



Changes to the Building Regulations Controlling External Wall Construction

New legislation has been put in place for controlling external wall construction for any building project over 18m in height.

There are two instances where changes need to be considered:

- Where the Initial Notice is served before the 21 December 2018 but the project has not been commenced before 21 February 2019; and
- If the Initial Notice is served after 21 of December 2018.

If the Initial Notice was served prior to 21 December 2018 and the project commenced prior to 21 February 2019 these Building Regulations do not apply.

In the New Year MLM Building Control will be providing a series of in depth talks on these changes to the Building Regulations and their impact.

If you are interested in attending please email neil.badley@mlmgroup.com

Material change of use in buildings over 18m in height

If a project is creating a dwelling, care home, hospital, halls of residence, etc, the external wall must be assessed and materials not achieving Class A2 s1 d0 or better will have to be removed and alternatives provided.

Limited combustibility is not an acceptable level of classification. MLM believe this will result in significant variations to proposals captured by the changes where an investigation of the existing external wall had not been allowed for.

New buildings over 18m in height – what you need to know

Non residential	Residential
<p>Only two methods are acceptable</p> <ul style="list-style-type: none"> • External wall construction from materials of limited combustibility or better; and • External wall tested to BS8414 	<p>Only one method is acceptable</p> <ul style="list-style-type: none"> • Any material within the space forming the external wall must be Class A2 s1 d0 or better

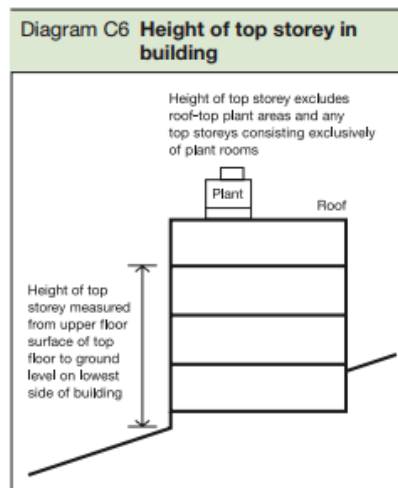


Definition of external wall

The external wall of a building includes a reference to:

- I. Anything located within any space forming of the wall;
- II. Any decoration or other finish applied to any external wall (but not internal) surface forming part of the wall;
- III. Any windows or doors in the wall; and
- IV. Any part of a roof pitched at an angle of more than 70° to the horizontal if that part of the roof adjoins a space within the building to which persons have access, but no access for purposes of carrying out repairs or maintenance.

Note internal surfaces are still controlled under Building Regulation B2



Important things to consider	Non-residential	Residential
If a project is over 18m in height; has not commenced and the external wall was previously accepted on the basis of a "desk top study", is the desk top study still acceptable?	No	No
If a scheme has balconies, solar shading or solar panels these will need to be considered.	Yes	Yes
If an external wall comprising of materials of limited combustibility, some materials are exempt in terms of meeting the performance (see list below).	Yes	Yes
Consideration needs to be given to the size, number, orientation and position of limited combustibility.	Yes	Yes
British Standard of Limited Combustibility is considered satisfactory evidence.	Yes	No
Membranes need to achieve at least Class B s3 d0.	Yes	Yes
The only materials permitted are those that meet European Classification.	No	Yes

Materials exempted

- Door frames and doors;
- Electrical Installations;
- Window frames and glass;
- Seals, gaskets, fixings, sealants and backer rods;
- Insulation and water proofing materials used below ground level;
- Membranes; (Class B s3 d0 or better);
- Cavity trays when used between two leaves of masonry;
- Any part of a roof (other than that which falls within paragraph (iv) of regulation 2(6);
- Intumescent and fire stopping materials;* and
- Thermal break materials.**



Note if you are considering using a green wall the guidance refers to the Fire Performance of Green Roofs and Walls published by the DCLG

* If inclusion of the materials is necessary to meet the requirements of Part B of Schedule 1

**If the inclusion of the materials is necessary to meet the thermal bridging requirements of Part L of Schedule 1)