LONDON BUILDING CONTROL
CORPORATE APPROVED INSPECTORS

Fire Safety Update

Overview of recent developments

London Building Control
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Who we are?

London Building Control Ltd are one of the largest Corporate Approved Inspectors. LBC work to industry codes and building control performance standards to ensure our building control process provides added value - reducing unnecessary bureaucracy, delays and costs for our clients. With offices in London, Manchester, Welwyn Garden City, Chichester and Exeter we offer a high-level service for commercial, public sector and residential projects.

Our Professional Team

Our clients are important to us, so we take the time to listen to their needs and align our experience and expertise to ensure they are met. LBC's surveying team provide advice on all areas of compliance within Building Regulations. We provide pre-application advice and assistance to design teams throughout the process to ensure building regulation compliance.

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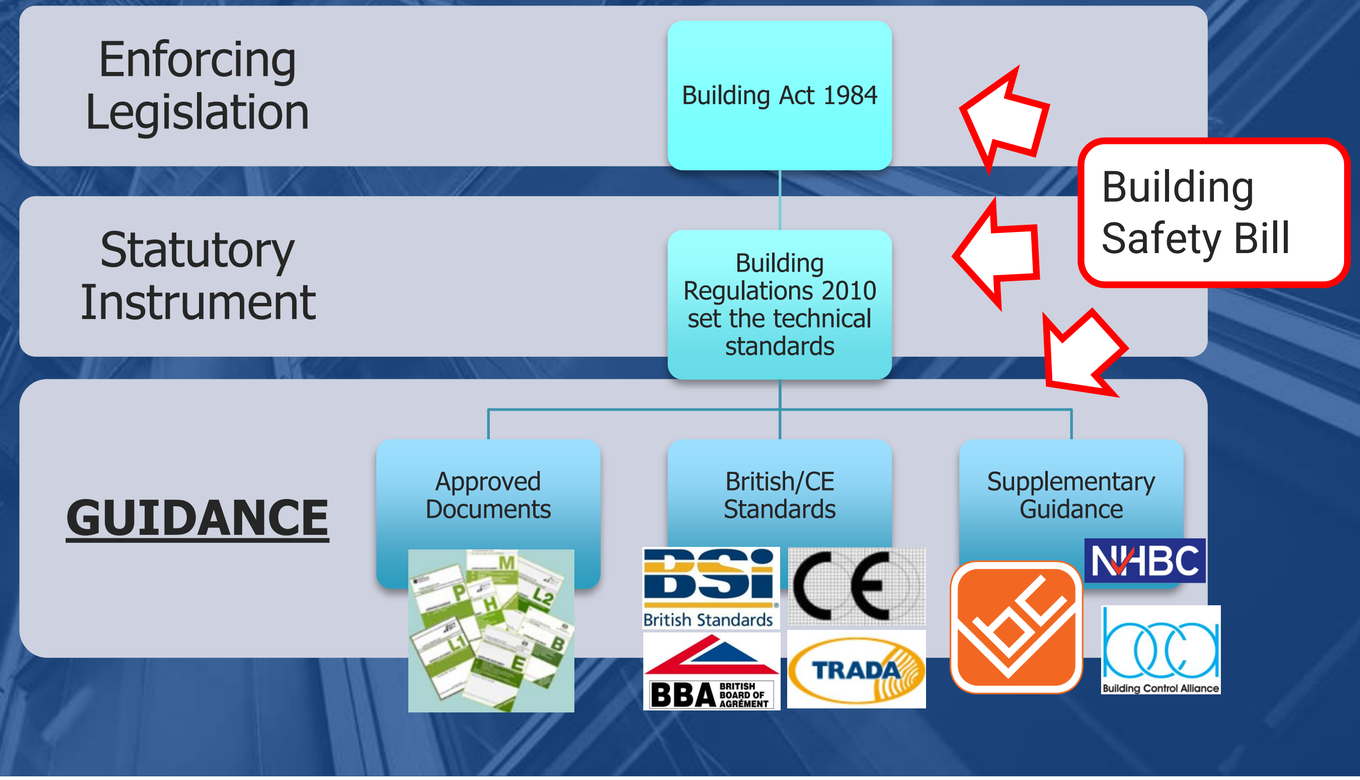
Current Building Regulation Structure



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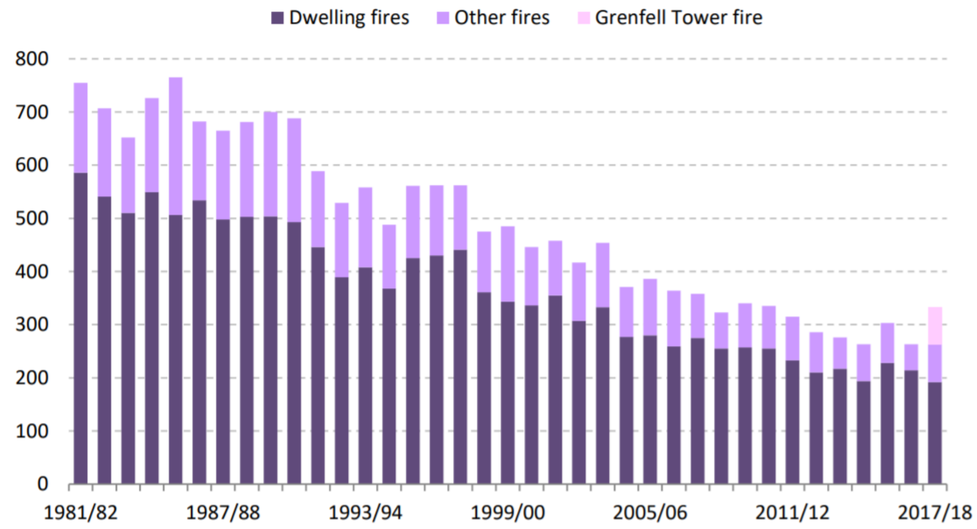
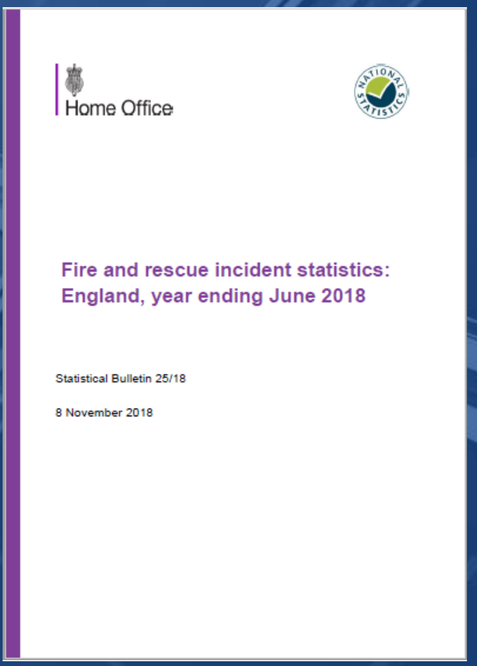
Why is Fire Safety important?

Figure 4.1 Total fire-related fatalities in dwellings or other fires, England; 1981/82 to 2017/18




Home Office

Fire and rescue incident statistics: England, year ending June 2018

Statistical Bulletin 25/18

8 November 2018

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Why is Fire Safety important?

Dwelling death Statistics (approximate):

- **Fire related – 200**
- **Falling down stairs – 1000**
- **Radon related – 1100+**
- **Overheating – 2000**
- **Global warming??**
- **Poor ventilation??**

https://www.expressandstar.com/news/local-news/birmingham/2023/06/11/residents-evacuated-after-severe-flat-fire-in-11-storey-tower-block-in-birmingham/

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Hackitt Report & Building Regs Review

- *Implementation Plan published December 2018*
- *New regulatory framework*
- *Single streamlined regulatory route*
- *Duty holder roles and responsibilities*
- *Gateway points for regulatory oversight*
- *Rigorous enforcement powers*
- *Industry competence*

- *53 recommendations made*

'A culture change is needed to support the delivery of buildings that are safe, both now and in the future'

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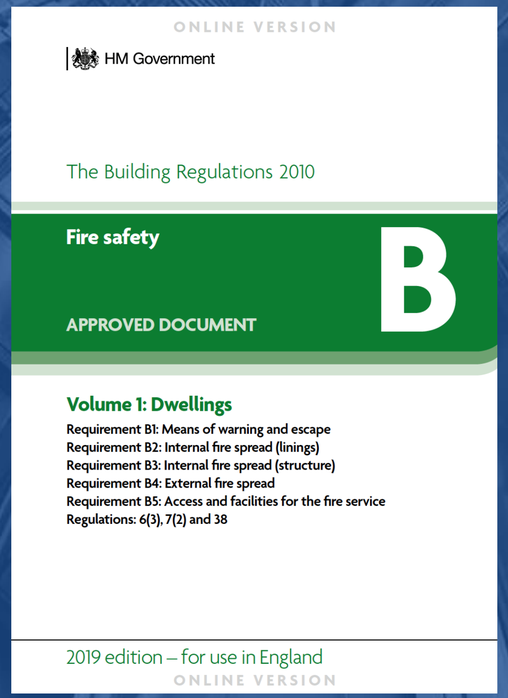
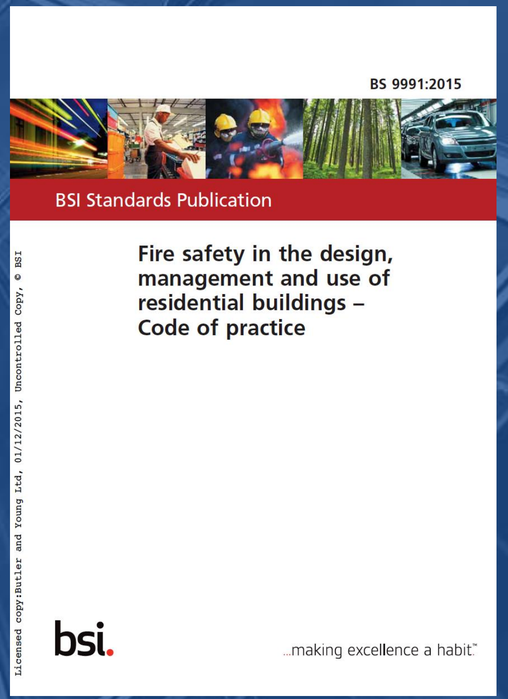
Fire Safety Guidance Documents





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Fire Safety?

