

The Building Regulations

What can we expect from MHCLG?

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- The Building Act 1984 (as amended)
- The Building Regulations 2010 (as amended)
- Building Safety Bill
- Building Safety Regulator
- Future Homes Standard
- Approved Documents B, F, L, M
- Other considerations



Statute

The Building Act 1984 (as amended)

To bring about changes to the current system, including the formation of The Building Safety Regulator, changes to the primary legislation will need to be made and Government may take the opportunity to set out a new Act



The Building Act 1984

4CSS594: Statutory Control

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The Building Regulations 2010 (as amended)

New requirements either being currently consulted or due to be released. Sign up to MHCLG alerts to receive regular updates;



Functional
requirements

Part B
Part F

Part L
Part M

STATUTORY INSTRUMENTS	
2010 No. 2215	
BUILDING AND BUILDINGS, ENGLAND AND WALES	
The Building (Approved Inspectors etc.) Regulations 2010	
Made	6th September 2010
Laid before Parliament	9th September 2010
Coming into force	1st October 2010
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Government commits to new independent building safety regulator

The government has committed to creating an independent building safety regulator as part of the ‘biggest reforms to the building safety regime in nearly 40 years’

The move, which confirms proposals outlined by the Government *in June*, was spelt out in yesterday’s Queen’s Speech (14 October).

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Guidance

Dame Judith Hackitt named as Government Advisor on the new Building Safety Regulator

Dame Judith Hackitt will provide independent advice to the government on how best to establish the powerful new Building Safety Regulator.

Building a Safer Future

Independent Review of Building
Regulations and Fire Safety:
Final Report

May 2018
Dame Judith Hackitt DBE FREng

Cm 9607

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Guidance

Building Safety

The government has asked HSE to establish a new building safety regulator in the wake of the Grenfell Tower disaster and following recommendations in the 'Building a Safer Future' report by Dame Judith Hackitt.

The new regulator will oversee the safe design, construction and occupation of high-risk buildings so that residents are safe and feel safe. It will be independent and give expert advice to local regulators, landlords and building owners, the construction and building design industry, and the residents.

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Guidance

Future building standards and performance

The building safety regulator will:

- implement a new, more stringent regulatory regime for high risk residential buildings
- promote competence among industry professionals and regulators to raise standards in design, construction and the management of buildings
- oversee performance systems off all buildings, so one regulator can provide guidance on building performance as well as building safety, ensuring that factors like countering climate change are factored into regulatory decisions

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Forthcoming Potential Regulatory Procedural Changes

New Building Safety Regulator for HRRB,s over 18metres in height.

Confirmed. Gateways 1 ,2 and 3

A new role created for suitably qualified persons and bodies

Potential for more onus put on physical design being right at the planning stage.

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Forthcoming Potential Regulatory Procedural Changes

Gateway 1



The first gateway point (Gateway One) will be before planning is granted when fire safety issues which impact on planning should be considered, including emergency fire vehicle access to a building and whether there are adequate water supplies in the event of a fire. To aid the local planning authority in their decision as to whether to grant planning permission, the developer will be required to submit a Fire Statement setting out fire safety considerations specific to the development with their planning application.

Forthcoming Potential Regulatory Procedural Changes

Gateway 2



The Second Gateway point (Gateway two) will be before construction begins at the current 'deposit of full plans' stage under the Building Regulations 2010. Under the new regime, the Building Safety Regulator will take on the role of the Building Control Body and be legally responsible for regulating in-scope buildings in respect of building regulations. The Building Safety Regulator will bring together teams to deliver its regulatory functions, including local regulators.

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The Client will be required to submit key information to the Building Safety Regulator demonstrating how they are complying with building regulations through the submission of full plans, the construction control plan, fire and emergency file, and other supporting documentation that will help the assessment team determine whether the application meets the building regulations requirements and that the duty-holder has sufficiently demonstrated that they are managing building safety risks.

At Gateway two, the Client will also be required to ensure they are satisfied that the Principal Designer and Principal Contractor can demonstrate the necessary competence to discharge their responsibilities effectively.



Forthcoming Potential Regulatory Procedural Changes

Gateway 3

The third and final gateway point (Gateway three) is before occupation of the building at the final completion certificate/final notice stage under the building regulations. Again, the Building Safety Regulator will provide the building control function working with local regulators. At this stage, the Client will be required to submit to the Building Safety Regulator information on the final, as-built building.



This will include:

- updated as-built plans indicating any agreed variations since Gateway two;
- a complete construction control plan;
- an updated fire and emergency file; and
- a complete key dataset

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Forthcoming Potential Regulatory Procedural Changes

Gateway 3



At Gateway three, the Client, Principal Designer and Principal Contractor will also be required to produce and co-sign a declaration confirming that to the best of their knowledge the building complies with building regulations. To provide adequate regulatory oversight on receipt of this declaration the Building Safety Regulator, taking advice where necessary, will decide whether to accept the declaration, and associated information providing evidence that the building complies with all the requirements of Gateway three, with the option to request further information from duty-holders if not satisfied.



Key information related to fire and structural safety submitted during the three Gateways will form part of the golden thread of data, which will be kept up to date and made accessible to relevant people throughout the lifecycle of the building.

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Forthcoming Potential Regulatory Procedural Changes

There are currently more questions than answers;

Is there a date for the commencement of the BSR role?

With Gateway 1 consultation at the planning stage, will the applicant need to notify the HSE of the intended BCB?

Will a fee be payable to the HSE for this service?

When an application is deposited with a Building Control Body which involves work to a HRRB what will be the formal consultation process?

Will the HSE consult the Fire Authority?

Will the HSE require minimum levels of PII for specific members of the design team?

Fire Safety Bill

The Fire Safety Bill amends the Regulatory Reform (Fire Safety) Order 2005 and is expected to result in greater clarity over responsibility for fire safety in buildings containing more than one home. Second Reading of the Bill is scheduled to take place on 29 April 2020.

The Bill clarifies that for any building containing two or more sets of domestic premises the Order applies to the building's structure and external walls and any common parts, including the front doors of residential parts. It also clarifies that external walls in the order include "doors or windows in those walls" and "anything attached to the exterior of those walls (including balconies)." These amendments are expected to provide for increased enforcement action in these areas, particularly where remediation of aluminium composite material (ACM) classing is not taking place.



Building Safety Bill

the future legislation.¹⁰ The Fire Safety Bill deals with specific fire safety issues while the Building Safety Bill will tackle wider issues, but work in both areas is closely related. The Building Safety Bill is intended to put in place new and enhanced regulatory regimes for building safety and construction products, and ensure residents have a stronger voice in the system.¹¹ The Building Safety Bill has yet to be published.

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View from the working party



Contractors observations - Materials with little flexibility to change later will push up purchase prices.

Architects observations - More duty holder responsibility for overseeing their own design work. PII insurance issues.

