

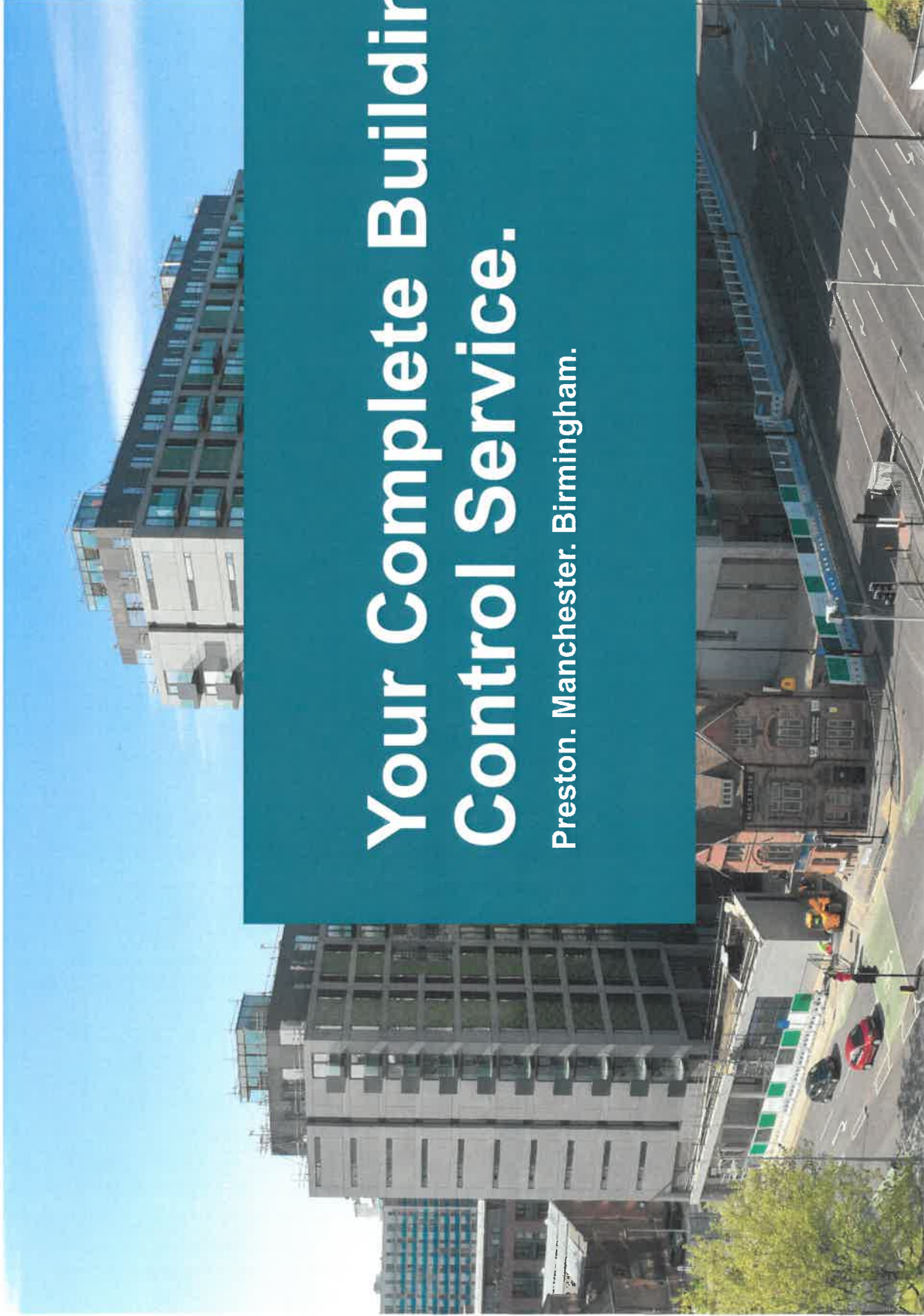
A photograph of a city street scene. In the foreground, there's a teal-colored rectangular overlay with white text. The background shows a multi-lane road with traffic lights, a crosswalk, and several buildings. On the left, there's a tall, modern building with a grid-like facade. On the right, there's a shorter, older building with a gabled roof. The sky is blue with some light clouds.