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Fire Safety Update

Building Regulation changes …

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Building Regulation and Guidance Changes

> 11 m –

Guidance suppression requirement for flats
Wayfinding signage for Fire Service

> 18 m –

Min A2-s1do materials external walls - Reg 7(2)

Height of top floor above external ground floor level

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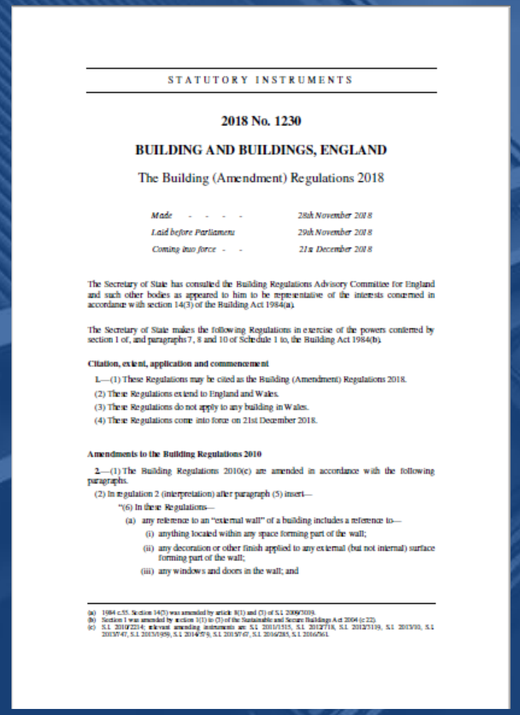

STATUTORY INSTRUMENTS

2018 No. 1230

BUILDING AND BUILDINGS, ENGLAND

The Building (Amendment) Regulations 2018

Made - - - - 28th November 2018
Laid before Parliament 29th November 2018
Coming into force - - 21st December 2018

The Secretary of State has consulted the Building Regulations Advisory Committee for England and such other bodies as appeared to him to be representative of the interests concerned in accordance with section 14(3) of the Building Act 1984(a).

The Secretary of State makes the following Regulations in exercise of the powers conferred by section 1 of, and paragraphs 7, 8 and 10 of Schedule 1 to, the Building Act 1984(b).

Citation, extent, application and commencement

1.—(1) These Regulations may be cited as the Building (Amendment) Regulations 2018.
(2) These Regulations extend to England and Wales.
(3) These Regulations do not apply to any building in Wales.
(4) These Regulations come into force on 21st December 2018.

Amendments to the Building Regulations 2010

2.—(1) The Building Regulations 2010(c) are amended in accordance with the following paragraphs.
(2) In regulation 2 (interpretation) after paragraph (5) insert—
"(6) In these Regulations—
(a) any reference to an "external wall" of a building includes a reference to—
(i) anything located within any space forming part of the wall;
(ii) any decoration or other finish applied to any external (but not internal) surface forming part of the wall;
(iii) any windows and doors in the wall; and

(a) 1984 c.55. Section 14(3) was amended by article 8(1) and (5) of S.I. 2006/3096.
(b) Section 1 was amended by section 1(1) to (3) of the Sustainable and Secure Buildings Act 2004 (c.22).
(c) S.I. 2010/2214; relevant amending instruments are: S.I. 2010/1555, S.I. 2012/716, S.I. 2012/2199, S.I. 2013/10, S.I. 2013/147, S.I. 2015/1096, S.I. 2014/879, S.I. 2015/767, S.I. 2016/285, S.I. 2016/761.

November 2018 changes “The cladding ban”

- *External wall defined, most materials to be min classification A2-s1, d0 Regulation 7 “Materials & Workmanship” revised*
- *New Regulations 7(2) (3) and (4)*
- *“Relevant Building” term*
- *Dwellings; Hospitals; Student blocks; Residential care with a floor >18m*
- *Material change of use also applies to “relevant buildings”*
- *Came into force December 2018*

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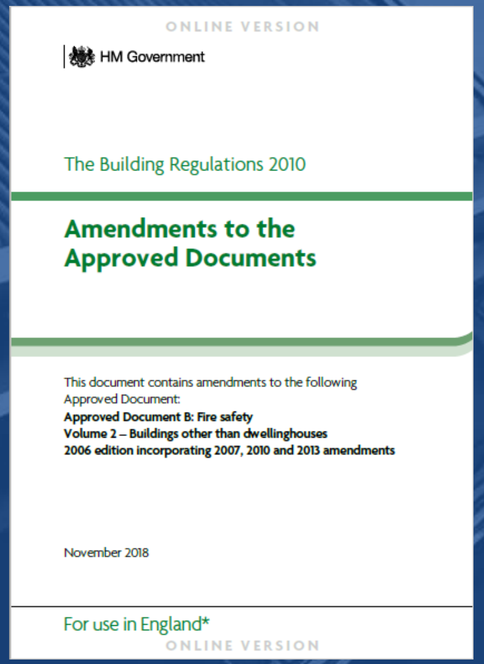
Regulations 7(2) and Requirement B4



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 2 – Buildings other than dwellinghouses
2006 edition incorporating 2007, 2010 and 2013 amendments

November 2018

For use in England*

ONLINE VERSION

Requirement

Requirement	*Limits on application*
External fire spread	
B4. (1) 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.	
(2) The roof of the building shall adequately resist the spread of fire over the roof and from one building to another, having regard to the use and position of the building.	

Regulation

Regulation 7 – Materials and workmanship

(1) Building work shall be carried out—

(a) with adequate and proper materials which—

(i) are appropriate for the circumstances in which they are used,

(ii) are adequately mixed or prepared, and

(iii) are applied, used or fixed so as adequately to perform the functions for which they are designed; and

(b) in a workmanlike manner.

(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 30th March 2007 and amended in November 2009.

Regulation *continued*

(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 water proofing materials used below ground level;

(f) intumescent and fire stopping materials where the inclusion of the materials is necessary to meet the requirements of Part B of Schedule 1;

(g) membranes;

(h) seals, gaskets, fixings, sealants and backer rods;

(i) thermal break materials where the inclusion of the materials is necessary to meet the thermal bridging requirements of Part L of Schedule 1; or

(j) window frames and glass.

(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 18 metres above ground level and which—

(i) contains one or more dwellings;

(ii) contains an institution; or

(iii) contains a room for residential purposes (excluding any 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 lowest ground level adjoining the outside of a building to the top of the floor surface of the storey.

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Regulations 7(2) and Requirement B4

Regulation 7(2) and requirement B4

Materials

10.9 Regulation 7(1)(a) requires that materials used in building work are appropriate for the circumstances in which they are used. Regulation 7(2) sets requirements in respect of external walls and specified attachments in relevant buildings.

NOTE: Guidance on regulation 7(1) can be found in Approved Document 7.

10.10 Regulation 7(2) applies to any building with a storey at least 18m above ground level (as measured in accordance with Diagram D6 in Appendix D) and which contains one or more dwellings; an institution; or a room for residential purposes (excluding any room in a hostel, hotel or a boarding house). It requires that all materials which become part of an external wall or specified attachment achieve class A2-s1, d0 or class A1, other than those exempted by regulation 7(3).

NOTE: The above includes student accommodation, care homes, sheltered housing, hospitals and dormitories in boarding schools. See regulation 7(4) for the definition of relevant buildings.

NOTE: The requirement in regulation 7(2) is limited to materials achieving class A2-s1, d0 or class A1.

10.11 External walls and specified attachments are defined in regulation 2 and these definitions include any parts of the external wall as well as balconies, solar panels and sun shading.

10.12 Regulation 7(3) provides an exemption for certain components found in external walls and specified attachments.

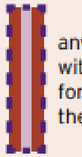
Material change of use

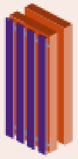
10.13 Regulations 5(k) and 6(3) provide that, where the use of a building is changed such that the building becomes a building described in regulation 7(4), the construction of the external walls, and specified attachments, must be investigated and, where necessary, work must be carried out to ensure they only contain materials achieving class A2-s1, d0 or class A1, other than those exempted by regulation 7(3).

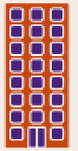
Additional considerations

10.14 The provisions of regulation 7 apply in addition to requirement B4. Therefore, for buildings described in regulation 7(4), the potential impact of any products incorporated into or onto the external walls and specified attachments should be carefully considered with regard to their number, size, orientation and position.

Any reference to an external wall of a building includes reference to:

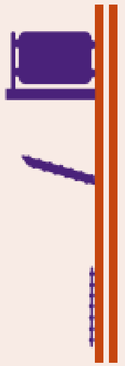

anything located within any space forming part of the wall


any decoration or other finish applied to any external (but not internal) surface forming part of the wall


any windows and doors in the wall


any part of a roof pitched at an angle of more than 70° to the horizontal if that part of the roof adjoins a space within the building to which persons have access, but not access only for the purpose of carrying out repairs or maintenance

Specified attachment means:


a balcony attached to an external wall

a device for reducing heat gain within a building by deflecting sunlight which is attached to an external wall

a solar panel attached to an external wall

"specified attachment" means—

(i) a balcony attached to an external wall;

(ii) a device for reducing heat gain within a building by deflecting sunlight which is attached to an external wall; or

(iii) a solar panel attached to an external wall.".

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Regulations 7(3) and Requirement B4

Elements excluded from R7(2)

Ministry of Housing,
Communities &
Local Government

To:

The Chief Executive
Unitary, Metropolitan, District and London Borough Councils in England
County and County Borough Councils in Wales
The Town Clerk, City of London
The Clerk, Council of the Isles of Scilly
The Sub-Treasurer, Inner Temple
The Under Treasurer, Middle Temple

The Head of Building Control
Unitary Metropolitan, District and London Borough Councils in England
County and County Borough Councils in Wales
City of London
Council of the Isles of Scilly

Approved Inspectors

cc: The Chief Executive:
County Councils in England
National Park Authorities in England & Wales

Chair: National Fire Chiefs Council

10 December 2019

Dear Sir or Madam

Impact of Court ruling on the ban on combustible materials in and on the external walls of high-rise buildings

In November 2018, the Government laid regulations in Parliament that amended the Building Regulations 2010.

The regulations banned combustible materials from being used in or on the external walls of buildings over 18 metres containing flats, as well as new hospitals, residential care premises, dormitories in boarding schools and student accommodation over 18 metres. The regulations can be found at
http://www.legislation.gov.uk/uksi/2018/1230/regulation/2/made

On 27th November 2019, after a challenge to the consultation process that introduced the ban, the High Court ruled that the consultation had been inadequate in respect of the inclusion of products intended to reduce heat gain within a building (for example, blinds, shutters and awnings) within the ban. As a result the Court quashed one part of the 2018

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2 Marsham St,
Westminster,
London
SW1P 4DF

Cavity trays when used between two leaves of masonry

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

Door frames and doors

Electrical installations

Insulation and waterproofing materials used below ground level

Intumescent and fire-stopping materials where the inclusion of the materials is necessary to meet the requirements of Part B of Schedule 1

Membranes

Seals, gaskets, fixings, sealants and backer rods

Thermal break materials where the inclusion of the materials is necessary to meet the thermal bridging requirements of Part L of Schedule 1

Window frames and glass

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Regulations 7(2) and Requirement B4

Requirement

External fire spread

B4. (1) 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.

