



Llywodraeth Cymru
Welsh Government

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Welsh Government

Implementing the Domestic Fire Safety Regulations 2013

An overview of the changes

Enquiries.brconstruction@wales.gsi.gov.uk

Llandudno & Cardiff 11 & 13
February 2014

Presentation

- Background
- The new Fire Safety Regulations
- The timetable for implementation
- The new requirements
- Pilot Programme

Background

February 2011: the Domestic Fire Safety (Wales) Measure 2011 (“the Measure”), introduced by Ann Jones AM, is passed by National Assembly

January 2012: the system of Building Control is devolved to Welsh Ministers

March – June 2013: Consultation on proposals to implement the Measure through the Building Regulations

July 2013: Ministerial statement announces staged implementation for sprinkler requirement

October 2013: Domestic Fire Safety Regulations 2013 passed by National Assembly and signed by the Minister

January 2014: Minister announces funding for pilot sprinkler installation programme

Policy background

There were 14 deaths and 438 injuries from fires in dwellings in Wales in 2012-13

Welsh Government view is that the number of deaths and injuries is still too high

Overall policy outcome: to reduce deaths and injuries from fire in new and converted residential premises in Wales

The Regulations

The Building Regulations &c. (Amendment No. 3) and Domestic Fire Safety (Wales) Regulations 2013 *amends the Building Regulations to require installation of an automatic fire suppression system in certain residences*

The Domestic Fire Safety (Definition of Residence) (Wales) Order 2013 *aligns definitions of residence in the Measure with those in Building Regulations*

The Domestic Fire Safety (Wales) Measure 2011 (Commencement No.1) Order 2013 *provides a staged approach to the requirement for sprinklers*

The implementation timetable (the staged approach)

The requirement for fire sprinklers will apply from:

- **30th April 2014** for new and converted care homes (as defined in the Care Standards Act 2000), children's residential homes, hospices, halls of residence, boarding houses and certain hostels
- **1st January 2016** for new and converted houses and flats (including sheltered houses and flats)

Transitional arrangements

Applications, building notices, initial notices before the date regulations come into force do not have to comply provided construction starts within 12 months of coming into force

Annual risk of deaths and injury from fire (cost benefit analysis)

Residence	Deaths per million units	Injuries per millions units
House	12	248
Flat	13	772
HMO	36	893
Shared house	36	893
Sheltered house	14	856
Sheltered flat	14	856
Hostel	24	345
Care home	221	3 461
Hall/dormitory	392	9 939

The requirement

The requirement is that:

- each residence (to which the Regulations apply) must be provided with an automatic fire suppression system (such as a fire sprinkler system);
- that the system is operating effectively; and
- that the fire suppression system complies with such requirements as may be prescribed by Welsh Ministers (set out in the Approved Documents Part B)

Just to be clear

The new requirement will apply when:

- New building work creates a new residence or residences, as defined above;
- A change of use occurs to convert an existing building into a new residence or residences.

The scope of the new regulations

The new requirement will not apply to new and converted:

- Hospitals;
- Prisons;
- Hotels;
- Schools;
- Hostels intended for temporary occupation for leisure purposes (such as Youth Hostels);
- Crown buildings;
- Temporary buildings (with a planned time of use of 2 years or less);
- Energy buildings;
- Residential caravans.

Listed buildings

- The requirement will apply to Listed Buildings provided that the installation of a fire suppression system will not unacceptably alter the character or appearance of the building.
- The Building Control Body will consider the application with Cadw and other interested organisations.

Maintenance

- There is not a legal requirement on householders to maintain their fire sprinkler systems
- We will encourage householders to maintain their fire sprinkler systems to ensure that they are in working order if called upon.
- We plan to publish a Householder's Guide to fire sprinklers

Achieving a balance

- Cumulative policy impacts – Part L, s106
- Affordable housing targets
- Viability concerns in low value areas
- Housing recession and action to support the industry
- Increasing housing supply – Minister's Housing Supply Task Force (report published 30 January 2014)

Approved documents

February 2014

- New Volume 2 but retaining existing requirements for Flats

2015

- Full new volume 2
- New volume 1



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The Building Regulations 2010

Approved Document

Volume 2 – Buildings other than
dwellinghouses

B

Fire safety

Coming into effect April 2007

For use in Wales*

2006 edition incorporating
2010 and 2013 amendments

Preparing for January 2016 – pilot programme Spring 2014 – Autumn 2015

- WG funding a pilot programme designing and installing fire sprinklers in social housing
- Aiming for 200-300 houses, combining a mix of development scale, development type and geography
- Combined with detailed monitoring programme, covering experience in relation to:
 - Design and installation;
 - Costs and cost savings;
 - Water supply;
 - Application of statutory guidance;
 - Experience of Building Control Body;
 - Experience of tenants.
- Full report published Autumn 2015

Preparing for January 2016 – skills

Dialogue between Minister for Housing and Regeneration, and Deputy Minister for Skills and Technology

Ongoing dialogue with training providers to ensure the right provision for the existing Welsh workforce, the role of existing qualifications and accreditation structures and any development needed

QUESTIONS?