Lawyers observations - Tendering may be legislated to ensure lowest price is not the overriding factor. Portugal and France as examples

Regulators observations - No firm agreement between the LABC, Fire Service and HSE on a suitable observation and reporting regime



Approved Document B

Volume 1 now contains
Flats (as L & M)

Limited or non-combustible
over 18m

Special attachments





BS EN 13501-1 defines the classes A1 and A2 as follows:

Class A1 Will not contribute in any stage of the fire, including the fully developed fire
Class A2 Will not significantly contribute to the fire load and fire growth in a fully developed fire

The characteristics "s" and "d" are defined as follows:

s1 = Weak or no smoke
s2 = Medium smoke
s3 = High smoke

d0 = No dripping at all
d1 = Slow dripping recorded
d2 = High dripping recorded

"The external walls of the building shall adequately resist the spread of fire over the walls and from one building to another, having regard to the height, use and position of the building."

Building Regulations,
Section B4(1)

(2) Subject to paragraph (3), building work shall be carried out so that materials which become part of an external wall, or specified attachment, of a relevant building are of European Classification A2-S1, d0 or A1, classified in accordance with BS EN 13501-1:2007+A1:2009 entitled, 'Fire classification of construction products, and building elements. Classification using test data from reaction to fire tests' (ISBN 978 0 580 59861 6) published by the British Standards Institution on 30 March 2007 and amended in November 2009.

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“Relevant” buildings over 18m must be constructed or refurbished using only materials in the external wall which meet the limited combustibility requirement of A2-S1, do * or better which is currently referred to in terms of a ‘new ban’.

Relevant buildings are defined below in new paragraph (4) of the Regulation.

The guidance in Approved Document B for any other building over 18m states that materials in the external wall should meet the limited combustibility requirement of A2-S3, d2 or better.

The new paragraph (3) details those components that are exempt from the ban, which applies to the entire external wall construction, and not just the cladding.



(4) In this regulation:

a) A “relevant building” means a building with a storey (not including roof-top plant areas or any storey consisting exclusively of plant rooms) at least 18m above ground level and which:-

- Contains one or more dwellings;
- Contains an institution, or
- Contains a room for residential purposes but *does not include a room in a hostel, hotel or boarding house*; and

b) ‘above ground level’ in relation to a storey means above ground level when measured from the lower ground level, adjoining the outside of a building to the top of the floor surface of the storey.

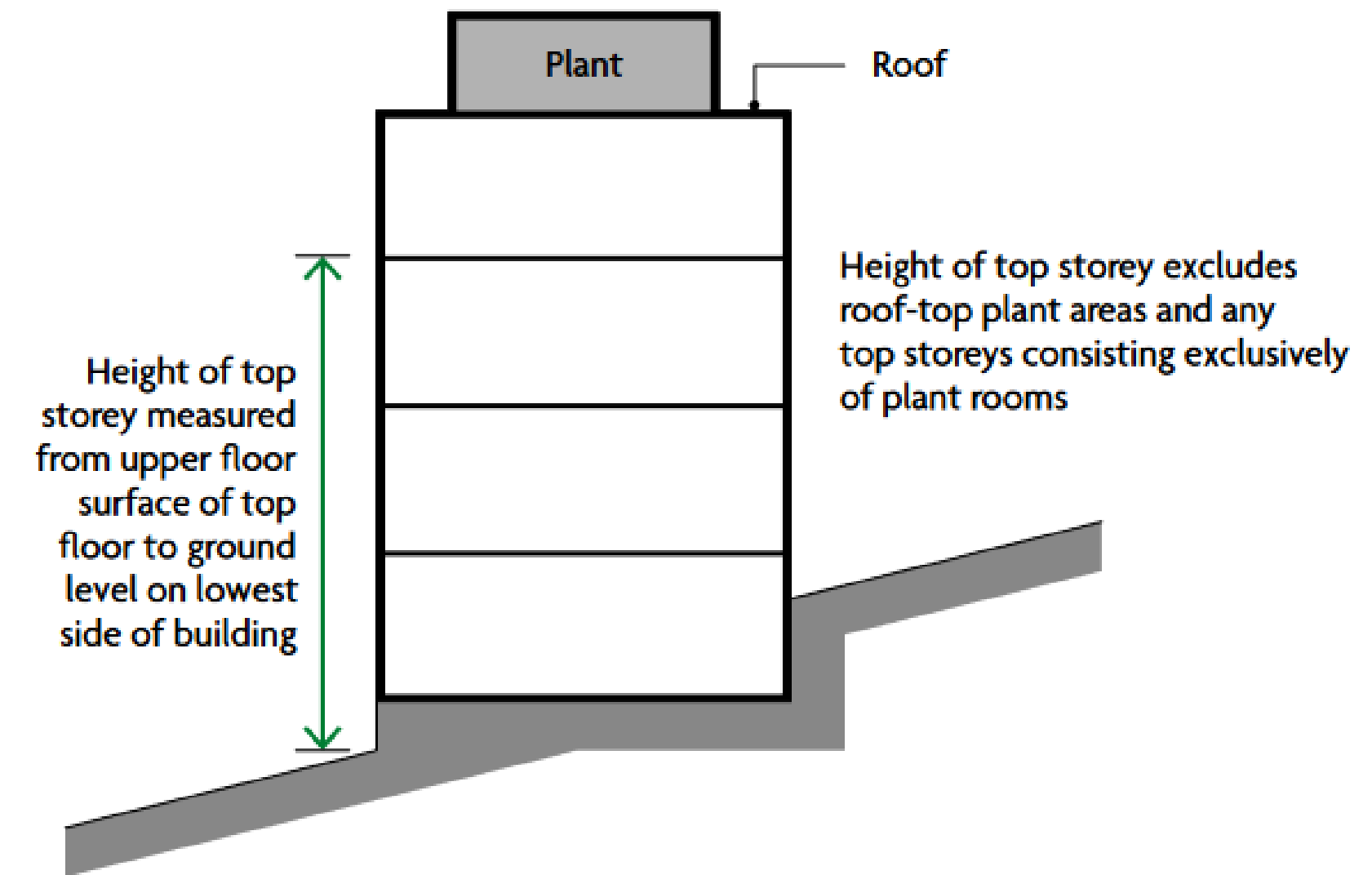
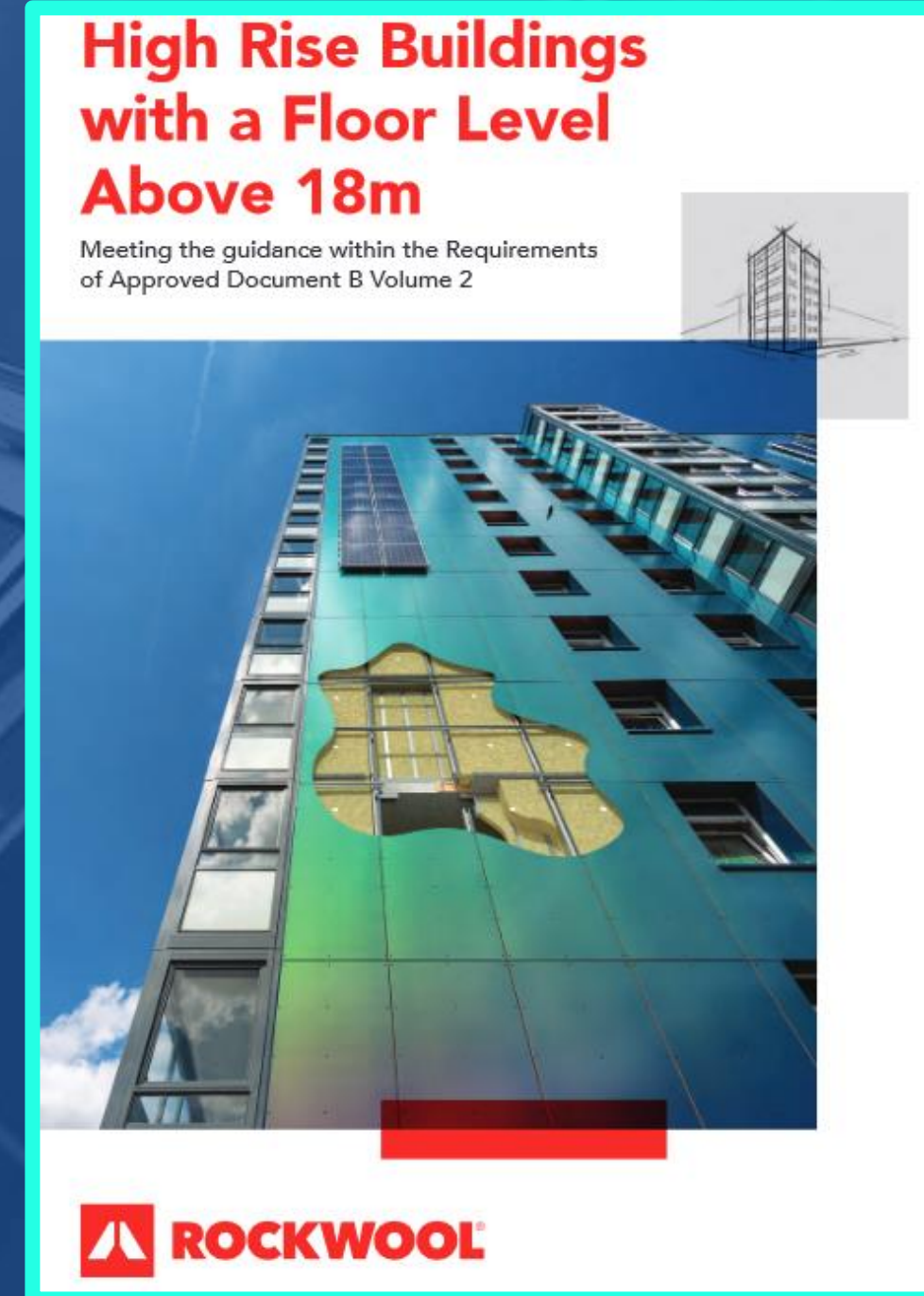