(2) The roof of the building shall adequately resist the spread of fire over the roof and from one building to another, having regard to the use and position of the building.

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Regulations 7(2) and Requirement B4

Requirement

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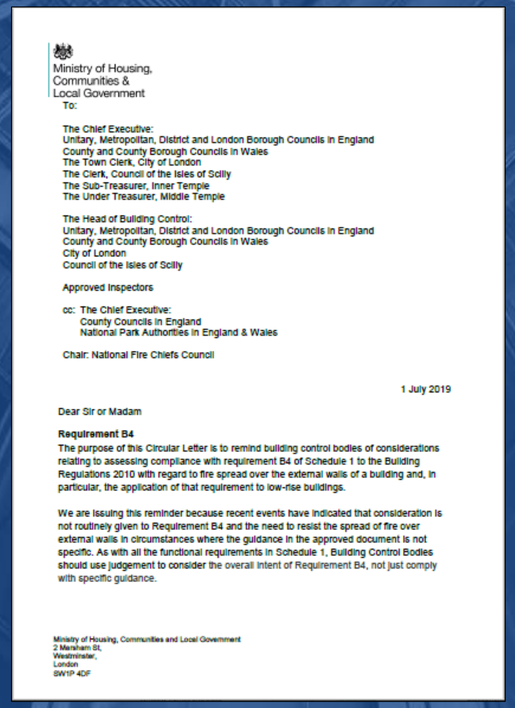

Ministry of Housing, Communities & Local Government

To:

The Chief Executive:
Unitary, Metropolitan, District and London Borough Councils in England
County and County Borough Councils in Wales
The Town Clerk, City of London
The Clerk, Council of the Isles of Scilly
The Sub-Treasurer, Inner Temple
The Under Treasurer, Middle Temple

The Head of Building Control:
Unitary, Metropolitan, District and London Borough Councils in England
County and County Borough Councils in Wales
City of London
Council of the Isles of Scilly

Approved Inspectors

cc: The Chief Executive:
County Councils in England
National Park Authorities in England & Wales

Chair: National Fire Chiefs Council

1 July 2019

Dear Sir or Madam

Requirement B4

The purpose of this Circular Letter is to remind building control bodies of considerations relating to assessing compliance with requirement B4 of Schedule 1 to the Building Regulations 2010 with regard to fire spread over the external walls of a building and, in particular, the application of that requirement to low-rise buildings.

We are issuing this reminder because recent events have indicated that consideration is not routinely given to Requirement B4 and the need to resist the spread of fire over external walls in circumstances where the guidance in the approved document is not specific. As with all the functional requirements in Schedule 1, Building Control Bodies should use judgement to consider the overall intent of Requirement B4, not just comply with specific guidance.

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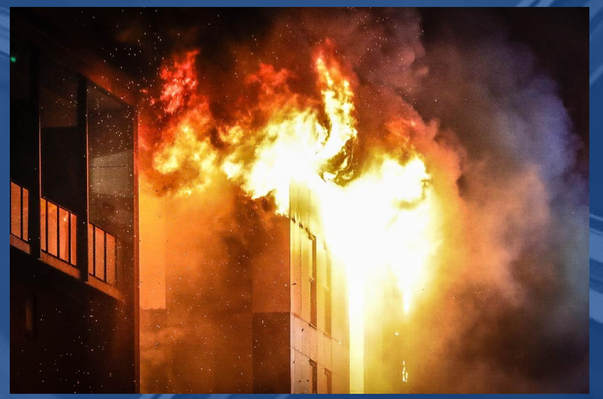

Consideration

Whilst the use of combustible materials within or attached to the external walls of buildings below 18m are not expressly prohibited, it is necessary to consider the risk from fire spread to health and safety in relation to buildings of any height.

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Approved Document Changes – under B3 and B5

Requirement

Requirement	*Limits on application*
Access and facilities for the fire service	
B5. (1) The building shall be designed and constructed so as to provide reasonable facilities to assist fire fighters in the protection of life.	
(2) Reasonable provision shall be made within the site of the building to enable fire appliances to gain access to the building.	

Requirement

Requirement	*Limits on application*
Internal fire spread (structure)	
B3. (1) The building shall be designed and constructed so that, in the event of fire, its stability will be maintained for a reasonable period	
(2) A wall common to two or more buildings shall be designed and constructed so that it adequately resists the spread of fire between those buildings. For the purposes of this sub-paragraph a house in a terrace and a semi-detached house are each to be treated as a separate building.	
(3) Where reasonably necessary to inhibit the spread of fire within the building, measures shall be taken, to an extent appropriate to the size and intended use of the building, comprising either or both of the following— (a) sub-division of the building with fire-resisting construction; (b) installation of suitable automatic fire suppression systems.	Requirement B3(3) does not apply to material alterations to any prison provided under section 33 of the Prison Act 1952.
(4) The building shall be designed and constructed so that the unseen spread of fire and smoke within concealed spaces in its structure and fabric is inhibited.	

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Sprinkler Threshold Height Reduction

NOTES:

For single storey buildings, the periods under the heading 'Up to 5' apply. If single storey buildings have basements, for the basement storeys the period appropriate to their depth applies.

Sprinklers

7.4 Blocks of flats with a top storey more than 11m above ground level (see Diagram D6) should be fitted with a sprinkler system throughout the building in accordance with Appendix E.

NOTE: Sprinklers should be provided within the individual flats, they do not need to be provided in the common areas such as stairs, corridors or landings when these areas are fire sterile.

1. Refer to note 1, Table B3 for the specific provisions of test.
2. Blocks of flats with a floor more than ~~30m~~ 11m above ground level should be fitted with a sprinkler system in accordance with Appendix E.

   NOTE: Sprinklers only need to be provided within the individual flats, they are not required in the common areas such as stairs, corridors or landings when these areas are fire sterile.
3. 'With sprinkler system' means that the building is fitted throughout with an automatic sprinkler system in accordance with Appendix E.
4. Very large (over 18m in height or with a 10m deep basement) or unusual dwellinghouses are outside the scope of the guidance provided with regard to dwellinghouses.

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Sprinkler Threshold Height Reduction

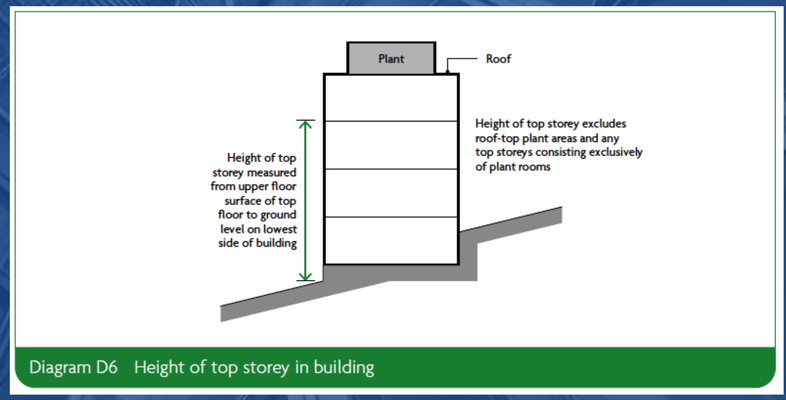

Diagram D6 Height of top storey in building

- Designed by a specialist to BS 9251 series, '*Fire sprinkler systems for domestic and residential occupancies – code of Practice'.*
- Consideration of water supply (wet pipe 'mains' or tank supply system)
- Category of system (dependent on height and size of building).
- Flow rates and a minimum operating pressure at any sprinkler head of 0.5 bar.
- Reasonable efforts to ascertain the supply reliability and capacity

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Other approved Document changes

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 D6), 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.

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Wayfinding for fire service ...

15.15 The wording used on each floor identification sign should take the form Floor X, with X designating the number of the storey, as intended for reference by residents. The floor number designations should meet all of the following conditions.

a. The floor closest to the mean ground level (see Diagram D4) should be designated as either Floor 0 or Ground Floor.

b. Each floor above the ground floor should be numbered sequentially beginning with Floor 1.

c. A lower ground floor should be designated as either Floor –1 or Lower Ground Floor.

d. Each floor below the ground floor should be numbered sequentially beginning with Floor –1 or Basement 1.

15.16 All floor identification signs should be supplemented by flat indicator signs, which provide information relating to the flats accessed on each storey. The flat indicator signs should meet all of the following conditions.

a. The signs should be sited immediately below the floor identification signs, such that the top edge of the sign is no more than 50mm below the bottom edge of the floor identification sign.

b. The wording should take the form Flats X–Y, with the lowest flat number first.

c. The text should be in sans serif typeface with a letter height of at least half that of the floor indicator sign.

d. The wording should be supplemented by arrows when flats are in more than one direction.

e. The text and arrows should be on a contrasting background, easily legible and readable in low level lighting conditions or when illuminated with a torch.

NOTE: In the case of multi-storey flats with two or more entrances, the flat number should only be indicated on the normal access storey.

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Fire Safety Update

BSB & Dutyholder update

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Dutyholders – Accountability

Robert Jenrick MP (Secretary of State for Housing, Communities and Local Government)

"the draft Bill will introduce a new era of accountability, making it clear where the responsibility for managing safety risks lies throughout the design, construction and occupation of buildings in scope. There will be tougher sanctions for those that fail to meet their obligations."

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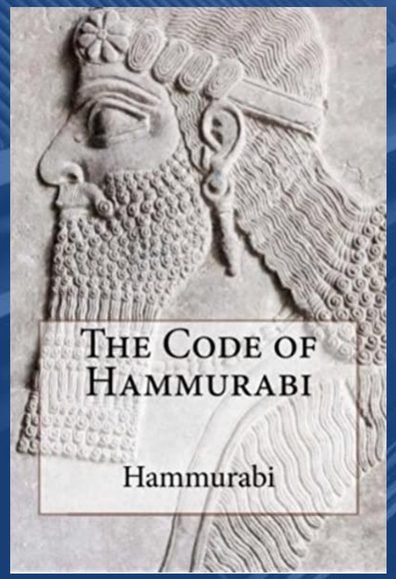
Legal Action & Liability



https://www.amazon.com/Code-Hammurabi/dp/1519648525

(13) Amendments to the Defective Premises Act 1972 and commencing section 38 of the Building Act 1984

The Bill will amend the Limitation Act 1980 to extend the period in which a claimant can bring a claim under section 1 of the Defective Premises Act 1972. Currently, under the Defective Premises Act 1972 claimants can seek compensation in respect of the work to construct a dwelling, if the dwelling is unfit for habitation, within 6 years of the work taking place. The Government thinks that it is right to extend that period from 6 to 15 years, to afford leaseholders and other claimants more time to bring proceedings. The measures will apply retrospectively, and the amendment will make provision to ensure that all parties have access to a fair trial.

