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.

3.0 General updates and clarifications

This collection includes items of smaller changes that do not easily fit into the more substantial changes in other sections. *For the final consultation the items will be listed in the order they appear within ADB.*

Ref ID	3.01
ADB Volume	1 & 2
ADB Paragraph Ref	Vol 1 (11.6) Vol 2 (13.6)
Title	Unprotected Areas
Current text – 2029 amendment	
11.6 Parts of an external wall with less fire resistance than the appropriate amount given in Appendix B, Table B2, are called unprotected areas.	
Proposed text	
11.6 Parts of an external wall with less fire resistance than the appropriate amount given in Appendix B, *including Table B1 and* Table B2, are called unprotected areas.	
Reviewer Comment	

Ref ID	3.02
ADB Volume	1 & 2
ADB Paragraph Ref	Vol 1 (7.1) Vol 2 (8.1)
Title	Unprotected Areas
Current text – 2029 amendment	
7.1 All of the following should be provided as compartment walls and compartment floors and should have, as a minimum, the fire resistance given in Appendix B, Table B1.	
Proposed text	
7.1 All of the following should be provided as compartment walls and compartment floors and should have, as a minimum, the fire resistance given in Appendix B, *including* Table B1 *and Table B2*.	
Reviewer Comment	

Ref ID	3.03
ADB Volume	1 & 2
ADB Paragraph Ref	Appendix B (B6)
Title	Changes to Appendix B Section
Current text – 2029 amendment	

n/a
Proposed text
B6 Reaction to fire relates to the degree to which a product will contribute, by its own decomposition, to a fire under specified conditions. Products, other than floorings, are classified as A1, A2, B, C, D, E or F (with class A1 being the highest performance and F being the lowest) in accordance with BS EN 13501-1. Class F is assigned when a product fails to attain class E. Untested products cannot be classified in accordance with BS EN 13501-1. *The reaction to fire classification according to BS EN 13501-1 is a composite classification, derived by using outcomes from multiple test standards, including the single burning item (SBI) test according to BS EN 13823.* Materials covered by the Classification Without Further Testing (CWFT) process can be found by accessing the European Commission's website. *Designers should ensure any products specified have the correct composition as the approved items set out in Decision 94/611/EC.* B7 The classes of reaction to fire performance of A2, B, C, D and E are accompanied by additional classifications related to the production of smoke (s1, s2, s3), with s1 indicating the lowest production, and/or flaming droplets/particles (d0, d1, d2), with d0 indicating the lowest production. NOTE: When a classification includes s3, d2 this means that there is no limit set for smoke production and/or flaming droplets/particles. *BX Designers should be cautious in assuming that general reaction to fire classifications of materials or products apply in all use cases or fully meet the relevant standard. Consideration should be given to the field of application set out in the product or system test or classification report and account for the form and orientation, along with the specific jointing, mounting and fixing methods employed in the test. Any variation in its end-use should be adequately assessed by competent professionals following the advice of paragraphs B1 to B5.*
Reviewer Comment

Ref ID	3.04
ADB Volume	1 & 2
ADB Paragraph Ref	Vol 1 (11.8) Vol 2 (13.8)
Title	Unprotected Areas
Current text – 2029 amendment	
External walls on, and within 1000mm of, the relevant boundary	

11.8 Unprotected areas should meet the conditions in Diagram 11.5, and the rest of the wall should be fire resisting from both sides.

External surface materials facing the boundary should be class B-s3, d2 or better.

External walls 1000mm or more from the relevant boundary

11.9 Unprotected areas should not exceed the result given by one of the methods in paragraph 11.16, and the rest of the wall (if any) should be fire resisting but only from the inside of the building.

Proposed text

External walls within 1000mm of, or on, the relevant boundary

11.8 Unprotected areas should meet the conditions in Diagram 11.5, and the rest of the wall should be fire resisting from both sides.

*The e*xternal *outermost product* facing the boundary should be class B-s3, d2 or better.

External walls 1000mm or more from the relevant boundary

11.9 Unprotected areas should not exceed the result given by one of the methods in paragraph 11.16, and the rest of the wall (if any) should be fire resisting but only from the inside of the building *for the purposes of requirement B4, but other provisions may also apply.*

Reviewer Comment

Ref ID	3.05
ADB Volume	1 & 2
ADB Paragraph Ref	Vol1 (5.16-5.21, 8.1-8.4) Vol 2 (9.1-9.4 and 9.13-9.14)
Title	Cavities

Current text – 2029 amendment

5.16 Cavities in the construction of a building provide a ready route for the spread of smoke and flame, which can present a greater danger as any spread is concealed. For the purpose of this document, a cavity is considered to be any concealed space.

Provision of cavity barriers

5.17 To reduce the potential for fire spread, cavity barriers should be provided for both of the following.

a. To divide cavities.
b. To close the edges of cavities.

Cavity barriers should not be confused with fire-stopping details (Section 9).

5.18 Cavity barriers should be provided at all of the following locations.

a. At the edges of cavities, including around openings (such as windows, doors and exit/entry points for services).
b. At the junction between an external cavity wall and every compartment floor and compartment wall.
c. At the junction between an internal cavity wall and every compartment floor, compartment wall or other wall or door assembly forming a fire resisting barrier.

This does not apply where a wall meets the conditions of Diagram 5.3.

5.19 It is not appropriate to complete a line of compartment walls by fitting cavity barriers above them. The compartment wall should be extended to the underside of the floor or roof above.

5.20 Cavity barriers, tested from each side separately, should provide a minimum of both of the following:

a. 30 minutes' integrity (E 30)
b. 15 minutes' insulation (I 15).

They may be formed by a construction provided for another purpose if it achieves the same performance.

5.21 Cavity barriers in a stud wall or partition, or provided around openings, may be formed of any of the following.

a. Steel, a minimum of 0.5mm thick.
b. Timber, a minimum of 38mm thick.
c. Polythene-sleeved mineral wool, or mineral wool slab, under compression when installed in the cavity.
d. Calcium silicate, cement-based or gypsum-based boards, a minimum of 12mm thick.

These do not necessarily achieve the performance specified in paragraph 5.20.

NOTE: Cavity barriers provided around openings may be formed by the window or door frame, if the frame is constructed of steel or timber of the minimum thickness in (a) or (b), as appropriate.

