

Building (Amendment) Regulations   
(Northern Ireland) 2020

Public consultation document C.3

Consultation Response Form

August 2020

**(closing date for receipt of responses is 4:00 pm on Friday 09 October 2020)**

Building (Amendment) Regulations (Northern Ireland) 2020 - Consultation

**Completion of the Response Form**

The Department will consider all responses to this consultation received on or before the closing date for receipt of responses which is **4.00 pm on Friday 09 October 2020.**

***Submissions made after this date will not be considered.***

We would be grateful if you would use e-mail to return the completed Response Form to: [info.bru@finance-ni.gov.uk](mailto:karen.mckernon@finance-ni.gov.uk)

**However it may be posted to –**

Karen McKernon  
Consultation Co-ordinator

Department of Finance

Building Standards Branch  
Floor 6

Goodwood House

44-58 May Street

BELFAST BT1 4NN

Please refer to the package of Consultation Documents which outline fully the proposed amendments and to the consultation Regulatory Impact Assessments which accompany this Response Form.

These documents are available at –

<https://www.finance-ni.gov.uk/consultations>

Consultees are encouraged to respond on any aspects of the proposals. However, the Department would welcome answers to and comments on the questions in this Response Form.

For ease of use, questions relating to each aspect of the consultation are referenced by a letter relating to the Part of the Building Regulations that the aspect is considering, for example A1 is a question on Part A: Interpretation and general; B1 is a question on Part B: Materials and workmanship; C1 is a question on Part C: Site preparation and resistance to contaminants and moisture; while C2, C3 etc. are questions on Technical Booklet C: Site preparation and resistance to contaminants and moisture and E1, E2 etc. are questions on Technical Booklet E: Fire safety.

Click on the box (or insert an “x”) beside “Yes”, “No” or “No view” as appropriate. It is not essential to give an answer to every question. The last question is completely open to enable consultees to make suggestions or observations on relevant issues that are not addressed by answering the preceding questions.

Please make any comments you might have in the box provided. If you disagree with any of the proposals the Department would be interested to know why you disagree.

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## Respondent Details

In order for your response to be considered valid, you must provide the following information:

|  |  |
| --- | --- |
| **Name** |  |
| **Organisation (if any)** |  |
| **Address** |  |
| **Telephone** |  |
| **Email** |  |

Are you responding as an individual?

Or are you representing the views of an organisation?

Responses to this consultation may be made available to the Northern Ireland Assembly or for public inspection, either at the Building Standards Branch office or website.

Information provided in response to the consultation, including personal data may be published or disclosed in accordance with the access to information regimes (see paragraph 3.5 under ‘Code of practice on consultations and Data management’ and Annex A, in document C2 ‘Consultation proposals’).

You have the option of indicating that you wish your response to remain confidential and the Department will generally respect that request. Should it be decided that the public interest must override that request the Department will contact you before disclosure and, if appropriate, provide an opportunity for your response to be withdrawn.

Is your response confidential? Yes  No

### PART A, INTERPRETATION AND GENERAL: QUESTION

Part A of the Building Regulations (Northern Ireland) 2012 (as amended) (the Building Regulations) defines certain terms used in the regulations and establishes processes which relate to the application of the regulations.

**(Refer to Section 4 of the Consultation proposals document)**

**It is proposed to amend Part A of the Building Regulations and in particular regulation 8 (Application to material change of use) so that, when a building becomes a ‘relevant building’ due to a material change of use, then that building will be subject to the new requirement of regulation 23(2).**

**The intention is to amend the existing Table to Regulation 8 (Application to material change of use) to demonstrate in the existing Cases where the new requirement in regulation 23(2) will apply.**

**Note:**

**This will mean any building which undergoes a material change of use and becomes a ‘relevant building’ by definition will be required to adhere to the requirements of regulation 23(2) i.e. remove all combustible material from the external walls and replace with non-combustible or limited combustible materials to A1 or A2-s1,d0 standard.**

**A1*.*** *Do you agree with the proposal to require a building which becomes a ‘relevant building’ due to a material change of use to be subject to the requirements of new regulation 23(2)?*

Yes  No  No view

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Comments (if any):

**PART B, MATERIALS AND WORKMANSHIP: QUESTIONS**

Part B of the Building Regulations sets out requirements in relation to the materials and workmanship used in construction.

