

Alterations to Existing Commercial Premises

Building Regulation Overview

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Alterations to Existing Commercial Premises

What's coming?

- Legislation
- Fire Safety
- Access & Facilities



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Legislation

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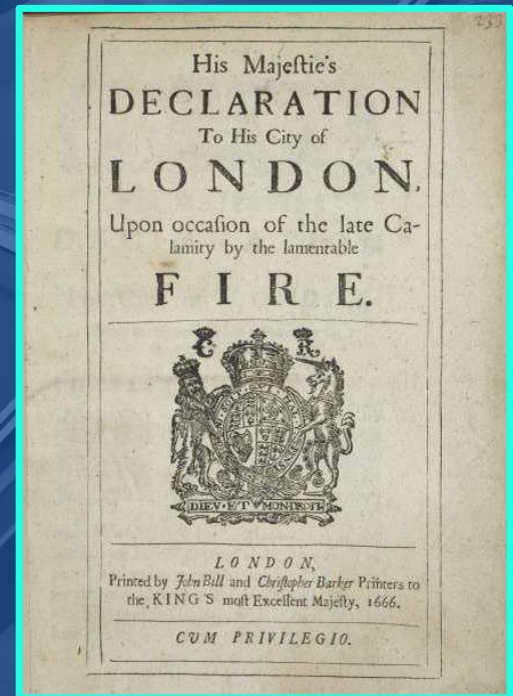


The Building Act and Regs

Why regulations are made

- Health and Safety of people in and around buildings;
- Conservation of fuel and power;
- Access to & Use of buildings;
- Prevent waste, undue consumption, misuse or contamination of water.
- Protection or enhancement of the environment;
- Facilitating sustainable development;
- Furthering the prevention or detection of crime

'Stable door' legislation



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Fire Safety

Following Grenfell MHCLG have been consulting on changes to Fire Safety.

- The Fire Safety Bill
- Building Safety Bill

Building a Safer Future

Independent Review of Building
Regulations and Fire Safety:
Final Report

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Building Regulations

Meaning of Building Work

Meaning of building work

3.—(1) In these Regulations “building work” means—

- (a) the erection or extension of a building;
- (b) the provision or extension of a controlled service or fitting in or in connection with a building;
- (c) the material alteration of a building, or a controlled service or fitting, as mentioned in paragraph (2);
- (d) work required by regulation 6 (requirements relating to material change of use);
- (e) the insertion of insulating material into the cavity wall of a building;
- (f) work involving the underpinning of a building;
- (g) work required by regulation 22 (requirements relating to a change of energy status);
- (h) work required by regulation 23 (requirements relating to thermal elements);
- (i) work required by regulation 28 (consequential improvements to energy performance).

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Building Regulations

Meaning of Building Work ...

- (2) An alteration is material for the purposes of these Regulations if the work, or any part of it, would at any stage result—
- (a) in a building or controlled service or fitting not complying with a relevant requirement where previously it did; or
 - (b) in a building or controlled service or fitting which before the work commenced did not comply with a relevant requirement, being more unsatisfactory in relation to such a requirement.
- (3) In paragraph (2) “relevant requirement” means any of the following applicable requirements of Schedule 1, namely—
- Part A (structure)
 - paragraph B1 (means of warning and escape)
 - paragraph B3 (internal fire spread—structure)
 - paragraph B4 (external fire spread)
 - paragraph B5 (access and facilities for the fire service)
 - Part M (access to and use of buildings).

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Building Regulations

Application of requirements relating to 'building work'...

Requirements relating to building work

4.—(1) Subject to paragraph (2) building work shall be carried out so that—

- (a) it complies with the applicable requirements contained in Schedule 1; and
- (b) in complying with any such requirement there is no failure to comply with any other such requirement.

(2) Where—

- (a) building work is of a kind described in regulation 3(1)(g), (h) or (i); and
- (b) the carrying out of that work does not constitute a material alteration,

that work need only comply with the applicable requirements of Part L of Schedule 1.

(3) Building work shall be carried out so that, after it has been completed—

- (a) any building which is extended or to which a material alteration is made; or
- (b) any building in, or in connection with, which a controlled service or fitting is provided, extended or materially altered; or
- (c) any controlled service or fitting,

complies with the applicable requirements of Schedule 1 or, where it did not comply with any such requirement, is no more unsatisfactory in relation to that requirement than before the work was carried out.

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Building Regulations

Regulation 5 – Meaning of Material Change of Use

(a) the building is used as a dwelling, where previously it was not;

b) the building contains a flat, where previously it did not

c) the building is used as an hotel or a boarding house,

(d) the building is used as an institution, where previously it was not;

(e) the is a public building, where previously it was not;

(f) If the building is not a building described in Classes 1 to VI in Schedule 2, where previously it was;

(g) the building, which contains at least one dwelling, contains a greater or lesser number of dwellings than it did previously.

(h) the building contains a room for residential purposes, where previously it did not;

(i) the building, which contains at least one room for residential purposes, contains a greater or lesser number of such rooms than it did previously; or

(k) the building is a building described in regulation 7(4)(a), where previously it was not.

(j) the building is used as a shop, where previously it was not.

Regulation 6 – Requirements relating to MCoU!

