

The Building Regulations 2010

Amendments to the Approved Documents

This document contains amendments to the following Approved Document:

Approved Document B: Fire safety

Volume 1 – Dwellings

Volume 2 – Buildings other than dwellings

2019 edition incorporating the 2020 and 2022 amendments

Published September 2024

Taking effect on 2 March 2025

Introduction

This document sets out amendments to guidance previously published in Approved Document B: Fire safety, Volume 1 – Dwellings and Volume 2 – Buildings other than dwellings, 2019 edition incorporating the 2020 and 2022 amendments.

These amendments will be incorporated into both the online and paper versions of Approved Document B Volume 1 and Volume 2 when the changes take effect. Versions from before that date will need to be read alongside the amendments listed in this document. You should always check the online version to know that you are looking at the most up to date version.

The changes highlighted in this amendment booklet take effect on 2 March 2025 for use in England. 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 2 March 2025 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 six months beginning on that day.

Please note that ‘building notice’, ‘initial notice’ and ‘building control approval application with full plans’ have the meanings given in the Building Regulations 2010. For the purpose of these transitional arrangements, 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.

The changes focus on the following fire safety provisions:

- a. Regulation 38 and fire safety information.
- b. Removal of national classes for reaction to fire and roofs.
- c. Introduction of new provisions for sprinklers in care homes.

Full details of the changes are provided below.

The Building Regulations 2010

Approved Document B: Fire safety Volume 1 – Dwellings

2019 edition incorporating the 2020 and 2022 amendments

List of amendments

Taking effect on 2 March 2025

Section 10: Resisting fire spread over external walls

Page 82 Paragraph 10.14, **delete** the second note.

Regulation 38: Fire safety information

Page 111 **Replace** the text box for regulation 38 with the following.

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 must give fire safety information to the responsible person no later than—
- (a) where the building, proposed building or extension to which the building work relates is not occupied during the building work, the date of completion of the work or the date of occupation of the building or the extension, whichever is the earlier;
 - (b) in any other case, the date of completion of the work.
- (2A) The responsible person must give the person carrying out the work a notice acknowledging receipt of the fire safety information and confirming the information provided is sufficient to enable them to understand, operate and maintain the building (and the fire safety systems in it) after the building work in question.
- (2B) Subject to paragraph (2D), the person carrying out the work must give a notice to the relevant authority—
- (a) confirming that they have given the fire safety information to the responsible person pursuant to paragraph (2), and
 - (b) stating that they have received the notice from the responsible person pursuant to paragraph (2A) or where they have not received the notice, stating the steps taken to obtain the notice from the responsible person and the dates they were taken.

- (2C) The notification under paragraph (2B) must be given no later than—
- (a) where regulation 20 (provisions applicable to self-certification schemes) applies to the work, 30 days after the date referred to in paragraph (2),
 - (b) in any other case, five days after the date referred to in paragraph (2).
- (2D) Paragraphs (2B) and (2C) do not apply where regulation 20A (provisions applicable to third party certification schemes) applies to the work and instead paragraphs (2E) to (2G) apply.
- (2E) Where this paragraph applies, the person carrying out the work must notify the third party certifier appointed under regulation 12(6)(c)—
- (a) confirming that they have given the fire safety information to the responsible person pursuant to paragraph (2), and
 - (b) stating that they have received the notice from the responsible person pursuant to paragraph (2A) or where they have not received the notice, stating the steps taken to obtain the notice from the responsible person and the dates they were taken.
- (2F) The notification under paragraph (2E) must be given no later than seven days after the date referred to in paragraph (2).
- (2G) Within 30 days of receiving the notification under paragraph (2E) the third party certifier appointed under regulation 12(6)(c) must notify the relevant authority confirming receipt of the notification under paragraph (2E).
- (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.

Section 17: Fire safety information

Page 112 Replace the whole of **Section 17: Fire safety information** with the following.

Section 17: Fire safety information

17.1 For building work involving the erection or extension or a change of use of a relevant **building** (i.e. a **building** to which the Regulatory Reform (Fire Safety) Order 2005 or the Building Safety Act 2022 applies, or will apply), fire safety information should be given to the relevant dutyholder (responsible person or accountable person) at one of the following times, whichever is the earlier.