**(Refer to Section 5 of the Consultation Proposals document).**

**It is proposed to amend Regulation 23 ‘Fitness of materials and workmanship’ to introduce a new requirement through regulation 23(2) so that materials which become part of an external wall, or specified attachment, of a ‘relevant building’ are of European Classification A2-s1, d0 or Class A1, classified in accordance with BS EN 13501-1: 2018 (an effective ban on the use of combustible materials for these buildings).**

**B1.** *Do you agree that combustible materials (bar the exemption list - see proposed regulation 23(3)) in external walls of relevant buildings as defined, should be banned through law? If no, please comment how else the ban could be achieved.*

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| Comments (if any): |

Yes  No  No view

**It is proposed to apply the ban to buildings as defined by being a relevant building in regulation 23(4) i.e. a building 18m or more in height, that contains one or more dwellings, an institution or a room for residential purposes (excluding an hotel, hostel or boarding house.**

**Buildings not within the scope of the ban (for example office buildings) are usually considered to have lower risk due to their reduced occupancy overnight (i.e. no sleeping risk) and are provided with different fire safety provisions to those buildings within the scope of the ban.**

**Remembering that the requirement of regulation 36 ‘External fire spread’ applies to all buildings irrespective of the requirements of the ban, designers should ensure buildings adequately resist fire spread over the external walls.**

**There have been several recent fires in hotels in England that have raised concerns. Hotels and hostels are often staffed overnight, can have multiple escape routes, signage and emergency lighting to assist evacuation and a higher level of fire detection and alarm systems in comparison to residential buildings. On the other hand, there is still a sleeping risk in these buildings and residents are generally less familiar with their surroundings than in their own residences.**

**B2. (a)** *Do you agree that the ban should apply to the scope of buildings as defined by a relevant building?*

Yes  No No view

***(b)*** *Do you think hotels, hostels and boarding houses should not be excluded in the definition of relevant building but rather included and thus be subject to the ban?*

Yes  No No view

*Please provide any details and evidence why in the comments box below.*

Comments (if any):

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**The proposed height threshold for the ban in a relevant building is 18m. In light of a recent fire in The Cube building in Bolton which was just under the 18m height, there may be a case to set the height threshold lower. Some suggest 11m is the accepted upper limit of traditional external fire-fighting techniques. 11m is currently used in Scotland for more stringent provisions on external wall construction, although not for an outright ban.**

**B3. (a)** *Do you agree that the height threshold of the ban should be set at 18m?*

Yes  No  No view

**(b)** *Do you think a lower height threshold of 11m should be set?*

Yes  No  No view

*Please provide evidence on (a) or (b) in the box below as to your reasons why.*

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Comments (if any):

**Introducing a ban on combustible materials requires consideration of what is meant by “combustible”. There are a number of possible classifications for combustibility that could be used (National classifications, European classifications and other International assessments). The current guidance in TBE includes reference to the National classifications for combustibility and the European classification system. The Department feels it would be more straightforward to reference a single system for external walls and that would be the more up to date European system.**

**The European classification system for combustibility is set out in BS EN 13501 and classifies construction products from Class A to Class E using a series of tests. Class A materials have the best performance in a fire and the proposal is to require A2 s1,d0 or better as the acceptable classification under the proposed ban. This is in line with England, Scotland and Wales and standards in a number of EU member states.**

**Alternative classifications Class A2fl-s1 and A1fl are available for materials tested horizontally as a floor. Some balcony floors are only tested to A2fl-s1 or A1fl classification. These classifications have equally stringent requirements as A2 or A1, however these materials need to be tested in a horizontal position rather than a vertical position.**

**B4. (a)** *Do you agree that the European classification system should be used and do you consider that Class A2 s1, d0 or better to BS EN 13501-1 2018 is the correct classification for materials to be used in wall construction for relevant buildings?*

Yes  No  No view

**(b)** *Do you think the classifications should include A2fl-s1 and Class A1fl for materials used horizontally?*

Yes  No  No view

*Please explain why.*

Comments (if any):

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**The ban of combustible materials will also apply to specified attachments to the external wall. It is proposed that these specified attachments are balconies attached to the external wall, solar panels attached to the external wall and sun-shading devices (including but not limited to blinds and shutters) attached to the external wall. These will all be required to meet the performance requirements of regulation 23(2).**