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Fire Safety background



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Fire Safety

Revised Approved Document B Volume 1
26 November 2020

Significant improvements for dwellings

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Fire Safety

No major changes for Commercial Buildings

Fire loss statistics in Commercial use

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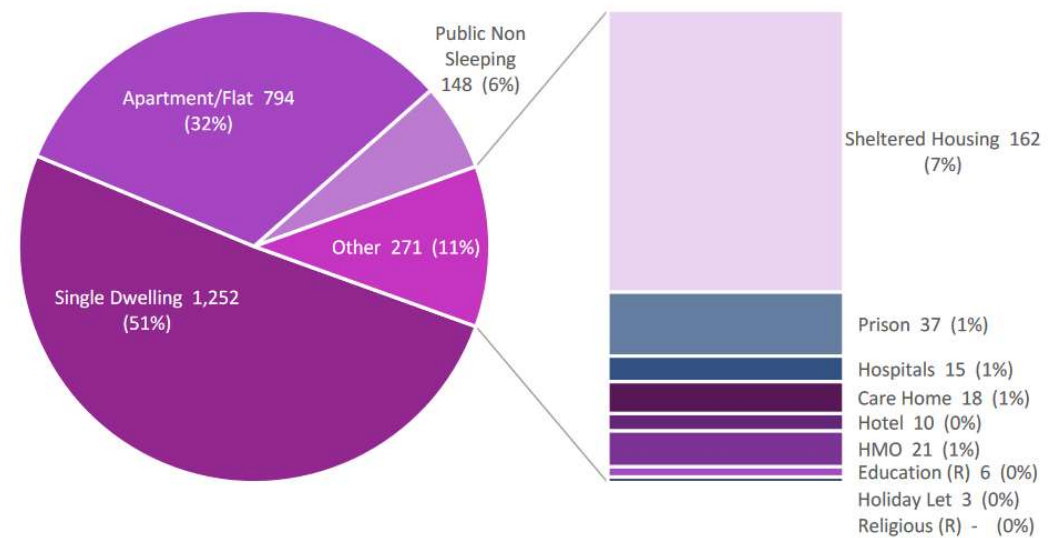


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Chart 2: Fires involving a fatality or casualty requiring hospital treatment by property type for the combined years ending September 2012 to September 2018



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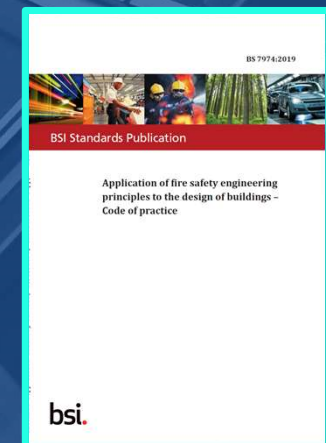
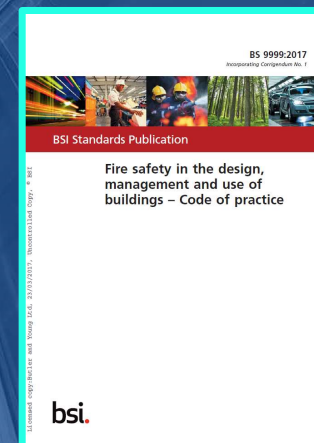


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Fire Safety

The concept behind the development of 9999 and 7974 is that technical guidance on fire safety is now provided at three levels



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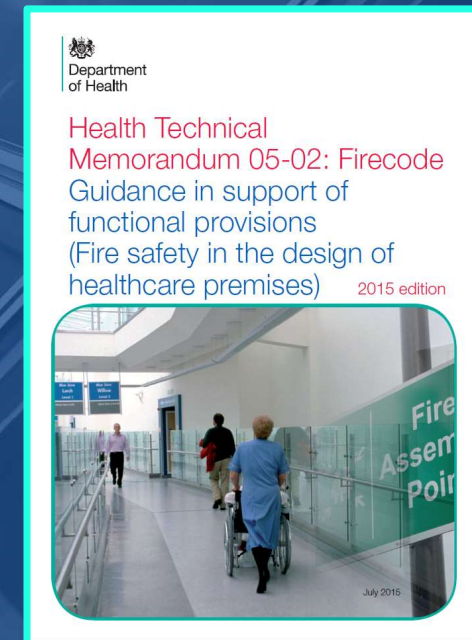
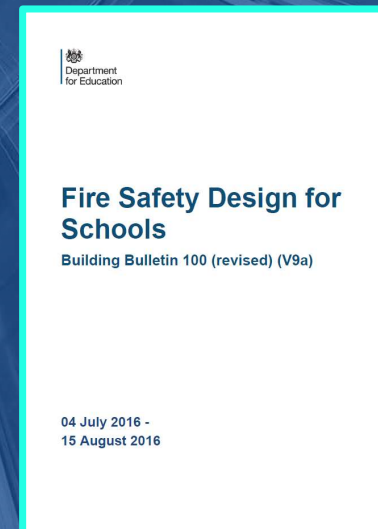
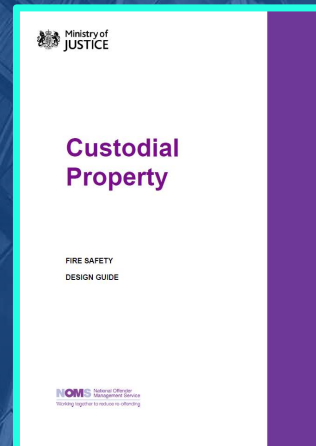
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Specialised Guidance - e.g.