Proposed text

5.16 Cavities in the construction of a building provide a ready route for the spread of smoke and flame, which can present a greater danger as any spread is concealed. For the purpose of this document, a cavity is considered to be any concealed space~~.~~ *that can be incorporated within a system or be formed as a space generated by the delamination, decomposition or differential movement of the system during a fire.*

Provision of cavity barriers

5.17 To reduce the potential for fire spread, cavity barriers should be provided for ~~both~~ *all* of the following.

a. To divide cavities.
b. To close the edges of cavities.
c. To maintain fire separation or compartmentation where cavities might be created in a fire.

NOTE: Cavity barriers should not be confused with fire-stopping details (Section 9).

5.18 Cavity barriers should be provided at all of the following locations.

a. At the edges of cavities, including around openings (such as windows, doors and exit/entry points for services).
b. At the junction between an external cavity wall and every compartment floor and compartment wall.
c. At the junction between an internal cavity wall and every compartment floor, compartment wall or other wall or door assembly forming a fire resisting barrier.

Paragraphs 5.18a and 5.18b do not apply if the wall meets the conditions described in Diagram 5.3.

5.19 It is not appropriate to complete a line of compartment walls by fitting cavity barriers above them. The compartment wall should extend to the underside of the floor or roof above.

Construction and fixings for cavity barriers

5.20 Cavity barriers, tested from each side separately, should provide a minimum of both of the following:

a. 30 minutes' integrity (E 30)
b. 15 minutes' insulation (I 15).

They may be formed by a construction provided for another purpose if it achieves the same performance.

NOTE: Cavity barriers may need to achieve higher performance depending on their function and application.

~~*5.21 Cavity barriers in a stud wall or partition, or provided around openings, may be formed of any of the following.*~~

~~*a. Steel, a minimum of 0.5mm thick.*~~
~~*b. Timber, a minimum of 38mm thick.*~~
~~*c. Polythene-sleeved mineral wool, or mineral wool slab, under compression when installed in the cavity.*~~
~~*d. Calcium silicate, cement-based or gypsum-based boards, a minimum of 12mm thick.*~~

~~*These do not necessarily achieve the performance specified in paragraph 5.20.*~~

~~*NOTE: Cavity barriers provided around openings may be formed by the window or door frame, if the frame is constructed of steel or timber of the minimum thickness in (a) or (b), as appropriate.*~~

Reviewer Comment

Ref ID	3.06
ADB Volume	1
ADB Paragraph Ref	5.1 - 5.3
Title	Structure and fire resistance

Current text – 2029 amendment

Loadbearing elements of structure

Fire resistance standard

5.1 Elements of structure such as structural frames, beams, columns, loadbearing walls (internal and external), floor structures and gallery structures should have, as a minimum, the fire resistance given in Appendix B, Table B1.

5.2 If one element of structure supports or stabilises another, as a minimum the supporting element should have the same fire resistance as the other element.

5.3 The following are excluded from the definition of 'element of structure'.

a. A structure that supports only a roof, unless either of the following applies.

i. The roof performs the function of a floor, such as a roof terrace, or as a means of escape.

ii. The structure is essential for the stability of an external wall that needs to be fire resisting (e.g. to achieve compartmentation or for the purposes of preventing fire spread between buildings).

b. The lowest floor of the building.
c. External walls, such as curtain walls or other forms of cladding, which transmit only self weight and wind loads and do not transmit floor load.

NOTE: In some cases, structural members within a roof may be essential for the structural stability system of the building. In these cases, the structural

members in the roof do not just support a roof and must demonstrate the relevant fire resistance for the building as required by paragraph 5.2 above.

Proposed text

~~Loadbearing~~ *E*lements of structure

Fire resistance standard

5.1 Elements of structure*, including elements needed for structural stability during a fire event, should have,* as a minimum, the fire resistance given in Appendix B, Table B1 *and Table B2*.

5.2 If one element of structure supports or stabilises another, as a minimum the supporting element should have the same fire resistance as the other element.

5.3 *All of the following are excluded from* the definition of 'element of structure'.

a. A structure that supports only a roof.
b. The lowest floor of the building.
c. External walls, such as curtain walls or other forms of cladding, which transmit only self weight and wind loads and do not transmit floor load.

Unless one of the following applies.

i. The structure carries an additional load, such as roof installations, attenuation systems etc.

ii. The structure performs the function of a floor, such as supporting a roof terrace, or as a means of escape etc.

iii. The structure is *essential* for the stability *of the building structure or element during a fire event ~~that needs to be fire resisting~~ (*e.g. to achieve compartmentation or for the purposes of preventing fire spread between buildings).

NOTE: In some cases, structural members within a roof may be essential for the structural stability system of the building. In these cases, the structural members in the roof do not just support a roof and must demonstrate the relevant fire resistance for the building as required by paragraph 5.2 above.

Reviewer Comment

Ref ID	3.07

ADB Volume	2
ADB Paragraph Ref	7.1
Title	Structure and fire resistance
Current text – 2029 amendment	

Section 7: Loadbearing elements of structure

Fire resistance standard

7.1 Elements of structure such as structural frames, beams, columns, loadbearing walls (internal and external), floor structures and gallery structures should have, as a minimum, the fire resistance given in Appendix B, Table B1.

7.2 Appendix B includes guidance on all of the following.

a. Provisions to ensure that where one element of structure supports or stabilises another element of structure, the supporting element has no less fire resistance than the other element (see Table B2).

b. Measures so that elements common to more than one building or compartment are constructed to the standard of the more onerous of the relevant provisions.

c. Special provisions about fire resistance of elements of structure in single storey buildings.

d. Concessions in respect of fire resistance of elements of structure in basements where one or more sides of the basement are open at ground level.

Exclusions from the provisions for elements of structure

7.3 The following are excluded from the definition of 'element of structure'.

a. A structure that supports only a roof, unless either of the following applies.

i. The roof performs the function of a floor, such as for parking vehicles, or as a means of escape.

ii. The structure is essential for the stability of an external wall that needs to be fire resisting (e.g. to achieve compartmentation or for the purposes of preventing fire spread between buildings).

b. The lowest floor of the building.

c. A platform floor.

d. A loading gallery, fly gallery, stage grid, lighting bridge or any gallery provided for similar purposes or for maintenance and repair.

e. External walls, such as curtain walls or other forms of cladding, which transmit only self weight and wind loads and do not transmit floor load.

NOTE: In some cases, structural members within a roof may be essential for the structural stability system of the building. In these cases, the structural members in the roof do not just support a roof and must demonstrate the relevant fire resistance for the building as required by paragraph 7.2a above.