Diagram D6 Height of top storey in building



So, new regulation 7(2) applies to any building with a storey at least 18m above ground level containing one or more dwellings. By including institutions (which are defined in Regulation 2) it also covers some residential schools, care homes and hospitals, sheltered accommodation, student residences or other institutional accommodation blocks. The final group includes any building that contains ‘a room for residential purposes’.

Hostels, hotels or boarding houses are excluded, unless they are converted into residential, accommodation, such as student housing.





Ministry of Housing,
Communities &
Local Government

Consultation closed 25 May 2020

**Potential extension to hotels etc
Potential height reduction to 11m
Potential allowance for
'banned' items**

**Review of the ban on the use of combustible
materials in and on the external walls of
buildings including attachments**

A technical consultation paper.

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(3) Paragraph (2) does not apply to:

- (a) Cavity trays when used between two leaves of masonry;**
- (b) Any part of a roof (other than any part of a roof which falls within paragraph (iv) of regulation 2(6)) if that part is connected to an external wall;**
- (c) Door frames and doors;**
- (d) Electrical installations;**
- (e) Insulation and waterproofing materials used below ground level;**



- (f) Intumescent and fire stopping materials where the inclusion of the materials is necessary to meet the requirement of Part B of Schedule 1
- (g) membranes;
- (h) Seals, gaskets, fixings, sealants and backer rods;
- (i) Thermal break materials where necessary to prevent thermal bridging in order to meet the requirements of Part L of Schedule 1; or
- (j) Window frames and glass.



There are additional amendments in Regulation 2, relating to the definition of an external wall and a 'specified attachment', in the definition of material change of use in Regulation 5 to refer to new Regulation 7(4)(a), and in Regulation 6 to mirror the new Regulation 7(2).

The material change-of-use requirement is very important, because it means that – for example – a hotel may be built using materials not permitted in a student residence, but the hotel cannot then be converted to a student residence **without replacing any non-compliant materials**.

This means that owners or developers will need to think hard about the materials used in taller buildings that are not covered by Regulation 7(4)(a)(i) or (ii).



6.3 Definition of specified attachments

The restriction on combustibility also applies to materials used within “specified attachments” which are fixed to the external wall as shown below.

- a) A balcony attached to an external wall;*
- b) A device for reducing heat gain within a building by deflecting sunlight which is attached to an external wall; or*
- c) A solar panel attached to an external wall.*



This is a very specific list, and the restrictions on combustibility do not apply to other attachments that are not in this list. However, to comply with Requirement B4, it would still be necessary for the fire risk of other attachments to be considered before being introduced (i.e just because a particular attachment is not on the list, it does not mean that it is acceptable to use any materials, irrespective of combustibility).

The term “balcony” is often used in different ways. A “balcony” would often be a specific area used by one apartment. However, “balcony approach” is often used to describe the type of design where apartments are approached by a communal external balcony/walkway. FIA would suggest that the restrictions would apply to both of these definitions.



Updates to Approved Document B May 2020

New measures will include provision of sprinkler systems and consistent wayfinding signage in all new high-rise blocks of flats over 11 metres tall

The **Government** will continue to work with the Home Office to respond to phase 1 recommendations, including through the **Fire Safety Bill**. Where this impacts on building design, the **Approved Document** will be amended again as necessary.

