

# UPDATE TO BUILDING REGULATIONS - PART B 2020

THE BUILDING INDUSTRY IS CONSTANTLY EVOLVING AND REGULATIONS ARE CONSTANTLY BEING UPDATED. CONTACT SILCOCK DAWSON & PARTNERS FOR MECHANICAL AND ELECTRICAL AND PUBLIC HEALTH DESIGN ON YOUR NEXT DEVELOPMENT.

Following three years of discussions and consultations into fire safety within mid and high rise buildings, the Government has issued information relating to the changes that are to be made to the Building Regulations Approved Document Part B Volume 1 (Dwellings) and Volume 2 (Buildings Other than Dwellings) and will affect how we design buildings in the future.

The proposed changes take effect on 26 November 2020 for use in England unless a building notice or an initial notice has been given to, or full plans deposited with, a local authority before 26 November 2020 and either the building work to which it relates has started before that day of started before 29 January 2021.

The main changes to the Approved document other than a few typographical errors are as follows:

## Sprinklers

Sprinkler systems will now be required within buildings where the top floor level is greater than 11m which is measured from the finished floor level at the top floor of the building (not including plant areas) to the ground floor level at the lowest part of the building.

Sprinklers will not be required to common areas such as stairs, corridors or landings when these are "Fire Sterile".

## Way Finding Signage for the Fire Service

To assist the Fire Service with finding areas that are on fire, there is now a recommendation for indication at each floor showing the Floor and flats on the floor within blocks of flats with storeys over 11m.

The signage will need to meet the following guidelines to be compliant:

1. Should be located on every landing of a protected stairway and every protected corridor/lobby (or open access balcony) into which a fire fighting lift opens
2. Text should be of a sans serif typeface
3. Text height should be 75mm for the floor number
4. Text height for the flat identification should be at least half that of the floor number
5. Signage should be visible from the top step of a fire fighting stair and where possible from inside a fire fighting lift when the car door opens.
6. Signage to apartments should be supplemented with directional arrows

The Government admits there is no comprehensive research that supports the fire-fighting limit. It also admits that evidence to support any specific height threshold is limited, and while calling for such evidence it has also hinted that future height limits may be variable and be determined by the building type and use.

Whether your building is an existing installation, is currently being installed or even in or pre design stage Silcock Dawson & Partners are able to provide compliant designs for all your MEPH needs.

Contact us to discuss your requirements.

## SILCOCK DAWSON WORKSHOPS

Contact us for an informal workshop that focuses on

### Plant and Space Planning

- Plant space requirements template – A brief Design Guide

### Design Updates - Trends

- Hybrid heat network, led by Air Source Heat Pump (ASHPs) supplemented by gas fired boilers
- Prefab HIU Cupboards
- Acoustics Ventilation & Overheating – Brief review of the Residential Design guide Jan 2020
- Overheating

### Site Quality Control – hot topics to raise awareness

- Pipe work materials, – Selection review, pros and cons,
- Mitigate leaks through design and specification
- Commissioning MEV/ MVHR

**SILCOCK  
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