- Healthcare Premises
- Schools
- Prisons



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Fire Safety Examples

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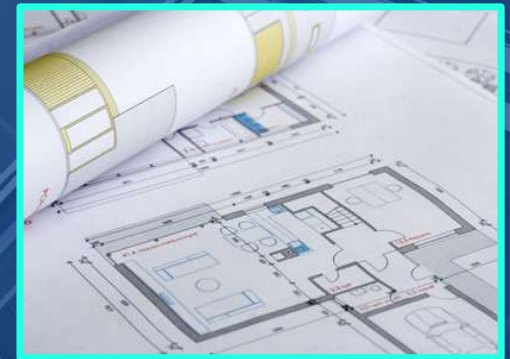


Fire Safety - First principles

Identification of base design criteria

Key Information

- Occupancy
- Fire hazards
- Travel distance
- Size (Height?)
- Escape widths
- Stair widths
- Fire Strategy!!



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Fire Safety – AD B

Base design criteria

- Building Use
- Purpose group
- Generic

Table 0.1 Continued

Title	Group	Purpose for which the building or compartment of a building is intended to be used
Office	3	<p>Offices or premises used for any of the following and their control:</p> <ul style="list-style-type: none"> • administration • clerical work (including writing, bookkeeping, sorting papers, filing, typing, duplicating, machine calculating, drawing and the editorial preparation of matter for publication, police and fire and rescue service work) • handling money (including banking and building society work) • communications (including postal, telegraph and radio communications) • radio, television, film, audio or video recording • performance (premises not open to the public)
Shop and commercial	4	<p>Shops or premises used for either of the following:</p> <ul style="list-style-type: none"> • A retail trade or business (including selling food or drink to the public for immediate consumption, retail by auction, self-selection and over-the-counter wholesale trading, the business of lending books or periodicals for gain, the business of a barber or hairdresser, and the rental of storage space to the public). • Premises to which the public are invited either: <ul style="list-style-type: none"> – to deliver or collect goods in connection with their hire, repair or other treatment – (except in the case of repair of motor vehicles) where the public themselves may carry out such repairs or other treatments.
Assembly and recreation	5	<p>Place of assembly, entertainment or recreation, including any of the following:</p> <ul style="list-style-type: none"> • bingo halls, broadcasting, recording and film studios open to the public, casinos, dance halls • entertainment, conference, exhibition and leisure centres • funfairs and amusement arcades • museums and art galleries, non-residential clubs, theatres, cinemas, concert halls • educational establishments, dancing schools, gymnasias, swimming pool buildings, riding schools, skating rinks, sports pavilions, sports stadia • law courts • churches and other buildings of worship, crematoria • libraries open to the public, non-residential day centres, clinics, health centres and surgeries • passenger stations and termini for air, rail, road or sea travel • public toilets • zoos and menageries.
Industrial	6	<p>Factories and other premises used for any of the following:</p> <ul style="list-style-type: none"> • manufacturing, altering, repairing, cleaning, washing, breaking up, adapting or processing any article • generating power • slaughtering livestock.

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Fire Safety – AD B

Shop and Commercial (4)

- Shops and supermarkets
- Cafés and Restaurants
- Bars, Pubs, etc



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AD B Vol 2

B1 - MOE

Travel Distances

Table 2.1 Limitations on travel distance

Purpose group	Use of the premises or part of the premises	Maximum travel distance ⁽¹⁾ where travel is possible in:	
		One direction only (m)	More than one direction (m)
2(a)	Residential (institutional)	9	18
2(b)	Residential (other):		
	a. in bedrooms ⁽²⁾	9	18
	b. in bedroom corridors	9	35
	c. elsewhere	18	35
3	Office	18	45
4	Shop and commercial	18	45
5	Assembly and recreation:		
	a. buildings primarily for disabled people	9	18
	b. areas with seating in rows	15	32
	c. elsewhere	18	45
6	Industrial ⁽³⁾		
	Normal hazard	25	45
	Higher hazard	12	25
7	Storage and other non-residential ⁽³⁾		
	Normal hazard	25	45
	Higher hazard	12	25
2-7	Place of special fire hazard ⁽⁴⁾	9 ⁽⁵⁾	18 ⁽⁵⁾
2-7	Plant room or roof-top plant:		
	a. distance within the room	9	35
	b. escape route not in open air (overall travel distance)	18	45
	c. escape route in open air (overall travel distance)	60	100

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AD B Vol 2

Small Premises

Travel Distances

Table 4.1 Maximum travel distances in small premises

Storey	Maximum travel distance (m)
Ground storey with a single exit	27
Basement or first storey with a single stair	18
Storey with more than one exit/stair	45

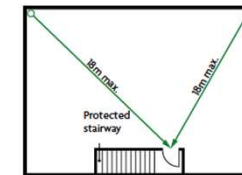
NOTES:

If the internal layout of partitions, fittings, etc. is not known, direct distances, rather than travel distances, should be assessed. The direct distance should be assumed to be two-thirds of the travel distance.

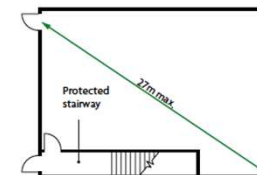
The travel distance in small premises with an open stair is measured as follows.

- In a basement: to the foot of the stair.
- On a first storey: to the head of the stair.

See para 4.6



Basement and/or first storey



Ground storey

NOTE: Maximum floor area in any one storey 280m². Restricted accommodation if used as a restaurant or bar.

Diagram 4.1 Maximum travel distances in a small two or three storey premises with a single protected stairway to each storey

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AD B Vol 2 – B1

Occupancy Nos?

Exit widths?

