

THE LATEST BUILDING FIRE REGULATIONS: THE ESSENTIAL GUIDE

FOR EXTERNAL BALCONIES, TERRACES,
ROOF & WINTER GARDENS



ALFRESCO
FLOORS

UPDATED FOR 2021

INTRODUCTION

This guide has been updated since its April 2020 publication, shedding light on recent additions and amendments to Building Regulations, alongside the advancement in non-combustible external flooring solutions in today's market.

Aiding the specification process for anyone involved in an external flooring building project above 18 metres in height, or those who simply want to utilise fire-rated products, this guide will help you to specify materials that are safe and built to stand the test of time. Bringing together a variety of approved and up-to-date sources, it is aimed to act as a 'point of reference' for new, current and future buildings for both commercial and residential use.

The introduction of the new Fire Safety Regulator - led by Dame Judith Hackitt - will hold to account manufacturers, architects, designers, and anyone involved in building projects for their choice of materials with the aim to build safer environments and to set a standard through which the rest of the world can follow suit.

This easy-to-follow guide will clarify some of the more complicated elements of the fire regulations, ensuring that anyone involved in the design, specification, construction, and management of a built project that includes external spaces, can confidently specify products that meet new government requirements for fire safety.

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CHAPTER 1: BACKGROUND

We have seen stark changes to regulations in recent years as a result of The Hackitt report and subsequent consultations since, all of which are set to 'overhaul the system', delivering something that will have a 'real and lasting impact'.

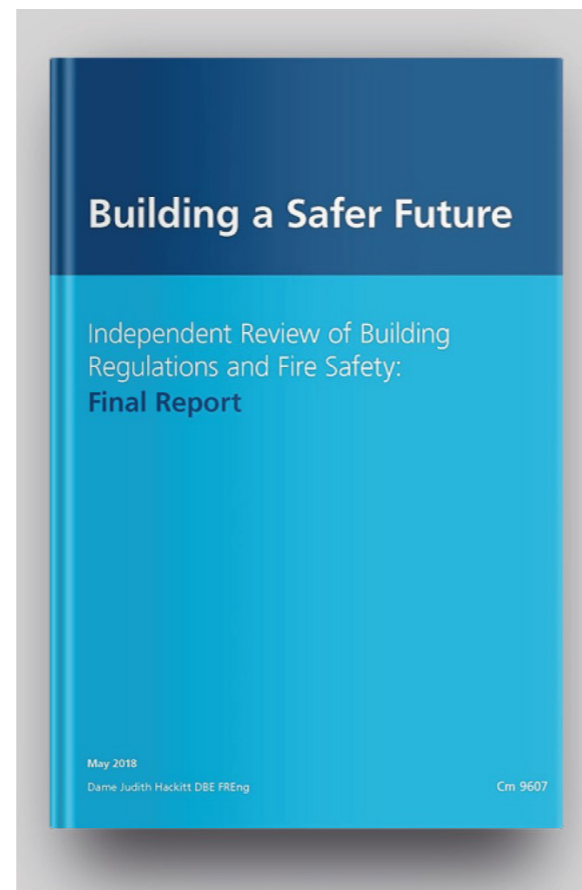
These references are taken from the most recent government consultation, [Building a Safer Future](#) - the fourth of its kind since the [Independent Review of Building Regulations and Fire Safety](#), which was released in May 2018.

We are all aware of the tragedy that led to such an intense review, and why so many policies have been released as a result, yet there's a certain lack of clarity within the industry when it comes to correct and responsible specification.

In response to more stringent safety measures, many manufactures are addressing the need to provide safer solutions, producing products that are classified as A1 and A2 fire-rated.

However, whilst a change in regulations have been the main driver in the publication of this guide, we recognise that the culture around how we design spaces is changing, too. As the availability of land declines, high-rise spaces such as roofs and balconies are becoming valuable commodities, in both commercial and residential settings.

We hope that you find this guide useful for current and future projects, helping you to deliver effective solutions for yourself, the designer, building owner or end-user, and crucially, allowing individuals to benefit from a safe and secure built environment.



CHAPTER 2:

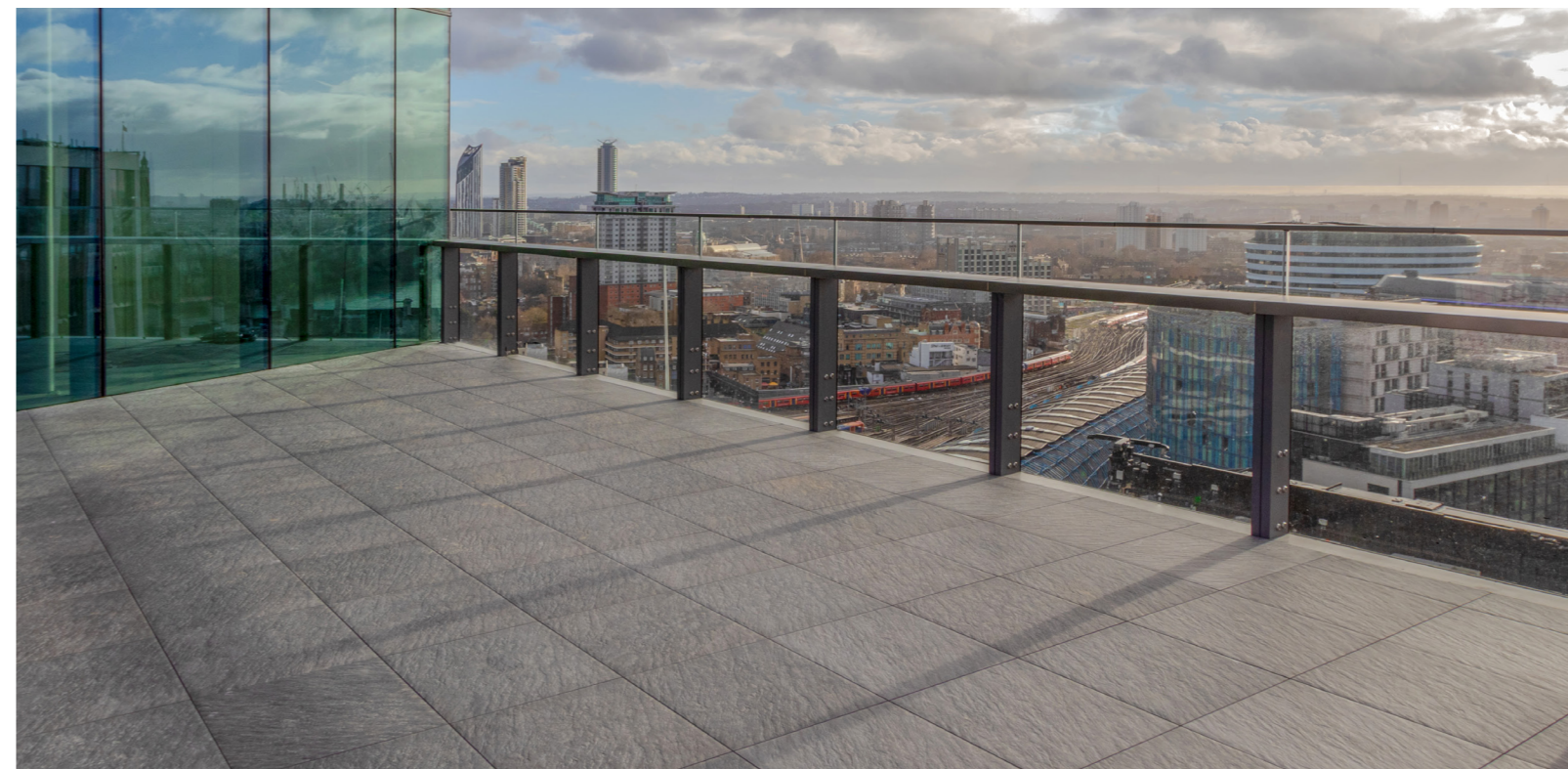
WHAT ARE THE FIRE SAFETY REGULATIONS?

Following Dame Judith Hackitt's intensive review of current fire regulations in the wake of Grenfell, she outlined several inefficiencies of the current framework which she identified as too prescriptive and having a lack of clarity.

This has led to a Government commitment to a new independent building safety regulator, which aims to:

- Drive the right behaviours
- Promote incentives and sanctions
- Provide clarity on responsibilities and accountabilities
- Ensure a lack of ambiguity
- Show coherency
- Provide discipline and assurance

With the new Building Safety Regulator - led by Dame Judith Hackitt - coming into play, it's an ideal opportunity for all those involved in build projects to embrace and welcome much-needed change.



THE USE OF MATERIALS: WHAT THE LAW STATES

One of the key changes that came out of the reviews has been the updates to Approved Document (7) – Materials & Workmanship, and Fire Safety Approved Document B, stating the following:

“...building work shall be carried out so that materials which become part of an external wall, or specified attachment, of a relevant building are of European Classification A2-s1, d0 or Class A1, classified in accordance with BS EN 13501- 1:2007+A1:2009 entitled “Fire classification of construction products and building elements. Classification using test data from reaction to fire tests” (ISBN 978 0 580 59861 6) published by the British Standards Institution on 30th March 2007 and amended in November 2009”

This raises a number of questions:

- What is a relevant building?
- What kinds of external flooring areas are included in the building parts described as ‘external wall, or specified attachment’?
- What is BS EN 13051-1, and what does ‘A2-s1, d0 or Class A1’ mean?
- What about Roof Terraces?
- What other factors influence fire-rating?

WHAT IS A RELEVANT BUILDING?

The above regulations apply to buildings where there is a minimum of a storey at least 18 metres* above ground level that:

- Contains one or more dwellings
- Contains an institution
- Contains a room for residential purposes

*Hotels, hostels, boarding houses, offices, assembly & recreation buildings are excluded from these regulations.

Additionally, dwellings that are less than 18m in height are, too, excluded. However, RIBA aim to get hotels, hostels and boarding houses included as ‘relevant buildings’ to improve safety standards for anyone residing in the above premises for extended periods of time, as they pose increased risk to vulnerable users who are unfamiliar with a building, or one which may be complex in nature, i.e. they have complex escape strategies, or a sleeping risk.

*Note: the height limit is set to 11 metres in Scotland and there has been discussion about this extending to England. Additionally, the BS 8579:2020 [Guide To The Design Of Balconies And Terraces](#) states that non-combustible materials should be used for balconies on buildings over 11 metres or on stacked balconies on buildings of any height.



