LONDON BUILDING CONTROL
CORPORATE APPROVED INSPECTORS

Residential Fire Safety

Summary of the guidance in Approved Document B Volume 1 including the Dec 2022 amendments

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Approved Document B

Volume 1 2022 Edition

BS 9991: 2021 DRAFT

Part J Combustion Appliances

Part R Physical Infrastructure

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2022 a year of change

15.06.22	Parts F, L, O & S
01.10.22	Part J
01.12.12	Part B
26.12.12	Part R
	The Building Safety Bill

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2022 a year of change

The Building Safety Bill

The HSE is the Building Safety Regulator (BSR) for Higher Risk Buildings (HRBs) currently set at 18m or 7 Storeys for Residential Buildings.

CPD sessions available within the Learning Hub on our webpage.

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How is '*Building Work*' controlled and assessed

Primary Legislation an Act of Parliament

Secondary Legislation, Regulations

Recognised guidance to meet statutory duties imposed under the legislation

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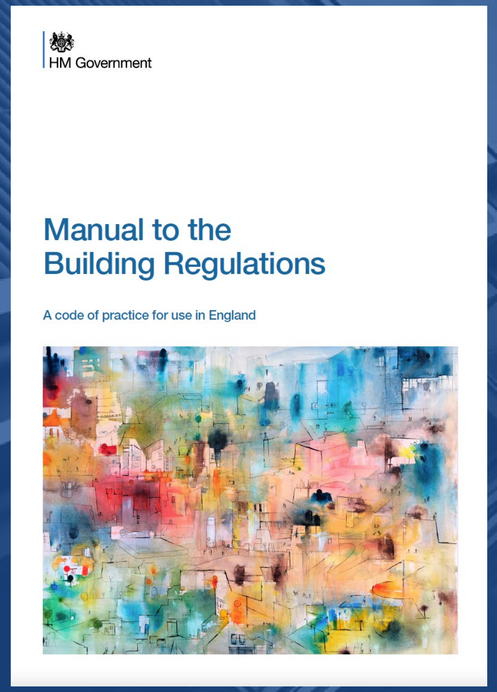
The Building Regulations

Responsibility?



Responsibility for compliance

Receiving a completion certificate or final certificate is not a complete guarantee of compliance with the Building Regulations. The legal meaning of the certificate is that it is 'evidence but not conclusive evidence' of compliance. The building control officer or approved inspector will not have checked every piece of building material and how it has been fitted or every aspect of submitted documents. It is the responsibility of those carrying out building work to comply with the Building Regulations. The building control body will inspect the work on site at appropriate stages, but you cannot rely on this as the only method of ensuring that the work complies with the Building Regulations. The responsibility for ensuring compliance rests with the people carrying out the work.

For example, a building has just received the final certificate or completion certificate, but the roof is leaking. The fact that the roof leaks is the builder's or building designer's problem and not the building control body's problem. However, the building control body may point out problems either with the design or construction at any stage up to granting the final certificate or completion certificate.

Appropriate – Reasonable – Adequate – Suitable

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The Building Regulations Responsibility?

Dutyholders

Where a building safety risk arises, the person that creates it, or is in control of it, is responsible for it.
Those persons are dutyholders.
They include those appointed under The Construction (Design and Management) Regulations 2015:

i) Client
ii) Principal designer
iii) Designer
iv) Principal contractor
v) Contractor

Dutyholders are responsible for compliance with The Building Regulations HSE 2022

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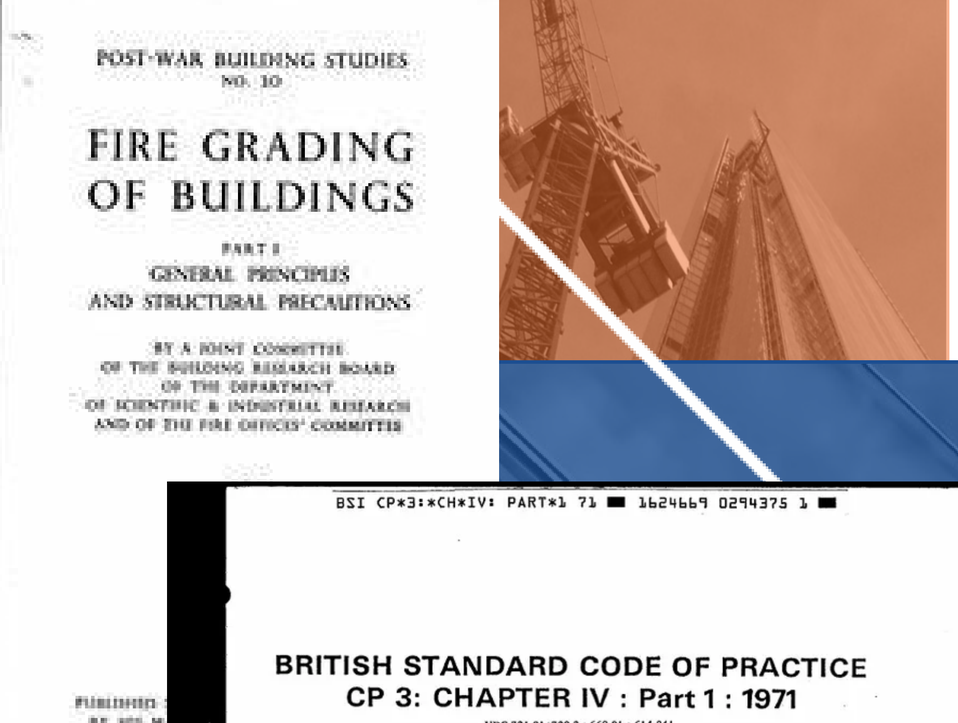