Proposed text

Section 7: ~~Loadbearing~~ *E*lements of structure

Fire resistance standard

7.1 Elements of structure, *including elements needed for structural stability during a fire event, should have,* as a minimum, the fire resistance given in Appendix B, Table B1 *and Table B2.*

7.2 If one element of structure supports or stabilises another, as a minimum the supporting element should have the same fire resistance as the other element.

7.3 *All of the following are excluded from* the definition of 'element of structure'.

a. A structure that supports only a roof.
b. The lowest floor of the building.
c. A platform floor.
d. A loading gallery, fly gallery, stage grid, lighting bridge or any gallery provided for similar purposes or for maintenance and repair.
e. External walls, such as curtain walls or other forms of cladding, which transmit only self weight and wind loads and do not transmit floor load.

Unless one of the following applies:

i. The structure carries an additional load, such as roof installations, attenuation systems etc.

ii. The structure performs the function of a floor, such as supporting a roof terrace, or as a means of escape etc.

iii. *The structure is essential* for the stability *of the building structure/element during a fire event ~~that needs to be fire resisting~~ (*e.g. to achieve compartmentation or for the purposes of preventing fire spread between buildings).

NOTE: In some cases, structural members within a roof may be essential for the structural stability system of the building. In these cases, the structural members in the roof do not just support a roof and must demonstrate the relevant fire resistance for the building as required by paragraph 7.2 above.

Reviewer Comment

Ref ID	3.08
ADB Volume	1 & 2
ADB Paragraph Ref	Table B1
Title	Balcony fire rating

Current text – 2029 amendment

Table B1 Specific provisions of the test for fire resistance of elements of structure, etc.

Part of building	Minimum provisions when tested and classified to the relevant European standard (minutes)[1] or assessed following the recommendations of paragraphs B1 to B5 (minutes)[2]			Type of exposure
	Loadbearing capacity[3]	Integrity	Insulation	
1. Structural frame, beam or column.	See Table B2	Not applicable	Not applicable	Exposed faces
2. Loadbearing wall (for a wall which is also described in any of the following items, the more onerous guidance should be applied).	See Table B2	Not applicable	Not applicable	Each side separately
3. Floors[4]				
a. between a shop and flat above	60 min or see Table B2 (whichever is greater)	60 min or see Table B2 (whichever is greater)	60 min or see Table B2 (whichever is greater)	From underside[5]
b. in upper storey of two storey dwellinghouse (but not over garage or basement)	30 min	15 min	15 min	From underside[5]
c. any other floor – including compartment floors.	See Table B2	See Table B2	See Table B2	From underside[5]
4. Roofs				
a. any part forming an escape route	30 min	30 min	30 min	From underside[5]
b. any roof that performs the function of a floor.	See Table B2	See Table B2	See Table B2	From underside[5]
5. External walls				
a. any part a maximum of 1000mm from any point on the relevant boundary[6]	See Table B2	See Table B2	See Table B2	Each side separately
b. any part a minimum of 1000mm from the relevant boundary[6]	See Table B2	See Table B2	15 min	From inside the building
c. any part beside an external escape route (Section 2, Diagram 2.7 and Section 3, Diagram 3.11).	30 min	30 min	No provision[7] [8]	From inside the building

Proposed text

Table B1 Specific provisions of the test for fire resistance of elements of structure, etc.

Part of building	Minimum provisions when tested and classified to the relevant European standard (minutes)[1] or assessed following the recommendations of paragraphs B1 to B5 (minutes)[2]			Type of exposure
	Loadbearing capacity[3]	Integrity	Insulation	
1. Structural *elements* ~~*frame, beam or column.*~~	See Table B2	Not applicable	Not applicable	Exposed faces
~~*2. Loadbearing wall (for a wall which is also described in any of the following items, the more onerous guidance should be applied).*~~	~~*See Table B2*~~	~~*Not applicable*~~	~~*Not applicable*~~	~~*Each side separately*~~
2. Floors[4]				
a. between a shop and flat above	60 min or see Table B2 (whichever is greater)	60 min or see Table B2 (whichever is greater)	60 min or see Table B2 (whichever is greater)	From underside[5]
b. in upper storey of two storey dwellinghouse (but not over garage or basement)	30 min	15 min	15 min	From underside[5]
c. any other floor – including compartment floors	See Table B2	See Table B2	See Table B2	From underside[5]
d. common deck access	*See Table B2*	*See Table B2*	*See Table B2*	*From underside[5]*
e. private balcony.	*60 min or see Table B2 (whichever is less)[6]*	*30 min or see Table B2 (whichever is less)*	*30 min or see Table B2 (whichever is less)*	*From underside[5]*
3. Roofs				
a. any part forming an escape route	30 min	30 min	30 min	From underside[5]
b. any roof that performs the function of a floor.	See Table B2	See Table B2	See Table B2	From underside[5]
4. External walls				
a. any part a maximum of 1000mm from any point on the relevant boundary[7]	See Table B2	See Table B2	See Table B2	Each side separately
b. any part a minimum of 1000mm from the relevant boundary[7]	See Table B2	See Table B2	15 min	From inside the building

c. any part beside an external escape route (Section 2, Diagram 2.7 and Section 3, Diagram 3.11).	30 min	30 min	No provision[8] [9]	From inside the building	

NOTES:

1. Classified in accordance with BS EN 13501-2, BS EN 13501-3 or BS EN 13501-4. In the European classification 'R' is the resistance to fire in terms of loadbearing capacity, 'E' is the resistance to fire in terms of integrity, 'I' is the resistance to fire in terms of insulation. Products or systems cannot typically assume a European class unless they have been tested and classified accordingly.
2. When assessed as being capable of meeting a performance classification, products or systems should follow the relevant test standards to indicate their fire resistance performance in terms of loadbearing capacity, integrity or insulation for a period of minutes, when following the recommendations of paragraphs B1 to B5.
3. Applies to loadbearing elements only (see paragraph B18).
4. Guidance on increasing the fire resistance of existing timber floors is given in BRE Digest 208.
5. Only if a suspended ceiling meets the appropriate provisions should it be relied on to add to the fire resistance of the floor.
6. *For private balconies in buildings with a top storey less than 11m high, the period is reduced to 15 minutes.*
7. Such walls may contain areas that do not need to be fire resisting (unprotected areas). See Section 11.
8. Unless needed as part of a wall in item 5a or 5b.
9. Except for any limitations on uninsulated glazed elements given in Table B3.