EXTERNAL WALLS AND SPECIFIED ATTACHMENTS

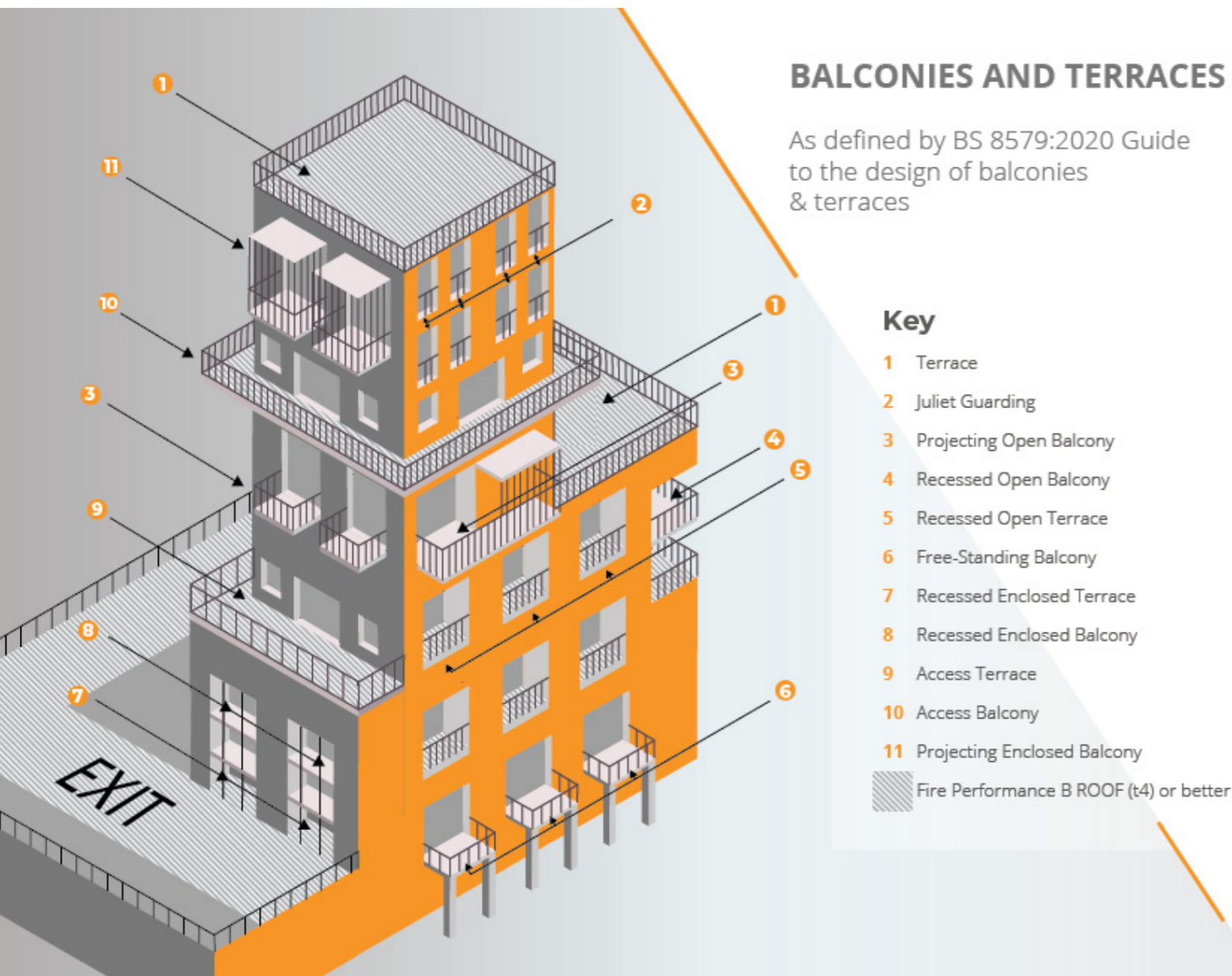
It is important to understand what goes under the 'specified attachment' umbrella as many cite a lack of clarity as to what this constitutes.

The definition of a specified attachment includes a balcony that is 'attached' to an external wall, but what is the definition of a balcony?

NHBC and BS8579 'Guide to the Design of Balconies and terraces' both agree:

Attached balconies are differentiated from roof terraces in that they are not over habited or conditioned spaces and are usually bolted to, or cantilevered from, the external wall. This includes most inset balconies.

For the purposes of Approved Document B, roof terraces are not deemed to be balconies and therefore the fire rating requirements are different.



WHAT IS BS EN 13051-1, AND WHAT DOES 'A2-S1, D0 OR CLASS A1' MEAN?

BS EN 13501 provides fire classification for construction products and building elements. It consists of 6 parts that each look at particular fire scenarios and construction elements.

Part 1 (BS EN 13501-1) measures reaction to fire and applies to all construction products including products incorporated within building elements with the exception of power and communication cables. Products are considered in relation to their end use application and, to this end, are split in to three categories which are tested and classified separately:

- Construction products, excluding floorings and linear pipe thermal insulation products
- Floorings
- Linear Pipe thermal insulation products

For each category of product to be rated, the products have to undergo a series of prescribed tests. A2-s1, d0 or Class A1 are the highest ratings awarded to construction products as a result of meeting certain criteria. We will go into more detail about this later in the Guide.



WHAT ABOUT ROOF TERRACES?

i.e. those floors that form the ceiling to a conditioned or habited space.

We have already established that these are not 'specified attachments' and so are not subject to the same requirements. However, roofs have their own testing standard, called ROOF(t4), covered by BS EN 13501 but unlike construction products, roof systems are covered by part 5 (BS EN 13501-5) and subject to very different tests.

The entire roof system, including the surface material, is considered as a whole. We will go into more detail about this later in the Guide.

WHAT OTHER FACTORS INFLUENCE FIRE RATING?

To ensure fire-rating compliance, you should consider the following factors before designing your space:

- Building use e.g. residential
- Building height
- Location of fire escape routes
- Proximity to boundaries of other buildings or property
- Location on the building e.g. balcony, roof or ground level

CHAPTER 3: HOW ARE MATERIALS TESTED?

There are different test standards and classifications for different products and applications, and these prescribed tests will be carried out by authorised testing companies.

