

Summary of Amendments to Building Regulations and Approved Document B: December 2022

Building Regulation 7		Approved Document B 2022			
<p>Buildings < 1m from the Relevant Boundary</p> <p>ACM (PE) Banned Any Building Any Height</p> <p>Residential (Over 18m) Outer: A1 or A2-s1,d0 Ins: A1 or A2-s1,d0 No BS 8414 Option Includes: Hotels, Hostels, Boarding Houses ⁽¹⁾ Applies to all materials in wall [see exemptions ⁽¹⁾] Balconies: A1 or A2-s1,d0 [see exemptions ⁽²⁾] Solar Shading Fins: A1 or A2-s1,d0 > 4.5m</p>		<p>Residential Groups 1 & 2 (11 to 18m) Outer: A1 or A2-s1,d0 Ins: A1 or A2-s1,d0 Alternative: BS 8414 Balconies: A1 or A2-s1,d0 [see exemptions ⁽²⁾] Residential Groups 1 & 2 (up to 11m) Outer: B-s3,d2 Ins: No provision Alternative: BS 8414</p>	<p>Assembly & Recreation (Over 18m) Outer: B-s3,d2 Ins: A1 or A2-s1,d0 Alternative: BS 8414 Assembly & Recreation (up to 18m) Outer: B-s3,d2 Ins: No provision Alternative: BS 8414</p>	<p>Any Other Building (Over 18m) Outer: B-s3,d2 Ins: A1 or A2-s1,d0 Alternative: BS 8414 Any Other Building (up to 18m) Outer: B-s3,d2 Ins: No provision Alternative: BS 8414</p>	
<p>Buildings > 1m from the Relevant Boundary</p> <p>ACM (PE) Banned Any Building Any Height</p> <p>Residential (Over 18m) Outer: A1 or A2-s1,d0 Ins: A1 or A2-s1,d0 No BS 8414 Option Includes: Hotels, Hostels, Boarding Houses ⁽¹⁾ Applies to all materials in wall [see exemptions ⁽¹⁾] Balconies: A1 or A2-s1,d0 [see exemptions ⁽²⁾] Solar Shading Fins: A1 or A2-s1,d0 > 4.5m</p>		<p>Residential Groups 1 & 2 (11 to 18m) Outer: A1 or A2-s1,d0 Ins: A1 or A2-s1,d0 Alternative: BS 8414 Balconies: A1 or A2-s1,d0 [see exemptions ⁽²⁾] Residential Groups 1 & 2 (up to 11m) Outer: No provision Ins: No provision Alternative: BS 8414</p>	<p>Assembly & Recreation (Over 18m) Outer: B-s3,d2 (above 18m) Outer: C-s3,d2 (up to 18m) Ins: A1 or A2-s1,d0 Alternative: BS 8414 Assembly & Recreation (up to 18m) Outer: No provision (above 10m) Outer: C-s3,d2 (10m above a roof) Outer: C-s3,d2 (up to 10m) Ins: No provision Alternative: BS 8414</p>	<p>Any Other Building (Over 18m) Outer: B-s3,d2 (above 18m) Outer: C-s3,d2 (up to 18m) Ins: A1 or A2-s1,d0 Alternative: BS 8414 Any Other Building (up to 18m) Outer: No provision Ins: No provision Alternative: BS 8414</p>	

⁽¹⁾ Exemptions to Residential over 18m: Cavity trays between two leaves of masonry; any part of a roof; door frames and doors; electrical installations; fibre optic cables; insulation or waterproofing below ground or up to 300mm; intumescent fire stopping; membranes, seals, gaskets, fixings, sealants and backer rods; solar shading components (other than fins or curtains); thermal break materials; window frames or glass; top layer of balcony if EC A1fl or A2fl-s1 and imperforate soffit.

⁽²⁾ Exemptions to Balconies: Cavity trays between two leaves of masonry; intumescent fire stopping; membranes; seals, gaskets, fixings, sealants and backer rods; thermal break materials; top layer of balcony if EC A1fl or A2fl-s1 and imperforate soffit; electrical installations; fibre optic cables

⁽³⁾ Reg 7 Applies to Relevant Buildings > 18m: Residential; Student Accommodation; Care Homes; Sheltered Housing; Hospitals; Dormitories in Boarding Schools; Hotels; Hostels; Boarding Houses.