

The main changes are as follows:-

- There is new guidance on the use of domestic fire sprinklers as a compensatory feature, thereby allowing consideration for increased travel distances or a slightly reduced fire resistance to door sets.
- The requirement for the provision of mains operated smoke detectors in domestic extensions has been clarified, they are now required to be fitted if the extension is for a habitable room and there is no direct access to a final exit for ground floor extension or in all situations if the extension is above ground floor level.
- Fire escape windows may have locking mechanisms fitted, with or without removable keys, and stays may also be fitted with a release catch that may be child resistant.
- The fire separation requirements for integral garages have been revised; the door separating the garage from the house is required to be FD 30S fire door fitted with a self-closing device. The floor of the garage should be formed so that a 100mm step up into the house is formed or the garage floor must be laid to a fall so that any fuel spillage will flow to the external door and ultimately to the outside of the building.

Loft conversions.

- The requirements to provide fire escape windows in loft conversions to two storey houses has been removed.
- The full height of the stairway in loft conversion works, to two storey houses, will now be required to be enclosed with FD20 fire doors and frames to all rooms, these doors will *not* however require self closing devices fitting. It may in some cases, be possible to upgrade existing doors and frames to achieve the required fire resistance, (over boarding of doors is not considered to be acceptable method of upgrading the existing door unless the door type has been tested to verify that the required fire resistance can be achieved by the over boarding method).
- Mains operated interlinked self-contained smoke detector and alarm units will be required to be installed within the staircase enclosure to all floor levels of the altered property.

Volume 2 of the Approved Document B is a new document formed from the previous Approved Document B, but incorporating various additions and revisions, it is used for buildings other than dwellinghouses. Sections of this document are however used for the communal areas in flats developments.

For any further information please contact the Building Control Section on telephone number 01325 406214.