge level.