- a. When the project is complete.
- b. When the **building** or extension is first occupied.

17.2 This section is a guide to the information that should be provided and is not exhaustive. Guidance is in terms of essential information and additional information for complex **buildings**; however, the level of detail required should be considered on a case-by-case basis.

Essential information

- 17.3** The essential information provided should be sufficient to enable the relevant dutyholder to understand, operate and maintain the **building** (including the fire safety systems in it). It should make it clear how the fire safety arrangements of the **building** are intended to operate together. In cases where a fire safety strategy has been prepared (e.g. as part of the design and construction process for a **building** or building work), then this should be made available to the relevant dutyholder.
- 17.4** Information on the location of fire protection measures may be sufficient. An as-built plan of the **building** should be provided showing all of the following.
- a. **Escape routes** – this should include exit capacity (i.e. the maximum allowable number of people for each **storey** and for the **building**).
 - b. Fire resisting construction and location of **fire-separating elements** (including **cavity barriers** in walk-in spaces).
 - c. **Fire doorsets**, **fire doorsets** fitted with a **self-closing device** and other doors relevant to the fire safety strategy, such as doors equipped with relevant hardware.
 - d. Locations of fire detector heads (e.g. heat and smoke detectors), manual call points, fire alarm control and indicating equipment, fire alarm sounders, fire safety signage, **emergency lighting**, fire extinguishers, dry or wet fire mains and other firefighting equipment, and hydrants outside the **building**.
 - e. Any sprinkler systems, including isolating valves and control equipment.
 - f. Any smoke control systems, or ventilation systems with a smoke control function, including mode of operation and control systems.
 - g. Any high risk areas (e.g. heating machinery).
 - h. Any power supplies or power generating installations.
 - i. The location of secure information boxes.
- 17.5** Details should be provided of all of the following.
- a. Specifications of fire safety equipment provided, including routine maintenance schedules.
 - b. Any assumptions regarding the management of the **building** in the design of the fire safety arrangements.
 - c. Any provision enabling the evacuation of disabled people, which can be used when designing personal emergency evacuation plans.

Additional information for complex buildings

17.6 A detailed record should be provided of both of the following.

- a. The fire safety strategy.
- b. Procedures for operating and maintaining any fire protection measures. This should include an outline cause and effect matrix/strategy for the **building**.

Further guidance is available in clause 9 and Annex H of **BS 9999**.

17.7 The records should include details of the following.

- a. The fire safety strategy, including all assumptions in the design of the fire safety systems (such as fire load). Any risk assessments or risk analysis.
- b. All assumptions in the design of the fire safety arrangements for the management of the **building**.
- c. All of the following.
 - i. **Escape routes** (including occupant load and capacity of escape routes).
 - ii. Any provision to enable the evacuation of disabled people (including the location and mode of operation of evacuation lifts).
 - iii. Escape strategy (e.g. simultaneous or phased).
 - iv. Assembly points and/or muster stations.
- d. All passive fire safety measures, including all of the following.
 - i. Compartmentation.
 - ii. **Fire-separating elements**.
 - iii. **Fire resisting** construction.
 - iv. **Cavity barriers**.
 - v. **Fire doorsets**, including **fire doorsets** fitted with a **self-closing device** and other doors relevant to the fire safety strategy, such as doors equipped with relevant hardware (e.g. electronic security locks).
 - vi. Fire dampers, fire and smoke dampers, and smoke control dampers.
 - vii. Fire shutters.
- e. All of the following.
 - i. Fire detector heads (e.g. heat and smoke detectors).
 - ii. Manual call points.
 - iii. Fire alarm control and indicating equipment.
 - iv. Fire alarm sounders.
 - v. Emergency communications systems.
 - vi. CCTV.