The table below highlights the different products/applications, their test standards, Euro Classification and subclasses if applicable:

PRODUCT / APPLICATION	TEST STANDARDS	EURO CLASSIFICATION	SUB-CLASSES
Construction Products, excluding flooring and linear pipe thermal insulation products	BS EN 13501-1:2018 Reaction to Fire Tests	7 Levels: A1, A2, B, C, D, E, F e.g. B s1d2	s1-3 for smoke production for A2 - D d0-2 for flaming droplets for A2-E
Flooring	BS EN 13501-1:2018 Reaction to Fire Tests	7 Levels: A1, A2, B, C, D, E, F Followed by fl e.g. Bfl s1	s1-3 for smoke production
Roof / Roof Coverings	BS EN 13501-5:2016 Determining the performance of roofs to external fire exposure	5 Levels: B, C, D, E, F Followed by ROOF(t4) e.g. BROOF(t4)	None

CONSTRUCTION PRODUCTS & FLOORING: BS EN 13501-1

BS EN 13501-1 measures reaction to fire and the following characteristics:

- Combustibility
- Flame Spread
- Heat Release
- Smoke Emission
- Changing characteristics e.g. dripping

Construction Products & Floorings are covered by the same test standard, however, the standard comprises of 5 distinct tests, and depending on the required rating and the product, a different combination of tests is required - with some tests relevant only to the product that is being tested.

It is for this reason that the majority of flooring classifications are not equivalent to construction product classifications.

A1fl rating is equivalent to A1 as the same standards must be met, however, A2fl – Dfl ratings are not equivalent to A2 - D as different tests are performed. E.g. A2fl is not equivalent to A2.

How is it that a regulation that applies to a structure like a balcony that intrinsically contains a floor, specifies a standard that is not relevant to flooring products?

This is widely believed to be an oversight and Ministry of Housing, Communities and Local Government (MHCLG) is currently considering a proposed expansion of classifications required for materials used horizontally to include Class A2fl-s1 and Class A1fl.

EUROCLASS	DEFINITION	EXAMPLE MATERIALS	HOW ARE GRADES AWARDED?
A1	NON-COMBUSTIBLE	Aluminium sub-frames such as: <ul style="list-style-type: none"> • Buzon A-PED range • AR-SYSTEM for paving and decking • AR-PAVE • REIF DuraLink Surface materials such as: <ul style="list-style-type: none"> • ZERODECK engineered decking • AR-DECK aluminium decking • Porcelain tiles • Concrete pavers • Natural Stone 	Materials that cannot contribute to a fire at any stage, including a fully developed fire, can be awarded Class A1. This would never be combined with additional classification.
A2	NON-COMBUSTIBLE	AR-DECK powder-coated aluminium decking	If a product produces no contribution to fire but has the potential to produce some smoke or flaming droplets, this falls into Class A2. This, then, is followed by an additional classification for smoke and droplets.
B	FIRE RESISTANT	<ul style="list-style-type: none"> • Buzon BC-FR pedestal range • GRAD composite decking • Other certified composites 	Highly resistant materials would be Class B. This is also followed by additional classification as above.
C	COMBUSTIBLE	Some composite decking & other components	If a product has a limited contribution to fire (but still contributes, nonetheless), this would be awarded Class C. This would then be followed by an additional classification for smoke and flaming droplets.
D	HIGHLY COMBUSTIBLE		If a product plays a significant contribution to fire but resists a small flame for a short time, the product will be classified E. A greater resistance to a flame would be awarded Class D.
E	HIGHLY COMBUSTIBLE		
F	HIGHLY COMBUSTIBLE	Timber (hardwood & treated softwood) General composites	If a product hasn't been tested, or has failed to meet any requirements of class A1 to Class E, then the product will be classified as Class F.

A1 OR A2: WHICH IS BETTER?

A1 materials are completely non-combustible, whilst A2 materials have very limited combustibility. Both are classified non-combustible and can be specified in external walls and specified attachments above 18 metres.

A1 is typically untreated material such as aluminium, steel, stone and porcelain. Normally, these materials do not need a test certificate if it is made only of materials covered by 'Classification Without Further Testing'.

A2 will additionally contain small amounts of organic compounds, for example, powder coated aluminium. Because of this, they have an additional rating for smoke (s1-3) and flaming droplets (d0-2) and need to be certified as such.

B-RATED MATERIALS FOR BALCONIES

B-rated materials are defined by having limited contribution to a fire and will have additional ratings to indicate how much smoke and flaming droplets are produced.

For balconies on residential buildings whose top storey is lower than 18m (or other buildings/settings at any height) buildings/ scenarios at any height, B-s3,d2 or better is specified for external walls, but not specifically mentioned in relation to specified attachments.

ROOF SYSTEMS: BS EN 13501-5 - ROOF(t4)

Roof systems are tested as a complete build up rather than relying on the rating of the individual components or products. The system is rated using tests that measure reaction to external fire exposure (EN 13051-5, TS 1187:2012).

Materials are exposed to burning brands, stimulated winds and radiant heat, and the results of which are used to give a classification from hights BROOF(t4) to the lowest FROOF(t4).

Roofs are not tested for exposure to fire from inside the building, nor do they assess the combustibility of the roof system or component parts. Equally, the rating of individual component parts does not necessarily have an impact on the ROOF(t4) classification.

However, there is a list of exempt surface materials that can be used without affecting the fire rating, but it is not clear how these need to be applied. BS 8579 suggests that the full build up should be ROOF(t4) tested.