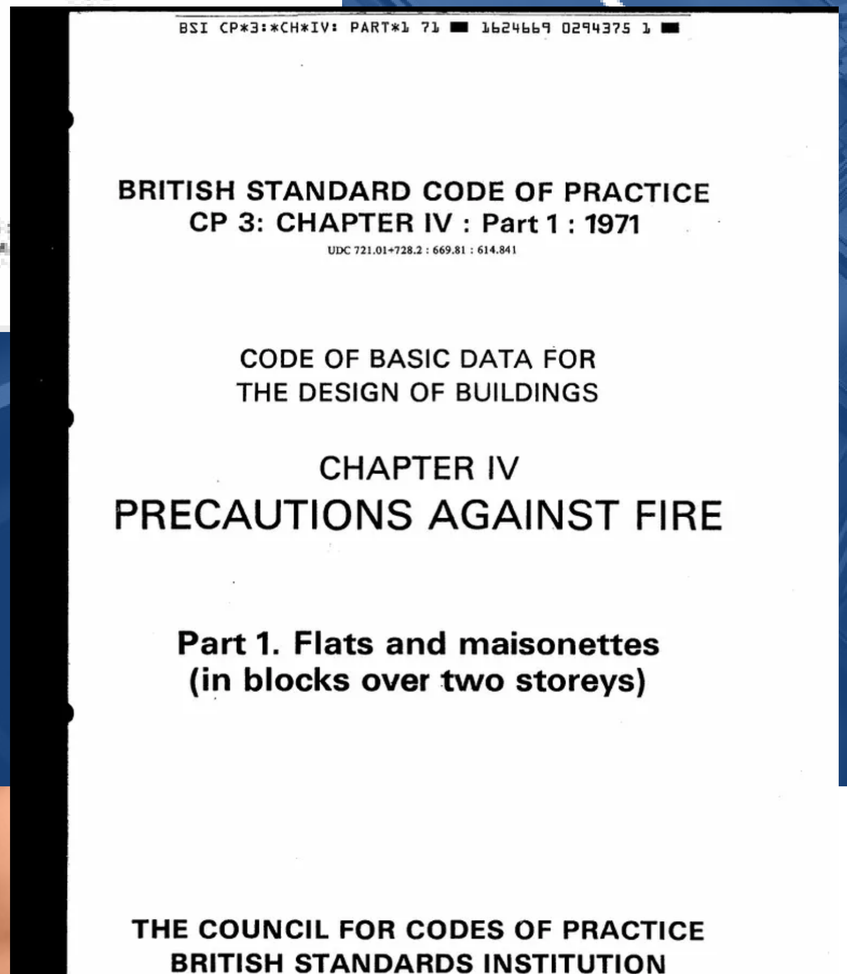

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The Building Regulations

Why

Why is there a need for change?

Guidance relating to high rise flats, within the current Approved Document B Volume 1, can trace it's roots back to BSCP CP3: Chapter IV, with many of the limiting travel distances and standards still forming that which we used to seeing today.

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Important parameters for Fire Safety provisions

Vertical

4.5 / 7.5 / 11 / 18 / 50m

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Height of the top storey

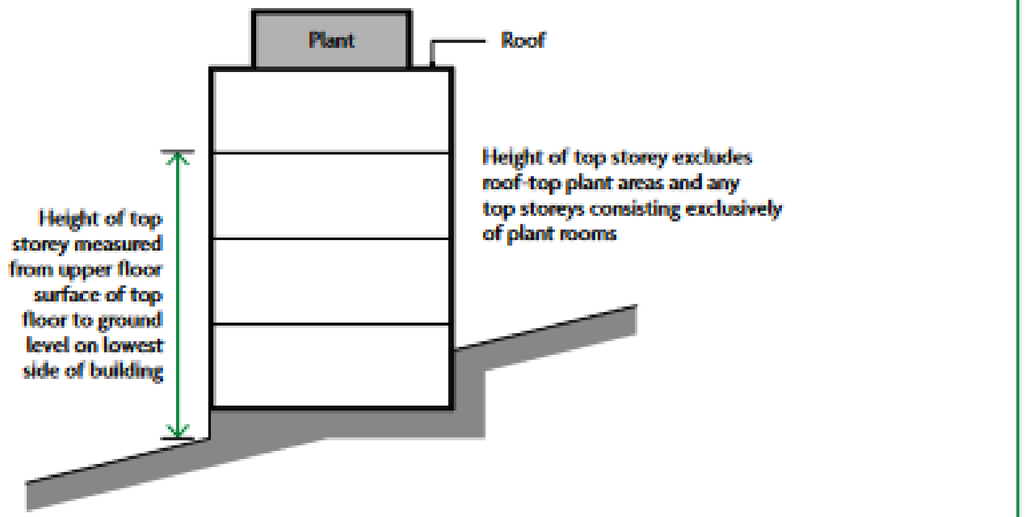

Diagram D6 Height of top storey in building

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Effective 1st December 2022

Transitional Provisions

Deposit before 1st December 2022 and commence within 6 months, 1st June 2023, to work under current guidance.

Where applications fall outside these dates, the revised requirements will apply.

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Transitional Provisions

Note that the DLUHC are currently consulting on what constitutes a material commencement of work in respect of The Building Regulations

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The Building (Amendment) (England) Regulations 2022

The headlines:

Ban of combustible materials in and on the external wall of buildings reduced from **18m to 11m**

Secure Information Boxes in flats over **11m**

Evacuation Alert Systems in flats over **18m**

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Numerous corrections and clarifications on text and diagrams, eg:

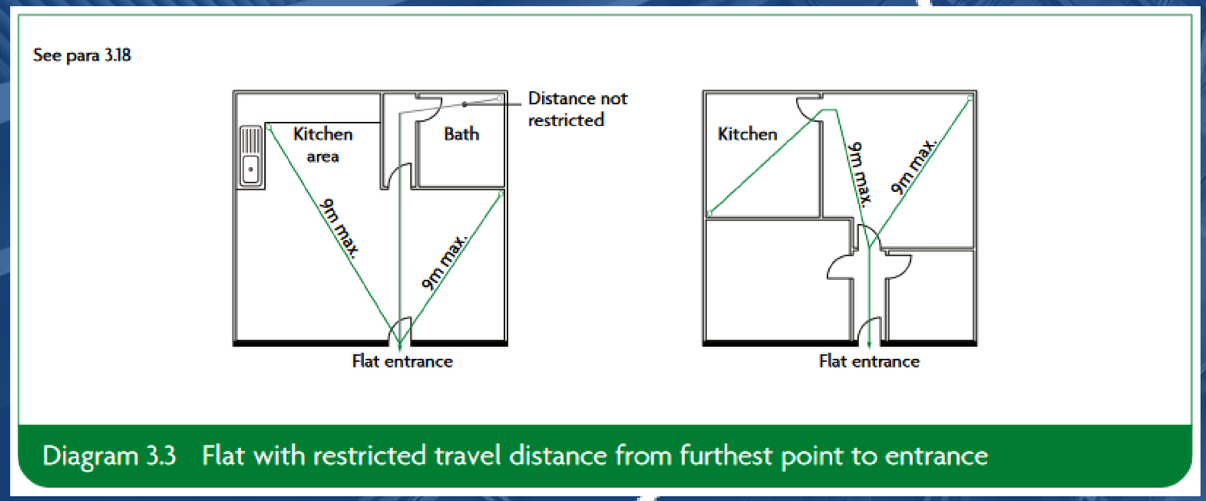

Diagram 3.3 Flat with restricted travel distance from furthest point to entrance

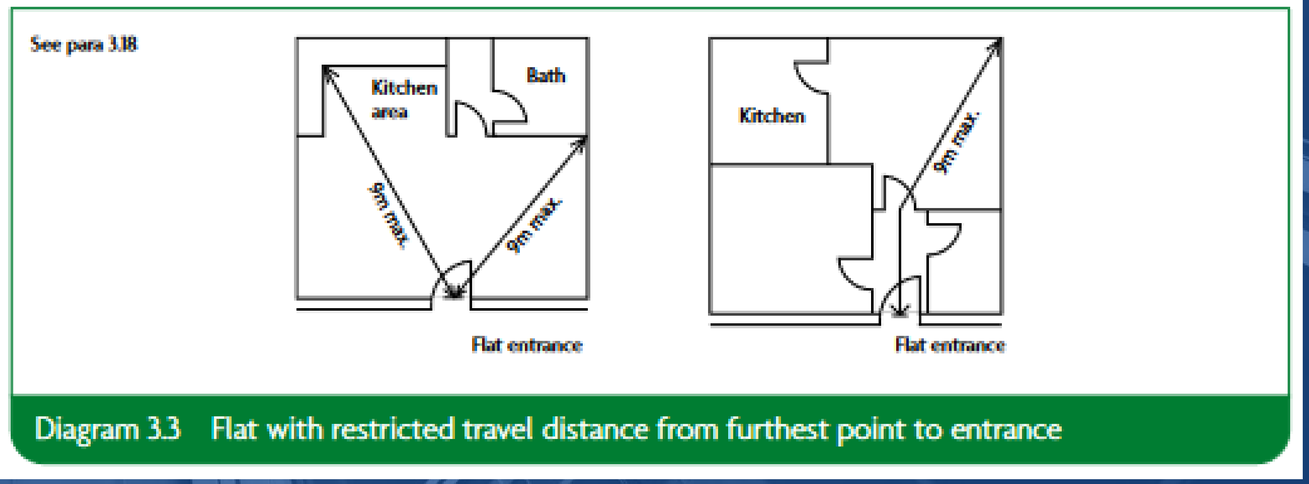

Diagram 3.3 Flat with restricted travel distance from furthest point to entrance

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Important parameters for Fire Safety provisions in addition to the new requirements

Vertical

4.5 / 7.5 / 11 / 18 / 50m

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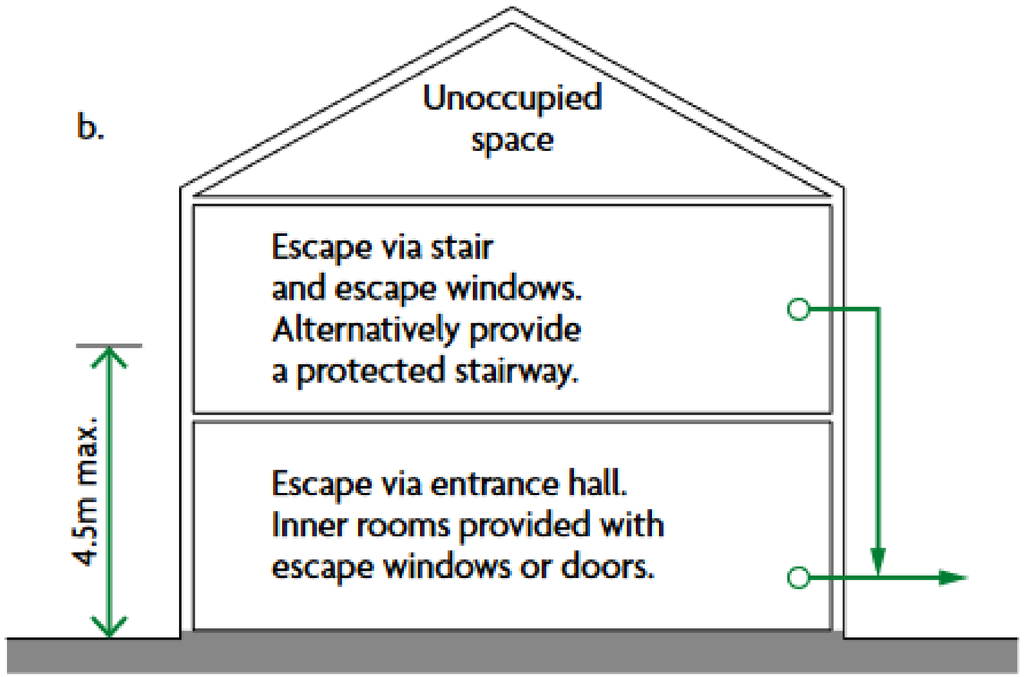
Vertical 4.5m



Dwellinghouse with upper storeys a maximum of 4.5m above ground level (see paragraphs 2.2 and 2.3)

