

2018 No. 1230 **BUILDING AND BUILDINGS, ENGLAND** The Building (Amendment) Regulations 2018

<i>Made</i>	<i>28th November 2018</i>
<i>Laid before Parliament</i>	<i>29th November 2018</i>
<i>Coming into force</i>	<i>21st December 2018</i>

Subject: Changes to the Building and Buildings Regulations, England 2018

Summary Any “device for reducing heat gain within a building by deflecting sunlight which is attached to an external wall” ie. external solar / sun shading on certain buildings with any residential element must be Class A1 or A2-s1,d0 Reaction to Fire according to BS EN 13501-1:2007+A1:2009

Note 1: Blinds between glazing (interstitial blinds) are not exempt and must also be A1 / A2-s1,d0

Note 2: These are changes to the Building Regulations which are statutory instruments and not part of Approved Document B, which is a guidance document.

Background The above amendment to the Building Regulations, England, was introduced following the initial Independent Review of Building Regulations and Fire Safety, The Hackitt Report, (The Report).

The Report identified serious failings with the construction industry and the regulatory system and proposed a radical approach to address them. Recognising that such reform would take time and noting that The Report had indicated that a lower risk option would be to use products which are non-combustible or of limited combustibility, the Secretary of State for Housing, Communities and Local Government (SSHCLG) investigated banning the use of combustible materials in external walls.

The result of this investigation was that on 21 December 2018 the above Amendment for ‘relevant buildings’ was passed by Parliament as part of The Building and Buildings Regulations, England 2018.

‘Relevant Buildings’ are defined below but will include, retail/office/residential combinations, residential, hospitals, care homes, schools and further education amongst other uses.

In addition to English Regulations, the Scottish Parliament is considering Recommendation 4 for Scotland which is more severe, proposing that any building over 11 metres high must be A2 or better AND entertainment and assembly buildings, residential care homes and hospital of any height must be A2 or better

Definitions: 2018 No. 1230 BUILDING AND BUILDINGS, ENGLAND The Building (Amendment) Regulations 2018

Fire Classification

i) *“(3) Subject to paragraph (4), where there is a material change of use described in regulation 5(k), such work, if any, shall be carried out as is necessary to ensure that any external wall, or specified attachment, of the building only contains materials of European Classification A2-s1,d0 or A1, classified in accordance with BS EN 13501-1:2007+A1:2009..”*

‘Specified Attachment’

ii) *‘specified attachment’ includes “a device for reducing heat gain within a building by deflecting sunlight which is attached to an external wall”*

ie. any form of solar / sun shading must be either A1 or A2-s1,d0 Reaction to Fire Classification

‘Relevant Building’

“iii) (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.”

Addendum: **Scottish Recommendation 4**

4.1 Any building with a storey at over 11m above the ground should require A2 or better.

4.2 All entertainment and assembly buildings, residential care homes and hospital of any height should also be A2 or better.

Building Regulations

The UK's Building regulations are statutory instruments that seek to ensure that the policies set out in the relevant legislation are carried out. Building regulations approval is required for most building work in the UK. Building regulations that apply across England and Wales are set out in the Building Act 1984 while those that apply across Scotland are set out in the Building (Scotland) Act 2003. The Act in England and Wales permits detailed regulations to be made by the Secretary of State. The regulations made under the Act have been periodically updated, rewritten or consolidated, with the latest and current version being the Building Regulations 2010.

Approved Document B

‘Approved documents’ provide guidance for satisfying the requirements of the building regulations in common building situations. Part B of the building regulations in England that covers fire safety matters within and around buildings. Approved Document B (fire safety) volume 1: dwelling houses.

Summary

The huge need to save energy by blocking summer heat whilst enabling winter warmth, to provide Thermal and Visual Comfort, Natural Daylighting and Daylight Utilisation and Privacy cannot be ignored.

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