**B5.** *Do you agree with the ban applying also to specified attachments (as defined) to external walls?*

Yes  No  No view

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Comments (if any):

**Awnings are a sun shading device which will fall under the definition of specified attachment and hence subject to the ban. Retractable awnings provide benefits for commercial premises at ground level. We would welcome any views on exempting such awnings, particularly retractable awnings over shops at ground level.**

**B6.** *Do you agree that retractable awnings fitted to the ground storey should be exempted?*

Yes  No  No view

*If yes what restrictions should be placed on these?*

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Comments (if any):

**The proposed ban will apply to all components of the external wall system. There will obviously be some components of the wall system that are necessary for the wall to function correctly, and where a Class A1 or A2-s1, d0 product is not available.**

**The proposed exemption list is to allow the use of some components where there is no practical alternative to using materials that are not Class A1 or A2-s1, d0 and where the risk of external fire spread caused by the use of combustible materials would be so low that it would be disproportionate to ban their use.**

**Products such as boiler flues that have a plastic inner lining and the use of paint on masonry walls which is often applied on site, are products not on the list of exemptions. Cavity trays between two leaves of masonry are proposed to be exempt and there may be a case to exempt all cavity trays.**

**It is proposed that glass including laminated glass is exempt from the ban but only when included within a window frame or door. Laminated glass is also used in balcony construction. Under the proposal, laminated glass in balconies will have to comply with the new requirement of A1 or A2-s1, d0 classification.**

**Insulation and water proofing materials used below ground level are proposed to be exempt. These materials can be continued up to 250mm above ground to prevent moisture penetration of the external walls.**

**B7. (a)** *Do you agree with the list of exemptions in Regulation 23(3)?*

Yes  No  No view

**(b)** *Do you think boiler flues with a plastic inner lining should be added to the list?*

Yes  No  No view

***(c)*** *Do you think certain paints used on external masonry walls should be added to the list?*

Yes  No  No view

***(d)*** *Do you think all cavity trays should be exempt?*

Yes  No  No view

***(e)*** *Do you think**laminated glass in balcony construction should not have to achieve A2-s1, d0 or A1 classification and be exempt?*

Yes  No  No view

**(f)** Do you think water proofing and insulation material from below ground level to up to 250mm above ground level should be exempt?

Yes  No  No view

Please explain your reasons why to the answers to any of the questions to **B7** in the box below.

Comments (if any):

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**Research carried out on behalf of Ministry of Housing, Communities and Local Government (MHCLG) in England indicates that products with a polyethylene core are by far the most hazardous cladding materials of those tested[[1]](#footnote-1) post Grenfell fire tragedy. In New South Wales, Australia, the use of Aluminium Composite Metal (ACM) cladding (with a core comprised of 30% or more polyethylene by mass) has been banned with exceptions, in various buildings. As the use of polyethylene cored products as cladding materials poses such a high fire risk, we would like to hear views on an outright ban of their use on any buildings, regardless of height or purpose. The thinking would be to apply the ban to any metal composite panel (including but not limited to zinc and copper) with a core comprised of greater than 30% polyethylene by mass.**

**B8.** *Do you agree metal composite panels with a polyethylene core of 30% or more should be banned from being used in external wall construction of any building regardless of height or purpose? If no please explain why.*

Yes  No  No view

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Comments (if any):

**The Department has published a Consultation Regulatory Impact Assessment (RIA) as part of the consultation documents and welcomes further evidence to inform a final stage RIA.**

**(Refer to Consultation Regulatory Impact Assessment)**

**B9.** *Do you agree with the assumptions, costs and impacts set out in the consultation stage RIA?*

Yes  No  No view

Comments (if any):

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**PART C, SITE PREPARATION AND RESISTANCE TO CONTAMINANTS AND MOISTURE: QUESTIONS**

Part C of the Building Regulations sets out requirements in relation to: site preparation; resistance to contaminants (such as radon), subsoil drainage; resistance to moisture and weather, and interstitial condensation.

