

Rescue Plan
Housing Company As Oy Mäntsälän Apponen

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Kakarakuja 3
04600 Mäntsälä

Date: March 13, 2025

Rescue Plan Updates

Date	Key Changes	Author

Attachments

Attachment	Document
A	Risk Assessment Form
B	Orientation Form
C	Emergency Instructions

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1. Rescue Plan

The rescue plan is prepared to support the daily activities of the property, its residents, and users. It presents potential hazards associated with the property and its activities, preventive measures, and preparedness strategies.

The goal of the rescue plan is to anticipate and prevent personal injuries, property damage, and environmental hazards, as well as to provide instructions on how residents and users can prepare for and respond safely to emergencies.

Effective self-preparedness for emergency situations requires that safety considerations are part of everyday activities, and that safety is continuously maintained and improved.

Residents and users of the property must familiarize themselves with the rescue plan and its instructions and adhere to them in both normal and emergency situations.

The original rescue plan was developed in collaboration with the safety consulting company Jensen Hughes.

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2. Regulatory Basis

The requirement to prepare a rescue plan is based on the Rescue Act 379/2011 and the Government Decree on Rescue Services 407/2011. A rescue plan must be prepared for:

- Residential buildings with at least three apartments.

The responsibility for preparing and maintaining the rescue plan lies with the property owner (housing company). The plan must be kept up to date (Government Decree 407/2011, Section 2).

The rescue plan must include:

- Conclusions from hazard and risk assessments.
- Safety arrangements for the building and operational areas.
- Instructions for individuals on accident prevention and emergency response.
- Any other measures related to self-preparedness.

According to the Rescue Act, the property owner, manager, and operators must ensure that the building and its surroundings are maintained in a condition that ensures safety, minimizes fire risks, allows for evacuation and rescue operations, and enables safe emergency response by rescue personnel.

3. Plan Contents

The rescue plan consists of a general section (this document) and its appendices listed on page 2.

The plan describes:

- The property and a brief operational description.
- Responsible individuals and their roles.
- Implementation of the plan, training, and guidance.
- Identified risks and hazardous factors.
- Emergency response instructions, including equipment, personal protection, and stakeholder cooperation.
- Preventive measures;
- Evacuation and sheltering options.

An up-to-date rescue plan must be available to residents and users. Plan updates are recorded in the table on page 2.

4. General Information and Description of the Property

Property Details

The name of the destination: As Oy Mäntsälän Apponen

Address: Kakarakuja 3, 04600 Mäntsälä

Fire class: P1

Real estate ID: 504-407-11-1562

Municipality: Mäntsälä

District: 407

Block: 11

Plot: 4

Primary use: Residential building

Number of floors: 4 above-ground floors, 1 underground floor (basement)

Number of apartments: 71

Maximum number of people: 70

Placement of the site in the environment



4.1 Description of the Property

As Oy Mäntsälän Apponen is a residential building in Mäntsälä town center. The building was formerly a shoe factory and was converted for residential use in 2022.

The property consists of residential units across four floors, common areas, underground storage, a two-level parking area, and a courtyard deck.

4.2 Description of the Surroundings

The property is surrounded by residential buildings and forest areas. The Mäntsälä River runs southeast of the site. The primary access route is from Vanha Porvoontie, with a driveway along Kakarakuja.

4.3 Operational Description

The property functions as a standard residential building.

5. Protected Persons

This rescue plan covers residents and users of the property. The building has 71 apartments, ranging in size from 23 to 75 m². The estimated permanent population is between 50 and 100 people.

6. Safety Organization

6.1 Property Safety Organization and Stakeholders

Task / Responsibility Area	Person / Entity	Phone Number	Email
Building Owner	Housing Company		
Property Manager	Not selected -> Housing Company Board		
Property Maintenance	TR-Kiinteistöhuolto Oy	040 501 0335	toimisto@tr-kiinteistohuolto.fi
Security Company	Securitas		
Housing Company Board			
Chairperson			
Member (Vice Chairperson)			
Member	Jari Laine	050 5992 299	jari.laine@nuorisosaatio.fi
Member			
Member			

Task / Responsibility Area	Person / Entity	Phone Number	Email
Emergency & Stakeholder Contacts			
Property Maintenance	TR-Kiinteistöhuolto Oy		
Cleaning Services	TR-Kiinteistöhuolto Oy		
Door Opening Services	TR-Kiinteistöhuolto Oy		
Water Utility Company	Nivos		
Electricity Utility Company	Nivos		
Waste Management	Kiertokapula Oy		
Insurance Company	Fennia		