Reviewer Comment

Ref ID	3.09
ADB Volume	1
ADB Paragraph Ref	3.55
Title	Smoke vent

Current text – 2029 amendment

3.55 Smoke vents should comply with one of the following.

a. They should be located on an external wall with minimum free area of 1.5m2.

b. They should discharge into a vertical smoke shaft, closed at the base, that meets all of the following criteria.

i. The shaft should conform to the following conditions.

- Have a minimum cross-sectional area of 1.5m2 (minimum dimension 0.85m in any direction).
- Open at roof level, minimum 0.5m above any surrounding structures within 2m of it horizontally.
- Extend a minimum of 2.5m above the ceiling of the highest storey served by the shaft.

ii. The free area of all the following vents should be a minimum of 1m2 in the following places.

- From the corridor or lobby into the shaft.
- At the opening at the head of the shaft.
- At all internal locations within the shaft (e.g. safety grilles).

iii. The smoke shaft should be constructed from a class A1 material. All vents should either be a smoke leakage (Sa) rated fire doorset (see Appendix C, Table C1, item 2.e for minimum fire resistance) or fitted with a smoke control damper achieving the same period of fire resistance and designed to operate as described below. The shaft should be vertical from base to head, with a maximum of 4m at a maximum inclined angle of 30 degrees.

iv. If smoke is detected in the common corridor or lobby, both of the following should occur.

- Simultaneous opening of vents on the storey where the fire is located, at the top of the smoke shaft and to the stair.
- Vents from the corridors or lobbies on all other storeys should remain closed, even if smoke is subsequently detected on storeys other than where the fire is located.

Proposed text

3.55 Smoke vents should comply with one of the following.

a. They should be located on an external wall with minimum free area of 1.5m2.
b. They should discharge into a vertical smoke shaft, closed at the base, that meets all of the following criteria.

i. The shaft should conform to the following conditions.

- Have a minimum cross-sectional area of 1.5m2 (minimum dimension 0.85m in any direction).
- Open at roof level, minimum 0.5m above any surrounding structures within 2m of it horizontally.
- Extend a minimum of 2.5m above the ceiling of the highest storey served by the shaft.

ii. The free area of all the following vents should be a minimum of 1m2 in the following places.

- From the corridor or lobby into the shaft.
- At the opening at the head of the shaft.
- At all internal locations within the shaft (e.g. safety grilles).

iii. The smoke shaft should be constructed from a class A1 material. ~~*All vents should either be a smoke leakage (S_a) rated fire doorset (see Appendix C, Table C1, item 2.e for minimum fire resistance) or fitted with a smoke control damper achieving the same period of fire resistance and designed to operate as described below.*~~ The shaft should be vertical from base to head, with a maximum of 4m at a maximum inclined angle of 30 degrees.

iv. *All vents in the smoke shaft should either be a smoke leakage (Sa) rated fire doorset or a smoke control damper meeting the provisions of BS EN 12101-8. Both should have the same minimum fire resistance as set out in Appendix C, Table C1, item 2.e for minimum fire resistance.*

v. If smoke is detected in the common corridor or lobby, both of the following should occur.

- Simultaneous opening of vents on the storey where the fire is located, at the top of the smoke shaft and to the stair.
- Vents from the corridors or lobbies on all other storeys should remain closed, even if smoke is subsequently detected on storeys other than where the fire is located.

Reviewer Comment

Ref ID	3.10
ADB Volume	1
ADB Paragraph Ref	15.14
Title	Adding comma
Current text – 2029 amendment	
15.14 The floor identification signs should meet all of the following conditions. a. The signs should be located on every landing of a protected stairway and every protected corridor/lobby (or open access balcony) into which a firefighting lift opens.	
Proposed text	
15.14 The floor identification signs should meet all of the following conditions.	

a. The signs should be located on every landing of a protected stairway, and every protected corridor/lobby (or open access balcony) into which a firefighting lift opens.
Reviewer Comment

Ref ID	3.11
ADB Volume	1 & 2
ADB Paragraph Ref	Vol 1 (Diagram 12.1) Vol 2 (Diagram 14.1)
Title	Updated reference in note 2
Current text – 2029 amendment	

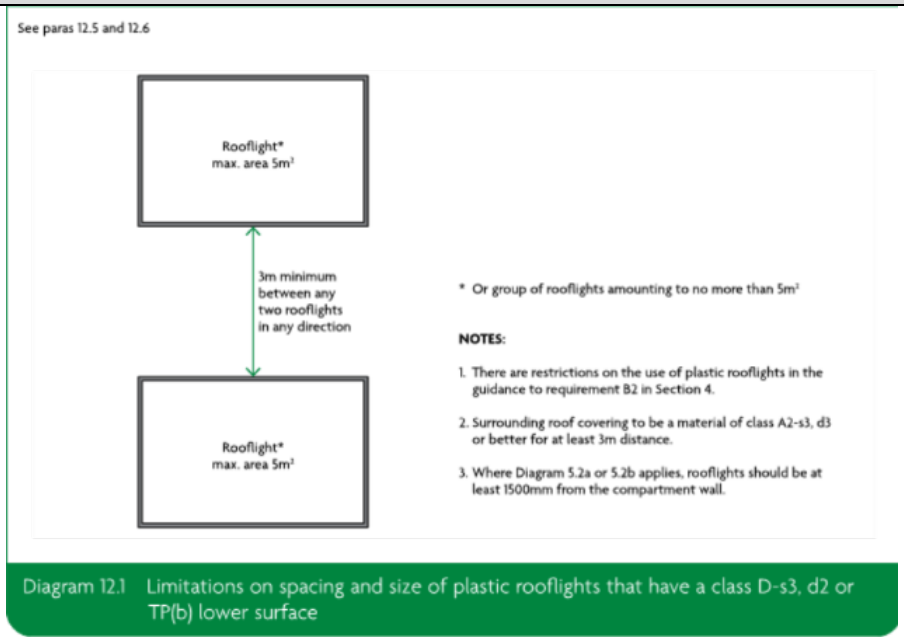

Diagram 12.1 Limitations on spacing and size of plastic rooflights that have a class D-s3, d2 or TP(b) lower surface

