

## 4.0 Clarification of applicability of Approved Document B for existing buildings

Updates in the guidance relating to conducting building work in existing buildings and navigating the interface with the Regulatory Reform (Fire Safety) Order 2005.

Ref ID	4.01
ADB Volume	1&2
ADB Paragraph Ref	To follow paragraph 0.6
Title	Existing buildings
Current text – 2029 amendment	
n/a	
Proposed text	
<p><i><b>Existing buildings</b></i></p> <p><i><b>0.i</b> Building work in an existing building must comply with the relevant requirements of the Building Regulations.</i></p> <p><i>Regulation 4(3) of the Building Regulations states the following:</i></p> <p><i>(3) Building work shall be carried out so that, after it has been completed—</i></p> <p><i>(a) any building which is extended or to which a material alteration is made;</i> <i>or</i></p> <p><i>(b) any building in, or in connection with, which a controlled service or fitting is provided, extended or materially altered; or</i></p> <p><i>(c) any controlled service or fitting,</i></p> <p><i>complies with the applicable requirements of Schedule 1 or, where it did not comply with any such requirement, is no more unsatisfactory in relation to that requirement than before the work was carried out.</i></p> <p><i>When meeting these requirements, consideration should be given to the impact the building work has on the level of safety of the existing part of a building. The modified parts of the premises or parts of the existing building may need to be upgraded to ensure that the level of safety of the existing part is not lowered. What may appear to be a minor modification can introduce new risks and significantly affect the level of safety in the building.</i></p> <p><i>Dutyholders should therefore assess the broader implications of the work, including its interaction with existing fire safety measures.</i></p> <p><i>Dutyholders should consider the content of the fire risk assessment required by the Regulatory Reform (Fire Safety) Order 2005 when setting the scope of the building works. In some buildings, the fire risk assessment may highlight levels of safety which met standards at the time of construction but are now lower than contemporary standards. When planning building works dutyholders should consider if improvements to the current fire safety</i></p>	

*measures of the building are proportionate under the Regulatory Reform (Fire Safety) Order 2005. This can support the alignment of the fire strategy, fire safety management plan and fire risk assessment into a coherent and proportionate set of measures. Regardless of the minimum requirements of the Building Regulations, there is merit in providing additional fire protection throughout the building where reasonably practicable.*

Reviewer Comment