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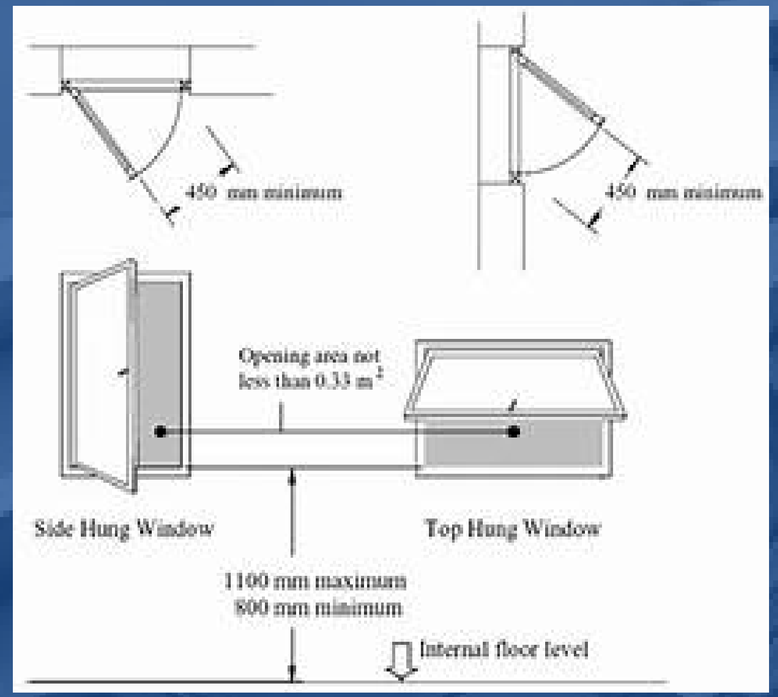
Vertical 4.5m

Escape Window

Min 0.33m^2
No dim less than 450mm
Sill height
Min 800mm
Max 1100mm
Leads to a place of safety



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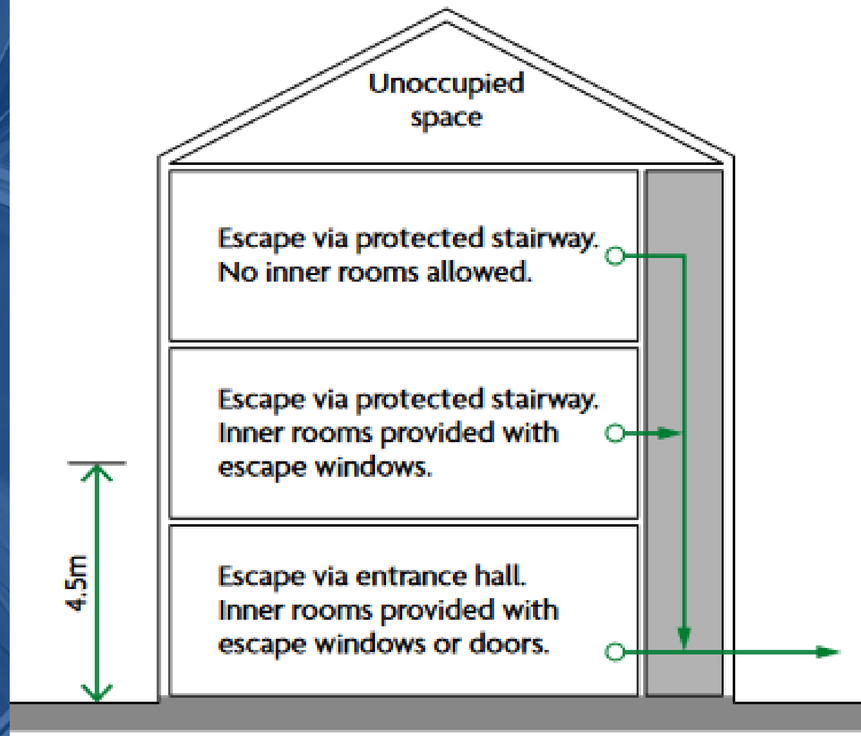
Vertical 4.5m

3 Storey

Protected Staircase
FD20 doors
LD3 fire detection
No inner rooms above 4.5m*

*Additional fire provisions will apply



Dwellinghouse with one storey more than 4.5m above ground level (see paragraph 2.5)

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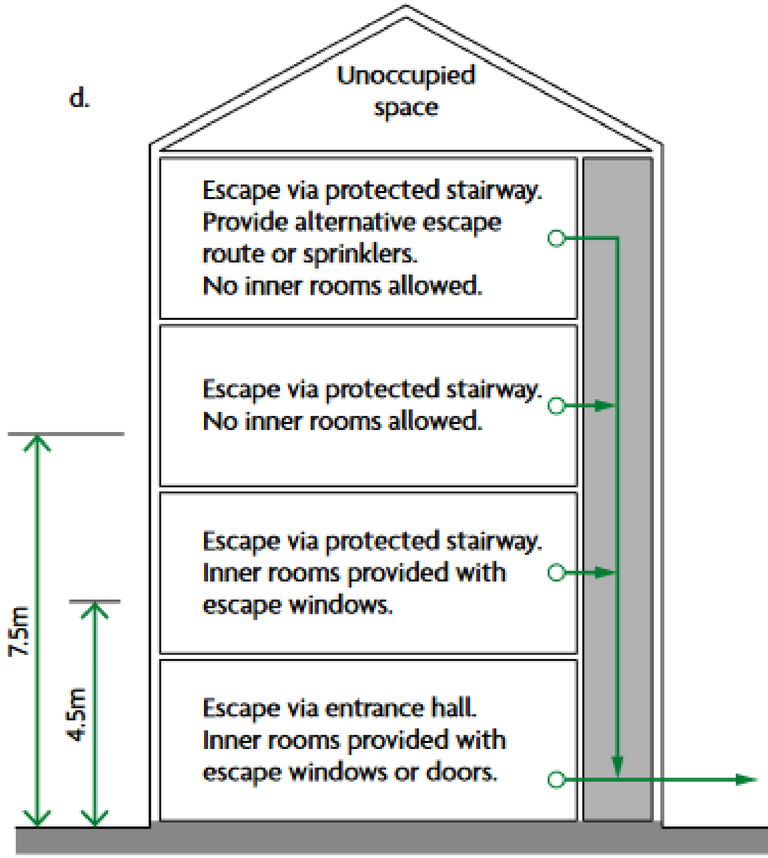
Vertical 7.5m

4 Storey

Protected Staircase
FD20 doors
LD3 fire detection
Alternative escape, or
Sprinklers throughout, or
Fire Engineered Approach



Dwellinghouse with two or more storeys more than 4.5m above ground level (see paragraph 2.6)

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Vertical 11m

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.

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.

Effective 01.12.21

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Vertical 11m

Sprinklers

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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.

Design of sprinkler systems

E3 Where required, sprinkler systems should be provided throughout the building or separated part, unless acting as a compensatory feature to address a specific risk. They should be designed and installed in accordance with the following.

a. For residential buildings, the requirements of **BS 9251**.

b. For non-residential buildings, or residential buildings outside the scope of **BS 9251**, the requirements of **BS EN 12845**, including the relevant hazard classification together with additional measures to improve system reliability and availability as described in Annex F of the standard.