Proposed text

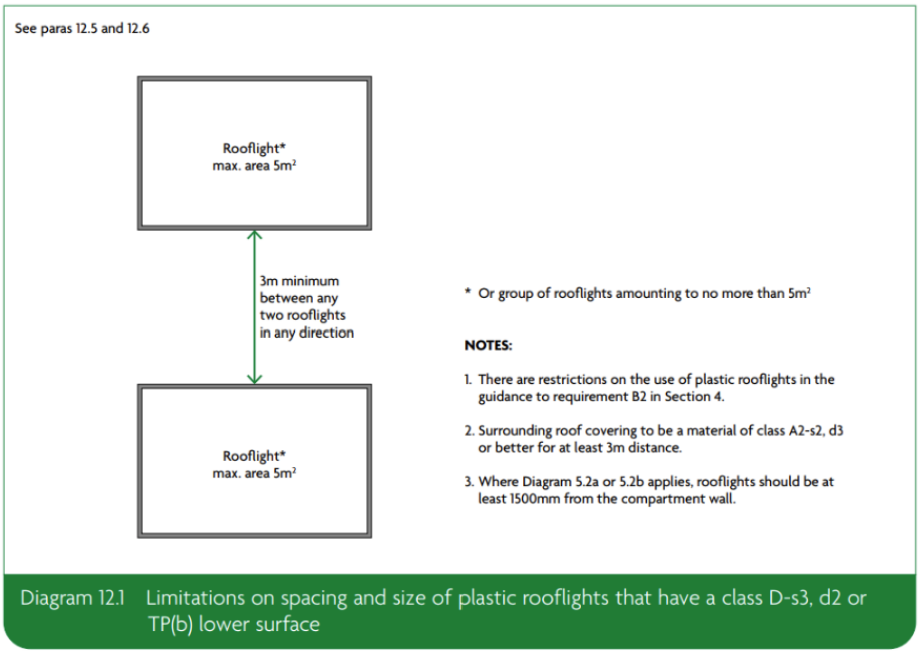

Diagram 12.1 Limitations on spacing and size of plastic rooflights that have a class D-s3, d2 or TP(b) lower surface

Reviewer Comment

Ref ID	3.12
ADB Volume	1 & 2
ADB Paragraph Ref	Vol 1 (3.10) Vol 2 (2.32)
Title	Roof lining

Current text – 2029 amendment

3.10 Where a flat roof forms part of a means of escape, it should comply with all of the following.

a. It should be part of the same building from which escape is being made.
b. The route across the roof should lead to a storey exit or external escape route.
c. The part of the roof (including its supporting structure) forming the escape route, and any opening within 3m of the escape route, should be of fire resisting construction (minimum REI 30).

Proposed text

3.10 Where a flat roof forms part of a means of escape, it should comply with all of the following.

a. It should be part of the same building from which escape is being made.
b. The route across the roof should lead to a storey exit or external escape route.

c. The part of the roof (including its supporting structure) forming the escape route, and any opening within 3m of the escape route, should be of fire resisting construction (minimum REI 30).

NOTE: A flat roof that is intended to form part of an escape route should be provided with linings that meet both the classifications in Table 4.1 and the guidance for Section 10.

***Note** Volume 2 text is retained with note added*

Reviewer Comment

Ref ID	3.13
ADB Volume	1
ADB Paragraph Ref	Diagram 3.6
Title	WC door flipped

Current text – 2029 amendment

See para 3.21

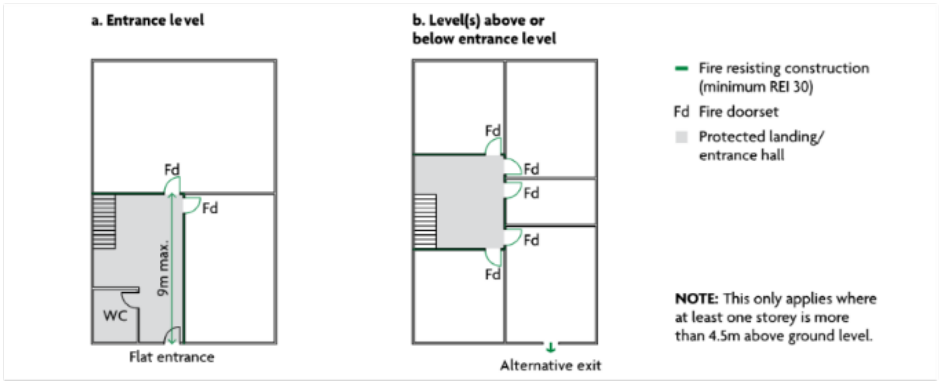

Diagram 3.6 Multi-storey flat with protected entrance hall and landing

Proposed text

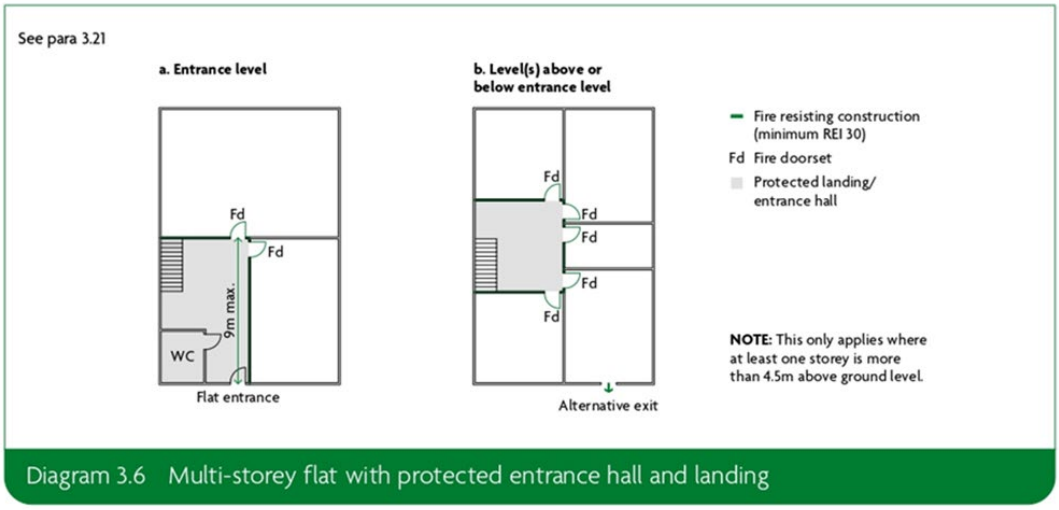

Diagram 3.6 Multi-storey flat with protected entrance hall and landing

Reviewer Comment

Ref ID	3.14
ADB Volume	1 & 2
ADB Paragraph Ref	Appendix A Key terms
Title	Hazard reference
Current text – 2029 amendment	
Place of special fire hazard A room such as any of the following. • Oil-filled transformer room. • Switch gear room. • Boiler room. • Storage space for fuel or other highly flammable substance(s). • Room that houses a fixed internal combustion engine.	
Proposed text	
Place of special fire hazard A room such as any of the following. • Oil-filled transformer room • *Oil-filled switch gear room.* • Boiler room. • Storage space for fuel or other highly flammable substance(s). • Room that houses a fixed internal combustion engine.	
Editor's Notes	
Evidence from HSE indicates that the danger is much higher when oil-filled equipment is involved.	
Reviewer Comment	

Ref ID	3.17
ADB Volume	1
ADB Paragraph Ref	7.22
Title	Protected shafts

Current text – 2029 amendment

7.22 Any stair or other shaft passing directly from one compartment to another should be enclosed in a protected shaft. Protected shafts should be used for the following only, but may also include sanitary accommodation and washrooms.

a. Stairs.
b. Lifts.
c. Escalators.
d. Chutes.
e. Ducts.
f. Pipes.
g. Additional provisions apply for both of the following.
   i. Protected shafts that are protected stairways: Sections 2 to 4.

   ii. Stairs that are also firefighting stairs: Section 15.