Currently the Defective Premises Act 1972 only applies to the 'provision' of a dwelling. We will also be extending the cause of action under the Defective Premises Act 1972 to include refurbishment works. This change will also be subject to the extended 15-year limitation period. This change will only apply prospectively.

Additionally, we will be commencing section 38 of the Building Act 1984. This provision will also be subject to the extended 15-year limitation period and will apply prospectively only.

Commencement: The expansion of the Defective Premises Act 1972 to include refurbishments and extension to the limitation period for the existing duty will come into force two months after the Bill receives Royal Assent; we intend to commence section 38 of the Building Act 1984 at the same time.

PROSPECTIVE

38 Civil liability.

(1) Subject to this section—

(a) breach of a duty imposed by building regulations, so far as it causes damage, is actionable, except in so far as the regulations provide otherwise, and

(b) as regards such a duty, building regulations may provide for a prescribed defence to be available in an action for breach of that duty brought by virtue of this subsection.

(2) Subsection (1) above, and any defence provided for in regulations made by virtue of it, do not apply in the case of a breach of such a duty in connection with a building erected before the date on which that subsection comes into force unless the regulations imposing the duty apply to or in connection with the building by virtue of section 2(2) [F51 or 2A] above or paragraph 8 of Schedule 1 to this Act.

(3) This section does not affect the extent (if any) to which breach of—

(a) a duty imposed by or arising in connection with this Part of this Act or any other enactment relating to building regulations, or

(b) a duty imposed by building regulations in a case to which subsection (1) above does not apply,

is actionable, or prejudice a right of action that exists apart from the enactments relating to building regulations.

(4) In this section, "damage" includes the death of, or injury to, any person (including any disease and any impairment of a person's physical or mental condition).

Textual Amendments

F51 Words in s. 38(2) inserted (16.11.2004) by Sustainable and Secure Buildings Act 2004 (c. 22), **ss. 4(3)**, 11(4)

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Dutyholders – Accountability

61 Accountable person

(1) In this Part any reference to the "accountable person" for a higher-risk building is to—

(a) a person who holds a legal estate in possession in any part of the common parts (subject to subsection (2)), or

(b) a person who is under a relevant repairing obligation in relation to any part of the common parts.

70 Nominated individual

(1) This section applies where a person other than an individual has been appointed as the building safety manager for a higher-risk building.

(2) The building safety manager must as soon as reasonably practicable appoint an individual acting under its control to be the nominated individual for the building.

(3) If at any time there is no nominated individual for the building, the building safety manager must as soon as reasonably practicable appoint another individual acting under its control to be the nominated individual for the building.

(4) A nominated individual must manage the building safety manager's functions.

(5) The building safety manager may appoint an individual under subsection (2) or (3) only if satisfied that the individual has the appropriate skills, knowledge, experience and behaviours to manage their functions.

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Dutyholders – Accountability
‘Cladding Crisis’


https://www.bordercountiesadvertiser.co.uk/news/national/19835552.michael-gove-trapped-bbc-lift-round-broadcast-interviews/

Michael Gove MP

Secretary of State for the Department for Levelling Up, Housing and Communities (DLUHC)

“No leaseholder living in a building above 11m, will ever face any costs for fixing dangerous cladding.”

Michael Gove has given firms until March to agree how to help leaseholders trapped in "unsellable homes".

He warned those who had mis-sold unsafe cladding or cut corners on homes that the government was "coming for you"

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Dutyholders – Accountability ‘Cladding Crisis’

Four-point plan to reset the government’s approach:

- *Next phase of the Building Safety Fund to drive forward taking dangerous cladding off high-rise buildings, prioritising the government’s £5.1 billion funding on the highest risk*
- *Those at fault will be held properly to account: new team being established to pursue and expose companies at fault, making them fix the buildings they built and face commercial consequences if they refuse*
- *Restoring common sense to building assessments: indemnifying building assessors from being sued; and withdrawing the old, misinterpreted government advice that prompted too many buildings being declared as unsafe; and*
- *New protection for leaseholders living in their own flats: with no bills for fixing unsafe cladding and new statutory protections for leaseholders*

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Protecting Residents ‘Cladding Crisis’

Remediation costs

- *Should industry not agree to a solution, the government will impose one.*
- *Building Safety Bill allows introduction of levy on developers of high-rise buildings to help pay.*

Protecting leaseholders

- *An additional £27 million for fire alarms in high-risk buildings and end costly waking watches.*
- *Legal right of building owners/leaseholders to demand compensation from their building’s developer for safety defects extending period up to 30 years old.*

Restoring common sense

- *Fewer unnecessary surveys, supporting updated guidance, by BSI to help fire risk assessors take a proportionate approach (PAS 9980).*
- *Auditing of building assessments to make sure expensive remediation is only advised where necessary.*
- *Lenders encouraged to minimise their use of EWS1 in medium and lower rise blocks.*

Fairer and safer housing

- *Action part of a wider reform to create a fairer housing system, hold landlords to account and ensure a crisis can never happen again. Hackitt review and Fire Safety Act, to be implemented.*

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Fire Safety Update

The BSB & Competence

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Building Safety Regulator – Competence

6 Facilitating improvement in competence of industry and building inspectors

(1) The regulator must provide such assistance and encouragement as it considers appropriate to—

(a) persons in the built environment industry, and

(b) registered building inspectors,

with a view to facilitating their improving the competence of persons in that industry or members of that profession (as the case may be).

(2) For the meaning of "built environment industry" and "registered building inspector" see section 35.

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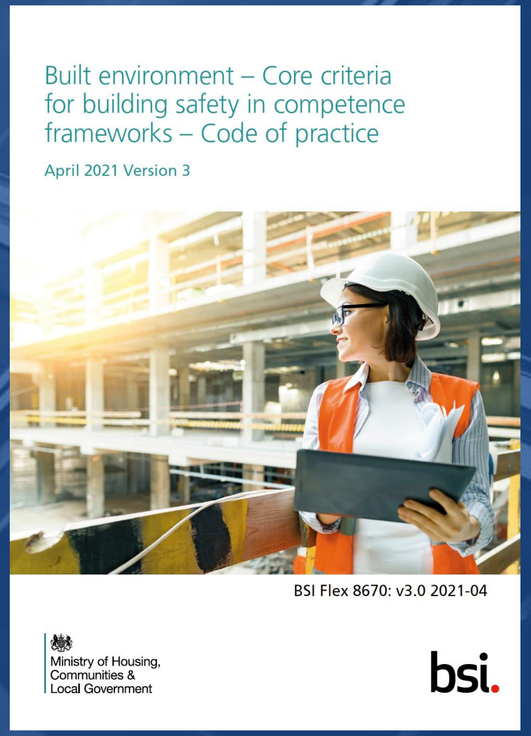
Industry Competence



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Fire Safety Update

The BSR & Gateway Process

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Building Safety Regulator Overview

- *Health & Safety Executive*
- *Regulatory decisions under the new regime*
- *Implementing the new stringent regulatory regime*
- *Advising on Building Standards*
- *Overseeing Building control Bodies*
- *Competence in the built environment*
- *Assistance from 'Designated Body'*

- *Control of materials*
- *Developing guidance*

Probity

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Building Safety Regulator Overview

4 Duty to facilitate building safety: higher-risk buildings

(1) The regulator must provide such assistance and encouragement to relevant persons as it considers appropriate with a view to facilitating their securing the safety of people in or about higher-risk buildings in relation to building safety risks as regards those buildings.

(2) For this purpose "relevant persons" means—

(a) residents of higher-risk buildings,

(b) persons upon whom duties are imposed by virtue of paragraph 4D of Schedule 1 to the Building Act 1984 (dutyholders), and

(c) persons who are accountable persons or building safety managers within the meaning of Part 4 of this Act.

(3) Parts 3 and 4 contain provision conferring further functions on the regulator in relation to higher-risk buildings.

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Building Safety Bill - Gateway Overview

Pre-construction Phase	Construction Phase	Occupation
Gateway 1	Gateway 2	Gateway 3	Safety Case

Design → Regulation 38 → Golden Thread

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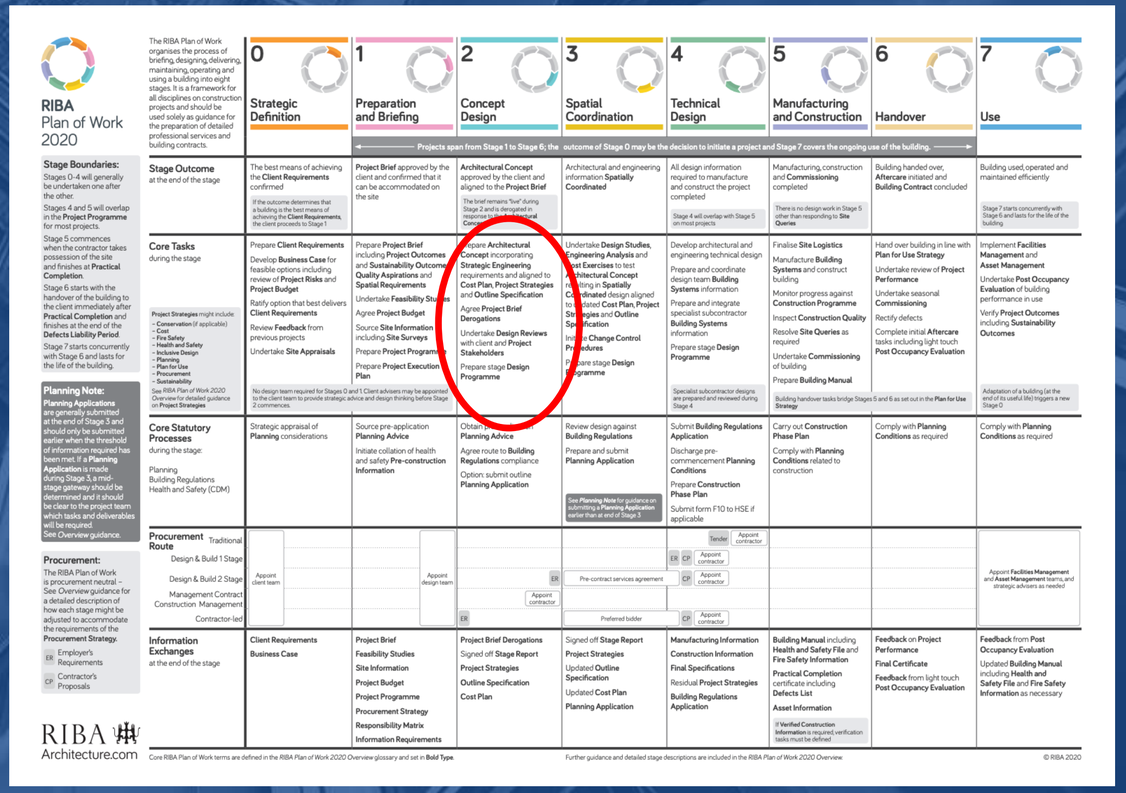
Building Safety Bill - Gateway Overview



RIBA Plan of Work 2020

The RIBA Plan of Work organises the process of briefing, designing, delivering, maintaining, operating and using a building into eight stages. It is a framework for all disciplines on construction projects and should be used solely as guidance for the preparation of detailed professional services and building contracts.