- vii. Fire safety signage.
 - viii. Emergency lighting.
 - ix. Fire extinguishers.
 - x. Dry or wet fire mains and other firefighting equipment.
 - xi. Other interior facilities for the fire and rescue service.
 - xii. Emergency control rooms.
 - xiii. Location of hydrants outside the building.
 - xiv. Other exterior facilities for the fire and rescue service.
 - xv. The location of secure information boxes.
- f. All active fire safety measures, including both of the following.
- i. Sprinkler system(s) design, including isolating valves and control equipment.
 - ii. Smoke control system(s) (or heating, ventilation and air conditioning system with a smoke control function) design, including any air inlets, smoke outlets, mode of operation and control systems.
- g. Any high risk areas (e.g. heating machinery) and particular hazards.
- h. Plans of the building as built, showing the locations of the above.
- i. Both of the following.
- i. Specifications of any fire safety equipment provided, including all of the following.
 - Operational details.
 - Operators' manuals.
 - Software.
 - System zoning.
 - Routine inspection, testing and maintenance schedules.
 - ii. Records of any acceptance or commissioning tests.
- j. Any other details appropriate for the specific building.

Appendix B: Performance of materials, products and structures

Introduction

Page 121 Replace paragraphs B1 to B5 with the following.

- B1** Much of the guidance in this document is given in terms of performance classifications in relation to British or European Standards. In such cases, it will be necessary to demonstrate that a system or product can meet the relevant performance classification. This will be achieved if the system or product complies with one of the following.
- a. They should be in accordance with a specification or design that has been shown by specific test(s) to be capable of meeting that performance classification.

- b. They should have been designed by using relevant design standards in order to meet that performance classification.
- c. They should have been assessed by applying relevant test evidence, in lieu of carrying out a specific test, as being capable of meeting that performance classification.

NOTE: Some products are subject to Classification Without Further Testing (CWFT). For the purposes of this approved document, such products can be considered to have been shown to be capable of meeting a performance specification as per paragraph B1a.

- B2** Any test evidence used to demonstrate the fire performance classification of a product or system should be carefully checked to ensure that it is applicable to the intended use. Small differences in detail, such as fixing method, joints, dimensions, the introduction of insulation materials and air gaps (ventilated or not), might significantly affect the performance and should be tested or assessed in accordance with paragraph B1.
- B3** Assessments should not be regarded as a way to avoid a test where one is necessary. Assessments should only be carried out where sufficient relevant test evidence is available. Relevant test evidence is unlikely to be provided by test standards which have different classification criteria.
- B4** Where it is proposed to assess the classification of a product or system in lieu of carrying out a specific test (as in paragraph B1c), this should be done in accordance with the relevant standard for extended application for the test in question and should include details of the test evidence that has been used to support the assessment.

For performance classifications where there is no specific standard for extended application, assessment reports should be produced in accordance with the principles of **BS EN 15725** and should include details of the test evidence that has been used to support the assessment. In cases where the end use application is not covered by the extended application standard and an assessment is the only other suitable approach, then further information on best practice is provided in the Passive Fire Protection Forum's *Guide to Undertaking Technical Assessments of the Fire Performance of Construction Products Based on Fire Test Evidence*. The same principle should be followed for assessments as described in paragraph B2.

NOTE: Regulation 7(2) limits components used in or on the **external walls** of certain **buildings** to materials achieving class A2-s1, d0 or class A1 (see Section 10). Assessments cannot be used to demonstrate compliance with this requirement.

- B5** Tests and assessments should be carried out by organisations with the necessary expertise. For example, organisations listed as 'notified bodies' in accordance with the European Construction Products Regulation or laboratories accredited by the United Kingdom Accreditation Service (UKAS) for the relevant test standard can be assumed to have the necessary expertise.

NOTE: Standard fire tests do not directly measure fire hazard. They measure or assess the response of a material or system to exposure to one or more aspects of fire conditions. Performance in fire tests is only one of a number of factors that should be taken into account.

Reaction to fire

Page 122 **Replace** paragraph B8 with the following.

B8 To reduce the testing burden on manufacturers, **BS EN 13238** defines a number of standard substrates that produce test results representative of different end use applications. The classification for reaction to fire achieved during testing is only valid when the product is used within this direct field of application, i.e. when the product is fixed to a substrate of that class in its end use. The standard substrate selected for testing should take account of the intended end use applications (field of application) of the product and represent end use substrates that have a density of a minimum of 75% of the standard substrate's nominal density.

National classifications for reaction to fire

Pages 122 and 123 **Delete** the section **National classifications for reaction to fire**.

Thermoplastic materials

Page 123 and 124 **Replace** paragraph B13 with the following.

