



Ministry of Housing,
Communities &
Local Government

Building Regulations

NFCC

October 2018

Brian Martin

Technical Policy Division



Building Safety Programme

17 June

- Group of external experts assembled to advise Department on steps it should take.

18 June
to
20 June

- Department writes to building owners asking them to identify buildings over 18m with ACM cladding and sets out process put in place for submitting samples for testing.

22 June

- Department writes to building owners with advice on interim measures for buildings with ACM cladding that is unlikely to comply with building regulations.



14 June 2017



Building Safety Programme

27 June

- Expert Panel appointed

6 July

- Expert Panel recommends BS8414 tests of 3 types of ACM with foam and rock fibre insulation (7 tests conducted at BRE between 23 July and 16 August).

10 July

- Industry Response Group established to support remediation work.





Building Safety Programme

28 July

- Department announces independent review of building regulations and fire safety to be conducted by Dame Judith Hackitt.

Dec
2017

- Interim report.

May
2018

- Final report.

Building a Safer Future

Independent Review of Building
Regulations and Fire Safety:
Final Report

May 2018
Dame Judith Hackitt DBE FREng

CM 9607



Building a Safer Future' identifies system failure: ignorance, indifference, lack of clarity on roles and responsibilities, inadequate regulatory oversight and enforcement tools. A “race to the bottom”.

Final report makes 53 recommendations for:

- A new regulatory framework on higher risk residential buildings
- Improved safety during design, construction, refurbishment and occupation
- A stronger resident voice in the system
- Improved levels of competence
- Greater industry ownership of guidance
- A more robust and transparent construction products regime
- A golden thread of information
- Tackling poor procurement practices
- Continuous improvement and best practice learning.



Building Safety Portfolio

Strategy Division

- Strategic Oversight

Portfolio and Business Management Office

- Project planning & Reporting
- Briefing

Remediation Policy and Delivery Division

- Industry Engagement
- Finance & Enforcement

Responsible Industry and Residents' Voice

- Responsible Industry and Competence
- Residents voice, engagement, obligations and redress.

Regulator and Accountability Division

- Regulatory System – JCA etc

Energy and Safe Materials Division

- Fire Doors
- Construction Products + EU EXIT

Technical Policy

- Approved Documents - BRAC



Technical work programme

assessments in lieu of
tests

Ban on use of
combustible materials
in external walls

Consultation on clarified
version of Approved Document
B (Fire Safety).

Technical review of Approved Document B.





AILOTS/Desktop Studies

- “*The government should significantly restrict the use of desktop studies to approve changes to cladding and other systems to ensure that they are only used where appropriate and with sufficient, relevant test evidence*” (Hackitt review).
- Consultation on restricting their use and tightening the guidance.
- Consultation responses supported restrictions but did not support an outright ban.





Ban on combustible materials

Which buildings?

- Flats, hospitals, residential care homes, student accommodation over 18 metres
- BS 8414 test no longer available an option

Which elements of the wall system?

- All elements but with exemptions for some components eg vapour membranes, seals and gaskets, window frames.

Threshold for ban?

- Class A2 or better under EN 13501 classification system.

Retrospective application?





New Style Approved Document B

- New style.
- Removing unnecessary Information.
- Reconfiguration with guidance reorganised into two volumes for dwellings and all other buildings.
- Consolidating some aspects of guidance into one place within the Document.
- Updated references to standards.





Approved Document B: Technical Review

- Provision of sprinklers.
- Issues raised in current consultations which have wider implications eg 18m height threshold.
- Means of escape for vulnerable people.
- Public inquiry.
- Call for evidence to be published in the Autumn.





Its not just Fire Safety!

Part L – Gov’t commitments and EU requirements

Part M – Gov’t response to Select Committee

Carbon Monoxide Alarms – Part J etc.

Over-arching “Manual” & New Look ADs

BREXIT





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Prevention, Protection and
Health Conference 2018

#PreventionProtectionHealth