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Vertical 11m

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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.

Discuss:

The application of this provision to developments where an existing block of flats is being extended with additional floors whereby the new top storey will be more than 11m above ground level.

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Vertical 11m

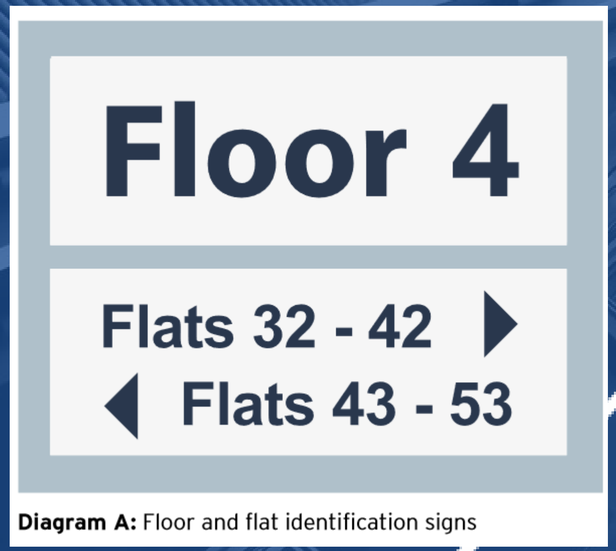

Diagram A: Floor and flat identification signs

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.

1. Landings of protected stairways

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

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

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

Diagram B1: View from a protected stairway

2. Protected corridor/lobby of firefighting lifts

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

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

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

Diagram B2: View from a firefighting lift

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Vertical 11m

Ban of combustible materials in and on the external walls of buildings 01.12.22

Consequential amendments following the laying of the Building (Amendment) (England) Regulations 2022.

Updated provisions in Section 10 and 12 of Volume 1 and 2 respectively for residential buildings (purpose groups 1 & 2) with a storey 11m or more in height.

Approved Document B Volume 2 reference explained.

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Vertical 11m

Ban of combustible materials in and on the external walls of buildings 01.12.22

This new statutory guidance sets clearer, stronger standards which will set limits on the combustibility of materials used in the external walls of buildings.

This will mean that lower risk developments between 11-18m meet necessary safety standards, while allowing designers and developers flexibility to use environmentally friendly materials.

The new guidance balances the need to allow a degree of flexibility for lower risk medium-rise buildings so as not to preclude the use of environmentally friendly materials, such as structural timber, where they are used as part of a robust system.

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Vertical 11m

Ban of combustible materials in and on the external walls of buildings 01.12.22

Table 0.1 Classification of purpose groups

Volume 1 purpose groups

Title	Group	Purpose for which the building or compartment of a building is intended to be used
Residential (dwellings)	1(a)[1]	Flat.
	1(b)[2]	Dwellinghouse that contains a habitable storey with a floor level a minimum of 4.5m above ground level up to a maximum of 18m.[3]
	1(c)[2][4]	Dwellinghouse that does not contain a habitable storey with a floor level a minimum of 4.5m above ground level.

Volume 2 purpose groups

Residential (institutional)	2(a)	Hospital, home, school or other similar establishment, where people sleep on the premises. The building may be either of the following. • Living accommodation for, or accommodation for the treatment, care or maintenance of, either: – people suffering from disabilities due to illness or old age or other physical or mental incapacity – people under the age of 5 years. • A place of lawful detention.

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Vertical 11m

Ban of combustible materials in and on the external walls of buildings 01.12.22

New Regulation 7 (1A) - The legislation introduces a complete ban on the use of the type of metal composite material (MCMs) that was used on Grenfell Tower. MCMs are specifically defined in the text but this is most notable as it applies to all buildings regardless of height or use.

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Vertical 11m

Ban of combustible materials in and on the external walls of buildings 01.12.22

Requirement B4(1) addressing external wall construction, will now apply to buildings undergoing material change of use with a height of **11m** instead of **15m** as previously.

NOTE! Regulation 6(1)(c) refers to the building height rather than the height of the top storey.

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Vertical 11m

Evacuation Lifts
London Plan D5
BS 9991: 2021 Draft

Policy D5(B5) requires development proposals to be:
5) …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."

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Vertical 11m

Secure Information Boxes 01.12.22

The regulations require the box to be suitable for the purpose for which it is intended and should be reasonably secure from vandalism and unauthorised access. The information in the boxes is information only of use by and interest for the fire and rescue service. Access should be provided to the fire and rescue service.

Chapters 2-4 of “The Code of Practice for the Provision of Premises Information Boxes in Residential Buildings” produced jointly by the FIA and the NFCC sets out good practice on secure locations to install information boxes: PIBS_Guide_06-21_V2.pdf (nationalfirechiefs.org.uk)

The regulations do not require a responsible person to include in the box any personal or sensitive information about residents

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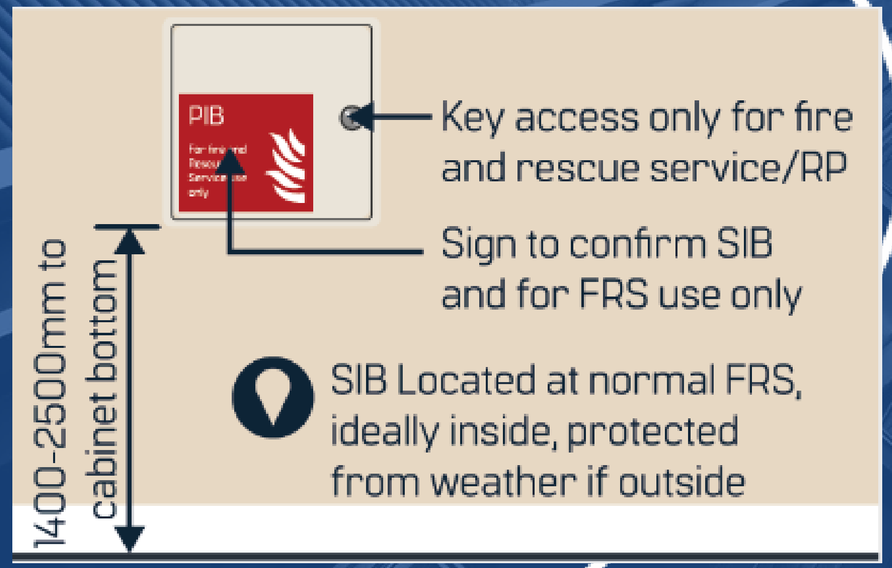
Secure (Premises) Information Boxes 01.12.22

Vertical 11m



LOCATION OF THE PIB

The PIB needs to be sited at a location where the FRS can readily locate it and gain access to it. Therefore, it should be sited at the entrance at which the FRS are most likely to arrive when attending a call to the premises. This location needs to be determined in consultation with the FRS if not immediately obvious. Normally, there will be a need for only one PIB within any block of flats. However, in a large flat complex, with multiple entrances, any of which might be used for FRS access (eg according to the location of the fire), the need for more than one PIB cannot be discounted.