B12 For the purposes of requirements B2 and B4, **thermoplastic materials** should be classified as TP(a) rigid, TP(a) flexible or TP(b), as follows:

a. **TP(a) rigid**

- i. rigid solid uPVC sheet
- ii. solid (as distinct from double- or multi-skinned) polycarbonate sheet a minimum of 3mm thick
- iii. any other rigid thermoplastic product, a specimen of which (at the thickness of the product as put on the market), when tested to **BS 2782-0** Method 508A, performs so that both:
 - the test flame extinguishes before the first mark
 - the duration of flaming or afterglow does not exceed 5 seconds following removal of the burner.

b. **TP(a) flexible**

Flexible products a maximum of 1mm thick that comply with the Type C requirements of **BS 5867-2** when tested to **BS 5438** Test 2 with the flame applied to the surface of the specimens for 5, 15, 20 and 30 seconds respectively, but excluding the cleansing procedure; and

c. **TP(b)**

- i. rigid solid polycarbonate sheet products a maximum of 3mm thick, or multi-skinned polycarbonate sheet products that do not qualify as TP(a) by test
- ii. other products which, when a specimen of the material between 1.5 and 3mm thick is tested in accordance with **BS 2782-0** Method 508A, have a maximum rate of burning of 50mm/minute.

NOTE: If it is not possible to cut or machine a 3mm thick specimen from the product, then a 3mm test specimen can be moulded from the same material as that used to manufacture the product.

Roofs

Page 125 **Replace** paragraph B18 with the following.

B17 This document uses the European classification system for roof covering set out in **BS EN 13501-5**; however, there may be some products or systems whose performance will need to be assessed based on the recommendations of paragraphs B1 to B5 as being capable of meeting that performance classification.

Page 125 **Delete** Table B2.

Page 125 **Delete** the note after Table B2.

Appendix F: Standards referred to**British Standards**

Page 150 **Replace** the section on **BS 476** Fire tests on building materials and structures with the following.

BS 476 Fire tests on building materials and structures

BS 476-8 Test methods and criteria for the fire resistance of elements of building construction [1972]

BS 476-20 Method for determination of the fire resistance of elements of construction (general principles) [1987]

BS 476-21 Methods for determination of the fire resistance of loadbearing elements of construction [1987]

BS 476-22 Methods for determination of the fire resistance of non-loadbearing elements of construction [1987]

BS 476-23 Methods for determination of the contribution of components to the fire resistance of a structure [1987]

BS 476-24 Method for determination of the fire resistance of ventilation ducts [1987]

BS 476-31.1 Methods for measuring smoke penetration through doorsets and shutter assemblies. Method of measurement under ambient temperature conditions [1983]

Page 151 **Replace** the entry for **BS 9251** with the following.

BS 9251 Fire sprinkler systems for domestic and residential occupancies. Code of practice [2021].

Index

Page 155 In the index entry for **British Standards**, **delete** the following sub-entries.

BS 476-3 Table B2

BS 476-6 Table B1

BS 476-7 Appendix B13, Table B1

- Page 155** In the index entry for **British Standards, replace** the sub-entry for 'BS EN 13501-1' with the following.
BS EN 13501-1 page 76, Appendix B6
- In the index entry for **British Standards, replace** the sub-entry for 'BS EN 1351-5' with the following
BS EN 13501-5 Appendix B15 to B17
- Page 160** In the index entry for **Fire performance, replace** the sub-entry for 'Classification and testing' with the following.
Classification and testing Appendix B1 to B9
- In the index entry for **Fire performance, replace** the sub-entry for 'Roofs' with the following.
Roofs Appendix B14 to B17
- Page 165** In the index entry for **Roof coverings, delete** the following sub-entry.
Performance classification Table B2

The Building Regulations 2010

**Approved Document B: Fire safety
Volume 2 – Buildings other than dwellings**

2019 edition incorporating the 2020 and 2022 amendments

List of amendments

Taking effect on 2 March 2025

Section 2: Design for horizontal escape**Residential care homes****Bedrooms**

Page 26 **Replace** paragraph 2.43 with the following.