Stage Boundaries:
Stages 0-4 will generally be undertaken one after the other.
Stages 4 and 5 will overlap in the **Project Programme** for most projects.
Stage 5 commences when the contractor takes possession of the site and finishes at **Practical Completion**.
Stage 6 starts with the handover of the building to the client immediately after **Practical Completion** and finishes at the end of the **Defects Liability Period**.
Stage 7 starts concurrently with Stage 6 and lasts for the life of the building.

Planning Note:
Planning Applications are generally submitted at the end of Stage 3 and should only be submitted earlier when the threshold of information required has been met. If a **Planning Application** is made during Stage 3, a mid-stage gateway should be determined and it should be clear to the project team which tasks and deliverables will be required.
See Overview guidance.

Procurement:
The RIBA Plan of Work is procurement neutral – See Overview guidance for a detailed description of how each stage might be adjusted to accommodate the requirements of the **Procurement Strategy**.
ER Employer's Requirements
CP Contractor's Proposals

	0 Strategic Definition	1 Preparation and Briefing	2 Concept Design	3 Spatial Coordination	4 Technical Design	5 Manufacturing and Construction	6 Handover	7 Use
	Projects span from Stage 1 to Stage 6; the outcome of Stage 0 may be the decision to initiate a project and Stage 7 covers the ongoing use of the building.							
Stage Outcome at the end of the stage	The best means of achieving the **Client Requirements** confirmed If the outcome determines that a building is the best means of achieving the **Client Requirements**, the client proceeds to Stage 1	**Project Brief** approved by the client and confirmed that it can be accommodated on the site	**Architectural Concept** approved by the client and aligned to the **Project Brief** The brief remains 'live' during Stage 2 and is derogated in response to **Architectural Concept** and **Cost Plan**	Architectural and engineering information **Spatially Coordinated**	All design information required to manufacture and construct the project completed Stage 4 will overlap with Stage 5 on most projects	Manufacturing, construction and **Commissioning** completed There is no design work in Stage 5 other than responding to **Site Queries**	Building handed over, **Aftercare** initiated and **Building Contract** concluded	Building used, operated and maintained efficiently Stage 7 starts concurrently with Stage 6 and lasts for the life of the building
Core Tasks during the stage **Project Strategies** might include: – **Conservation** (if applicable) – Cost – Fire Safety – Health and Safety – Inclusive Design – Planning – Plan for Use – Procurement – Sustainability See *RIBA Plan of Work 2020 Overview* for detailed guidance on **Project Strategies**	Prepare **Client Requirements** Develop **Business Case** for feasible options including review of **Project Risks** and **Project Budget** Ratify option that best delivers **Client Requirements** Review **Feedback** from previous projects Undertake **Site Appraisals** No design team required for Stages 0 and 1. Client advisers may be appointed to the client team to provide strategic advice and design thinking before Stage 2 commences.	Prepare **Project Brief** including **Project Outcomes** and **Sustainability Outcomes**, **Quality Aspirations** and **Spatial Requirements** Undertake **Feasibility Studies** Agree **Project Budget** Source **Site Information** including **Site Surveys** Prepare **Project Programme** Prepare **Project Execution Plan**	Prepare **Architectural Concept** incorporating **Strategic Engineering** requirements and aligned to **Cost Plan**, **Project Strategies** and **Outline Specification** Agree **Project Brief Derogations** Undertake **Design Reviews** with client and **Project Stakeholders** Prepare stage **Design Programme**	Undertake **Design Studies**, **Engineering Analysis** and **Cost Exercises** to test **Architectural Concept** resulting in **Spatially Coordinated** design aligned to updated **Cost Plan**, **Project Strategies** and **Outline Specification** Implement **Change Control Procedures** Prepare stage **Design Programme**	Develop architectural and engineering technical design Prepare and coordinate design team **Building Systems** information Prepare and integrate specialist subcontractor **Building Systems** information Prepare stage **Design Programme** Specialist subcontractor designs are prepared and reviewed during Stage 4.	Finalise **Site Logistics** Manufacture **Building Systems** and construct building Monitor progress against **Construction Programme** Inspect **Construction Quality** Resolve **Site Queries** as required Undertake **Commissioning** of building Prepare **Building Manual** Building handover tasks bridge Stages 5 and 6 as set out in the **Plan for Use Strategy**	Hand over building in line with **Plan for Use Strategy** Undertake review of **Project Performance** Undertake seasonal **Commissioning** Rectify defects Complete initial **Aftercare** tasks including light touch **Post Occupancy Evaluation**	Implement **Facilities Management** and **Asset Management** Undertake **Post Occupancy Evaluation** of building performance in use Verify **Project Outcomes** including **Sustainability Outcomes** Adaptation of a building (at the end of its useful life) triggers a new Stage 0
Core Statutory Processes during the stage: Planning Building Regulations Health and Safety (CDM)	Strategic appraisal of **Planning** considerations	Source pre-application **Planning Advice** Initiate collation of health and safety **Pre-construction Information**	Obtain pre-application **Planning Advice** Agree route to **Building Regulations** compliance Option: submit outline **Planning Application**	Review design against **Building Regulations** Prepare and submit **Planning Application** See ***Planning Note*** for guidance on submitting a **Planning Application** earlier than at end of Stage 3	Submit **Building Regulations Application** Discharge pre-commencement **Planning Conditions** Prepare **Construction Phase Plan** Submit form F10 to HSE if applicable	Carry out **Construction Phase Plan** Comply with **Planning Conditions** related to construction	Comply with **Planning Conditions** as required	Comply with **Planning Conditions** as required
Procurement Route Traditional	Appoint client team	Appoint design team	ER Appoint contractor		ER CP Appoint contractor	Tender Appoint contractor		Appoint **Facilities Management** and **Asset Management** teams, and strategic advisers as needed
Design & Build 1 Stage								
Design & Build 2 Stage				Pre-contract services agreement	CP Appoint contractor			
Management Contract Construction Management								
Contractor-led			ER	Preferred bidder	CP Appoint contractor			
Information Exchanges at the end of the stage	**Client Requirements** **Business Case**	**Project Brief** **Feasibility Studies** **Site Information** **Project Budget** **Project Programme** **Procurement Strategy** **Responsibility Matrix** **Information Requirements**	**Project Brief Derogations** Signed off **Stage Report** **Project Strategies** **Outline Specification** **Cost Plan**	Signed off **Stage Report** **Project Strategies** Updated **Outline Specification** Updated **Cost Plan** **Planning Application**	**Manufacturing Information** **Construction Information** **Final Specifications** Residual **Project Strategies** **Building Regulations Application**	**Building Manual** including **Health and Safety File** and **Fire Safety Information** **Practical Completion** certificate including **Defects List** **Asset Information** If **Verified Construction Information** is required, verification tasks must be defined	**Feedback** on **Project Performance** **Final Certificate** **Feedback** from light touch **Post Occupancy Evaluation**	**Feedback** from **Post Occupancy Evaluation** Updated **Building Manual** including **Health and Safety File** and **Fire Safety Information** as necessary

RIBA Architecture.com

Core RIBA Plan of Work terms are defined in the *RIBA Plan of Work 2020 Overview* glossary and set in **Bold Type**.

Further guidance and detailed stage descriptions are included in the *RIBA Plan of Work 2020 Overview*.

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Building Safety Bill – Planning Gateway 1

Fire safety measures included at an early Planning Stage

- ***Town and Country Planning changes (pre BSB)***
- ***Relevant buildings***
- ***Establishes the BSR as a mandatory consultee***
- ***Fire Safety Statements***
- ***Exemptions***

Issues

- ***Planning Problems***
- ***The competency and skills challenge***
- ***Wider regulatory framework of BSB?***

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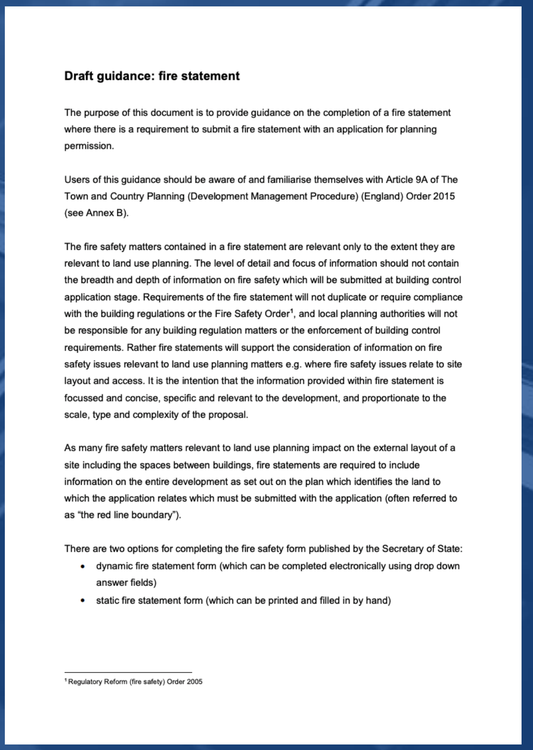
Gateway 1– Fire Statement

Two options - dynamic fire statement form or static fire statement form

Relevant building (height condition)

- *Site address, description, etc*
- *Competence of person completing*
- *Building Schedule*
- *Plans, information, proposals, etc*
- *Specific technical complexities*
- *Signatories*

Fire statement placed on planning register



Draft guidance: fire statement

The purpose of this document is to provide guidance on the completion of a fire statement where there is a requirement to submit a fire statement with an application for planning permission.

Users of this guidance should be aware of and familiarise themselves with Article 9A of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (see Annex B).

The fire safety matters contained in a fire statement are relevant only to the extent they are relevant to land use planning. The level of detail and focus of information should not contain the breadth and depth of information on fire safety which will be submitted at building control application stage. Requirements of the fire statement will not duplicate or require compliance with the building regulations or the Fire Safety Order[1], and local planning authorities will not be responsible for any building regulation matters or the enforcement of building control requirements. Rather fire statements will support the consideration of information on fire safety issues relevant to land use planning matters e.g. where fire safety issues relate to site layout and access. It is the intention that the information provided within fire statement is focussed and concise, specific and relevant to the development, and proportionate to the scale, type and complexity of the proposal.