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Vertical 18m

Evacuation Alert Systems 01.12.22

An evacuation alert system is an alarm system 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 within a building.

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).

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Evacuation Alert Systems

An EAS is separate from a fire alarm system.

It is not triggered by heat or smoke sensors.
Instead, it should only be operated by the FRS
via a control panel also known as an
EACIE (evacuation alert control and indicating equipment).

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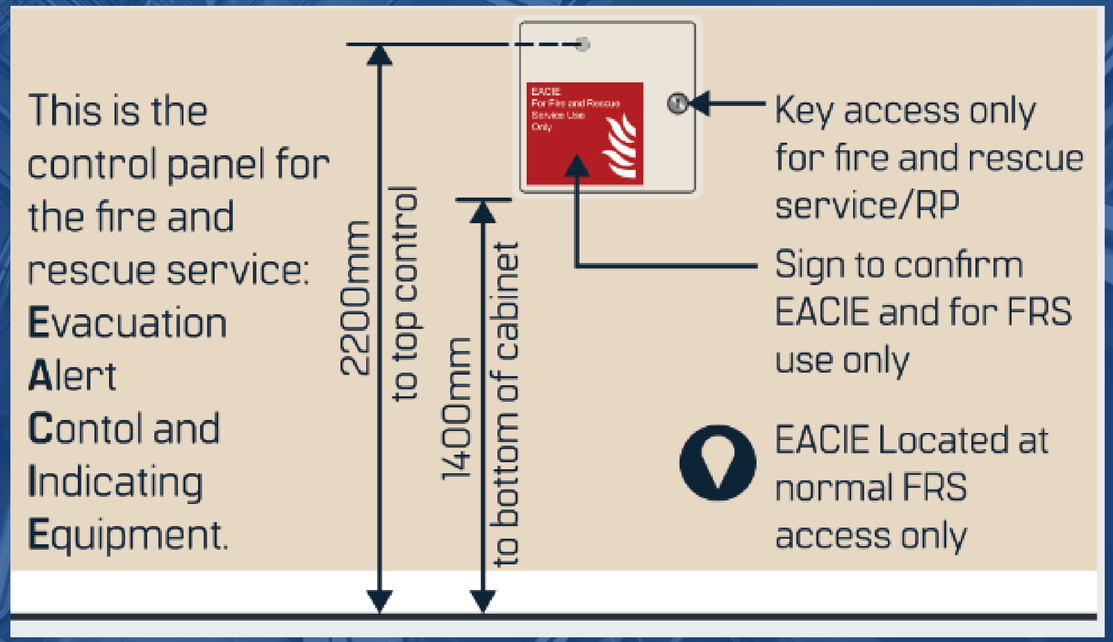
Evacuation Alert Systems



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Vertical 18m

Regulation 7(2) and requirement B4

21.12.18

(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.

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Vertical 18m

Regulation 7(2) and requirement B4

What is a relevant building? 01.12.22

The ban on combustible materials in and on the external walls of buildings, introduced in 2018, will now apply to **hotels, hostels and boarding houses** – in addition to blocks of flats, hospitals, student accommodation and dormitories in boarding schools.

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Vertical 18m

Regulation 7(2) and requirement B4
What is a relevant building? 01.12.22

(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

(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; 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

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Vertical 18m

Regulation 7(2) and requirement B4

Regulation 7(3) Exemptions

(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;

(da) fibre optic cables;

(e) insulation and water proofing materials used below ground level or up to 300mm above that 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;

(ha) components associated with a solar shading device, excluding components whose primary function is to provide shade or deflect sunlight, such as the awning, curtain or slats;

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Vertical 18m

Regulation 7(3) Exemptions

Insulation & Waterproofing 7(3)(e)
Used below ground level or up to 300mm above that level

Fibre Optic Cables 7(3)(da)
No restriction

Cavity trays
In addition, a direction temporarily dispensing with the non-combustibility (A1 or A2-s1, d0) requirement for cavity trays from the application of the ban (Regulations 7(2) & 6(3)) has been released. This applied from 1st June 2022 and lasts for 18 months.

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Vertical 18m

Regulation 7(3) Exemptions

Solar shading 7(3)(ha)

Components associated with a solar shading device, excluding those whose primary function is to provide shade or deflect sunlight such as the awning, curtain or slats

Balcony floor materials 7(3)(k)

Materials which form the top horizontal floor layer of a balcony which are or European Classification **$A1_{fl}$** or **$A2_{fl-sl}$** provided that the entire layer has an imperforate substrate under it.

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Balcony floor materials 7(3)(k)

By the term "reaction to fire", those properties of a floor meant that may influence the onset and the development of a fire. The reaction to fire classification for construction products is described in the standard EN 13501-1. This is a European classification. The European standard defines seven classes ($A1_{fl}$, $A2_{fl}$, B_{fl}, C_{fl}, D_{fl}, E_{fl} and F_{fl}). Classes $A1_{fl}$ and $A2_{fl}$ are used for non-combustible products such as concrete and steel. Class F_{fl} is used for flooring with the least good performance in terms of reaction to fire or for floors that have not been tested.

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Regulation 7(2)

BS EN 13501-1: 2018
Fire classification of construction products and building elements.
Classification using data from reaction to fire tests

Updated standard, previously BS EN 13501-1:2007 + A1:2009

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Vertical 18m

B5 Access and Facilities for Fire Fighting

15.2 A building with a storey more than 18m above the fire and rescue service vehicle access level should have one or more firefighting shafts, each containing a firefighting lift (Diagram 15.1). The number and location of firefighting shafts should comply with paragraphs 15.4 to 15.7. Firefighting shafts are not required to serve a basement that is not large or deep enough to need one (see paragraph 15.3 and Diagram 15.2).