2.43 Bedrooms should not contain more than one single or double bed.

NOTE: It is not the intention to separate couples who happen to live in a care home by recommending that they sleep in separate bedrooms or beds.

Sprinkler systems

Page 27 **Replace** paragraph 2.46 with the following.

2.46 Care homes should be fitted with a sprinkler system throughout the building in accordance with Appendix E.

Section 12: Resisting fire spread over external walls

Page 97 Paragraph 12.15, **delete** the second note.

Regulation 38: Fire safety information

Page 126 **Replace** the text box for regulation 38 with the following.

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 must give fire safety information to the responsible person no later than—
- (a) where the building, proposed building or extension to which the building work relates is not occupied during the building work, the date of completion of the work or the date of occupation of the building or the extension, whichever is the earlier;
 - (b) in any other case, the date of completion of the work.

- (2A) The responsible person must give the person carrying out the work a notice acknowledging receipt of the fire safety information and confirming the information provided is sufficient to enable them to understand, operate and maintain the building (and the fire safety systems in it) after the building work in question.
- (2B) Subject to paragraph (2D), the person carrying out the work must give a notice to the relevant authority—
- (a) confirming that they have given the fire safety information to the responsible person pursuant to paragraph (2), and
 - (b) stating that they have received the notice from the responsible person pursuant to paragraph (2A) or where they have not received the notice, stating the steps taken to obtain the notice from the responsible person and the dates they were taken.
- (2C) The notification under paragraph (2B) must be given no later than—
- (a) where regulation 20 (provisions applicable to self-certification schemes) applies to the work, 30 days after the date referred to in paragraph (2),
 - (b) in any other case, five days after the date referred to in paragraph (2).
- (2D) Paragraphs (2B) and (2C) do not apply where regulation 20A (provisions applicable to third party certification schemes) applies to the work and instead paragraphs (2E) to (2G) apply.
- (2E) Where this paragraph applies, the person carrying out the work must notify the third party certifier appointed under regulation 12(6)(c)—
- (a) confirming that they have given the fire safety information to the responsible person pursuant to paragraph (2), and
 - (b) stating that they have received the notice from the responsible person pursuant to paragraph (2A) or where they have not received the notice, stating the steps taken to obtain the notice from the responsible person and the dates they were taken.
- (2F) The notification under paragraph (2E) must be given no later than seven days after the date referred to in paragraph (2).
- (2G) Within 30 days of receiving the notification under paragraph (2E) the third party certifier appointed under regulation 12(6)(c) must notify the relevant authority confirming receipt of the notification under paragraph (2E).
- (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.

Section 19: Fire safety information

Page 127 Replace the whole of **Section 19: Fire safety information** with the following.

Section 19: Fire safety information

- 19.1** For building work involving the erection or extension or a change of use of a relevant **building** (i.e. a **building** to which the Regulatory Reform (Fire Safety) Order 2005 or the Building Safety Act 2022 applies, or will apply), fire safety information should be given to the relevant dutyholder (responsible person or accountable person) at one of the following times, whichever is the earlier.
- a. When the project is complete.

- b. When the **building** or extension is first occupied.
- 19.2** This section is a guide to the information that should be provided and is not exhaustive. Guidance is in terms of essential information and additional information for complex **buildings**; however, the level of detail required should be considered on a case-by-case basis.