Different
Purpose Groups

Table D1 Floor space factors⁽¹⁾

Type of accommodation ⁽²⁾⁽³⁾	Floor space factor (m ² /person)
1. Standing spectator areas, bar areas (within 2m of serving point), similar refreshment areas	0.3
2. Amusement arcade, assembly hall (including a general purpose place of assembly), bingo hall, club, crush hall, dance floor or hall, venue for pop concerts and similar events and bar areas without fixed seating	0.5
3. Concourse or queuing area ⁽⁴⁾	0.7
4. Committee room, common room, conference room, dining room, licensed betting office (public area), lounge or bar (other than in (1) above), meeting room, reading room, restaurant, staff room or waiting room ⁽⁵⁾	1.0
5. Exhibition hall or studio (film, radio, television, recording)	1.5
6. Skating rink	2.0
7. Shop sales area ⁽⁶⁾	2.0
8. Art gallery, dormitory, factory production area, museum or workshop	5.0
9. Office	6.0
10. Shop sales area ⁽⁷⁾	7.0
11. Kitchen or library	7.0
12. Bedroom or study-bedroom	8.0
13. Bed-sitting room, billiards or snooker room or hall	10.0
14. Storage and warehousing	30.0
15. Car park	Two persons per parking space

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Shopping Centres – Example

- Copy of the original fire strategy!
- BCB may not be able to apply national guidance
- Which guidance? Old?
- Landlord and tenant pack?
- Centre management plans?
- Existing safety systems?
- Fire Risk Assessment?
- Fire Authority?



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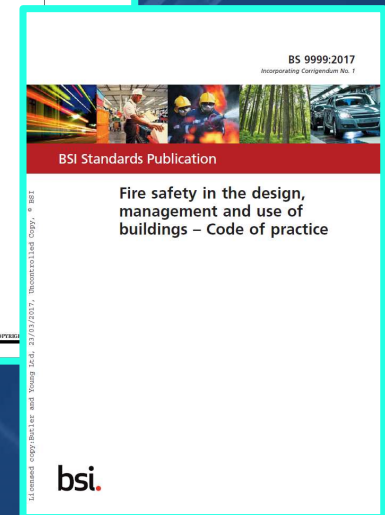
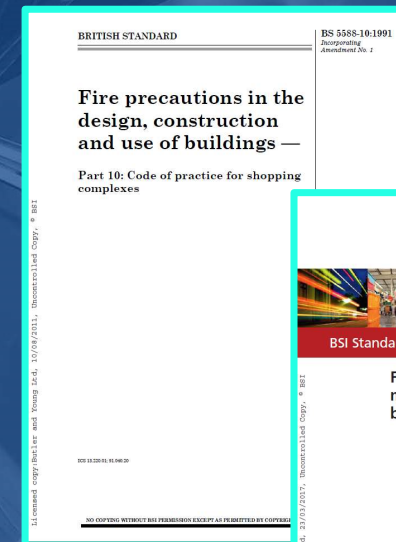
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Shopping Centres

- Atria
- Fire Suppression
- Smoke ventilation
- Smoke Reservoirs
- Covered complex



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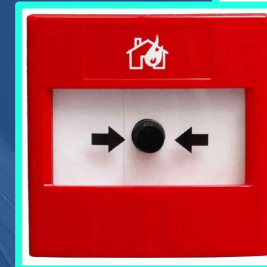




Common Questions

What Fire Alarm?

... In small buildings/premises the means of raising the alarm may be simple. For instance, where all occupants are near to each other a shouted warning "FIRE" by the person discovering the fire may be all that is needed. In assessing the situation, it must be determined that the warning can be heard and understood throughout the premises, including for example the toilet areas. In other circumstances, manually operated sounders (such as rotary gongs or handbells) may be used. Alternatively a simple manual call point combined with a bell, battery and charger may be suitable.



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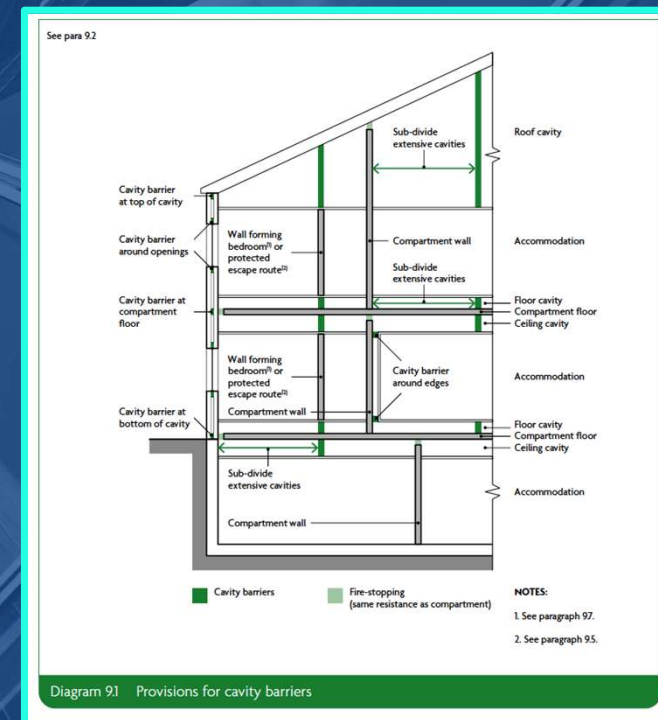
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Common Questions Fire resistance

- Compartment walls/floors
- Concealed spaces
- Fire Stopping
- Cavity Barriers



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Common Questions FR and Compartmentation



- Types of fire stopping – Integrity/Integrity & Insulation
- Types of Intumescent
- Product compatibility
- Examples of fire stopping
- Pattress's
- Fire Foam
- Fire doors
- Fire dampers
- Test evidence considerations/manufacturers engineered solutions
- Investigation of fire stopping on site/Annual inspections



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Common Questions When to compartmentalise

Approved Document B

Different purpose groups (office)?

