

DEPARTMENT FOR LEVELLING UP, HOUSING AND COMMUNITIES

Housing Communities and Local Government Circular

Department for Levelling Up, Housing and Communities 29 March 2024

THE BUILDING ACT 1984

THE BUILDING REGULATIONS 2010

APPROVED DOCUMENT B, VOLUME 1 & VOLUME 2

- **AMENDS APPROVED DOCUMENT B, VOLUME 1**
- **AMENDS APPROVED DOCUMENT B, VOLUME 2**

INTRODUCTION

1. I am directed by the Secretary of State to draw your attention to the publication of amendments to Approved Document B (Fire Safety), volume 1: Dwellings and volume 2: Buildings other than dwellings
2. The amended Approved Documents will come into force on 30 September 2026 in the circumstances set out in the formal notice of approval in Annex A to this Circular.
3. The purpose of this Circular is to:
 - a. Draw attention to the amendments made to Approved Document B (Fire Safety)
 - b. Announce the approval and publication of the amended Approved Document.

APPLICATION OF THE APPROVED DOCUMENTS

4. The changes made to the Approved Documents only apply to buildings and building work in England.

TRANSITIONAL ARRANGEMENTS

5. The changes to the guidance take effect on 30 September 2026.
6. The 2019 edition incorporating the 2020 and 2022 amendments will continue to apply where a building notice or an initial notice has been given to, or a building control approval application with full plans made to, the relevant authority before 30 September 2026 and either the building work to which it relates:
 - a. has started and is sufficiently progressed before that day; or
 - b. is started and is sufficiently progressed within the period of 18 months beginning on that day.

Note that 'building notice', 'initial notice' and 'building control approval application with full plans' have the meanings given in the Building Regulations 2010.

7. For the purpose of the amendments highlighted above, building work is to be regarded as 'sufficiently progressed':
 - a. where the building work consists of the construction of a building, when the pouring of concrete for the permanent placement of the trench, pad or raft foundations has started, or the permanent placement of piling has started; or
 - b. where the building work consists of work to an existing building, when that work has started; or
 - c. where the building work consists of a material change of use of a building, when work to effect that change of use has started.

APPROVED DOCUMENTS

8. Approved Document B (Fire Safety) (2019 edition incorporating the 2020 and 2022 amendments) has been revised to include updated guidance on the introduction of a new recommendation for more than one common stair to be provided in blocks of flats with a storey 18m or more in height. These changes are set out in this Circular letter, .
9. Annexes A and B to this Circular give the Notice of Approval for the amended Approved Documents and the Notice of Withdrawal of previous editions of the amended Approved Documents, subject to the transitional provisions.
10. Copies of the amended Approved Documents are available from:
<https://www.gov.uk/government/collections/approved-documents>, or
RIBA
<https://www.ribabookshops.com/>

ENQUIRES

11. All enquiries on matters covered by this Circular should be addressed to:
Department for Levelling Up, Housing and Communities Fry Building

**2 Marsham Street
London SW1P 4DF**

Tel: 0303 444 0000 E-mail: buildingassurance@levellingup.gov.uk

Signed:




John Palmer
Deputy Director Building Performance
Safer Greener Buildings Group
Department of Levelling Up, Housing and Communities

Building Act 1984

NOTICE OF APPROVAL OF REVISION OF DOCUMENTS GIVING PRACTICAL GUIDANCE WITH RESPECT TO THE REQUIREMENTS OF THE BUILDING REGULATIONS 2010


The Secretary of State hereby gives notice under section 6 of the Building Act 1984 that, in the exercise of said powers under section 6, he has approved revisions to the documents listed below for the purposes of giving practical guidance with respect to the specified requirements of the Building Regulations 2010.

The approval takes effect on 30 September 2026 except in respect of work for which a building notice or initial notice has been given or full plans deposited before that date and provided work is sufficiently progressed before 30 March 2028.

Document	Requirements of the Building Regulations 2010 in respect of which the document is approved
Approved Document B (Fire safety) volume 1: Dwellings (2019 edition incorporating 2020, 2022 and 2024 amendments).	Part B, Schedule 1
Approved Document B (Fire safety) volume 2: Buildings other than dwelling houses (2019 edition incorporating 2020, 2022 and 2024 amendments).	Part B, Schedule 1
Signed by authority of the Secretary of State	 J. Palmer An Assistant Secretary in the Department for Levelling Up, Housing and Communities 29 March 2024

ANNEX B – Notice of Withdrawal

Building Act 1984

NOTICE OF WITHDRAWAL OF APPROVAL OF DOCUMENTS GIVING PRACTICAL GUIDANCE WITH RESPECT TO THE REQUIREMENTS OF THE BUILDING REGULATIONS 2010	
<p>The Secretary of State hereby gives notice under section 6 of the Building Act 1984 that, in the exercise of the powers under section 6(5), he has withdrawn approval of the documents listed below for the purposes of giving practical guidance with respect to the specified requirements of the Building Regulations 2010.</p> <p>The withdrawal of approval takes effect on 30 September 2026 except in respect of work for which a building notice or initial notice has been given or full plans deposited before that date and provided work is sufficiently progressed before 30 March 2028.</p>	
Document	
<ul style="list-style-type: none">• Approved Document B (Fire safety) volume 1: Dwellings (2019 edition incorporating 2020, and 2022 amendments).• Approved Document B (Fire safety) volume 2: Buildings other than dwelling houses (2019 edition incorporating 2020, and 2022 amendments).	
Signed by authority of the Secretary of State	 J. Palmer An Assistant Secretary in the Department for Levelling Up, Housing and Communities 29 March 2024