Essential information

- 19.3** The essential information provided should be sufficient to enable the relevant dutyholder to understand, operate and maintain the **building** (including the fire safety systems in it). It should make it clear how the fire safety arrangements of the **building** are intended to operate together. In cases where a fire safety strategy has been prepared (e.g. as part of the design and construction process for a **building** or building work), then this should be made available to the relevant dutyholder.
- 19.4** Information on the location of fire protection measures may be sufficient. An as-built plan of the **building** should be provided showing all of the following.
- a. **Escape routes** – this should include exit capacity (i.e. the maximum allowable number of people for each **storey** and for the **building**).
 - b. Fire resisting construction and location of **fire-separating elements** (including **cavity barriers** in walk-in spaces).
 - c. **Fire doorsets**, **fire doorsets** fitted with a **self-closing device** and other doors relevant to the fire safety strategy, such as doors equipped with relevant hardware.
 - d. Locations of fire detector heads (e.g. heat and smoke detectors), manual call points, fire alarm control and indicating equipment, fire alarm sounders, fire safety signage, **emergency lighting**, fire extinguishers, dry or wet fire mains and other firefighting equipment, and hydrants outside the **building**.
 - e. Any sprinkler systems, including isolating valves and control equipment.
 - f. Any smoke control systems, or ventilation systems with a smoke control function, including mode of operation and control systems.
 - g. Any high risk areas (e.g. heating machinery).
 - h. Any power supplies or power generating installations.
 - i. The location of secure information boxes.
- 19.5** Details should be provided of all of the following.
- a. Specifications of fire safety equipment provided, including routine maintenance schedules.
 - b. Any assumptions regarding the management of the **building** in the design of the fire safety arrangements.
 - c. Any provision enabling the evacuation of disabled people, which can be used when designing personal emergency evacuation plans.
 - d. Information for care homes should include the assessment for the number of beds in a compartment, as this should set out the expected number of staff and level of assistance of residents (see paragraph 2.39).

Additional information for complex buildings

19.6 A detailed record should be provided of both of the following.

- a. The fire safety strategy.
- b. Procedures for operating and maintaining any fire protection measures. This should include an outline cause and effect matrix/strategy for the **building**.

Further guidance is available in clause 9 and Annex H of **BS 9999**.

19.7 The records should include details of the following.

- a. The fire safety strategy, including all assumptions in the design of the fire safety systems (such as fire load). Any risk assessments or risk analysis.
- b. All assumptions in the design of the fire safety arrangements for the management of the **building**.
- c. All of the following.
 - i. **Escape routes** (including occupant load and capacity of escape routes).
 - ii. Any provision to enable the evacuation of disabled people (including the location and mode of operation of evacuation lifts).
 - iii. Escape strategy (e.g. simultaneous or phased).
 - iv. Assembly points and/or muster stations.
- d. All passive fire safety measures, including all of the following.
 - i. Compartmentation.
 - ii. **Fire-separating elements**.
 - iii. **Fire resisting** construction.
 - iv. **Cavity barriers**.
 - v. **Fire doorsets**, including **fire doorsets** fitted with a **self-closing device** and other doors relevant to the fire safety strategy, such as doors equipped with relevant hardware (e.g. electronic security locks).
 - vi. Fire dampers, fire and smoke dampers, and smoke control dampers.
 - vii. Fire shutters.
- e. All of the following.
 - i. Fire detector heads (e.g. heat and smoke detectors).
 - ii. Manual call points.
 - iii. Fire alarm control and indicating equipment.
 - iv. Fire alarm sounders.
 - v. Emergency communications systems.
 - vi. CCTV.

- vii. Fire safety signage.
- viii. Emergency lighting.
- ix. Fire extinguishers.
- x. Dry or wet fire mains and other firefighting equipment.
- xi. Other interior facilities for the fire and rescue service.
- xii. Emergency control rooms.
- xiii. Location of hydrants outside the building.
- xiv. Other exterior facilities for the fire and rescue service.
- xv. The location of secure information boxes.
- f. All active fire safety measures, including both of the following.
 - i. Sprinkler system(s) design, including isolating valves and control equipment.
 - ii. Smoke control system(s) (or heating, ventilation and air conditioning system with a smoke control function) design, including any air inlets, smoke outlets, mode of operation and control systems.
- g. Any high risk areas (e.g. heating machinery) and particular hazards.
- h. Plans of the building as built, showing the locations of the above.
- i. Both of the following.
 - i. Specifications of any fire safety equipment provided, including all of the following.
 - Operational details.
 - Operators' manuals.
 - Software.
 - System zoning.
 - Routine inspection, testing and maintenance schedules.
 - ii. Records of any acceptance or commissioning tests.
- j. Any other details appropriate for the specific building.

Appendix B: Performance of materials, products and structures

Introduction

Page 136 Replace paragraphs B1 to B5 with the following.

- B1** Much of the guidance in this document is given in terms of performance classifications in relation to British or European Standards. In such cases, it will be necessary to demonstrate that a system or product can meet the relevant performance classification. This will be achieved if the system or product complies with one of the following.
- a. They should be in accordance with a specification or design that has been shown by specific test(s) to be capable of meeting that performance classification.