6.2 Authorities

Authority in the Area	Contact Information
General Emergency Number	In an emergency, all authorities
Rescue Department	Central Uusimaa Rescue Department
	Website: https://pelastustoimi.fi/keski-uusimaa
Police	Eastern Uusimaa Police Department
	National Advisory and Appointment Service: 0295 419 800
	Website: https://poliisi.fi/ita-uudenmaan-poliisilaitos
Healthcare	Central Uusimaa Wellbeing Services (KEUSOTE)
	Switchboard: 019 711 0000 (Mon-Fri 8 AM – 4 PM)
	Website: https://www.keusote.fi/
Poison Information Center	Provides telephone guidance on acute poisoning, prevention, and treatment.

Authority in the Area	Contact Information
	Website: https://www.hus.fi/potilaalle/sairaalat-ja-toimipisteet/myrkytystietokeskus

6.3. Description of the Security Organization's Operations

The role of the security organization is to maintain and improve the safety of the property while ensuring the prevention of accidents and damages. Within the security organization, each member has a designated role and is responsible for their assigned area of responsibility. The security organization operates in cooperation with the residents and users of the property.

The housing company's board and property manager are responsible for ensuring that the property's safety arrangements comply with regulations.

Everyone has an obligation to respond to observed safety deficiencies and issues. Any identified risks should be reported to the housing company or property manager. In the case of an immediate accident risk, prompt action must be taken to prevent accidents and personal injuries.

7. Protection Level and Security Systems of the Property

The property's fire safety and evacuation solutions are typical for a residential building. Solutions related to the property's security and protection level are detailed in the fire safety plan and other design documents.

7.1. Protection Level of the Property

Below is a brief description of the fire and rescue safety systems and arrangements of the property. Detailed information on the scope and operation of the systems is provided in the equipment plans.

Description of the Site's Safety Arrangements

Category	Details
Evacuation	Independently through compartmentalized exit stairwells. Alternative escape routes from residential units are arranged via balconies using the fire department's lifting equipment.
Assembly Point	In the building's parking area.
Firefighting Equipment	Handheld fire extinguishers are placed in corridor hallways, technical rooms, storage rooms, and sauna facilities.
Smoke Detectors	Residential units are equipped with smoke detectors connected to the electrical network, with battery or accumulator backup.
Smoke Ventilation	The building's smoke ventilation is primarily gravity-based. The smoke ventilation for side corridors on the 2nd and 3rd floors is mechanical. The smoke ventilation of the exit stairwell is managed through a remotely operated smoke vent hatch. In other areas, smoke ventilation and replacement air are provided through manually

Category	Details
	operable doors and windows. Smoke control panels are located at the entrance level of the stairwells they serve. The storage room's smoke ventilation is possible through an emergency exit hatch.
Emergency Lighting	(No additional details provided)
Civil Defense Shelter	The civil defense shelter is located on the basement (-1) level of the building. Under normal conditions, it is used as a storage space.
Access to the Roof	Access to the roof is via exterior ladders or through a roof hatch in the corridor.

7.2. Control Devices and Switches

Locations of control devices and switches.

Equipment	Location
Smoke Ventilation	Entrance levels of stairwells
Emergency Shutdown for Ventilation	Entrance levels of stairwells
Main Water Shutoff	Heat distribution room
Apartment-Specific Water Shutoff	Manifolds in apartments
Main Electrical Switch	Main electrical panel
Apartment-Specific Electrical Switch	Apartment-specific electrical panel

8. Risk Management

The content of the rescue plan is based on a site-specific risk assessment. To maintain safety, it is essential to identify the risks associated with the site and their consequences. The identified risks, their consequences, and preventive measures are presented in a separate risk assessment form, which is attached to this document (Appendix A).

9. Orientation

Residents and users are responsible for familiarizing themselves with the content of the rescue plan and the operational guidelines attached to it. The property manager and/or the housing company's board provide guidance and orientation on the contents of the rescue plan if necessary.

Acknowledgment of familiarization is recorded in a table attached to this document (Appendix B).

The rescue plan is available in the building's electronic system and upon request.

Residents are informed about updates to the rescue plan to ensure they can review the updated information. Notification channels include notice boards, resident letters, emails, and the property manager's intranet.

The housing company's board is primarily responsible for communicating information about the housing company to external parties.

10. Operational Guidelines

Operational guidelines, preventive measures, and recommendations are presented in the rescue plan's operational guidelines appendix (Appendix C).