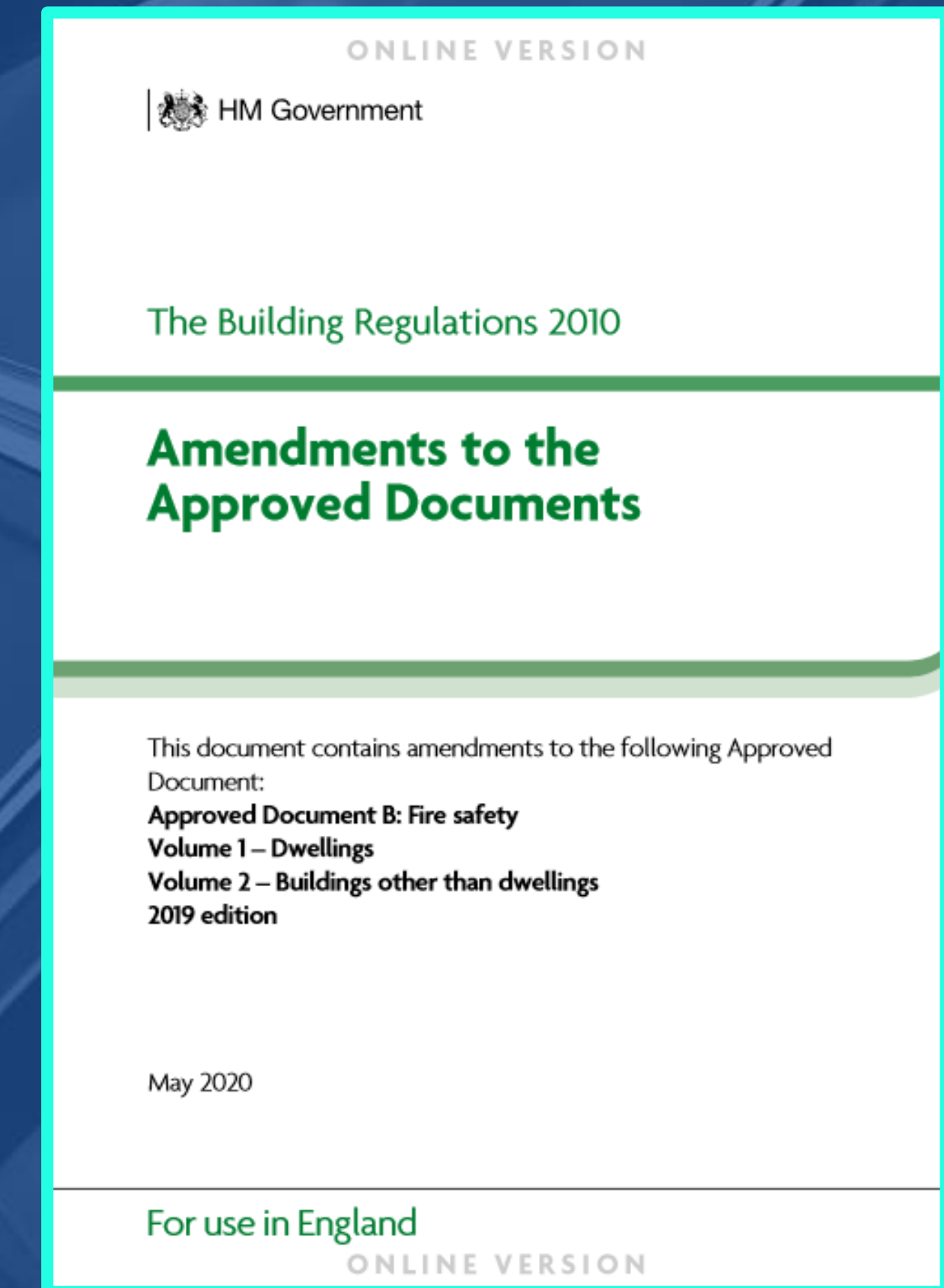


Updates to Approved Document B Volume 1 May 2020

Sprinkler provision

This will apply to all flats in the
building (not the common parts)

Existing buildings being extended
to provide flats at a height more
than 11m above ground level





Updates to Approved Document B Volume 1 May 2020

Wayfinding

Wayfinding signage for the fire service

15.13 To assist the fire service to identify each floor in a block of flats with a top storey more than 11m above ground level (see Diagram 6), floor identification signs and flat indicator signs should be provided





- 15.14** The floor identification signs should meet all of the following conditions.
- a. The signs should be located on every landing of a **protected stairway** and every **protected corridor/lobby** (or open access balcony) into which a **firefighting lift** opens.
 - b. The text should be in sans serif typeface with a letter height of at least 50mm. The height of the numeral that designates the floor number should be at least 75mm.
 - c. The signs should be visible from the top step of a **firefighting stair** and, where possible, from inside a **firefighting lift** when the lift car doors open.
 - d. The signs should be mounted between 1.7m and 2m above floor level and, as far as practicable, all the signs should be mounted at the same height.
 - e. The text should be on a contrasting background, easily legible and readable in low level lighting conditions or when illuminated with a torch.



**Floor
Identification
Signage**

**Flat
Identification
Signage**

Floor 4

Flats 32 - 42 ▶
◀ Flats 43 - 53

Diagram A: Floor and flat identification signs



1. Landings of protected stairways

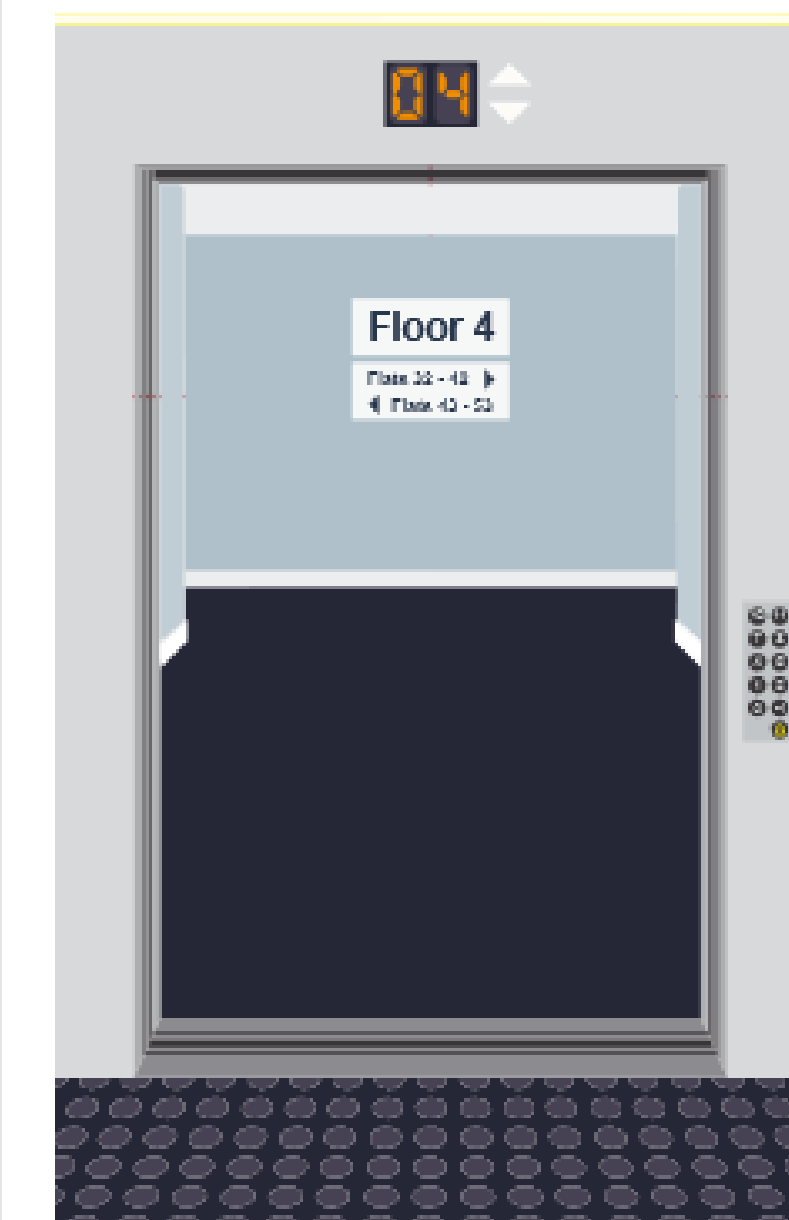


The signs must be on every landing of a protected stairway.