- b. They should have been designed by using relevant design standards in order to meet that performance classification.
- c. They should have been assessed by applying relevant test evidence, in lieu of carrying out a specific test, as being capable of meeting that performance classification.

NOTE: Some products are subject to Classification Without Further Testing (CWFT). For the purposes of this approved document, such products can be considered to have been shown to be capable of meeting a performance specification as per paragraph B1a.

- B2** Any test evidence used to demonstrate the fire performance classification of a product or system should be carefully checked to ensure that it is applicable to the intended use. Small differences in detail, such as fixing method, joints, dimensions, the introduction of insulation materials and air gaps (ventilated or not), might significantly affect the performance and should be tested or assessed in accordance with paragraph B1.
- B3** Assessments should not be regarded as a way to avoid a test where one is necessary. Assessments should only be carried out where sufficient relevant test evidence is available. Relevant test evidence is unlikely to be provided by test standards which have different classification criteria.
- B4** Where it is proposed to assess the classification of a product or system in lieu of carrying out a specific test (as in paragraph B1c), this should be done in accordance with the relevant standard for extended application for the test in question and should include details of the test evidence that has been used to support the assessment.

For performance classifications where there is no specific standard for extended application, assessment reports should be produced in accordance with the principles of **BS EN 15725** and should include details of the test evidence that has been used to support the assessment. In cases where the end use application is not covered by the extended application standard and an assessment is the only other suitable approach, then further information on best practice is provided in the Passive Fire Protection Forum's *Guide to Undertaking Technical Assessments of the Fire Performance of Construction Products Based on Fire Test Evidence*. The same principle should be followed for assessments as described in paragraph B2.

NOTE: Regulation 7(2) limits components used in or on the **external walls** of certain **buildings** to materials achieving class A2-s1, d0 or class A1 (see Section 12). Assessments cannot be used to demonstrate compliance with this requirement.

- B5** Tests and assessments should be carried out by organisations with the necessary expertise. For example, organisations listed as 'notified bodies' in accordance with the European Construction Products Regulation or laboratories accredited by the United Kingdom Accreditation Service (UKAS) for the relevant test standard can be assumed to have the necessary expertise.

NOTE: Standard fire tests do not directly measure fire hazard. They measure or assess the response of a material or system to exposure to one or more aspects of fire conditions. Performance in fire tests is only one of a number of factors that should be taken into account.

Reaction to fire

Page 137 **Replace** paragraph B8 with the following.

B8 To reduce the testing burden on manufacturers, **BS EN 13238** defines a number of standard substrates that produce test results representative of different end use applications. The classification for reaction to fire achieved during testing is only valid when the product is used within this direct field of application, i.e. when the product is fixed to a substrate of that class in its end use. The standard substrate selected for testing should take account of the intended end use applications (field of application) of the product and represent end use substrates that have a density of a minimum of 75% of the standard substrate's nominal density.

National classifications for reaction to fire

Pages 137 and 138 **Delete** the section **National classifications for reaction to fire**.

Thermoplastic materials

Page 138 and 139 **Replace** paragraph B13 with the following.

B12 For the purposes of requirements B2 and B4, **thermoplastic materials** should be classified as TP(a) rigid, TP(a) flexible or TP(b), as follows:

a. **TP(a) rigid**

- i. rigid solid uPVC sheet
- ii. solid (as distinct from double- or multi-skinned) polycarbonate sheet a minimum of 3mm thick
- iii. any other rigid thermoplastic product, a specimen of which (at the thickness of the product as put on the market), when tested to **BS 2782-0** Method 508A, performs so that both:
 - the test flame extinguishes before the first mark
 - the duration of flaming or afterglow does not exceed 5 seconds following removal of the burner.

b. **TP(a) flexible**

Flexible products a maximum of 1mm thick that comply with the Type C requirements of **BS 5867-2** when tested to **BS 5438** Test 2 with the flame applied to the surface of the specimens for 5, 15, 20 and 30 seconds respectively, but excluding the cleansing procedure; and

c. **TP(b)**

- i. rigid solid polycarbonate sheet products a maximum of 3mm thick, or multi-skinned polycarbonate sheet products that do not qualify as TP(a) by test
- ii. other products which, when a specimen of the material between 1.5 and 3mm thick is tested in accordance with **BS 2782-0** Method 508A, have a maximum rate of burning of 50mm/minute.