**(See Section 5 of Consultation proposals)**

**The proposal is to amend the definition of “radon affected area” in regulation 25(3) to make reference to the Public Health England (PHE) publication ‘Radon in Northern Ireland: Indicative Atlas’. This will mean through the application of regulation 26(2) that a radon affected area for Northern Ireland can only be established through the use of this 2015 PHE publication. The subsequent measures that need to be taken to prevent or limit the ingress of radon from the ground into any dwelling in a radon affected area are then given in guidance in Technical Booklet C.**

**C1*.*** *Do you agree with the proposal to update the definition of “radon affected area” to reference the PHE publication ‘Radon in Northern Ireland: Indicative Atlas’ of 2015?*

Yes  No  No view

Comments (if any):

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**TECHNICAL BOOKLET C, SITE PREPARATION AND RESISTANCE TO CONTAMINANTS AND MOISTURE; QUESTIONS**

**The proposed amendment to regulation 25(3) will consequently mean an amendment to accompanying guidance in TBC. The Department is issuing a draft version of an amended TBC alongside this consultation package (see paragraph 3.1 of document C2 ‘Consultation proposals’). The amended guidance will:**

* **Reference the 2015 PHE publication ‘Radon in Northern Ireland: Indicative Atlas’, replacing the previous ‘Radon in dwellings in Northern Ireland 2009 Review and Atlas’;**
* **highlight the UKradon website for a free download of the 2015 PHE publication and also where free interactive UK maps of radon are available;**
* **replace the reference to the Northern Ireland Environment Agency with Public Health England, Geological Survey of Northern Ireland and the British Geological Survey for further advice;**
* **update the ‘Radon protection in dwellings’ guidance with reference to 2015 BRE publication BR 211 ‘Radon guidance on protective measures for new buildings’ which incorporates for the first time, Northern Ireland indicative atlas maps for assessing the need and level of protection measures. This guidance replaces reference to the previous BRE publication BR 413;**
* **reference Section 4 of BR 211 which considers the level of protection measures required including consideration of the use of site specific radon risk reports (where available) as an optional measure in a radon affected area; and**
* **reference BR211 as appropriate guidance to follow in the application of regulation 26(2) for extensions, alterations to existing dwellings and buildings converted to a dwelling through a material change of use. Existing references to GBG 73 (2008) and BR 267 (2008) for radon protection measures for domestic extensions and alterations and conversions to existing dwellings respectively to be deleted.**

**The Northern Ireland indicative atlas maps contained in the 2015 PHE publication are for the first time replicated in BR 211 ‘Radon – Guidance on protective measures in new dwellings’. The new edition of the standard is proposed to be referenced in the amended guidance as the document to follow in relation to the measures needed to limit or prevent the ingress of radon from the ground into a dwelling. The BR 211 standard not only gives guidance for new dwellings but also extensions and alterations to existing dwellings and to dwellings created as a consequence of a material change of use.**

**C2*.*** *Do you agree with the inclusion of BR 211 in the draft Technical Booklet C as the guidance to follow in relation to the measures for preventing or limiting the ingress of radon in new dwellings?*

Yes  No  No view

Comments (if any):

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**C3.** *Do you agree with the citing of BR 211 in the draft Technical Booklet C as the guidance to follow in relation to the measures needed in relation to preventing or limiting the ingress of radon for extensions and alterations to existing dwellings or to buildings converted to a dwelling through a material change of use?*

Yes  No  No view

Comments (if any):

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**Section 4 of BR 211 gives guidance on determining the level of protection required for radon in a radon affected area or not. The level of protection is site specific and can vary from no protection to basic protection measures (provision of a radon barrier) to full radon protection measures (provision of a barrier plus subfloor de-pressurisation e.g. a sump and stub duct).**

**BR 211 also suggests the use of site specific radon risk reports for new development sites or for existing dwellings with a postcode as an optional measure, that if followed may allow a lower level of protection than would otherwise be required.**

**C4.** *Do you agree with the use of site specific radon risk reports in BR 211 for new development sites or for existing dwellings with a postcode, as an optional measure to take that may allow a lower level of protection than would otherwise be required?*

Yes  No  No view

Comments (if any):

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**The Department has published a Part C Consultation Regulatory Impact Assessment (RIA) as part of the consultation documents and welcomes further evidence to inform a final stage RIA.**

**(Refer to Part C Consultation Regulatory Impact Assessment)**

**C5.** *Do you agree with the analysis/principal assumptions, costs and impacts set out in the Part C consultation stage RIA?*

Yes  No  No view

Comments (if any):

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**TECHNICAL BOOKLET E, FIRE SAFETY; QUESTIONS**

Part E of the Building Regulations sets out fire safety requirements in relation to buildings.