As many fire safety matters relevant to land use planning impact on the external layout of a site including the spaces between buildings, fire statements are required to include information on the entire development as set out on the plan which identifies the land to which the application relates which must be submitted with the application (often referred to as "the red line boundary").

There are two options for completing the fire safety form published by the Secretary of State:

- dynamic fire statement form (which can be completed electronically using drop down answer fields)
- static fire statement form (which can be printed and filled in by hand)

[1] Regulatory Reform (fire safety) Order 2005

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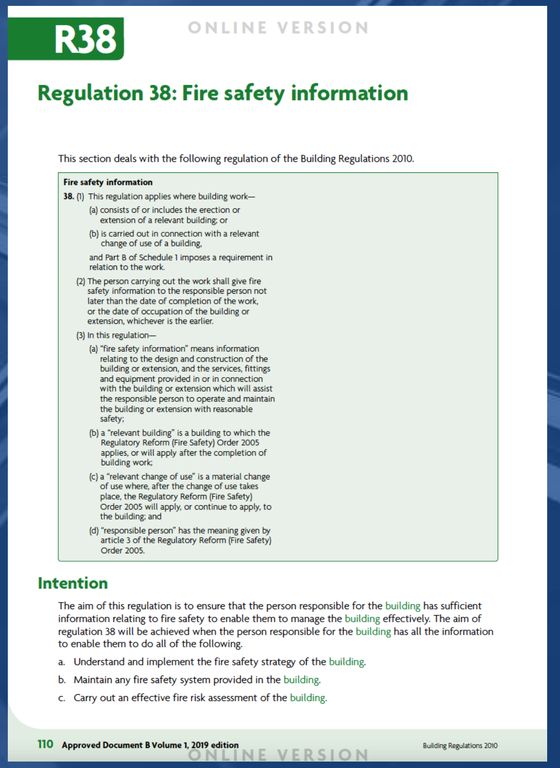
The Golden Thread– Regulation 38

Simple/Complex buildings?

- *Escape routes*
- *Fire-separating elements*
- *Fire/life safety systems*
- *Fire door sets*
- *Type of evacuation?*
- *Assumptions RE management?*

Fire Strategy plans/document!

Fire Risk Assessments!



R38

ONLINE VERSION

Regulation 38: Fire safety information

This section deals with the following regulation of the Building Regulations 2010.

Fire safety information

38. (1) This regulation applies where building work—

(a) consists of or includes the erection or extension of a relevant building; or

(b) is carried out in connection with a relevant change of use of a building,

and Part B of Schedule 1 imposes a requirement in relation to the work.

(2) The person carrying out the work shall give fire safety information to the responsible person not later than the date of completion of the work, or the date of occupation of the building or extension, whichever is the earlier.

(3) In this regulation—

(a) "fire safety information" means information relating to the design and construction of the building or extension, and the services, fittings and equipment provided in or in connection with the building or extension which will assist the responsible person to operate and maintain the building or extension with reasonable safety;

(b) a "relevant building" is a building to which the Regulatory Reform (Fire Safety) Order 2005 applies, or will apply after the completion of building work;

(c) a "relevant change of use" is a material change of use where, after the change of use takes place, the Regulatory Reform (Fire Safety) Order 2005 will apply, or continue to apply, to the building; and

(d) "responsible person" has the meaning given by article 3 of the Regulatory Reform (Fire Safety) Order 2005.

Intention

The aim of this regulation is to ensure that the person responsible for the building has sufficient information relating to fire safety to enable them to manage the building effectively. The aim of regulation 38 will be achieved when the person responsible for the building has all the information to enable them to do all of the following.

a. Understand and implement the fire safety strategy of the building.

b. Maintain any fire safety system provided in the building.

c. Carry out an effective fire risk assessment of the building.

110 **Approved Document B Volume 1, 2019 edition** Building Regulations 2010

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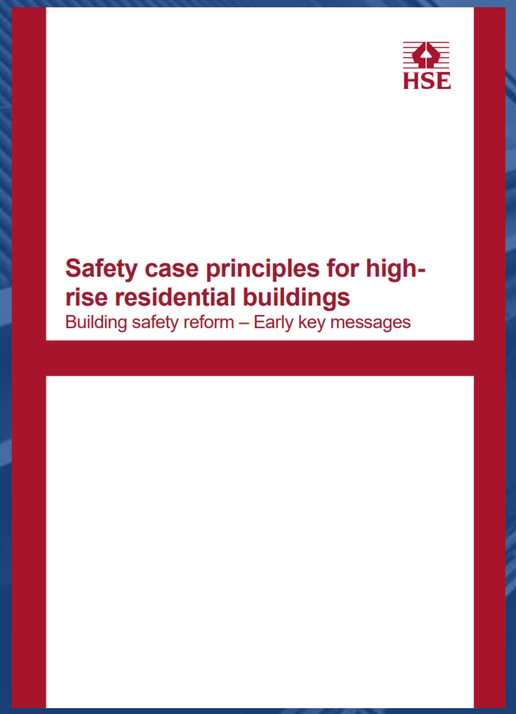

‘Safety Cases’ for existing buildings

- *Regulator issues Building Assurance certificates.*
- *Accountable persons must apply for an Assurance Certificate and produce a ‘safety case’.*
- *Mandatory Occurrence reporting system*
- *Duties on residents to ensure safety*
- *Leaseholder protection*
- *The Golden Thread of information.*
- *Building Regulation 38 changes?*

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Fire Safety Update

Other changes…

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Fire Safety Act 2021

The Fire Safety Act clarifies the parts of a premises that apply under the Fire Safety Order (FSO). The FSO applies to all non-domestic premises and multi-occupied residential buildings such as blocks of flats

The new legislation clarifies that where a building contains 2 or more sets of domestic premises, the FSO applies to:

- *the building's structure and external walls (including windows, balconies, cladding, insulation and fixings) and any common parts*
- *all doors between domestic premises and common parts such as flat entrance doors (or any other relevant door)*

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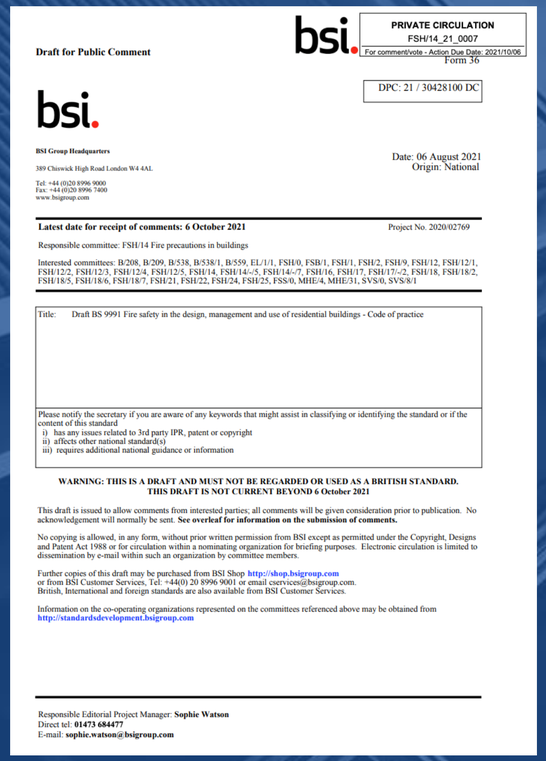
BS 9991 – Fire safety in the design, management and use of residential buildings – Code of practice Draft Paper



Draft for Public Comment

bsi.

PRIVATE CIRCULATION
FSH/14_21_0007
For comment/vote - Action Due Date: 2021/10/06
Form 36

DPC: 21 / 30428100 DC

bsi.

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Date: 06 August 2021
Origin: National

Latest date for receipt of comments: 6 October 2021

Project No. 2020/02769

Responsible committee: FSH/14 Fire precautions in buildings

Interested committees: B/208, B/209, B/538, B/538/1, B/559, EL/1/1, FSH/0, FSB/1, FSH/1, FSH/2, FSH/9, FSH/12, FSH/12/1, FSH/12/2, FSH/12/3, FSH/12/4, FSH/12/5, FSH/14, FSH/14/-/5, FSH/14/-/7, FSH/16, FSH/17, FSH/17/-/2, FSH/18, FSH/18/2, FSH/18/5, FSH/18/6, FSH/18/7, FSH/21, FSH/22, FSH/24, FSH/25, FSS/0, MHE/4, MHE/31, SVS/0, SVS/8/1

Title: Draft BS 9991 Fire safety in the design, management and use of residential buildings - Code of practice

Please notify the secretary if you are aware of any keywords that might assist in classifying or identifying the standard or if the content of this standard
i) has any issues related to 3rd party IPR, patent or copyright
ii) affects other national standard(s)
iii) requires additional national guidance or information

WARNING: THIS IS A DRAFT AND MUST NOT BE REGARDED OR USED AS A BRITISH STANDARD. THIS DRAFT IS NOT CURRENT BEYOND 6 October 2021

This draft is issued to allow comments from interested parties; all comments will be given consideration prior to publication. No acknowledgement will normally be sent. **See overleaf for information on the submission of comments.**

Further copies of this draft may be purchased from BSI Shop http://shop.bsigroup.com or from BSI Customer Services, Tel: +44(0) 20 8996 9001 or email cservices@bsigroup.com. British, International and foreign standards are also available from BSI Customer Services.