Proposed text

7.22 Any stair or other shaft passing directly from one compartment to another should be enclosed in a protected shaft. Protected shafts should be used for the following only *(although they* may also include sanitary accommodation and washrooms*):*

a. Stairs.
b. Lifts.
c. Escalators.
d. Chutes.
e. Ducts.
f. Pipes.

NOTE: Additional provisions apply to protected shafts that contain any of the following.

a. Protected stairways (see Section 3).
b. Evacuation shafts (see Section 3).
c. Firefighting shafts (see Section 15).

Reviewer Comment

Ref ID	3.18
ADB Volume	2
ADB Paragraph Ref	8.32
Title	Protected shafts

Current text – 2029 amendment

8.32 Any stair or other shaft passing directly from one compartment to another should be enclosed in a protected shaft. Protected shafts should be used for the following only, but may also include sanitary accommodation and washrooms.

a. Stairs.
b. Lifts.
c. Escalators.
d. Chutes.
e. Ducts.
f. Pipes.
g. Additional provisions apply for both of the following.
    i. Protected shafts that are protected stairways: Sections 2 to 5.
    ii. Stairs that are also firefighting stairs: Section 17.

Proposed text

8.32 Any stair or other shaft passing directly from one compartment to another should be enclosed in a protected shaft. Protected shafts should be used for the following only *(although they* may also include sanitary accommodation and washrooms*)*.

a. Stairs.
b. Lifts.
c. Escalators.
d. Chutes.
e. Ducts.
f. Pipes.

NOTE: Additional provisions apply to protected shafts that contain any of the following.

a. Protected stairways (see Section 2 to 5).
b. Evacuation shafts (see Section 5).
c. Firefighting shafts (see Section 17).

Reviewer Comment

Ref ID	3.19

ADB Volume	1 & 2
ADB Paragraph Ref	Vol 1 (17.4, 17.7) Vol 2 (19.4, 19.7)
Title	Hazard reference
Current text – 2029 amendment	
17.4 g. Any high risk areas (e.g. heating machinery).	
Proposed text	
17.4 g. Any *places of special fire hazard ~~(e.g. heating machinery)~~*.	
Reviewer Comment	

Ref ID	3.20
ADB Volume	1 & 2
ADB Paragraph Ref	Index
Title	Hazard reference
Current text – 2029 amendment	
High reach appliances Fire service vehicle access Table 13.1 High risk See Places of special fire hazard Hinges Fire doors Appendix C10	
Proposed text	
High reach appliances Fire service vehicle access Table 13.1 *~~High risk~~* *~~See Places of special fire hazard~~* Hinges Fire doors Appendix C10	
Reviewer Comment	

Ref ID	3.21
ADB Volume	1 & 2
ADB Paragraph Ref	Appendix A
Title	Sanitary accommodation definition
Current text – 2029 amendment	

n/a
Proposed text
Sanitary accommodation A room containing a WC or urinal, whether or not it also contains other sanitary appliances. Sanitary accommodation containing one or more cubicles counts as a single space if there is free circulation of air throughout the space.
Reviewer Comment

Ref ID	3.22
ADB Volume	1 & 2
ADB Paragraph Ref	Vol 1 (Diagram 7.2) Vol 2 (Diagram 8.4)
Title	Term updates
Current text – 2029 amendment	

paras 8.34 and 8.35

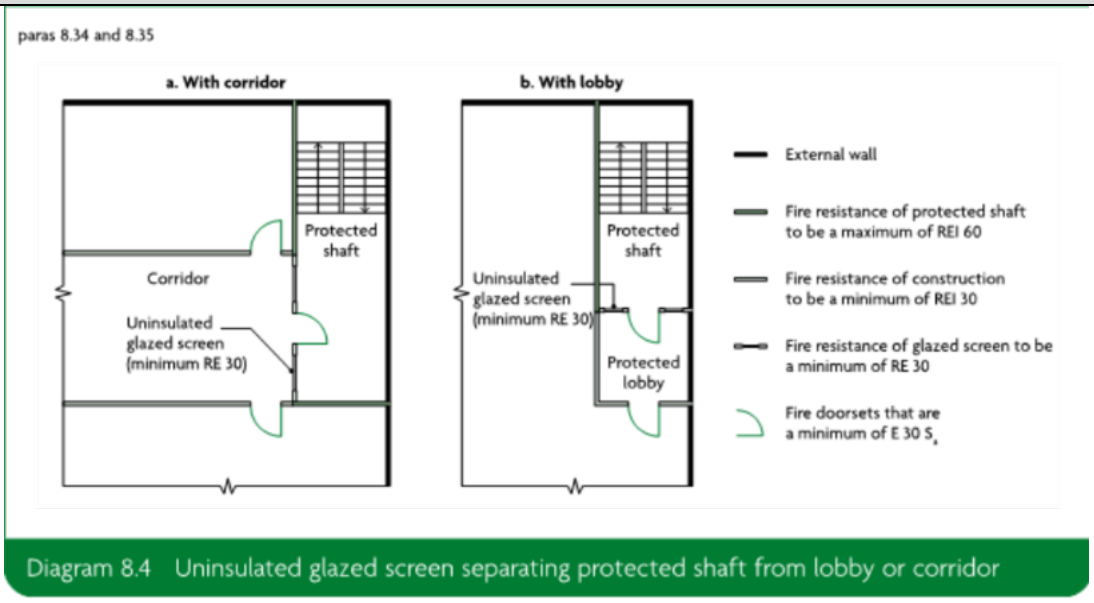

Diagram 8.4 Uninsulated glazed screen separating protected shaft from lobby or corridor