**(Refer to Section 6 of the Consultation Proposals document and consultation version Technical Booklet E).**

**No changes to Part E legislation are to take place however a number of changes to Technical Booklet E (TBE) are proposed. The Department is issuing a consultation version of a TBE indicating the proposed changes as part of this consultation (see paragraph 3.1 of document C2 ‘Consultation proposals’). The amended TBE will provide guidance on demonstrating compliance with the new Part B requirement 23(2).**

**This new guidance to regulation 23(2) in Part B will be placed in Section 5 ‘External fire spread’ of TBE.**

**E1.** *Do you agree with the guidance proposals in Section 5 of the consultation version TBE for ‘relevant buildings’?*

Yes  No  No view

Comments (if any):

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**The proposal will also involve an amendment to the existing guidance in Section 5 of TBE to give recognition to the alternative method of compliance with external fire spread requirements via a BS 8414 large scale test and BR135 classification report for other non-relevant buildings.**

**E2.** *Do you agree with the guidance proposals regarding changes to external fire spread requirements in external walls which includes introduction of the alternative method of compliance via a BS8414 test and BR135 classification report for non-relevant buildings?*

Yes  No  No view

Comments (if any):

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**The current guidance in TBE includes reference to the National classifications for combustibility and the European classification system. The Department feels it would be more straightforward to reference a single system and that would be the more up to date European system. The European classification system for combustibility is set out in BS EN 13501 and classifies construction products from Class A to Class E using a series of tests.**

**The exclusion of the alternative British Standard classifications from the guidance does not necessarily mean these classifications are not acceptable for demonstrating compliance with regulation 36 for non-relevant buildings. The change brings TBE into alignment with England and Wales equivalent ADBs and Scottish Technical Handbook guidance in referencing the European classifications only in relation to reaction to fire tests for external surfaces of walls.**

**E3.** *Do you agree that TBE uses only the European classifications for the specification for reaction to fire performance of external surfaces of walls for all buildings?*

Yes  No  No view

Comments (if any):

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**The functional requirement of regulation 36 of the Building Regulations 2012 requires that – “the external walls and roof of a building shall be so designed and constructed that they offer adequate resistance to the spread of fire over them, and from one building to another, having regard to in the case of an external wall- the use, position and height of the building”. This requirement applies to buildings of any height.**

**Whilst these consultation proposals do not intend to expressly prohibit the use of combustible materials within or attached to the external walls of buildings below 18m, it is necessary to consider the risk from fire spread to health and safety in relation to buildings of any height. Designers should ensure that the building adequately resists fire spread over the external walls, not just in relation to buildings over 18m in height but also to low rise buildings. New guidance in TBE will give effect to this clarification.**

**E4.** *Do you agree with the new guidance in relation to external fire spread considerations in relation to all buildings irrespective of height or use?*

Yes  No  No view

Comments (if any):

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**Assessments in lieu of tests (AILOTs)**

**The purpose of this new guidance in Technical Booklet E (TBE) is to introduce requirements on the use of AILOTs and to ensure that they are only used where appropriate, with sufficient and relevant test evidence and that they are carried out by organisations with the necessary expertise. Organisations listed as ‘notified bodies’ in accordance with the European Construction Products Regulation or laboratories accredited by UKAS for the relevant test standard can be assumed to have the necessary expertise.**

**E5.** *Do you agree with the guidance proposals in relation to Assessments in lieu of tests in the consultation version Technical Booklet E?*

Yes  No  No view

Comments (if any):

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**GENERAL COMMENTS**

**The Department encourages consultees to respond on any aspects of the proposals, therefore the last question is completely open to enable consultees to make suggestions or observations on relevant issues that are not addressed by answering the preceding questions.**

**G1.** *Please set out any additional comments you have below.*

Comments (if any):

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**NEXT STEPS**

The consultation will close on 09 October 2020. Responses to this consultation will be analysed and the Department response will follow.

1. https://www.gov.uk/guidance/aluminium-composite-material-cladding [↑](#footnote-ref-1)