Information on the co-operating organizations represented on the committees referenced above may be obtained from http://standardsdevelopment.bsigroup.com

Responsible Editorial Project Manager: **Sophie Watson**
Direct tel: **01473 684477**
E-mail: **sophie.watson@bsigroup.com**

New version of BS 9991 is due to be published in late summer / autumn 2022. The consultation closed in October. Some proposed changes listed below:

- *The introduction of guidance for Evac lift and lobby design and specification*
- *Reduction in height threshold for non-combustible A1/A2 external wall build ups to 11m*
- *Stay put policy – 'always free to leave flats but may place greater risk than remaining'*
- *Introduction of evacuation alert systems to BS 8629:2019 for buildings over 18m*
- *Revision to open plan design & clarification on open plan kitchens*
- *Clarification and amendments to smoke ventilation requirements*
- *Natural Smoke control limited up to 30m*
- *Smoke control operation should not be reliant on Fire Service*
- *Co-ordination of guidance with BS EN 12101 series*

- *Update of fire suppression requirements (height threshold to 11m flats)*
- *Revision of fire suppression application (misting systems)*

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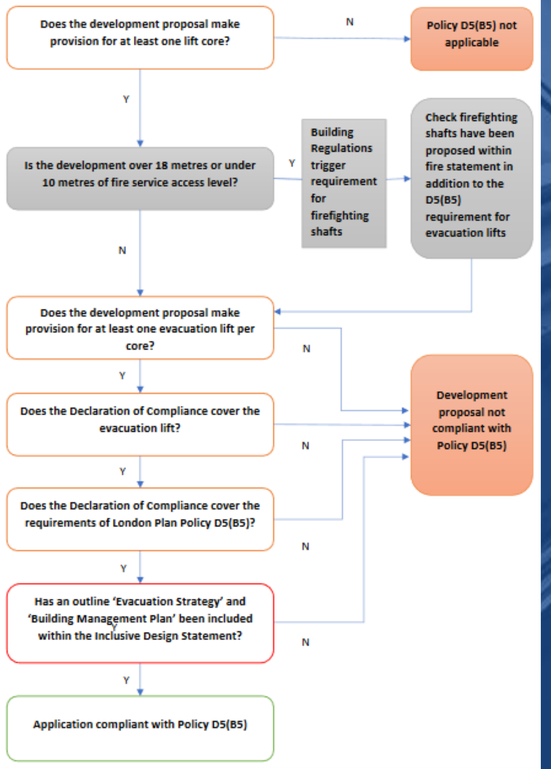
Building Safety Bill – Gateway developments

London Plan Fire Statements – Policy D12(B) March 2021

Figure 1: London Plan Policy D5(B5) Evacuation lift checklist



Evacuation Lifts

- *Policy D5 (B5) requires development proposals to be designed to incorporate safe and dignified emergency evacuation for all building users. In all developments where lifts are installed, as a minimum at least one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building.*
- *Evacuation lifts should be provided in addition to Building Regulations requirements for firefighting shafts/ lifts to ensure they can be used for evacuation purposes when the firefighting lift is in use*
- *Emergency carry down or carry up mechanical devices or similar interventions that rely on manual handling are not considered to be appropriate, for reasons of user dignity and independence. The installation of lifts which can be used for evacuation purposes (accompanied by a management plan) provide a dignified and more independent solution.*

https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf

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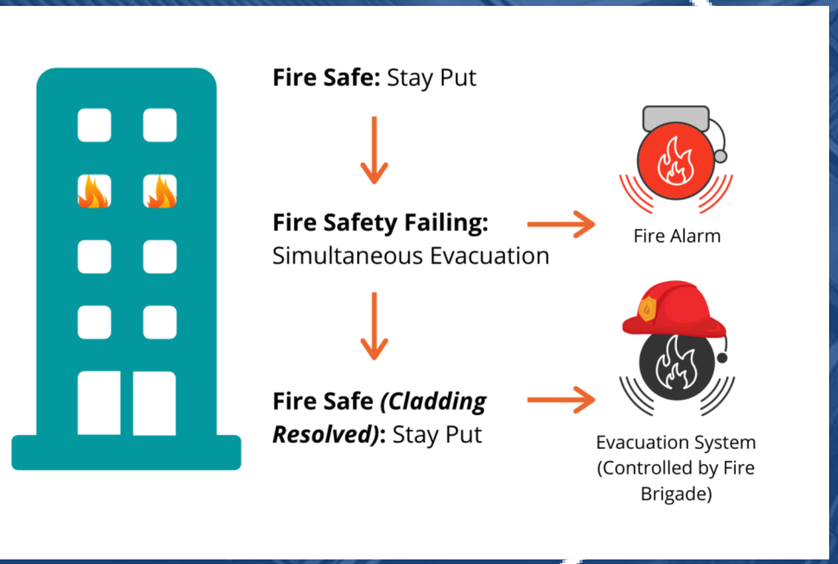
Evacuation Alert Systems – BS 8629:2019



https://www.w-fp.co.uk/your-complete-guide-to-emergency-evacuation-alert-systems/

A new standard that sets out requirements for Evacuation Alert Systems (EAS), to be used by the Fire and Rescue Service (FRS) in the event of emergencies in apartment blocks.

- ***Not the same as a simultaneous evacuation alarm system.***
- ***If building is in 'Stay Put' mode because it has no fire safety failures or those failures have been rectified, then there is no need to evacuate unless the Fire Brigade deems necessary.***
- ***The evacuation system is similar to a fire alarm in that it sounds an alarm, but how it's different is that it is used to tell people that it's now time to evacuate, and the alarm can be controlled to create an alert floor by floor, instead of the entire building at once.***
- ***Operated by a control panel inside an apartment block for use by the FRS when they attend an emergency. BS 8629 requires an alarm sounder to be situated in each flat in a block - with the control panel capable of triggering evacuation alerts for specific areas or floors***
- ***It does not need to incorporate a two-way communication mechanism or a Voice Alarm System, but each flat must be fitted with an alarm sounder and a visual alarm device (VAD).***
- ***It is not triggered by smoke/fire detection nor manual call points. It should only be operated by the FRS via a panel known as EACIE (evacuation alert control and indicating equipment).***
- ***Requirement in Scotland in high-rise above 18m***

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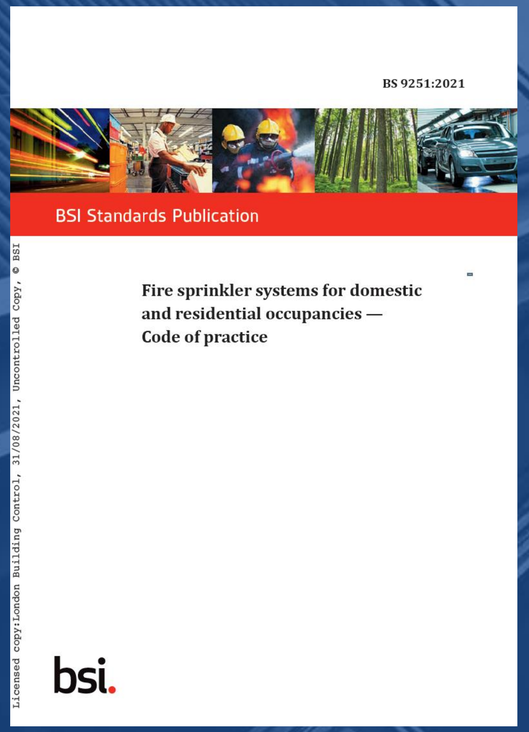

Changes from BS 9251:2014 to version BS 9251:2021

New BS 9251:2021 came into effect 30 June 2021

Introduces a fourth category of system for residential sprinkler systems. The new Category 4 system applied to all residential buildings that have topmost occupied storey of >18m. Generally as per a Category 3 system with the following uplifts:

- *60-minute water supply duration.*
- *Should be provided with two or more tanks, each capable of providing 50% or more of the required water supply to the system.*
- *Be provided with a backup power supply and automatic changeover functionality.*
- *Changes to the water main feeds into supply.*

Revisions to the required areas to be covered via sprinkler protection. Implications of wording may require communal corridors with sprinkler protection.

Staircases only exempt if they contain materials Class B-s3 or better for construction materials and B(fl) or better for flooring, confirming to BS EN 13501-1:2018.

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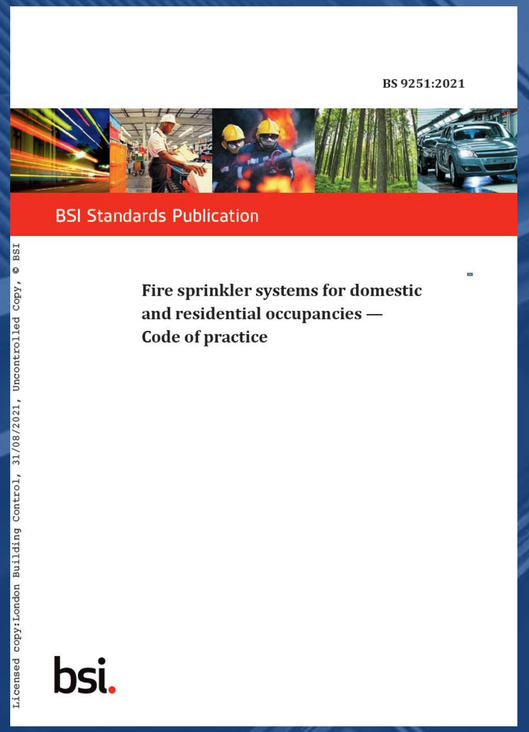

Changes from BS 9251:2014 to version BS 9251:2021

Bathrooms, shower rooms and toilets under 5m2 may require sprinkler protection based on the updated wording and dependant on linings.

Non-residential accommodation that falls within the scope of BS 9251:2021 edition subject to a maximum area of 100m2 per compartment (examples are):

- *One or two car garages, where sprinkler protected, attached to a dwelling*
- *Car parking within or beneath a block of flats*
- *Bin store within or beneath the flats*
- *Limited office areas (e.g. concierge or site management)*
- *Residents' storage sheds/tenant stores*
- *PTSN/CCTV/Electrical Rooms*
- *Plant Rooms*
- *Retail (e.g., shop or kiosk)*
- *Foyer/reception*
- *Bar/restaurant/café*

(accommodation not listed below would require protection via either a BS EN 12845 sprinkler system or other suitable suppression system)

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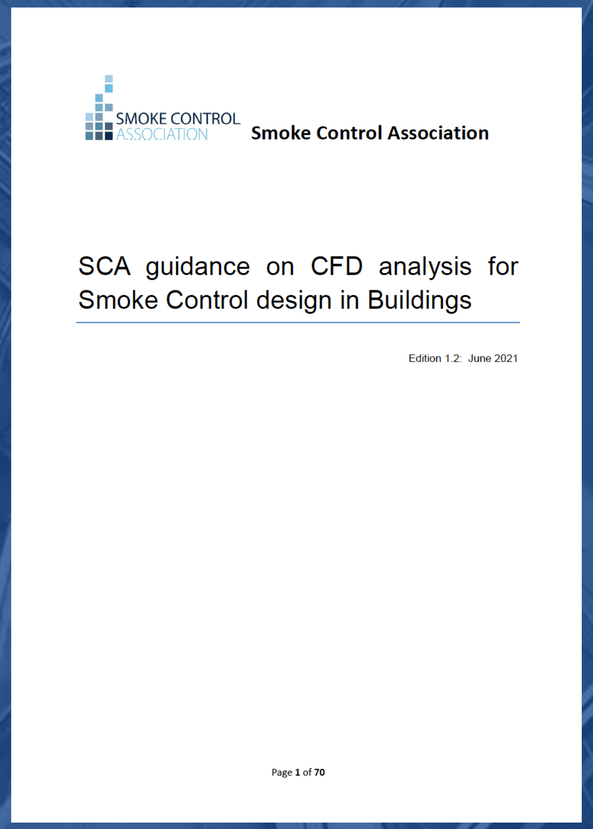
Smoke control Guidance