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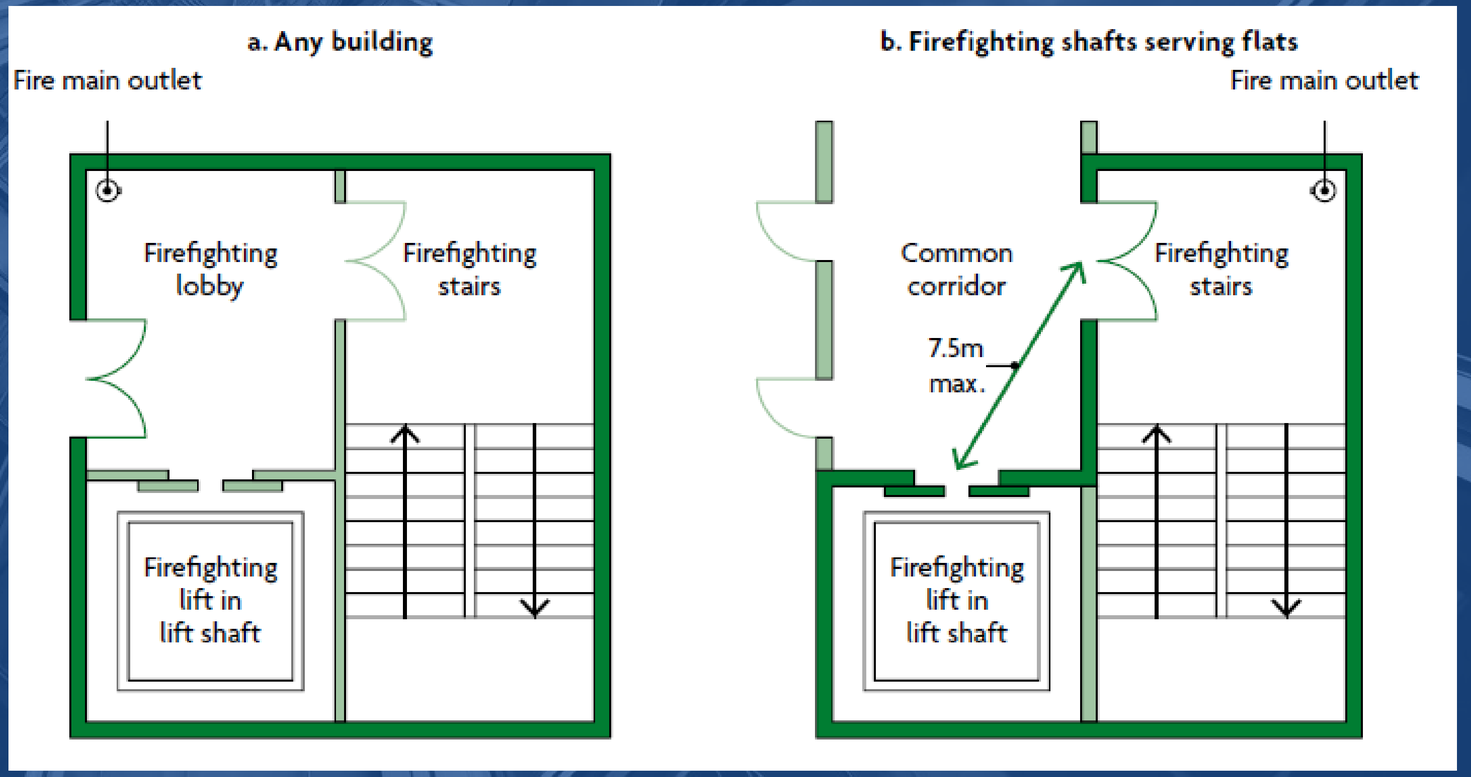
B5 Access and Facilities for Fire Fighting

Vertical 18m



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B5 Access and Facilities for Fire Fighting

Vertical 18m

15.4 Firefighting shafts should serve all storeys through which they pass.

15.5 A minimum of two firefighting shafts should be provided to buildings with a storey that has both of the following.

a. A floor area of 900m^2 or more.

b. A floor level 18m or more above the fire and rescue service vehicle access level.

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B5 Access and Facilities for Fire Fighting

Vertical 18m

15.7 In any building, the hose laying distance should meet all of the following conditions.

a. A maximum of 60m from the fire main outlet in a firefighting shaft (see Diagram 15.3).

b. Additionally, where sprinklers have not been provided in accordance with Appendix E, the hose laying distance should be a maximum of 45m from a fire main outlet in a protected stairway (although this does not imply that the protected stairway needs to be designed as a firefighting shaft (see Diagram 15.3)).

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B5 Access and Facilities for Fire Fighting

Vertical 50m

14.6 Buildings with a storey more than 50m above fire service vehicle access level should be provided with wet fire mains. In all other buildings where fire mains are provided, either wet or dry fire mains are suitable.

13.6 For buildings fitted with wet fire mains, access for a pumping appliance should comply with both of the following.

a. Within 18m, and within sight, of an entrance giving access to the fire main.

b. Within sight of the inlet to replenish the suction tank for the fire main in an emergency.

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Part J Combustion Appliances

Effective 01.10.22

Transitional Provisions Deposit before 1st October 2022 and commence within 3 months, 1st January 2023, to work under current guidance.

Where applications fall outside these dates, the revised requirements will apply.

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The new edition of Approved Document J sets out that a carbon monoxide alarm should be fitted upon the installation of fixed combustion appliances that burn solid fuels, gas fuels (excluding gas appliances used solely for cooking) and oil fuels.

A carbon monoxide alarm should be fitted upon the installation of fixed combustion appliances in new homes and when new or replacement fixed combustion appliances are installed in existing homes.

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Updated guidance on the type of carbon monoxide alarms to be fitted is provided in the new edition of Approved Document J. Carbon monoxide alarms should comply with British Standard BS EN 50291. Alarms should be powered by a battery designed to operate for the working life of the alarm. Alarms should also have a warning device to alert users when the working life of the alarm is due to pass. Alternatively, a mains-powered alarm with fixed wiring (not plug-in) should be fitted provided the alarm has a sensor failure warning device.