NOTE: If it is not possible to cut or machine a 3mm thick specimen from the product, then a 3mm test specimen can be moulded from the same material as that used to manufacture the product.

Roofs

Page 139 and 140 **Replace** paragraph B18 with the following.

B17 This document uses the European classification system for roof covering set out in **BS EN 13501-5**; however, there may be some products or systems whose performance will need to be assessed based on the recommendations of paragraphs B1 to B5 as being capable of meeting that performance classification.

Page 140 **Delete** Table B2.

Page 140 **Delete** the note after Table B2.

Appendix F: Standards referred to**British Standards**

Page 165 **Replace** the section on **BS 476** Fire tests on building materials and structures with the following.

BS 476 Fire tests on building materials and structures

BS 476-8 Test methods and criteria for the fire resistance of elements of building construction [1972]

BS 476-20 Method for determination of the fire resistance of elements of construction (general principles) [1987]

BS 476-21 Methods for determination of the fire resistance of loadbearing elements of construction [1987]

BS 476-22 Methods for determination of the fire resistance of non-loadbearing elements of construction [1987]

BS 476-23 Methods for determination of the contribution of components to the fire resistance of a structure [1987]

BS 476-24 Method for determination of the fire resistance of ventilation ducts [1987]

BS 476-31.1 Methods for measuring smoke penetration through doorsets and shutter assemblies. Method of measurement under ambient temperature conditions [1983]

Page 166 **Replace** the entry for **BS 9251** with the following.

BS 9251 Fire sprinkler systems for domestic and residential occupancies. Code of practice [2021].

Index

Page 170 In the index entry for **British Standards**, **delete** the following sub-entries.

BS 476-3 Table B2

BS 476-6 Table B1

BS 476-7 Appendix B13, Table B1

BS 476-11 Table B1

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- Page 171** In the index entry for **British Standards, replace** the sub-entry for 'BS EN 13501-1' with the following.
BS EN 13501-1 page 91, Appendix B6
- In the index entry for **British Standards, replace** the sub-entry for 'BS EN 1351-5' with the following
BS EN 13501-5 Appendix B15 to B17
- Page 177** In the index entry for **Fire performance, replace** the sub-entry for 'Roofs' with the following.
Roofs Appendix B14 to B17
- Page 186** In the index entry for **Roof coverings, delete** the following sub-entry.
Fire resistance Table B2

List of Approved Documents

The following documents have been published to give guidance on how to meet the Building Regulations. You can find the date of the edition approved by the Secretary of State at www.gov.uk.

Approved Document A

Structure

Approved Document B

Fire safety

Volume 1: Dwellings

Approved Document B

Fire safety

Volume 2: Buildings other than dwellings

Approved Document C

Site preparation and resistance to contaminants and moisture

Approved Document D

Toxic substances

Approved Document E

Resistance to the passage of sound

Approved Document F

Ventilation

Volume 1: Dwellings

Approved Document F

Ventilation

Volume 2: Buildings other than dwellings

Approved Document G

Sanitation, hot water safety and water efficiency

Approved Document H

Drainage and waste disposal

Approved Document J

Combustion appliances and fuel storage systems

Approved Document K

Protection from falling, collision and impact

Approved Document L

Conservation of fuel and power

Volume 1: Dwellings

Approved Document L

Conservation of fuel and power

Volume 2: Buildings other than dwellings

Approved Document M

Access to and use of buildings

Volume 1: Dwellings

Approved Document M

Access to and use of buildings

Volume 2: Buildings other than dwellings

Approved Document O

Overheating

Approved Document P

Electrical safety – Dwellings

Approved Document Q

Security – Dwellings

Approved Document R

Infrastructure for electronic communications

Volume 1: Physical infrastructure and network connection for new dwellings

Approved Document R

Infrastructure for electronic communications

Volume 2: Physical infrastructure for high-speed electronic communications networks

Approved Document S

Infrastructure for the charging of

electric vehicles

Approved Document T

Toilet accommodation

Approved Document 7

Materials and workmanship

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