Note that architects and specifiers can now specify fully certified BROOF(t4) 'off the shelf' roof systems which include insulation, membranes, sub-frames and surface materials, simplifying the product selection process and overall project delivery. [Contact us for more information.](#)



CHAPTER 4: DELIVERING A WHOLE SYSTEM APPROACH

When specifying external flooring solutions for your project, a 'whole system approach' is essential to ensure compliance with Building Regulations. This, therefore, means that supporting pedestals, joists, beams and other support frame materials should, too, be fire-rated to the appropriate standard, alongside the surface materials.

In addition, all adjustable pedestal components, such as shims, slope correctors and spacer tabs should be rated appropriately. There are systems available that use plastic shims, spacer tabs, pads and other components, which, if used in the wrong context, could have a detrimental impact on the compliance of your project.

Furthermore, there are some suppliers that have attempted to pass these plastic parts as 'materials that are exempt from the regulations', despite the fact that if such materials were to come into contact with a flame, there could be devastating consequences.

Sub-frame & Pedestal Options

When selecting a sub-frame for your external flooring project, there are a number of key design characteristics to look out for, including:

- Fire rating
- Strength & durability
- Ease of installation
- Adjustability with height and slope correction
- Resistance (UV & chemical)
- Maintenance requirements
- Technical support and/or installation service

Cost & Aesthetics

There is a common misconception that in order to achieve fire-rating compliance, you must compromise on design and style aesthetics, when this is not the case - you can! In fact, a visually outstanding outdoor area is more than achievable.

In terms of cost, there are many instances where fire-rated solutions can be more cost-effective than the alternative.

CHAPTER 5: CONSOLIDATED AND UPDATED GOVERNMENT POSITION ON 'ADVICE NOTE 14'

In January 2020, the government published 'consolidated advice' for owners of multi-story, multi-occupied buildings during their building safety update in the House of Commons.

This consolidated advice draws together the previous 22 advice notes, making it clear that owners of buildings under 18m have equal responsibility to ensure their buildings are safe.

Note: 'building owners' refers to those responsible for a building. For example, the employer, freeholder, long leaseholder or management company.

Following on from this, in March 2020, The Fire Safety Bill was introduced, and subsequently made law in April 2021 under the new name of The Fire Safety Act 2021.

There is much controversy around who should pay for the remedial work on existing buildings who have combustible cladding, and the Government's rejection of the proposed amendment of the Fire Safety Bill has led to many leaseholders with the daunting prospect of having to pay a significant sum for the necessary remedial work.

[FREETHS \(2021\)](#) states that it is imperative that responsible persons familiarise themselves with the government's risk-based guidance, so that they fully understand what is required of them. Only then will they be able to properly assess what action is necessary so that they can demonstrate compliance with the law.

They go on to suggest that any responsible person who fails to follow this guidance will inevitably face the very real prospect of enforcement action which, in the worst-case scenario, could include a criminal prosecution and the prospect of an unlimited fine.

THE BUILDING SAFETY BILL (JULY 2021)

The Building Safety Bill will set out a clear pathway for the future on how residential buildings should be constructed and maintained.

These changes will simplify the existing system to ensure high standards are continuously met, with a 'golden thread' of information created, stored and updated throughout the building's lifecycle, establishing clear obligations on owners and enabling swift action to be taken by the regulator, wherever necessary.

To summarise, new measures in the [Building Safety Bill](#) will:

- Ensure there are clearly identified people responsible for safety during the design, build and occupation of a high-rise residential building.
- Establish a Building Safety Regulator to hold to account those who break the rules and are not properly managing building safety risks, including taking enforcement action where needed.
- Give residents in these buildings more routes to raise concerns about safety, and mechanisms to ensure their concerns will be heard and taken seriously.
- Extend rights to compensation for substandard workmanship and unacceptable defects.
- Drive the culture change needed across the industry to enable the design and construction of high-quality, safe homes in the years to come.

Note – At the time of writing this, the Building Safety Bill needs to go through a process before it becomes law, and the new measures are only 'proposed' at this present moment and subject to change.

THE ROLE OF THE SPECIFIER

As the specifier, it is your responsibility to ensure that suitable design, building techniques and materials are used for external spaces in high-rise buildings. With a wide variety of options available for achieving large-scale, accessible outdoor spaces, it is your opportunity to embrace the wealth of possibilities on offer.

In the early stages of a project, RIBA advise a fire engineer/consultant to be appointed to help outline potential areas for consideration or to seek local planning advice. Having a professional involved in this early stage will ensure that no costly errors are made further down the line that could hold up a project.

We also recommend discussing the option of applying the highest rated fire performance with the client, even if those materials are not legally required for their application. This is because there are frequent amendments made to the regulations, and it is yet unclear how fire-ratings will impact buildings below 18 metres in height, and equally just good practice to utilise the safest options available.

NON-COMBUSTIBLE PAVING & DECKING

Please Note:

Some companies offer a non-combustible decking and paving pedestal solution. However, there are a number of materials e.g. steel, that are susceptible to corrosion and rust, and a possible reaction to insulation and/or waterproofing components.

The material you choose to place on top of the pedestal is of equal importance. We recommend that you choose both a non-combustible pedestal and/or pedestal system alongside non-combustible decking or paving, so that all elements meet fire regulations.

A-RATED SUB-FRAME OPTIONS

AR-SYSTEM

AR-SYSTEM is an aluminium external flooring system, comprising of a fully adjustable pedestal and joist sub-frame. It has been developed specifically to meet the requirements for non-combustible materials on balconies and other outdoor spaces, delivered at a competitive price and short lead times.

With a patented pedestal that has an in-built slope correction facility of up to 5%, uneven groundworks and fall requirements are easily accommodated – without the need for additional products.

AR-SYSTEM is suitable for a variety of surface materials, including porcelain pavers, pressed concrete, and composite & aluminium deck boards. It comes with a selection of accessories that allow intricate sub-frames to be constructed as well as standard build ups.