Proposed text

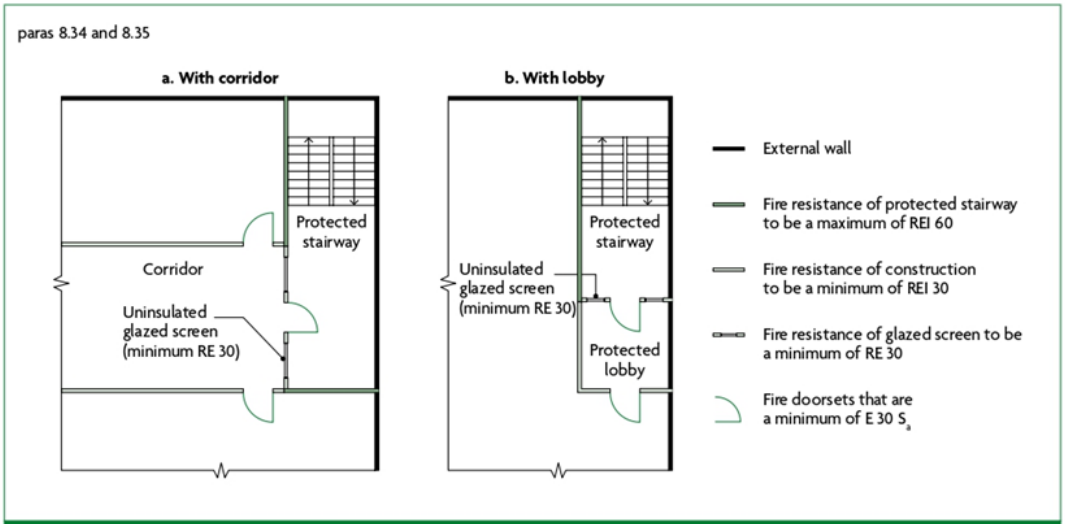

Diagram 8.4 Uninsulated glazed screen separating protected stairway from lobby or corridor within a protected shaft

Reviewer Comment

Ref ID	3.23
ADB Volume	1 & 2
ADB Paragraph Ref	Vol 1 (17.5,17.7) Vol 2 (19.5, 19.7)
Title	O&M Manual
Current text – 2029 amendment	

17.5 Details should be provided of all of the following.

a. Specifications of fire safety equipment provided, including routine maintenance schedules.
b. Any assumptions regarding the management of the building in the design of the fire safety arrangements.
c. Any provision enabling the evacuation of disabled people, which can be used when designing personal emergency evacuation plans.

Additional information for complex buildings

17.6 A detailed record should be provided of both of the following.

a. The fire safety strategy.

b. Procedures for operating and maintaining any fire protection measures. This should include an outline cause and effect matrix/strategy for the building.

Further guidance is available in clause 9 and Annex H of BS 9999.

17.7 The records should include details of the following.

a. The fire safety strategy, including all assumptions in the design of the fire safety systems (such as fire load). Any risk assessments or risk analysis.
b. All assumptions in the design of the fire safety arrangements for the management of the building.

Proposed text

17.5 Details should be provided of all of the following.

a. Specifications of fire safety equipment provided, including routine maintenance schedules.
b. *Specifications for fire protection treatments and coatings, including durability of fire performance, describing the service life in the conditions of use.*
c. Any assumptions regarding the management of the building in the design of the fire safety arrangements.
d. Any provision enabling the evacuation of disabled people, which can be used when designing personal emergency evacuation plans.

Additional information for complex buildings

17.6 A detailed record should be provided of both of the following.

a. The fire safety strategy.

b. Procedures for operating and maintaining any fire protection measures. This should include an outline cause and effect matrix/strategy for the building.

Further guidance is available in clause 9 and Annex H of BS 9999.

17.7 The records should include details of the following.
a. The fire safety strategy, including all assumptions in the design of the fire safety systems (such as fire load). Any risk assessments or risk analysis.
b. All assumptions in the design of the fire safety arrangements for the management *(including operation and maintenance)* of the building.

Reviewer Comment

Ref ID	3.24
ADB Volume	1
ADB Paragraph Ref	3.33

Title	Deck access

Current text – 2029 amendment

Flats with balcony or deck access

3.33 Paragraph 3.27 may be modified using the guidance in clause 7.3 of BS 9991.

Proposed text

Flats with deck access

3.33 Flats with deck access should comply with the following.

a. The deck construction should have the fire resistance set out in Appendix B.

b. Materials used for balcony or deck access should be in accordance with the provisions of Table 4.1 and Table 10.1, whichever is more onerous.

c. Have an imperforate soffit that extends to the full area of the balcony and achieves a minimum EI 30 rating.

d. The sectional profile should be such that any fire plume breaking out of a dwelling is directed upwards and outward, and should be arranged such that smoke does not leak laterally along the deck soffit. Soffits should be flat with no edge downstand or other features that would obstruct the outward plume flow.

Where the balcony or deck has a width of more than 2m, downstands at 90 degrees to the face of the building should be placed on the line of separation between individual dwelling(s). These should project not less than 0.3m below the soffit or any other downstand unless otherwise determined by calculation.

e. To allow for adequate dispersal of smoke that enters an open balcony or deck, the outside wall of the balcony or deck, from 1.1m above the walking surface up to the soffit of the balcony or deck above, should have not less that 50% evenly distributed free vent area. Wherever possible, openings in the outside wall provided from smoke ventilation should coincide with openings in the wall between the dwelling(s) and the balcony or deck.

f. Balconies and decks providing a single direction of escape should be further safeguarded by the following provisions.

The wall between a dwelling or ancillary area and the balcony or deck, up to a minimum of 1.1m above the walking surface, should provide at least 30 minutes' fire resistance (integrity and insulation)

Doors opening onto the balcony or deck should be self-closing E 30 fire doorsets.

