

BCMS Alert 01/ 2017

16th June 2017

To: All Registered users of BCMS

RE: Recent Events at Grenfell Tower, London relevant to Part B – Fire Safety

The very tragic events of this week at Grenfell Tower, London is a stark reminder to us that those involved in works to existing or new buildings need to remain vigilant in relation to compliance with the Building Regulations and in particular to Part B Fire Safety.

Technical Guidance Documents (Parts A - M) provide technical guidance on how to comply with the Regulations in practical terms e.g. Technical Guidance Document B 2006* contains guidance, compliance with which will, *prima facie*, indicate compliance with Part B.

While we respectfully await the outcome of the UK inquiry into the tragic fire, we draw your particular attention to the guidance in TGD B on external wall construction in relation to internal (B3) and external fire spread (B4), which also refers to other publications for further advice.

It should also be noted that, under the Part D of the Building Regulations (Materials and Workmanship), there is an overarching requirement that all works should be carried out using *“proper materials...which are fit for the use for which they are intended and for the conditions in which they are to be used”* to ensure compliance with the regulatory requirements as prescribed.

Where innovative products are used, third party certification, such as Agrément Certification is a means of demonstrating how products/ systems can meet the requirements of the Building Regulations, including Part B. Care should be taken to read the terms and conditions of such certification and ensure that the content of the certification is strictly adhered to during construction, in conjunction with the Fire Safety Certificate where relevant.

**It should be noted that Part B/ TGD B 2006, is currently under review and is being split into 2 volumes. Part B/TGD B - Fire Safety - Volume 2 - Dwelling Houses 2017 was published earlier this year and comes into effect on 1 July 2017. Volume 1 is being prepared for publication consultation.*