The sign must be visible from any point on the top step of a firefighting stair. It is therefore important to ensure that the sign is fully visible when stood at either end of the top step.

For any other protected stairway, visibility of the sign from the stairs is not given, however a reasonable approach would need to be taken to allow easy visibility of the sign from the stair.

2. Protected corridor/lobby of firefighting lifts



The signs must be in every protected lobby or corridor into which a firefighting lift discharges.

There is no requirement for the sign to be visible from all points within the lift and the guidance states that the sign should only be visible from within the lift where possible.

It is important to note that signs in firefighting shafts will be required in both the landings of the stairs, and the protected corridors/lobbies where firefighting lifts are provided.



Updates to Approved Document B Volume 1 May 2020

Transitional Provisions

ONLINE VERSION
HM Government

The Building Regulations 2010

Amendments to the Approved Documents

This document contains amendments to the following Approved Document:
Approved Document B: Fire safety
Volume 1 – Dwellings
Volume 2 – Buildings other than dwellings
2019 edition

May 2020

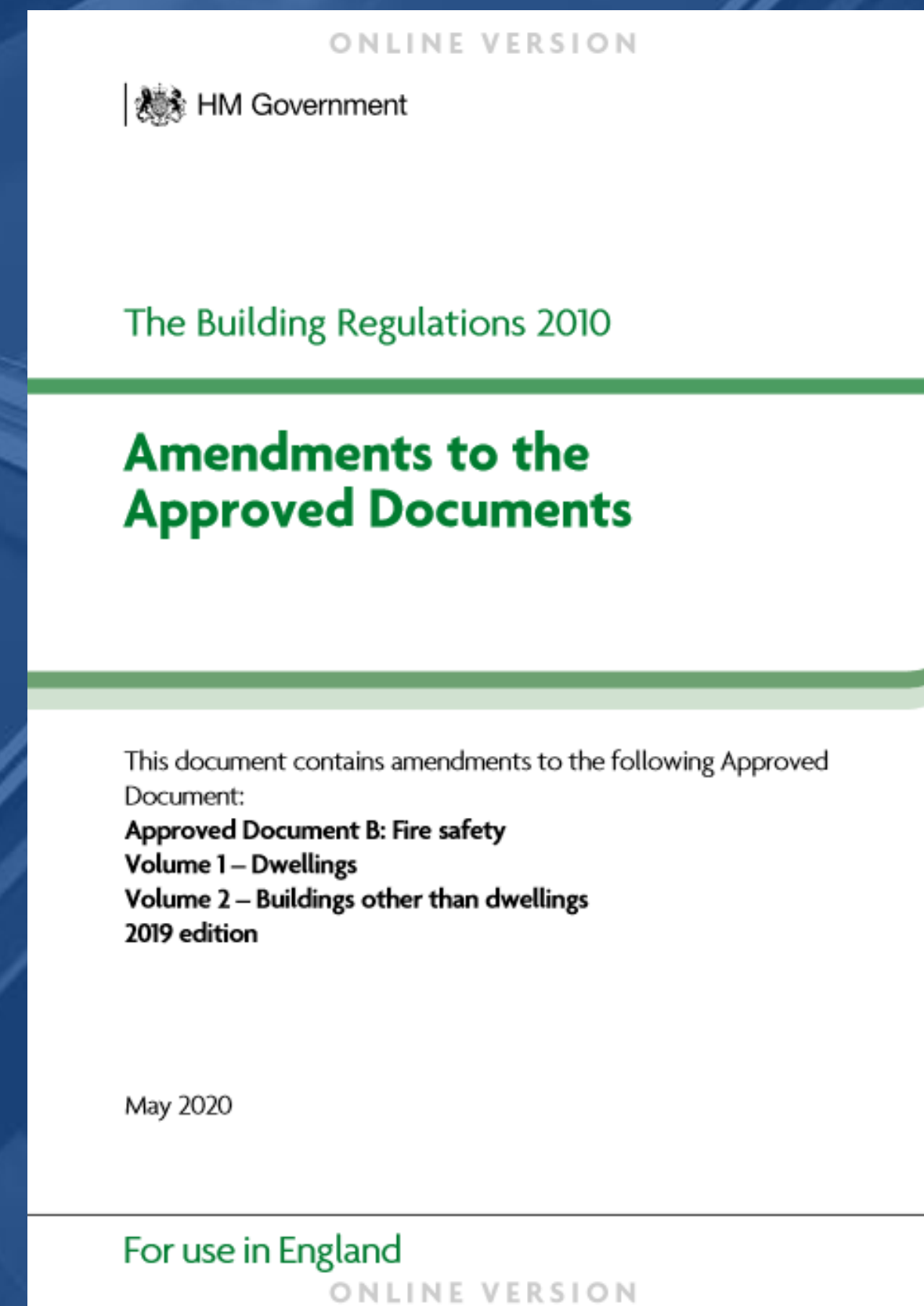
For use in England
ONLINE VERSION

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The changes highlighted in this amendment booklet take effect on 26 November 2020 for use in England.

The 2019 edition will continue to apply where a building notice or an initial notice has been given to, or full plans deposited with, a local authority before 26 November 2020 and either the building work to which it relates. has started before that day; or is started before 29 January 2021





We also consulted on a requirement for evacuation alert systems. The Government will work with the National Fire Chiefs Council on a series of tests of new technology in this area, with a view to including guidance in a later update to Approved Document B.

I am also today publishing our plan for the full technical review of Approved Document B and a report containing recommendations on the structure of guidance to the building regulations. My Department is commissioning the required research for this fundamental review which will address a number of key fire safety issues including means of escape, compartmentation, toxicity and ensuring that fire safety guidance takes account of modern methods of construction *Robert Jenrick*



RICS, the BSA and UK Finance have agreed an industry-wide process – to be used by valuers, lenders, building owners and fire safety experts – in the valuation of high-rise properties.

[Home](#) > [UK Finance Mortgage Lenders' Handbook for conveyancers](#) > [External Wall Fire Review](#)