The external balustrade should be continuous, with no gaps between adjacent sections or between the balustrade infill and the supports, using infill materials that are imperforate.

g. The length of balconies should be such that no point in any flat or maisonette is more than the provisions of paragraph 15.7 from a rising main landing valve or the approach position of a fire appliance (measured along a route suitable for laying a hose). *h. The balcony deck should be adjoined to the building with no gaps or voids.*
Reviewer Comment

Ref ID	3.25
ADB Volume	1
ADB Paragraph Ref	Follows 3.57
Title	Smoke ventilation
Current text – 2029 amendment	
3.57 In single stair buildings, smoke vents on the storey where the fire is initiated, and the vent at the head of the stair, should be activated by smoke detectors in the common parts. In buildings with more than one stair, smoke vents may be activated manually. The control system should open the vent at the head of the stair before, or at the same time as, the vent on the storey where the fire is located. Smoke detection is not required for ventilation purposes in this instance.	
Proposed text	
3.57 In single stair buildings, smoke vents on the storey where the fire is initiated, and the vent at the head of the stair, should be activated by smoke detectors in the common parts. In buildings with more than one stair, smoke vents may be activated manually. The control system should open the vent at the head of the stair before, or at the same time as, the vent on the storey where the fire is located. Smoke detection is not ~~*required*~~ *necessary* for ventilation purposes in this instance. *3.ix Smoke vents to the outside should be positioned 1.8m away from unprotected areas and air inlet points to avoid the risk of smoke being drawn back into the building.*	
Reviewer Comment	

Ref ID	3.26
ADB Volume	1 & 2
ADB Paragraph Ref	Vol 1 (17.7) Vol 2 (19.7)
Title	O&M manual

Current text – 2029 amendment
n/a
Proposed text
17.7 The records should include details of the following. e. All of the following. *xvi. Gas and electricity shut off points or isolation points, including isolation switches for energy generating devices.*
Reviewer Comment

Ref ID	3.27
ADB Volume	1&2
ADB Paragraph Ref	Vol 1 (10.18) Vol 2 (12.19)
Title	O&M manual
Current text – 2029 amendment	
## Solar shading devices 10.18 Regulation 7(2) requires that the curtain and or slats of solar shading devices in a relevant building (as defined in regulation 7(4)) achieve class A1 or A2-s1, d0. The curtain of solar shading devices cannot be classified as a membrane in accordance with regulation 7(3).	
Proposed text	
## Solar shading devices 10.18 Regulation 7(2) requires that the *awning* curtain and or slats of solar shading devices in a relevant building (as defined in regulation 7(4)) achieve class A1 or A2-s1, d0. The *awning* curtain of solar shading devices cannot be classified as a membrane in accordance with regulation 7(3).	
Reviewer Comment	

Ref ID	3.28
ADB Volume	1 & 2
ADB Paragraph Ref	Appendix F
Title	Additional Standards
Current text – 2029 amendment	

N/A
Proposed text
BS EN 13823 Reaction to fire tests for building products. Building products excluding floorings exposed to the thermal attack by a single burning item [2020] *BS EN 12101-8 Smoke and heat control systems* *BS EN 1990 Basis of structural and geotechnical design* *BS EN 1991-1-2 Actions on structures. Actions on structures exposed to fire*
Reviewer Comment

Ref ID	3.29
ADB Volume	2
ADB Paragraph Ref	To follow 3.3
Title	Definitions
Current text – 2029 amendment	
n/a	
Proposed text	

Vertical evacuation of disabled people

3.i All buildings should be able to facilitate the evacuation of disabled people following the provision of paragraphs 3.i to 3.9.

3.ii To facilitate the vertical evacuation of disabled people from a storey exit to a final exit, each protected shaft containing a protected stairway should include one or more of the following.

a. Stairs that can accommodate assisted evacuation.
b. Evacuation lifts, that follow the guidance in paragraph 5.32.
c. Firefighting lifts that follow the guidance in paragraph 5.33.

NOTE: Evacuation will rely on a combination of building safety measures (such as refuges and evacuation equipment) and building management procedures. When evacuation lifts are used refuges may be within an evacuation lift lobby.

3.iii The design for vertical means of escape for disabled people should be based on realistic expectations for the management of the building during an evacuation. This should include consideration of the following.

a. Suitability of evacuation equipment for the building type.
b. Specification and expected maintenance requirements for any evacuation equipment.
c. Expected management of building evacuation procedures.
d. Avoidance of reliance on intervention by the fire and rescue service.

NOTE: These considerations should be clearly documented in the fire safety information provided, see Section 19.

Reviewer Comment

Ref ID	3.30
ADB Volume	2
ADB Paragraph Ref	5.32
Title	Definitions

Current text – 2029 amendment

Evacuation lifts

5.32 Generally, lifts should not be used when there is a fire in the building, unless their use forms part of a management plan for evacuating people and the following conditions are met.

a. Lifts are appropriately sited and protected.
b. Lifts contain safety features to ensure they remain usable during a fire.

Guidance on the design and use of evacuation lifts is given in Annex G to BS 9999.

Proposed text

Evacuation lifts

5.32 Generally, lifts should not be used when there is a fire in the building, unless their use forms part of a management plan for evacuating people and the following conditions are met.

a. Lifts should be contained within a suitable evacuation shaft and open into an evacuation lift lobby on all levels of the building.
b. Lifts contain safety features to ensure they remain usable during a fire.

Guidance on the design and use of evacuation lifts is given in Annex G to BS 9999.

Reviewer Comment

Ref ID	3.31
ADB Volume	2
ADB Paragraph Ref	3.18
Title	Calculation brackets

Current text – 2029 amendment

3.18 As an alternative to Table 3.2, the capacity of stairs 1100mm wide or wider can be found using either of the following formulas:

a. $P = 200W + 50 (W – 0.3)(N – 1)$

b. $W = P + 15N – 15 / 150 + 50N$

where:

P is the number of people that can be served

W is the width of the stair, in metres

N is the number of storeys served.

Separate calculations should be made for stairs serving basement storeys and stairs serving upper storeys.

The population, P, should be divided by the number of available stairs.

The formula is useful to determine the width of stairs where people are not distributed evenly – either within a storey or between storeys.

In the formula, 200W represents the number of people estimated to have left the stair after 2.5 minutes of evacuation, and 50 (W – 0.3)(N – 1) represents the number of people estimated to be on the stair after 2.5 minutes of evacuation.

Proposed text

3.18 As an alternative to Table 3.2, the capacity of stairs 1100mm wide or wider can be found using either of the following formulas:

a. $P = 200W + 50 (W – 0.3)(N – 1)$

b. $W = (P + 15N – 15) / (150 + 50N)$

where:

P is the number of people that can be served

W is the width of the stair, in metres

N is the number of storeys served.

Separate calculations should be made for stairs serving basement storeys and stairs serving upper storeys.

The population, P, should be divided by the number of available stairs.

The formula is useful to determine the width of stairs where people are not distributed evenly – either within a storey or between storeys.

In the formula, 200W represents the number of people estimated to have left the stair after 2.5 minutes of evacuation, and 50 (W – 0.3)(N – 1) represents the number of people estimated to be on the stair after 2.5 minutes of evacuation.

Reviewer Comment