AR-SYSTEM is compatible with all rectified paving products. See [AR-PAVE](#) for further information. Dependant on the type of decking, boards can be secured with hidden fixing clips or surface fixed to the joist. See [AR-DECK](#) for further information.

BUZON A-PED

The most advanced A-rated pedestal solution on the market today.

Made from recycled aluminium and zinc-coated steel, the A-PED™ range offers a non-combustible external flooring solution for any project requiring maximum fire safety.

With its 42mm to 282mm adjustment and an integrated 5% millimetre-precise slope corrector, the A-PED™ is one of the most advanced A-rated adjustable pedestals on the market today, facilitating the demand for a safe solution at a time when specifiers and fire safety offices alike are seeking reassurance.

Alongside its adjustment and slope correction functionality, spacer tabs are built into the head of the pedestal to maintain alignment and facilitate drainage in paving applications. The tabs can be removed as required to suit different paver layouts or to accommodate joists for aluminium or other fire-rated deckboards.

Combined, these features ensure compatibility with both paving, decking and grating, and the large load spreader plate base works effectively with insulation materials and waterproof membranes.

REIF DURALINK

[REIF DuraLink](#) is a fully adjustable aluminium decking and paving solution that is precise, durable and adaptable. With its low build-up possibilities, and adjustment range starting at 40mm, REIF DuraLink offers the perfect combination of strength, endurance, durability and corrosion-resistance.

Built to stand a loading of 500Kg loading per pedestal, the system can be used with other fire-rated compatible materials, for example, aluminium, porcelain, stone and concrete, to comply with current Class A1 building fire regulations.



AR-SYSTEM WITH
20MM PORCELAIN



BUZON A-PED
WITH ZEROBOARD



REIF DURALINK

A-RATED SURFACE MATERIALS

20MM PORCELAIN

[Porcelain](#) used to be considered an internal material. However, 20mm porcelain made specifically for outdoors has changed that perception. Available in 6 sizes, including large format 1200 x 600mm, and the wide variety of style and colour options, porcelain is a design-friendly choice.

The regularity of the product makes it fast and easy to install, and once in situ, its impermeable scratch resistant surface never fades, stains or corrodes. It is impervious to moulds or moss and cannot suffer frost damage, making it a low-maintenance option for its 50+ year lifespan.

Other attractive qualities are strength and good sustainability credentials, and of course its A1 fire-rating. 20mm porcelain can be used with the Buzon A-PED™ or Alfresco Floors' AR-PAVE system, depending on specific site requirements.

AR-DECK - ALUMINIUM DECKING

[AR-DECK](#) is a 100% aluminium decking system, comprising of deckboards with the AR-SYSTEM's fully adjustable pedestal and joist sub-frame and compatible accessories.

AR-DECK has been developed specifically to meet the requirements for non-combustible materials on balconies and other outdoor spaces, delivered at a competitive price and short lead times.

Available in three standard colours, the non-slip deckboards can also be supplied to match any RAL colour, and with a life expectancy extending beyond 20 years, AR-DECK offers a safe, hard-wearing, sustainable solution that will complement any scheme for many years to come.

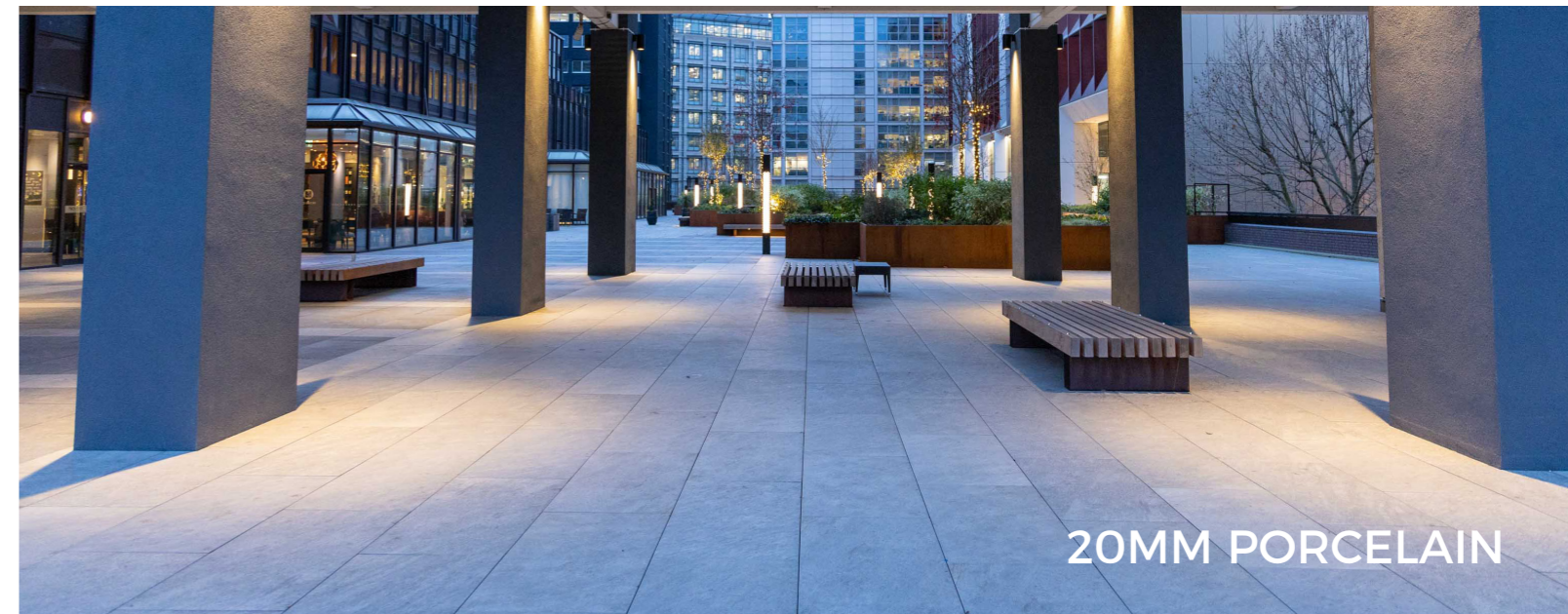
ZERODECK

ZERODECK is an A1-rated deckboard that handles and looks like timber.