External Wall Fire Review

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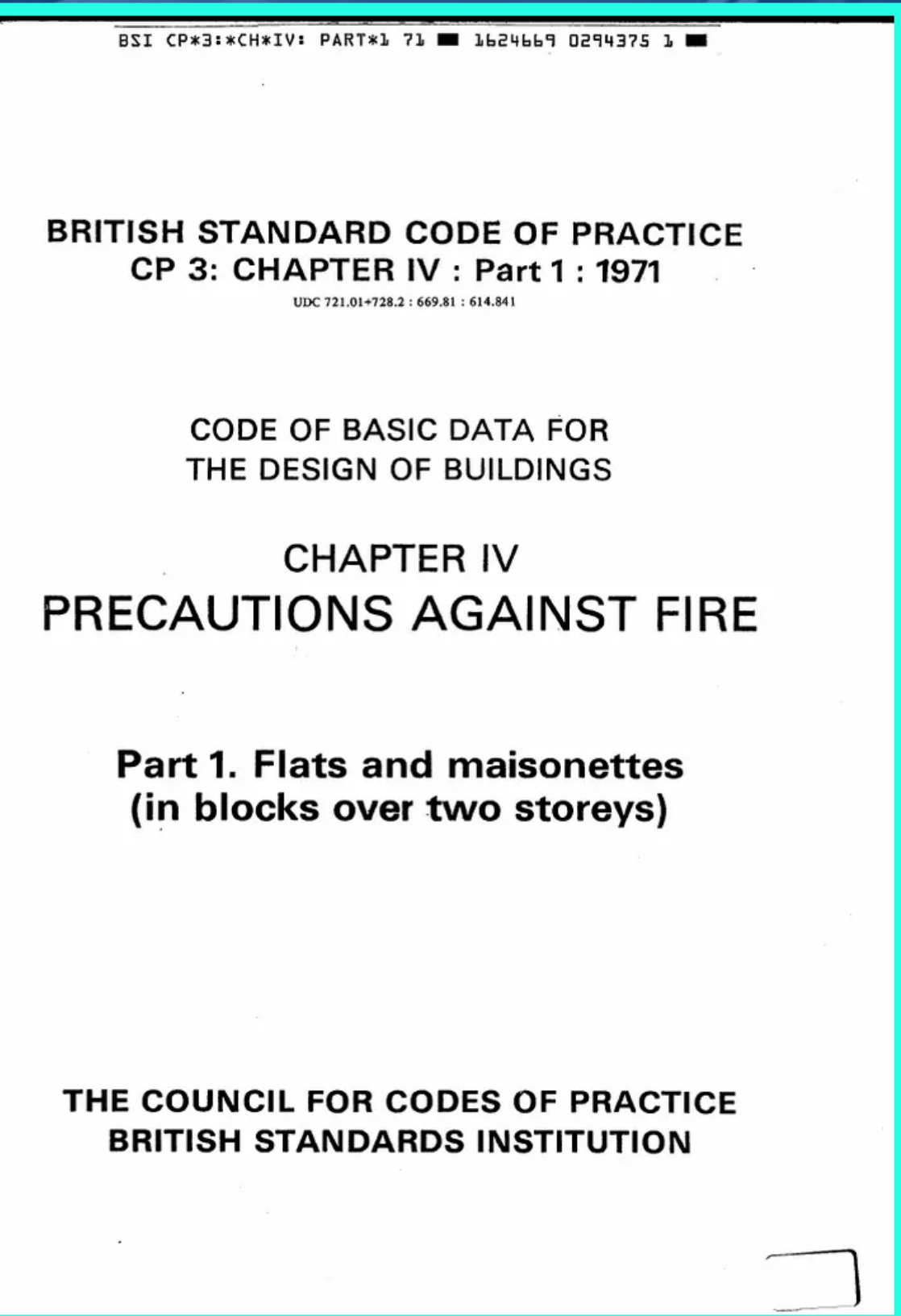


Form EWS1: External Wall Fire Review

Objective - This form is intended for recording in a consistent manner what assessment has been carried out for the external wall construction of residential apartment buildings where the highest floor is 18m or more above ground level or where specific concerns exist ^(Note 1). It should not be used for other purposes. It is to be completed by a competent person with the levels of expertise as described in Notes 2 and 3 below.



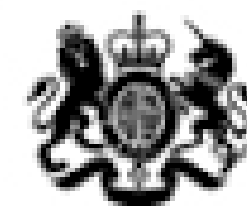
It is perhaps worth reflecting that the standards Fire Safety provisions in multi-storey flats being built today, are based on the guidance in CP3 Chapter IV, originally released in the early 1960s in response to the Local Authority housing programme





Changes to Parts F and L

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Ministry of Housing,
Communities &
Local Government

The Future Homes Standard
2019 Consultation on changes to
Part L (conservation of fuel and
power) and Part F (ventilation) of
the Building Regulations for new
dwellings.

New homes will have low-carbon heating
and world-leading levels of energy efficiency



HM Treasury

#SpringStatement

**World-leading
energy efficiency
for new homes**

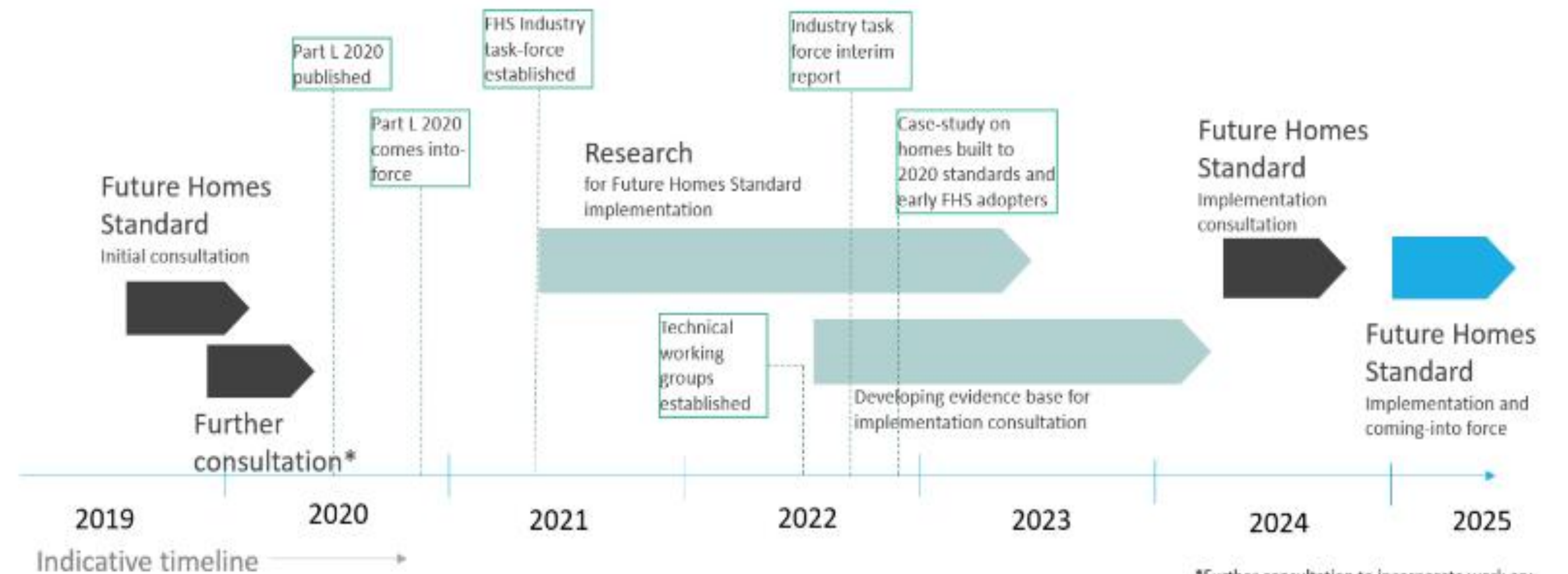
Conservatives



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Roadmap to the Future Homes Standard



*Further consultation to incorporate work on:

- Work to existing buildings
- Overheating in new dwellings
- New non-domestic buildings

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The UK has set in law its target to bring all its greenhouse gas emissions to net zero by 2050 – one of the most ambitious targets in the world. Homes – both new and existing – accounts for 20% of emissions. Despite progress reducing emissions from homes, we need to go much further. New homes being built now and in the next 5-10 years will still exist in 2050 and therefore we must ensure that the energy efficiency standards we set for them put us on track to meet the 2050 target.



