



## Design & Materials External Walls (Regulation 5)

Regulations made under Article 24 of the Regulatory Reform (Fire Safety) Order 2005.

### 1. Requirements

1. Responsible persons of existing high rise blocks in England will be required from the 23/01/2023 to provide their local fire and rescue service with information about the design and materials of the buildings external walls and of any material changes made to them.

2. Responsible persons will also be required to provide additional information to their local fire and rescue service in relation to the level of risk of spread of fire that the external wall structure pose and the steps taken to mitigate these risks.

### 2. Meeting the Requirement

Responsible persons who do not currently have all the information specified in guidance regarding their external walls should provide the information they do hold whilst they update their fire risk assessment to include an appropriate assessment of the external walls. Once their fire risk assessment is updated, they should provide this updated information to their local fire and rescue service as soon as possible.

### 3. Determining the Level of Risk

The Fire Safety Act 2021 has clarified that where a building contains two or more sets of domestic premises the fire risk assessment should include an assessment of that building's external wall system.

For most high-rise residential buildings, the responsible persons will already know what their external wall systems are comprised of, and what steps (informed by their building's fire risk assessment) they have already taken to mitigate this risk. For example, where the material of a building's external walls is masonry and there is no risk of external fire spread, a simple statement to that effect is all that is required.

Where this is not the case, or where a more in-depth external wall system assessment is required, the responsible person should arrange to have an assessment which is relevant to their building's circumstances undertaken. Once completed they should and share the relevant details of that assessment with the fire and rescue service, alongside the mitigating steps they have taken as a result of this assessment.



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### **4. Recording and Mitigation**

If the information is recorded in the FRA how should this be sent on to the Fire and Rescue service and what are the mitigation steps

A template will be included in guidance to assist responsible persons in providing this information to fire and rescue services in a way that is practical to be used by the fire service and is a proportionate burden on the responsible person.

Mitigation steps will be informed by the fire risk assessment for the building but could include whether a waking watch has been established, fire detection and warning system or a sprinkler system installed.

