

Building Regulations Amendments to Approved Document B

The new Approved Document B was recently published and comes into force on 6th April 2007. The most obvious change to the Approved Document is that it is now produced in two volumes. Volume 1 "Dwellinghouses" and Volume 2 "Buildings other than dwellinghouses". Both documents follow the same format and layout as the 2000/2002 edition. The full list of changes can be found at:

<http://www.planningportal.gov.uk/england/professionals/en/1115314683726.html>

<http://www.planningportal.gov.uk/england/professionals/en/1115314683754.html>

Changes common to both Volumes 1 & 2:

- The use of Residential Sprinklers in accordance with BS 9251:20005 is recognised.
- Domestic fire alarms fitted in accordance with BS 5839 part 6:2004 should have a standby power supply

Changes in Volume 1 Dwellinghouses

- The alternative approach for loft conversions to two storey houses has been removed.
- Option to provide sprinkler protection instead of alternative means of escape with a floor more than 7.5m above ground level.
- There should be access for a pumping appliance to within 45m of all points of a dwellinghouse.
- Except for doors between a dwellinghouse and it's integral garage fire doors need not be provided with a self closer.



Changes in Volume 2 Buildings other than dwellinghouses

- An option of providing sprinkler protection instead of an alternative route in flats with more than one storey.
- New guidance on the design of residential care homes given including the use of sprinklers.
- Sprinkler systems should be provided in blocks of flats exceeding 30m.
- The predicted deflection of a floor in a fire should be accommodated in the design of a compartment wall.
- A maximum compartment size has been introduced for unsprinklered warehouses.
- Extensive voids under floor should be subdivided with cavity barriers.
- Where buildings are on the same site but operated by different organisations then space separation will apply.
- Assembly buildings with a floor exceeding 900m² at 7.5m or more will need firefighting shafts.
- In unsprinklered buildings over 18m every part of every building should be within 45m of a fire main outlet.
- Fire mains should be designed according to the provisions of BS 9990:2006

Code of practice for non-automatic fire fighting systems in buildings.

Transitional arrangements

Building work will not be subject to any of the amendments in the new documents if:

- a building notice has been given to the local authority; or
- full plans have been deposited with the local authority (whether or not those plans have been approved); or
- an initial notice, a public body's notice or an amendment notice has been given to the local authority before 6th April 2007.



The new documents are available from the usual outlets.

Approved Document B (Fire safety) –Volume 1: Dwellinghouses
(2006 Edition)
ISBN: 978 1 85946 261 4
Price: £12.50

Approved Document B (Fire safety) – Volume 2: Buildings other than dwellinghouses
(2006 Edition).
ISBN: 978 1 85946 262 1
Price: £17.50.

Or free to download from:

http://www.planningportal.gov.uk/uploads/br/BR_PDF_ADB1_2006.pdf

http://www.planningportal.gov.uk/uploads/br/BR_PDF_ADB2_2006.pdf

If you have any questions or would like to discuss these changes please contact:
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The Construction (Design and Management) Regulations 2007



The new Construction (Design and Management) Regulations 2007 come in to force in April 2007.

The main changes under the new regulations are:

- The new regulations combine The Construction (Health, Safety and Welfare) Regulations 1996 with the CDM 2007 Regulations, which apply to all construction work.
- A new trigger for appointments and preparation of the plan.
- Client's duty on management arrangements.
- Replacement of the Planning Supervisor with a new duty holder, the CDM Co-ordinator.
- Designers to eliminate hazards to reduce risk.
- Clarity in regard to assessment of competence.



The CDM Regulations 2007 apply to all construction projects and the requirements for notification of a project trigger the appointment of duty holders. Duties remain on clients, designers and contractors regardless of notification.

What the HSE expect under CDM 2007

The HSE expect to see a change in behaviour to achieve the aims of the new regulations with key objectives being to reduce risks, integrate health and safety, reduce bureaucracy, reduce paperwork, to develop understanding and take ownership.

Client's duties

The reasons why the HSE believe the client is so important are; they set the tone for the project, decide on procurement routes and contract philosophy, they make crucial decisions about resources (time and money), they select designers and contractors and decide the timing of their appointment.

Under the new regulations, clients become accountable for the impact they have on health and safety standards and they must provide enough time and resources to allow the project to be delivered safely.

Client's must engage a competent and adequately resourced team early and provide relevant information to the team. They must ensure adequate welfare facilities are in place from the start of work on site, ensure arrangements for managing the project are suitable and ensure work does not start on site until the principle contractor has a health and safety plan.

CDM Co-ordinator duties

The CDM Co-ordinator is the client's key advisor and under the new regulations that appointment is to be made before any significant design is undertaken.

The CDM Co-ordinator is the Client's advisor on competence, provision of information and adequacy of the Construction Phase Plan. Duties of the CDM Co-ordinator include; the proper co-ordination of the design process – safe to build, use, maintain and demolish – to provide the right information to the right people at the right time and to ensure the health and safety file is produced.

Designer's duties

There are very little differences to the duties of designers. Designers are anyone who prepares (or influences) a design for construction work including; drawings, design details, analysis, calculations, specifications, bills of quantities. This includes Design and Build Contractors and may also include statutory bodies that require features that are not statutory requirements.

Competence

Competency of individuals and organisations is assessed through proving knowledge and experience, field of knowledge and examples of attainment which should indicate competence. Under the CDM Regulations 2007 this is carried out in 2 stages; an assessment of arrangements for health and safety and, an assessment of experience and track record.



AIS are offering the CDM Co-ordinator service. For more information please contact:
Danny Coomber on 020 7491 1914 or email ais@approvedinspector.co.uk