Engineered from mineral composite, ZERODECK has been specifically designed to meet the requirement for non-combustible materials on balconies and other outdoor areas, and to offer a quality alternative to other timber substitutes such as aluminium decking.

Slip-resistant and splinter-free, it feels good under-foot and will stay cool even in the summer heat. Available in 150 x 2440 x 25mm boards and 2 wood-grain colours, ZERODECK can be clip-fixed to compatible joists, or surface-mounted like a traditional deck.

It is compatible with the [AR-SYSTEM](#) from Alfresco Floors and Buzon's A-rated adjustable pedestal, the [A-PED™](#), forming a fully A1-rated external flooring system.



CASE STUDY - 245 HAMMERSMITH

Architects: Exterior Architecture & Sheppard Robson

Main Contractor: LendLease

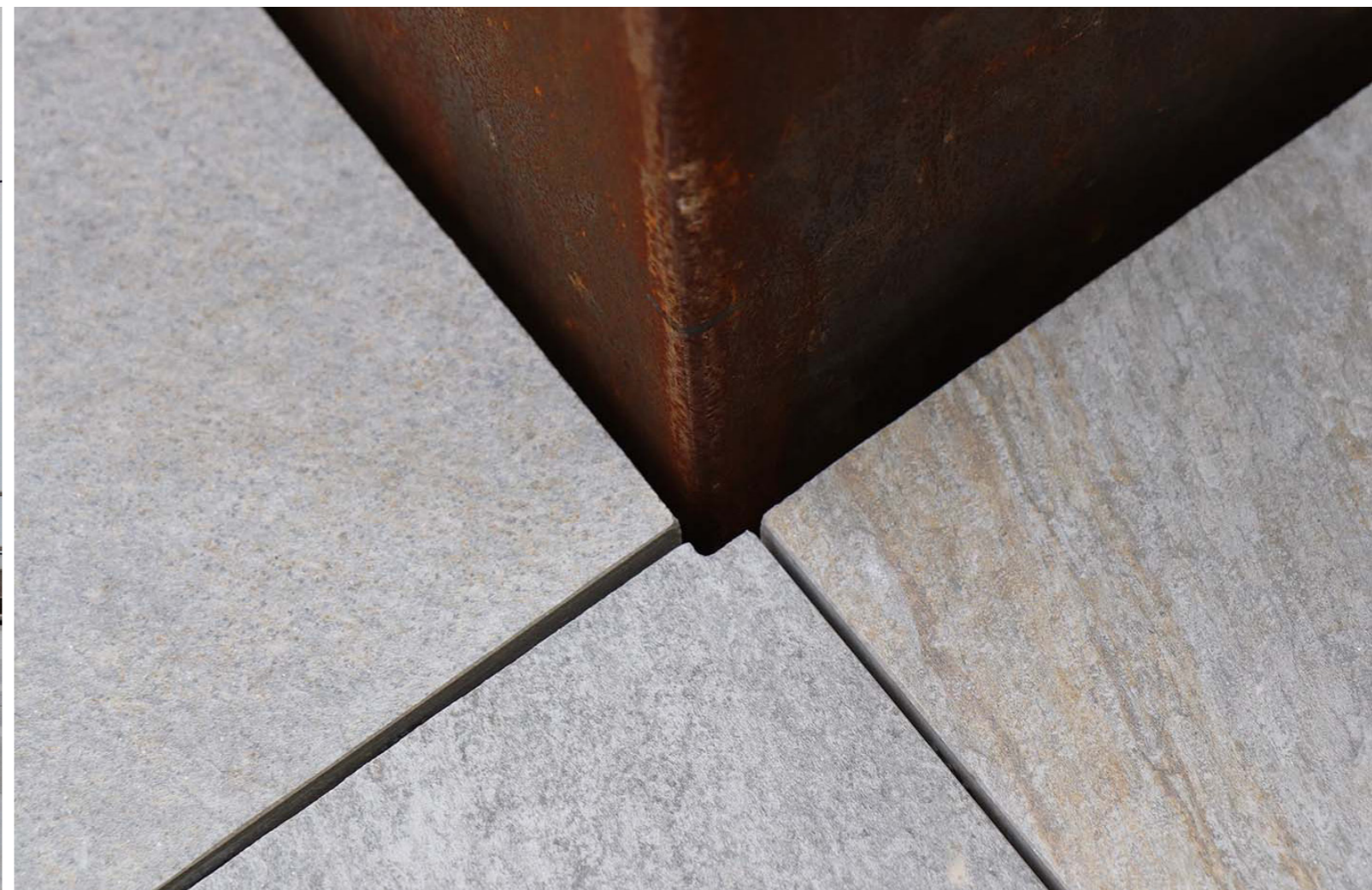
Client: Legal & General

In 1999, The Outdoor Deck Company were specified to supply and install what was at the time the largest timber deck in Europe.

Roll forward to 2019 and the same area was part of the redevelopment of the existing Bechtel House, resulting in 10 storeys of flexible office space, ground floor retail and restaurant units, and the creation of an urban park covering a surface so large it can accommodate 150 London buses.