Storage areas?

Occupancies?

Void area?

Fire Hazards?

Retail 2/3rd

Storage 1/3rd

0.21 Where a **building** or **compartment** has more than one use, it is appropriate to assign each different use to its own **purpose group** in the following situations.

- a. If the ancillary use is a **flat**.
- b. If both of the following apply.
 - i. The **building** or **compartment** has an area of more than 280m².
 - ii. The ancillary use relates to an area that is more than one-fifth of the total floor area of the **building** or **compartment**.
- c. In 'shop and commercial' (**purpose group 4**) **buildings** or **compartments**, if the ancillary use is storage and both of the following apply.
 - i. The **building** or **compartment** has an area of more than 280m².
 - ii. The storage area comprises more than one-third of the total floor area of the **building** or **compartment**.

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Common Questions

When's a floor... a floor?

Part B = Storey includes:

any gallery in any retail building if its area is more than half that of the space into which it projects; and

a roof, unless it is accessible only for maintenance and repair.

Raised storage areas

Raised free-standing floors (sometimes supported by racking) are frequently erected in single storey industrial and storage buildings. Whether the structure is considered as a gallery or is of sufficient size that it is considered as a floor forming an additional storey, the normal provisions for fire resistance of elements of structure may be onerous if applied to the raised storage area.



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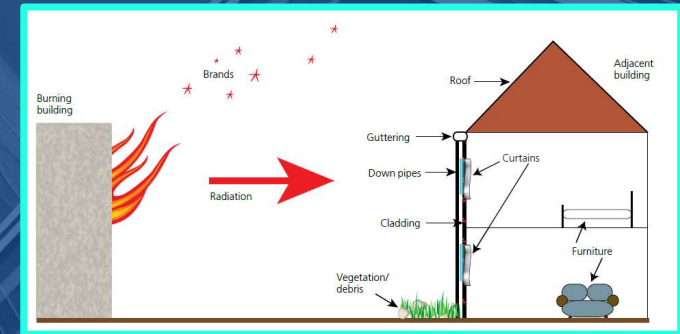
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Fire Safety – AD B Vol 2

B4 External Fire Spread

- The ability of a building to prevent fire spread to adjacent buildings
- Unprotected areas
- Combustible materials
- Roof coverings



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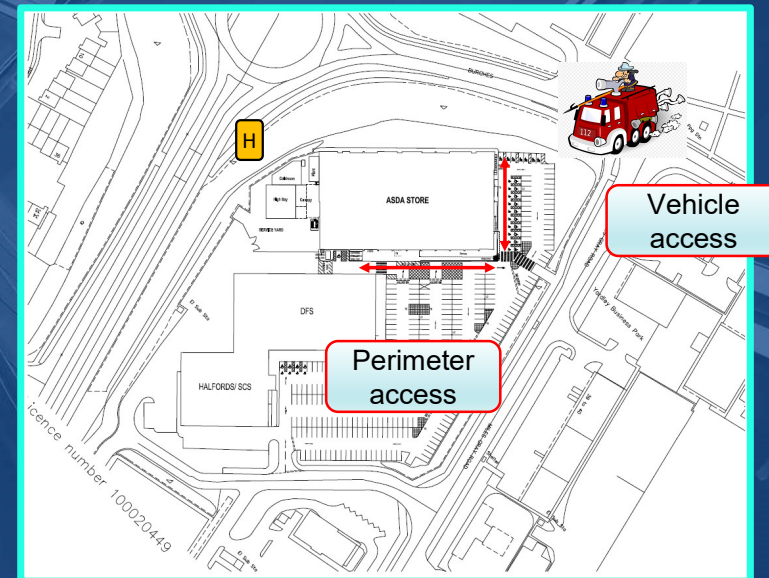
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B5 – Access and facilities for the fire service

- Fire hydrants
- Vehicle Access
- Pump or High Reach appliance, depending on building height
- Fire fighting shafts
- Dry or wet rising mains



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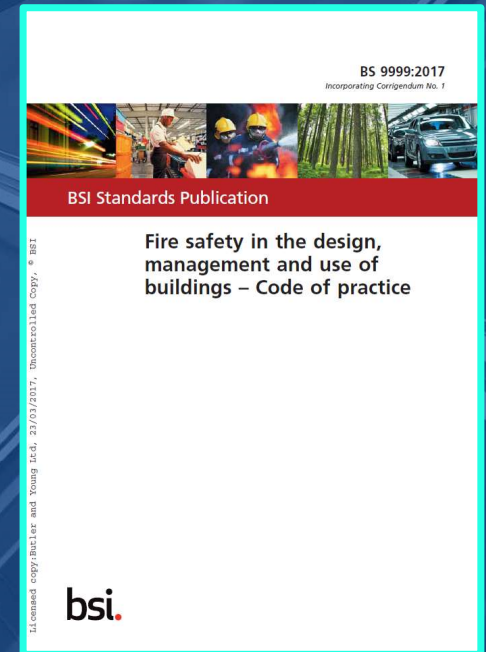
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Fire Safety BS 9999: 2017

Second tier of guidance
Code compliant solutions



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Fire Safety BS 9999: 2017

Creating a Risk Profile

A1 least risk, through to C4, highest risk
Occupancy characteristic (Table 2)
Fire growth rate (Table 3)
Risk profile (Table 4)