We expect to launch a further consultation in the coming months addressing existing domestic buildings, and new and existing non-domestic buildings. This initial consultation relates to new domestic buildings; and includes change to part F.

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2019 Consultation on changes to part L (conservation of fuel and power) and Part F (ventilation) of the Building Regulations for new dwellings



Option 2: 31% reduction in carbon emissions compared to the current standard. We anticipate this could be delivered based on the installation of carbon-saving technology such as photovoltaic (solar) panels and better fabric standards, though not as high as in Option 1 (typically double not triple glazing).

Option 2 is our preferred option. It would deliver more carbon savings and results in lower bills for the householder but has higher build costs. We also expect that it would help to prepare supply chains for heat pumps and increase the number of trained installers.



The Future Homes Standard builds on the Grand Challenge Buildings Mission to at least halve the energy use of new buildings by 2030.¹⁰ As outlined in Chapter one, both new and existing homes account for 20% of greenhouse gas emissions in the UK.¹¹ By making our homes and other buildings more energy efficient and embracing smart and low carbon technologies, we can improve the comfort and energy efficiency of people's homes and boost economic growth while meeting our targets for carbon reduction.



Gas boilers will be banned in new homes from 2025 in a bid to tackle emissions, the government has announced.

Phillip Hammond said new standards “mandating the end of fossil fuel heating systems in new homes from 2025 delivering lower carbon and lower fuel bills too”.

The report from the committee on climate change said it would cost £4,800 to install low-carbon heating in a new home, but £26,300 in an existing house.

Around 14% of UK greenhouse gas emissions came from homes and last year emissions from housing increased – mainly from gas boilers.

SAP 10



Key Proposed Changes	SAP 2012	SAP 10 (draft)	SAP 10 Proposed
Gas Carbon Factor	0.218	0.206	0.21
Electricity Carbon Factor	0.518	0.398, 3 year projection	0.233
Distribution Loss Factor (Heat loss from district heating)	1.05	1.2 at design stage or 1.5 as built. 2.0 if CIBSE COP not used	1.5

Heat pumps are amongst the products set to benefit from the update, with an increased benefit in **specifying electric heating** solutions too, Dimplex Heating & Ventilation, which includes the Dimplex (heating), Xpelair (air) and Redring (water) brands, as well as the new Zeroth Energy System.



Transitional Provisions

Government will close out the 'time lag' which currently exists whereby developers can build new homes to outdated requirements, particularly in respect of Part L

They are aware that some homes, which are currently under construction, reflect pre 2013 insulation standards, and whilst this is technically allowable under the current transitional provisions, it is quite unacceptable



2019 Consultation on changes to Part L (conservation of fuel and power) and Part F (ventilation) of the Building Regulations for new dwellings

To investigate whether the ventilation provisions for good indoor air quality set out in Part F 2010 were effective, MHCLG commissioned research into ventilation and indoor air quality in new homes, and the full research report is published alongside this consultation. The research suggested that a large proportion of home may be failing to meet the technical standards set out in Approved Document F. This led to poor indoor air quality in several of the sample of houses tested. The research also identified some issues where people shut trickle ventilators or turned off extractor fans to reduce noise.

Table 4.1: Proposed Changes to the Approved Document F

System Type	Dwellings covered by proposed guidance changes
Natural ventilation (formerly System 1)	Less-airtight
Continuous mechanical extract ventilation (formerly System 3)	Highly-airtight
Continuous mechanical supply and extract ventilation (formerly System 4)	Any level of airtightness



Other current consultations

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2020 Consultation on changes to Part G

Toilet provision for men and women: call for evidence

Published 31 October 2020

Summary

Technical review on increasing accessibility and provision of toilets for men and women.

This consultation closes at

29 January 2021

Consultation description

This call for evidence launches a technical review of provision of toilets for men and women.

Women often have to face excessive queues for toilets or don't have access to appropriate facilities that meet their needs when out. In some cases this can mean women are reluctant to go out or take trips that many take for granted.

Over recent years there has also been a trend towards replacing female only facilities with gender neutral toilets.

The review aims to address this by considering the ratio of female toilets needed versus the number for men, given the need for women to always use cubicles. It would also take into account the needs of all members of the community, to ensure there is a fair provision of accessible and gender-neutral toilets.

The review will also look at signage, which should be clearer and use gender-specific language, to avoid confusion.

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Consultation on proposed amendments to the Architects Act 1997

We are seeking views on proposals to strengthen the regulation system for UK registered architects and improve competence of the profession.

4 November 2020- 12 weeks

Sample content:

- 1. Do you believe that setting and assessing competence requirements would promote best practice among architects?*
- 2. Do you agree that monitoring or testing of competence would be beneficial to architects?*

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Part M Access

Potential removal of Cat 1
resulting in Category 2
being the basepoint for
new dwellings

No decision yet taken or
formal consultation has
been undertaken*

**MHCLG October 2019*



The Building Regulations 2010

Access to and use of
buildings

APPROVED DOCUMENT

M

Volume 1: Dwellings

M4(1) Category 1: Visitable dwellings

M4(2) Category 2: Accessible and adaptable dwellings

M4(3) Category 3: Wheelchair user dwellings

Guidance within the Approved Document supports the functional requirements of Part M



Changing Places
Effective 1st January 2021



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Changing Places 1st January 2021



This document sets out amendments to guidance previously published in Approved Document M: Access to and use of buildings, Volume 2 – Buildings other than dwellings, 2015 edition. These amendments will be incorporated in the online version of Approved Document M Volume 2 in January 2021. Previous hard copy versions will need to be amended as per the changes listed in this document.

The changes highlighted in this amendment booklet take effect on 1 January 2021 for use in England. The amendments do not apply where a building notice or an initial notice has been given to, or full plans deposited with, a local authority and either the building work to which it relates:

- a. has started before that day; or
- b. is started within the period of two months beginning on that day.