The resultant plaza and terraces are beautifully designed, incorporating porcelain tiles and corten steel planters alongside timber decking and seating. Clever lighting schemes bring a touch of magic as daylight fades.

Buzon UK were specified to supply and install Alfresco Floors porcelain tiles and IPE timber from The Outdoor Deck Company, built upon Buzon UK pedestals.



CONCLUSION

In a time when the safety and quality of the solutions you specify are under intense (and rightful) scrutiny, we hope that this guide has provided you with clarity and assurance to aid your specification process.

It's clear that the industry is in need of a culture change, ensuring that all parties involved in built projects are driven by the needs of the end-user, not just ticking boxes and loosely meeting regulations.

And this is not just a change for new and future builds. We should be thinking about the countless stock of buildings that we currently have, and whether the materials in use would pass regulation.

This 'holistic approach' is also important when considering the height of a building. Whilst regulations state that only A-rated materials should be used in high rises above eighteen metres, we should be seeking the safest solutions for all buildings, regardless of height.

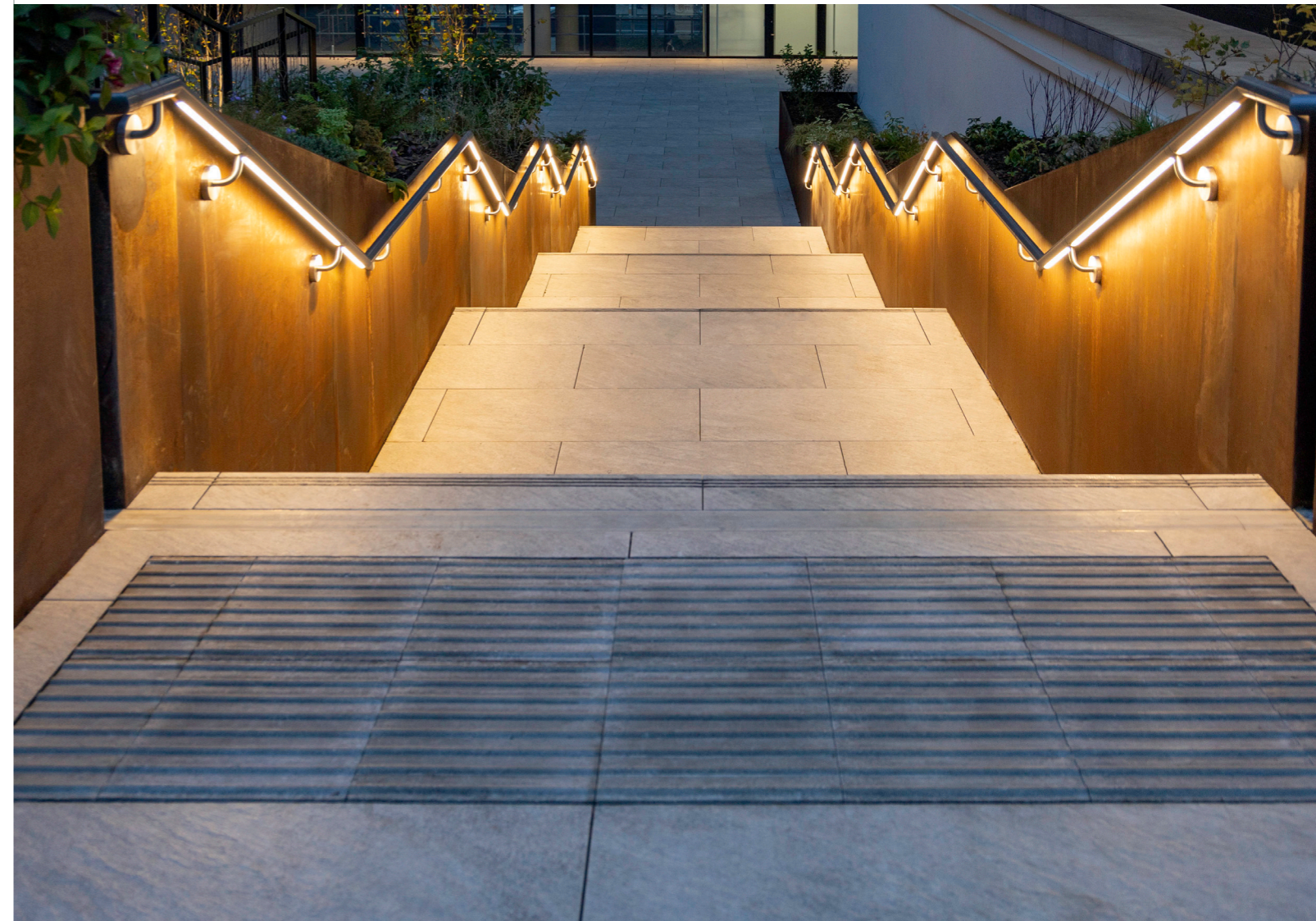
ABOUT ALFRESCO FLOORS

Alfresco Floors is one of a trio of companies specialising in the supply and installation of external floors. Between the companies, we have decades of experience leading the external flooring market and providing a trusted range of products that clients are confident to specify.

You will find our products and workmanship on most of the prestigious outdoor spaces in the country, including the largest pedestal and porcelain terrace in the UK, possibly Europe, and maybe the world.

Alfresco Floors is our expert in Class A fire-rated external flooring systems. Our extensive hands-on experience means we can provide you with the safest and most robust solution to whatever space you are working on.

As specialists in fire-rated external products, Alfresco Floors is committed to delivering a professional, safe solution, without compromising design and style.





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