2026 – ADB Proposed Text

This provides the proposed updates to Approved Document B (ADB). The updates are presented to show each change, with the existing text and the proposed text referenced.

Note:

Blue italics text – Additions/revisions are highlighted in blue. This is only for the 2026 consultation. All formatting will revert to the traditional ADB style if the change is accepted.

Green text – Is shown as it is in the existing ADB text and in the proposed text. These reference definitions located within the appendix.

~~Strikethrough~~ – Where words/items have a strikethrough, we are proposing their removal from the document in the proposed updates.

ADB volumes – Where the text for a particular section is identical across both volumes we have only shown the Volume 1 change but have included both volumes and paragraphs in the heading section for reference purposes.

To keep the proposal as short as possible we have only included the paragraphs or in some cases sections where updates are proposed. For context the text below should be reviewed against the existing approved documents available here: Fire safety: Approved Document B – GOV.UK.

Comments should be entered in the rows provided (at the end of each item). Comments do not need to be added to all items listed. If you do not wish to add anything to some parts, please add a 'no comment' to those items.

The section and ref ID numbering are derived from the section numbers in the 2026 ADB Consultation document.

10.0 Car parks

Guidance to reflect requirement for upgrading structural fire protection levels to open-sided car parks.

Ref ID	10.01
ADB Volume	2
ADB Paragraph Ref	11.1
Title	Removal of outdated guidance
Current text – 2029 amendment	

Section 11: Special provisions for car parks

11.1 Car parks call for different measures to restrict fire spread within buildings for the following reasons.

a. The fire load is well defined.
b. The probability of fire spreading from one storey to another in a well ventilated car park is low. Guidance is therefore given for three ventilation scenarios.

Proposed text

Section 11: Special provisions for car parks

11.1 Car parks call for different measures to restrict fire spread within buildings ~~*for the following reasons.*~~

~~*a. The fire load is well defined.*~~
~~*b. The probability of fire spreading from one storey to another in a well ventilated car park is low.*~~ Guidance is therefore given for three ventilation scenarios.

Reviewer Comment

Ref ID	10.02
ADB Volume	2
ADB Paragraph Ref	8.14
Title	Sprinklers in car parks
Current text – 2029 amendment	

Sprinklers

8.14 Buildings within the ‘office’, ‘shop and commercial’, ‘assembly and recreation’, ‘industrial’ and ‘storage and other non-residential’ (except car parks for light vehicles) purpose groups (purpose groups 3 to 7(a)) require sprinklers where there is a top storey above 30m. The sprinkler system should be provided in accordance with Appendix E.

Proposed text
Sprinklers 8.14 Buildings within the 'office', 'shop and commercial', 'assembly and recreation', 'industrial' and 'storage and other non-residential' ~~*(except car parks for light vehicles)*~~ purpose groups (purpose groups 3 to 7(a)) ~~*require*~~ *should be provided with* sprinklers where there is a top storey above 30m. The sprinkler system should be provided in accordance with Appendix E.
Reviewer Comment

Ref ID	10.03
ADB Volume	2
ADB Paragraph Ref	Table B2
Title	Fire resistance

Current text – 2029 amendment

Purpose group of building	Minimum periods of fire resistance(1) (minutes) in a:						
	Basement storey* including floor over		Ground or upper storey				
	Depth (m) of the lowest basement		Height (m) of top floor above ground, in a building or separated part of a building				
	More than 10	Up to 10	Up to 5	Up to 11	Up to 18	Up to 30	More than 30
7. Storage and other non-residential:							
b. car park for light vehicles:							
i. open sided car park(7)	Not applicable	Not applicable	15 min†#	15 min†#(8)	15 min†#(8)	15 min†#(8)	60 min
ii. any other car park	90 min	60 min	30 min†	60 min	60 min	90 min	120 min‡

NOTES:
For single storey buildings, the periods under the heading 'Up to 5' apply. If single storey buildings have basements, for the basement storeys the period appropriate to their depth applies.

† For compartment walls that separate buildings, the period is increased to a minimum of 60 minutes.

‡ For elements that do not form part of the structural frame, the period is reduced to 90 minutes.

For elements that protect the means of escape, the period is increased to 30 minutes.

7. The car park should comply with the relevant provisions in the guidance on requirement B3, Section 11.

8. For the purposes of meeting the Building Regulations, the following types of steel elements are deemed to have satisfied the minimum period of fire resistance of 15 minutes when tested to the European test method.

   i. Beams supporting concrete floors, maximum $Hp/A=230m^{-1}$ operating under full design load.

ii. Free-standing columns, maximum Hp/A=180m^{-1} operating under full design load.
iii. Wind bracing and struts, maximum Hp/A=210m^{-1} operating under full design load.

Guidance is also available in BS EN 1993-1-2.

Proposed text

Purpose group of building	Minimum periods of fire resistance(1) (minutes) in a:						
	Basement storey* including floor over		Ground or upper storey				
	Depth (m) of the lowest basement		Height (m) of top floor above ground, in a building or separated part of a building				
	More than 10	Up to 10	Up to 5	Up to 11	Up to 18	Up to 30	More than 30
7. Storage and other non-residential:							
b. car park for light vehicles:							
i. open sided car park(7)	Not applicable	Not applicable	15 min†#	*30* min†#(8)	*60* min†#(8)	*60* min†#(8)	60 min
ii. any other car park	90 min	60 min	30 min†	60 min	60 min	90 min	120 min‡

NOTES:

For single storey buildings, the periods under the heading 'Up to 5' apply. If single storey buildings have basements, for the basement storeys the period appropriate to their depth applies.

† For compartment walls that separate buildings, the period is increased to a minimum of 60 minutes.

‡ For elements that do not form part of the structural frame, the period is reduced to 90 minutes.

For elements that protect the means of escape, the period is increased to 30 minutes.

7. The car park should comply with the relevant provisions in the guidance on requirement B3, Section 11.

8. If sprinkler protection is provided, then the period may be reduced by 30 minutes.

~~*8. For the purposes of meeting the Building Regulations, the following types of steel elements are deemed to have satisfied the minimum period of fire resistance of 15 minutes when tested to the European test method.*~~

~~*i. Beams supporting concrete floors, maximum Hp/A=230m^{-1} operating under full design load.*~~

~~*ii. Free-standing columns, maximum Hp/A=180m^{-1} operating under full design load.*~~

~~*iii. Wind bracing and struts, maximum Hp/A=210m^{-1} operating under full design load.*~~

Guidance is also available in BS EN 1990 and BS EN 1991-1-2.

Reviewer Comment