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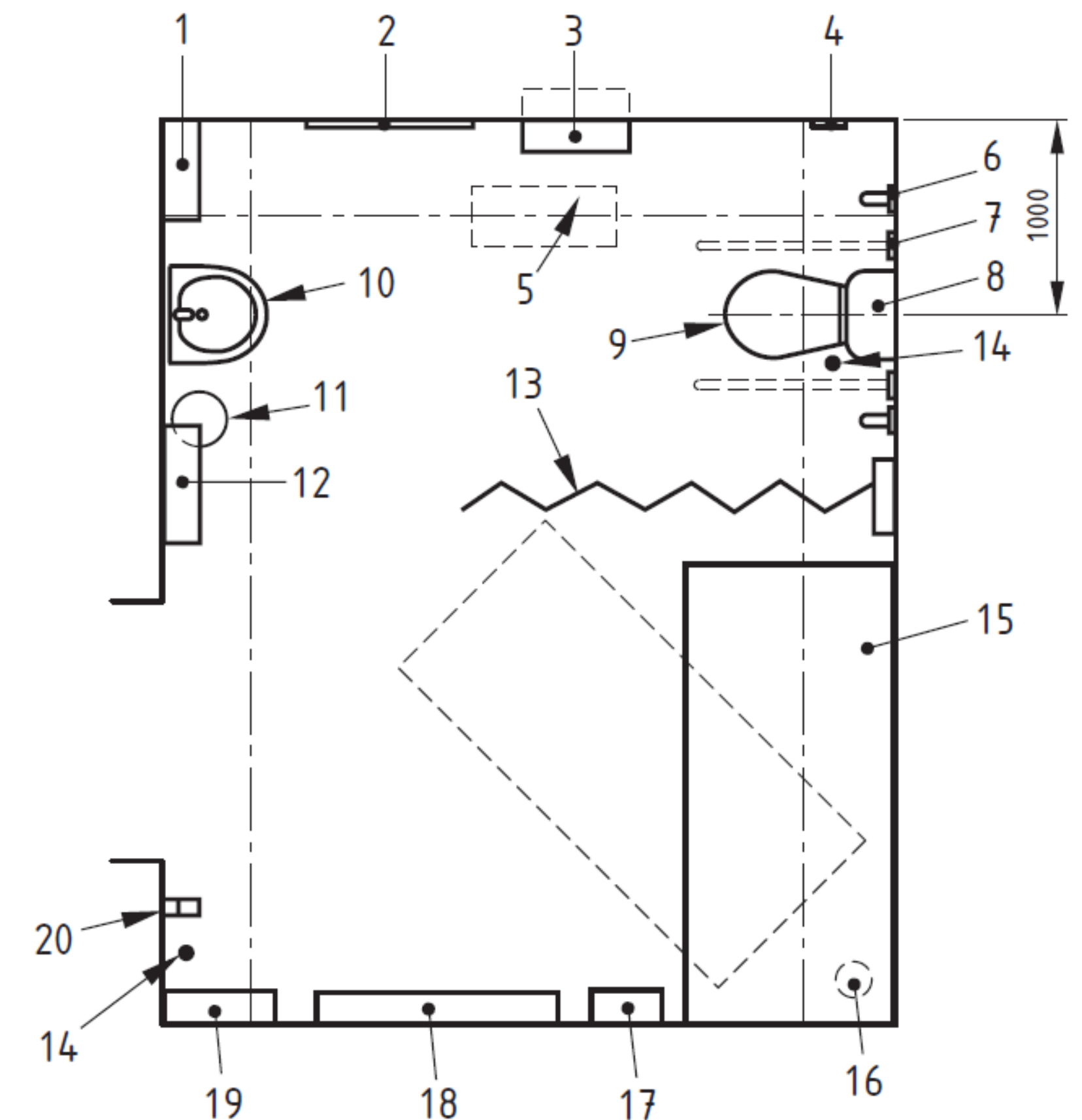
- e. at least one changing places toilet is provided in the following types of building:
 - i. assembly, recreation and entertainment buildings (see note) with a capacity for 350 or more people; or a collection of smaller buildings associated with a site used for assembly, recreation or entertainment, such as zoos, theme parks and venues for sport and exhibitions, with a capacity of 2000 people or more;

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- ii. shopping centres/malls or retail parks with a gross floor area of 30,000m² or more;
- iii. retail premises with a gross floor area of 2500m² or more;
- iv. sport and leisure buildings with a gross floor area more than 5000m²;
- v. hospitals and primary care centres;
- vi. crematoria and cemetery buildings.

- | | |
|---|---|
| 1 Paper towel dispenser | 9 Peninsular WC (see Figure 55 for the location of associated fittings) |
| 2 Full length mirror | 10 Large power-assisted height-adjustable washbasin |
| 3 Large sanitary disposal bin, if possible recessed into the wall | 11 Waste disposal bin |
| 4 Alarm reset button | 12 Manually-operated hand dryer |
| 5 Full room cover tracked hoist system | 13 Retractable privacy curtain/screen |
| 6 Vertical grab rail | 14 Alarm pull cord |
| 7 Drop-down support rails, one with a toilet roll holder | 15 Height-adjustable showering/changing bench, min. 1 800 mm long |
| 8 Flat-topped close-coupled cistern providing a back rest and a colostomy changing surface for standing users (where high or low level cisterns are used, a rail with a padded back rest and a separate colostomy changing shelf 125 mm to 150 mm deep and preferably 400 mm wide, with its surface 950 mm above floor level, should be provided) | 16 Floor drain |
| | 17 Shower unit |
| | 18 Wide paper roll dispenser for use on the changing bench |
| | 19 Sanitary towel dispenser |
| | 20 Two clothes hooks, one at 1 050 mm and the other at 1 400 mm above the floor |



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Harmonisation of requirements

The need to look at where different parts of the Regulations conflict

Common stairs?
Parts B/K/M

Interpretation

BS9991

For escape from common stairs in flats 750mm minimum stair width between the walls and/or balustrades

(*1100mm minimum if firefighting stair width for buildings exceeding 18mtrs in height)

Part M Vol 2 Buildings other than dwellings

(England) Does not apply to communal areas in blocks of flats

Part M Vol 1 Dwellings

Approach stairs minimum 900mm width between handrails
M refers to Part K requirement for a 'general access' stair where there is no lift

Part K

Protection from falling collision and impact 'general access' stair
in Part K does not give a minimum width

BS5395:1

Stairs ladders and walkways

Code of practice for the design of stairs is not cited in ADM Vol 1 or ADK so cannot be insisted upon

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ISO9001 Certified



EV (Electric Vehicle) Charging



Summary

Proposals to alter existing residential and non-residential buildings regulations to include electric vehicle infrastructure requirements.

This consultation ran from
15 July 2019 to 11.45pm on 7 October 2019



Charging cars at home overnight using a dedicated charge point is generally cheaper and more convenient for consumers and ensures that EVs can play a full part in our future smart and flexible energy system. For these reasons, today to majority (around 80%) of all electric car charging happens at home and we expect the home to be central to the future charging ecosystem.

That is why in the Road to Zero strategy, the government sets out its intention for all new homes to be electric vehicle (EV) ready and committed to consult on requirements for every new home to have a charge point, where appropriate.



Policy position: Residential Buildings

The government proposes every new residential building with an associated car parking space to have a chargepoint. We propose this requirement applies to buildings undergoing a material change of use to create a dwelling.

The government proposes requiring every residential building undergoing major renovation with more than 10 car parking spaces to have cable routes for electric vehicle chargepoints in every car parking space.

Policy position: New Non-Residential Buildings

The government proposes every new non-residential building and every non-residential building undergoing a major renovation with more than 10 car parking spaces to have one chargepoint and cable routes for an electric vehicle chargepoint for one in five spaces.

Policy position: Existing Non-Residential Buildings

The government proposes a requirement of at least one chargepoint in existing non-residential buildings with more than 20 car parking spaces, applicable from 2025.

Thank you for listening



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