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Updated guidance on the placement of carbon monoxide alarms is provided in the new edition of Approved Document J. A carbon monoxide alarm should be located in the same room as the combustion appliance and on the ceiling at least 300mm from any wall or on a wall, as high up as possible (above any doors and windows) but not within 150mm of the ceiling and between 1m and 3m horizontally from the appliance.

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Part R Physical Infrastructure

Effective 26.12.22

Transitional Provisions Deposit before 26th December 2022 and commence within 12 months, 26th December 2023, to work under current guidance.

Where applications fall outside these dates, the revised requirements will apply.

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Part R Physical Infrastructure

Main changes

Update from GOV.UK for: The Building etc. (Amendment) (England) (No. 2) Regulations 2022: circular 04/2022

Being split into two Approved Documents

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Part R Physical Infrastructure

Approved Document R volume 1: Physical infrastructure and network connection for new dwellings (2022 edition)

PDF, 841 KB, 36 pages

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Part R Physical Infrastructure

Approved Document R volume 2: Physical infrastructure for high-speed electronic communications networks (2022 edition)

PDF, 447 KB, 20 pages

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Volume 1 Physical Infrastructure

Requirement RA1: Gigabit-ready physical infrastructure

Requirement RA2: Connection to gigabit-capable network

1.2 Requirement RA1 for gigabit-ready physical infrastructure applies to the erection of a new dwelling or of a building that contains one or more dwellings.

1.3 A new dwelling may be a dwelling-house or a flat in a building that contains one or more dwellings.

1.4 New dwellings include the following:

a. new housing developments

b. self-build new dwellings

c. new dwellings in mixed-use developments (including live/work units, e.g. a flat (dwelling) that is a workplace for people who live there, and for people who do not live there).

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Part R1 Physical Infrastructure

Requirement RA1: Gigabit-ready physical infrastructure

Requirement RA2: Connection to gigabit-capable network

2.9 Requirement RA2 for a connection to a gigabit-capable public electronic communications network applies to the erection of a new dwelling or of a building that contains one or more dwellings.

2.10 A new dwelling may be a dwelling-house or a flat in a building that contains one or more dwellings.

2.11 New dwellings include the following:

a. new housing developments

b. self-build new dwellings

c. new dwellings in mixed-use developments (including live/work units, e.g. a flat (dwelling) that is a workplace for people who live there, and for people who do not live there).

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Volume 2 Physical Infrastructure

Main changes

Requirement R1: High-speed-ready in-building physical infrastructure

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Volume 2 Physical Infrastructure

Requirement

Requirement

Part R Infrastructure for electronic communications

High-speed-ready in-building physical infrastructure

R1

(1) Building work must be carried out so as to ensure that the building is equipped with a high-speed-ready in-building physical infrastructure, up to a network termination point for high-speed electronic communications networks.

(2) Where the work concerns a building containing more than one dwelling, the work must be carried out so as to ensure that the building is equipped in addition with a common access point for high-speed electronic communications networks.

Limits on application

Requirement R1 applies to building work, other than building work to which paragraph RA1 applies, that consists of—

(a) the erection of buildings; or

(b) major renovation works to buildings.

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Thank you for listening

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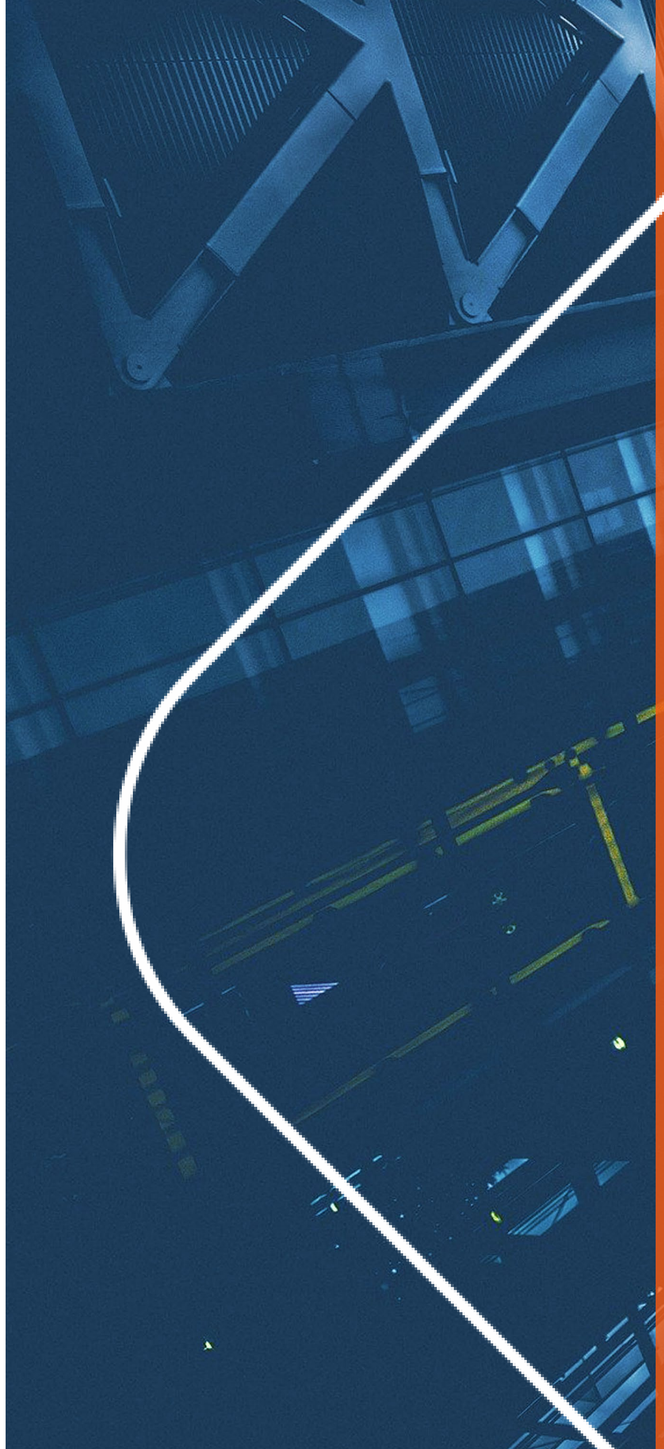

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