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Fire Safety - BS 9999

Table 4



Risk profiles

Occupancy characteristic (from Table 2)	Fire growth rate	Risk profile
A (Occupants who are awake and familiar with the building)	1 Slow	A1
	2 Medium	A2
	3 Fast	A3
	4 Ultra-fast	A4 ^{A)}
B (Occupants who are awake and unfamiliar with the building)	1 Slow	B1
	2 Medium	B2
	3 Fast	B3
	4 Ultra-fast	B4 ^{A)}
C (Occupants who are likely to be asleep)	1 Slow	C1 ^{B)}
	2 Medium	C2 ^{B)}
	3 Fast	C3 ^{B), C)}
	4 Ultra-fast	C4 ^{A), B)}

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Fire Safety - BS 9999 – Possible Risk Profile



Occupancy	Risk profile	Occupancy	Risk profile
Administration office	A2	Indoor games/training rooms in schools	B2
Amusement arcade	B2	Kitchen	A3
Archive/library reading area	B3	Licensed betting office (public area)	B1
Art gallery	B1/B2	Lobbies	B1
Assembly hall	B2	Lounge (other than dwelling)	B2
Banking hall	B1	Machine/printing room	A3
Bar	B2	Mechanical plant room	A4 ^{A)}
Bazaar	B2/B3	Meeting room	B2
Bedroom/study bedroom	Cii2	Museum	B2
Bed-sitting room	Cii2	Office (closed-plan or office less than 60 m ²)	B2
Billiards or snooker room	B2	Office (open-plan exceeding 60 m ²)	A2
Bingo hall	B2	Reading room	B2
Bowling alley	B2	Reception area	B1
Business centre	B2	Restaurant	B2

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Fire Safety BS 9999: 2017

Travel distances, and door widths, can be varied up to the limits in Tables 17 & 18, eg;
Risk profile A1, 90m for two-way travel
How can we achieve this?

Automatic fire detection
Management
Effect of ceiling heights

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BS 9999 – Travel Distances (Retail Example)



Part B

1 direction – 18m
2 directions – 45m

BS9999

1 direction – 16 to 24m
2 directions – 40 to 60m

Table 2 Limitations on travel distance

Purpose group	Use of the premises or part of the premises	Maximum travel distance ⁽¹⁾ where travel is possible in:	
		One direction only (m)	More than one direction (m)
2(a)	Institutional	9	18
2(b)	Other residential:		
	a. in bedrooms ⁽²⁾	9	18
	b. in bedroom corridors	9	35
	c. elsewhere	18	35
3	Office	18	45
4	Shop and commercial ⁽³⁾	18 ⁽⁴⁾	45
5	Assembly and recreation:		
	a. buildings primarily for disabled people	9	18
	b. areas with seating in rows	15	32
	c. elsewhere	18	45
6	Industrial ⁽⁵⁾	Normal Hazard	25
		Higher Hazard	12
			25
7	Storage and other non-residential ⁽⁶⁾	Normal Hazard	25
		Higher Hazard	12
			25
2-7	Place of special fire hazard ⁽⁸⁾	9 ⁽⁹⁾	18 ⁽¹⁾
2-7	Plant room or rooftop plant:		
		a. distance within the room	9
		b. escape route not in open air (overall travel distance)	18
		c. escape route in open air (overall travel distance)	60
			100

Table 11 Maximum travel distance when minimum fire protection measures are provided ⁽¹⁾

Risk profile	Travel distance, in metres (m)			
	Two-way travel ⁽²⁾		One-way travel	
	Direct	Actual	Direct	Actual
A1	44	65	17	26
A2	37	55	15	22
A3	30	45	12	18
A4 ⁽³⁾	Not applicable ⁽⁴⁾	Not applicable ⁽⁴⁾	Not applicable ⁽⁴⁾	Not applicable ⁽⁴⁾
B1	40	60	16	24
B2	33	50	13	20
B3	27	40	11	16
B4 ⁽³⁾	Not applicable ⁽⁴⁾	Not applicable ⁽⁴⁾	Not applicable ⁽⁴⁾	Not applicable ⁽⁴⁾
C1	18	27	9	13
C2	12	18	6	9
C3 ⁽³⁾	9	14	5	7
C4 ⁽³⁾	Not applicable ⁽⁴⁾	Not applicable ⁽⁴⁾	Not applicable ⁽⁴⁾	Not applicable ⁽⁴⁾

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BS 9999 – Exit widths (Retail Example)



Part B

750mm – 60 people
850mm – 110 people
1050mm – 220 people
1050mm + (5mm per person)

BS9999

750mm – Not permitted
850mm – 83 to 138 people
1050mm – 175 to 292 people
1050mm + (3.6 to 6.0 mm p/p)

Table 4 Widths of escape routes and exits

Maximum number of persons	Minimum width mm ^{(1) (2) (3)}
60	750 ⁽⁴⁾
110	850
220	1050
More than 220	5 per person ⁽⁵⁾

Table 12 Exit widths when minimum fire protection measures are provided

Risk profile	Minimum exit width per person mm
A1	3.3
A2	3.6
A3	4.6
A4 ^{A)}	Not applicable ^{A)}
B1	3.6
B2	4.1
B3	6.0
B4 ^{A)}	Not applicable ^{A)}
C1	3.6
C2	4.1
C3 ^{A)}	6.0
C4 ^{A)}	Not applicable ^{A)}

^{A)} See Table 4.

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Fire Safety BS 9999: 2017

NOTE 2 Where premises contain provisions for the consumption of alcoholic beverages then a reduction in the travel distances of 25% might be advisable for those particular parts of the premises.