SMOKE CONTROL ASSOCIATION Smoke Control Association

SCA guidance on CFD analysis for Smoke Control design in Buildings

Edition 1.2: June 2021

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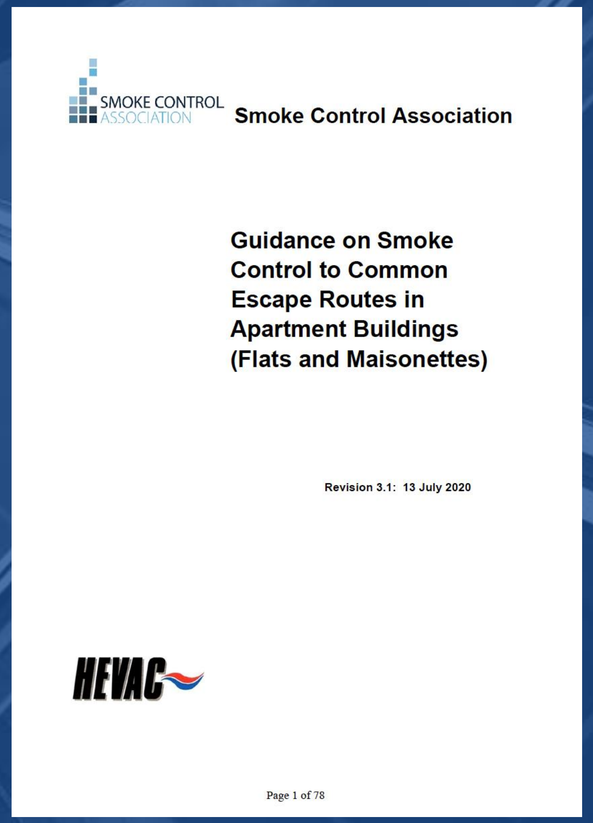

SMOKE CONTROL ASSOCIATION Smoke Control Association

Guidance on Smoke Control to Common Escape Routes in Apartment Buildings (Flats and Maisonettes)

Revision 3.1: 13 July 2020

HEVAC

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Fire Safety Update

Materials and more…

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ONLINE VERSION

HM Government

The Building Regulations 2010

Materials and workmanship

7

APPROVED DOCUMENT

Regulation 7

2013 edition incorporating 2018 amendments – for use in England*

ONLINE VERSION

Performance

In the Secretary of State's view, you will meet the requirements of regulation 7 if you satisfy both of the following conditions.

a. Materials are of a suitable nature and quality in relation to the purposes and conditions of their use.

b. Workmanship is such that, where relevant, materials are adequately mixed or prepared and applied, used or fixed so as to perform adequately the functions for which they are intended.

Materials include:

a. manufactured products such as components, fittings, items of equipment and systems

b. naturally occurring materials such as stone, timber and thatch

c. backfilling for excavations in connection with building work.

Ways of establishing the fitness of materials

1.2 You can assess the suitability of a material for use for a specific purpose in a number of ways, as described in paragraphs 1.3 to 1.21.

CE marking under the Construction Products Regulation

1.3 Many materials are construction products that have CE marking under the Construction Products Regulation (305/2011/EU-CPR).

The Construction Products Regulation requires that construction products on the EU market covered by a harmonised European product standard should normally have CE marking. In addition, manufacturers of products not covered by a harmonised standard can choose to affix CE marking to their products by obtaining a European Technical Assessment.

NOTE: You can find a list of the harmonised product standards under the Construction Products Regulation on the NANDO information system website at http://ec.europa.eu/enterprise/newapproach/nando/index.cfm?fuseaction=cpd.hs.

1.4 CE marking includes the reference of the product standard and the levels or classes of performance being declared against some or all of the characteristics covered by the standard. The CE marking should be on the product, its label, the packaging or accompanying documents. The CE symbol by itself does not necessarily indicate that the material is suitable for the building work.

1.5 In addition to CE marking, the product will have a declaration of performance containing more detailed information on the product. This may be a paper or electronic document, or it may be on a website.

It is essential to check that the declared performance is suitable for the building works.

1.6 In the absence of indications to the contrary, the building control body should assume that the information given in the CE marking and declaration of performance is accurate and reliable, and that the product meets the declared performance.

1.7 If the declared performance of a product is suitable for its intended use, the building control body should not prohibit or impede the use of the product.

CE marking under other EU directives and regulations

1.8 Products may have CE marking under European legislation such as the Gas Appliances Directive or the Pressure Equipment Directive. Such CE marking shows that the product meets the essential requirements set out in the legislation – for example, minimum safety requirements – and can be placed on the EU market.

Past experience

1.18 Past experience, such as use in an existing building, may show that the material can perform the function for which it is intended.

Sampling

1.19 Under regulation 46 of the Building Regulations, local authorities have the power to take samples as necessary to establish whether materials to be used in building work comply with the provisions of the regulations.

1.20 Regulation 46 does not apply to any work specified in an initial notice or to any work for which a final certificate has been given by an approved inspector and accepted by the local authority.

1.21 Regulation 8 of the Building (Approved Inspectors etc.) Regulations 2010 provides that an approved inspector, having given an initial notice which continues to be in force, may take samples of material as are reasonable to establish within the limits of professional skill and care that regulation 7 of the Building Regulations or any other applicable regulations are complied with.

1.9 Some products have CE marking in accordance with both the Construction Products Regulation and other legislation. The CE marking shows that the product complies with the requirements in all relevant EU legislation.

British Standards

1.10 Nearly all British Standards for construction products are the British versions of harmonised European standards used for CE marking. The BSI numbering policy is to adopt the CEN numbering, prefaced with BS, e.g. **BS EN 197-1:2000**.

1.11 Some British Standards are the British version of non-harmonised European standards; these also adopt the CEN numbering, prefaced with BS. These do not contain an Annex ZA, so CE marking cannot be affixed to products made to these standards.

1.12 Some British Standards for products not covered by a European standard will continue to exist.

1.13 Where a construction product has been made and assessed in accordance with one or more British Standards referred to in 1.11 and 1.12, this may show whether the product is suitable for its intended use.

Other national and international technical specifications

1.14 An international technical specification, including those prepared by ISO, or a national technical specification of a country other than the UK, may be used to demonstrate that a product not covered by a harmonised European standard meets the performance requirements of the Building Regulations.

Where necessary, the person who intends to carry out the work should obtain translations of specifications and demonstrate how the material meets the requirements of regulation 7.

NOTE: The national technical specifications of EU member states (and non-EU countries that are full members of CEN) are being progressively replaced by harmonised European standards, as is the case with British Standards.

Independent certification schemes

1.15 There are many independent product certification schemes in the UK and elsewhere that may provide information on the performance of a product. Such schemes certify that a material complies with the requirements of a recognised document and indicates it is suitable for its intended purpose and use. These may be in addition to, but not conflict with, CE marking.

NOTE: Materials which are not certified by an independent scheme might still conform to a relevant standard.

1.16 Accreditation of a certification body by a national accreditation body belonging to the European co-operation for Accreditation (EA) provides a means of demonstrating that their certification scheme can be relied upon. In the UK, most independent certification bodies are accredited by the United Kingdom Accreditation Service (UKAS), which belongs to the EA.

It is important to check the scope of the accreditation of a certification body, as accreditation might cover only part of the certification body's testing or certification business.

Tests and calculations

1.17 Where there is no relevant harmonised European standard, tests, calculations or other means may be used to demonstrate that the material can perform the function for which it is intended. UKAS or an equivalent national accreditation body belonging to the EA may accredit the testing laboratories; this accreditation provides a means of showing that tests can be relied on.

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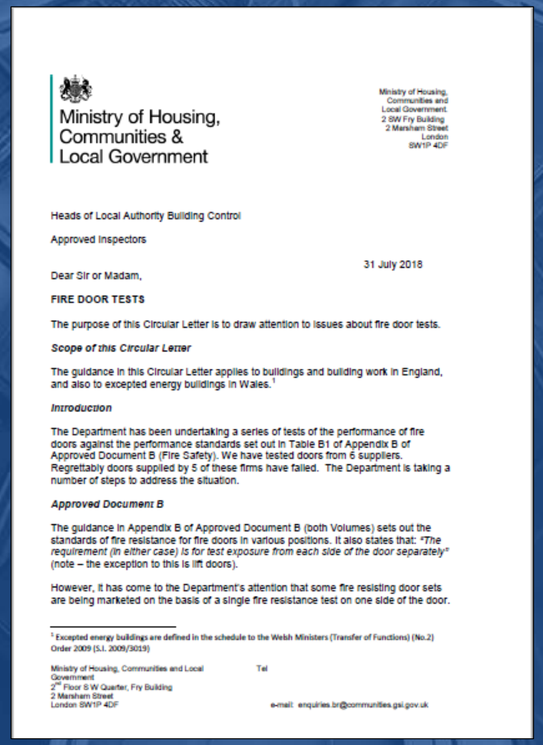
Construction Products – Fire Doors



Ministry of Housing, Communities & Local Government

Ministry of Housing, Communities and Local Government, 2 SW Fry Building, 2 Marsham Street, London SW1P 4DF

Heads of Local Authority Building Control

Approved Inspectors

31 July 2018

Dear Sir or Madam,

FIRE DOOR TESTS

The purpose of this Circular Letter is to draw attention to issues about fire door tests.

Scope of this Circular Letter

The guidance in this Circular Letter applies to buildings and building work in England, and also to excepted energy buildings in Wales.[1]

Introduction

The Department has been undertaking a series of tests of the performance of fire doors against the performance standards set out in Table B1 of Appendix B of Approved Document B (Fire Safety). We have tested doors from 6 suppliers. Regrettably doors supplied by 5 of these firms have failed. The Department is taking a number of steps to address the situation.

Approved Document B

The guidance in Appendix B of Approved Document B (both Volumes) sets out the standards of fire resistance for fire doors in various positions. It also states that: "*The requirement (in either case) is for test exposure from each side of the door separately*" (note – the exception to this is lift doors).

However, it has come to the Department's attention that some fire resisting door sets are being marketed on the basis of a single fire resistance test on one side of the door.

[1] Excepted energy buildings are defined in the schedule to the Welsh Ministers (Transfer of Functions) (No.2) Order 2009 (S.I. 2009/3019)

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BUILDING CONTROL ALLIANCE

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Guidance Note 9

FIRE DOORS IN DWELLINGS

Last Issued Jan 13

WITHDRAWN JAN 21

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Construction Products Regulations

- Construction Products (Amendment etc.) (EU Exit) Regulations 2020

- Imposes requirements on product manufacturers
- Declarations of performance
- Secretary of State may regulation make provision for products that are ‘safety critical’
- Definition – *‘any product that would cause death or serious injury to any person’*
- Current discussions (CPA, ASFP, etc)

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Prescription V Guidance?

From the past to the future

Culture Change

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Thank you for listening

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