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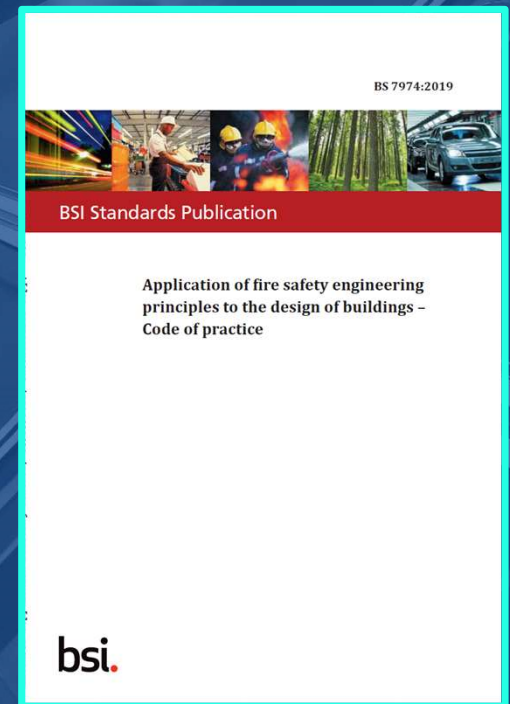
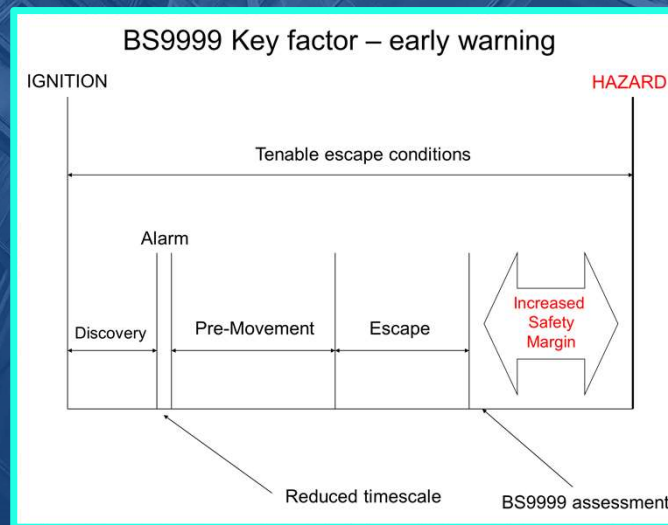


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Fire Safety BS 7974: 2019

Fire safety Engineering



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The Regulatory Reform (Fire Safety) Order 2005

'Responsible Person' - Responsibility, authority, accountability and resources

Regulation 38 – The Building Regulations

- Provision of information!
- As-built plans & documents 'Fire Strategy'
- Evacuation Policy – escape routes
- Means for detecting fire and giving warning
- Passive & Active Fire Safety Measures
- Fire risk assessment (specific hazards)
- Management systems to reduce risk



Fire Safety Bill 2021

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Access & Facilities



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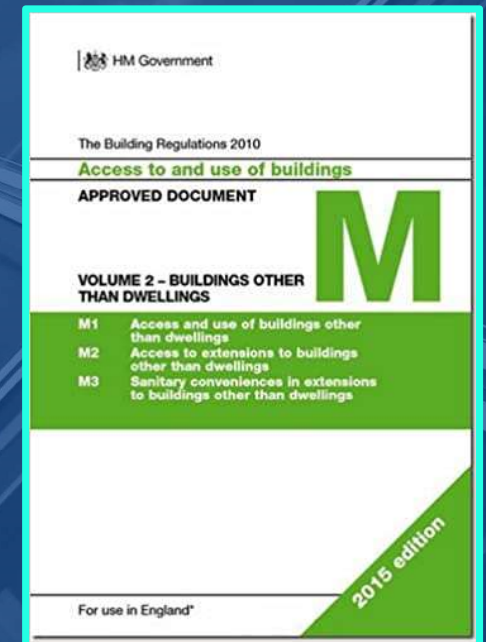


Access and Use

Part M Volume 2

Originally introduced in 1985 as
Access and Facilities for
Disabled People

DDA/Equalities Act



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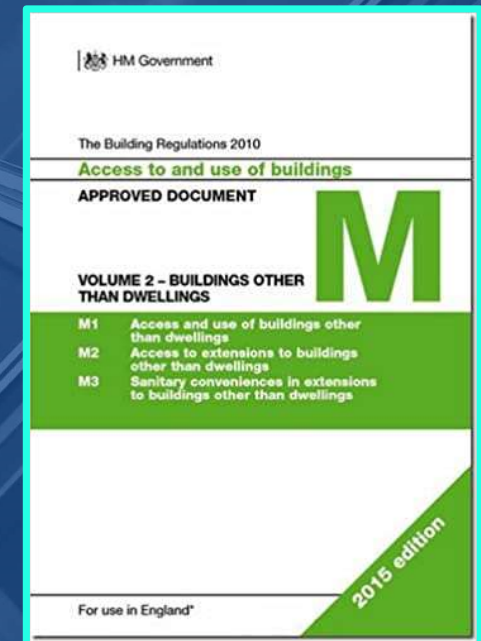




Access and Use

What is an Access Strategy?

- Statement of intent from the “client”
- An overview of the scheme
- Professionals involved in the development
- Consultations carried out
- Documentation used for referencing, e.g. BS8300, architectural plans, existing site survey etc
- Management policies and procedures proposed as part of the scheme
- Identifying where access issues have varied from recognised guidelines along with the compensatory measures proposed to ensure accessibility is achieved.



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Access and Use

Ramped Access?

Width 1.5m

Landings

- 1200mm top and bottom
- 1500mm intermediate
- 1800mm if passing places required

2m long @ 1:12

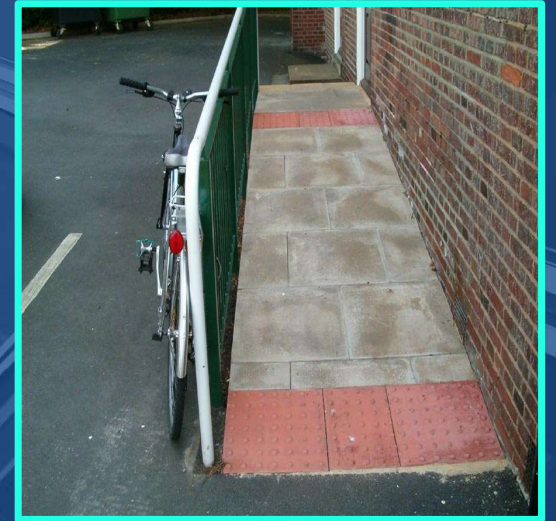
5m long @ 1:15

10m long @ 1:20

Handrails provided to both sides

100mm upstand both sides

Visual contrasting



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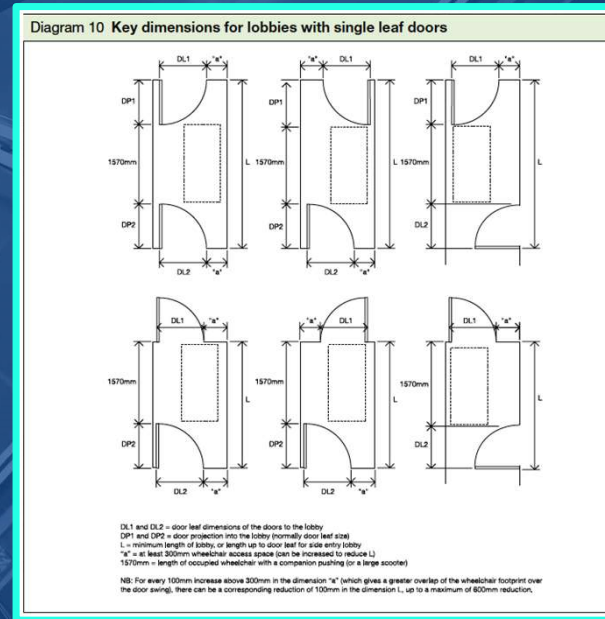


Access and Use

Lobbies

Critical for a wheelchair users (and an assistant):

- Dimensions dependant on both doors + 1570mm
- Width – 1800 if double leaf, door + 300mm for leading edge
- Mats to remove rainwater on entrance lobbies
- Diagram 10 in ADM shows examples





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

Changing Places
Effective 1st January 2021



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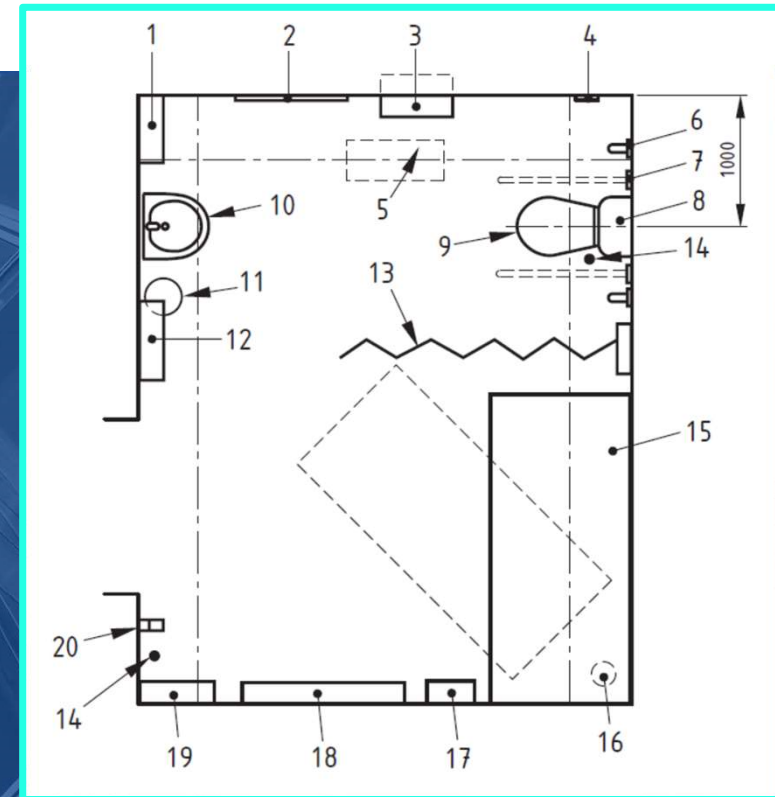


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Changing Places



- | | |
|---|---|
| 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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Other Building Regulations...

Some other areas to consider

- Structural aspects – adequacy of existing floors
- Sound resistance – dwellings above?
- Ventilation – fresh air and extract?
- Toilet provisions – BS 6465 + HSE guide
- Drainage arrangements
- First fitouts – SBEM + M&E for unit?

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Building Regulation Takeaways

- Established Base Data?
- Guidance – use of appropriate provisions?
- Competence – e.g. specialist fire safety advice?
- Procurement – measures/materials fit for purpose?
- Statutory – meeting ‘Functional Requirements’?
- Legal Duties – RRFSO & EA
- Information provision!
- Risk Assessments
- Maintenance/Management
- Changes!!



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Thank you for listening
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