Building Regulations 2020 Update



Richard Cymler Regional Director Ball & Berry

Hereford and Worcester Constructing Excellence 30/01/20

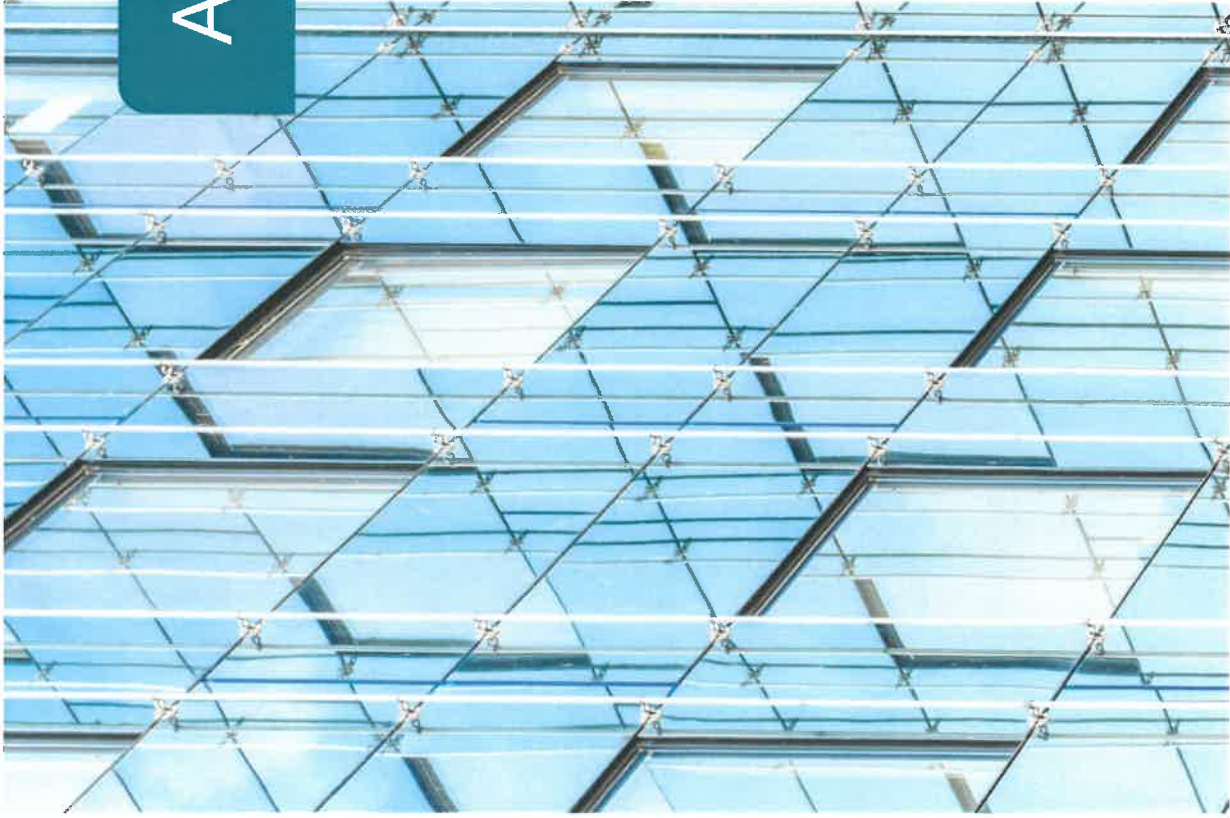


Your Complete Building Control Service.

Preston. Manchester. Birmingham.



ball & berry



About Us























Here at Ball & Berry, our Approved Inspector service cuts through the bureaucracy and complexities of Building Regulations and focuses firmly on the customer and their goals.

Our extensive industry experience as leading Building Control Surveyors and track record for success has built us a reputation as the go-to Corporate Approved Inspectors in England and Wales.

This same quality and professional Building Control service will keep your project on track, taking you from the early days of design, right through to satisfactory completion.

Some of our Clients



 Lancaster University	 Cassidy+Ashton	 KIER	 Russells Communication	 THG IDEAS WITH MOMENTUM.
 bam	 ERIC WRIGHT GROUP	 MODA	 Select Property Group	 Wates
 BCEGI 北京建工国际	 Hard Rock CAFE	 muse	 Sir Robert McALPINE	 CFM CONSULTANTS
 CAPITAL&CENTRIC	 eG Euro Garages		 SUBWAY	 pets at home

Our Services



As a trusted Approved Inspector, our Building Control Surveyors have extensive experience across a range of sectors, including education, healthcare, industrial buildings, leisure and office buildings.



Customer-focused.

Our individually-tailored services give you a clear guide to project approval, from conception through to completion.



Proactive.

A proactive approach to non-compliance means your project won't suffer any unnecessary delays.



Flexible.

Our Surveyors are on hand when you need them.

We are Licensed and regulated by the Construction Industry Council (CICAIR Ltd) to carry out Approved Inspector services in England and Wales.

Meet Your Team

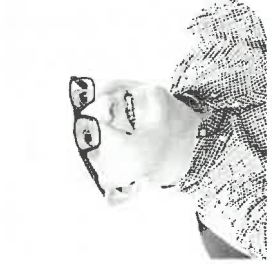


Every employee is an essential part of the Ball & Berry team, helping us to deliver a first-class Approved Inspector service to our clients.



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Recent changes to the building regulations and expected changes to both procedural and technical requirements during 2020

Regulation 7 Approved Document B The Future Homes Standard
The Hackitt Review Implementation Plan



Building a Safer Future

- Grenfell Tower Tragedy 14.06.17
- 72 Confirmed Deaths
- Police Investigation
- Coroners Inquest
- Public Enquiry Phase 1 published October 2019
Phase 2 commenced January 27th 2020
- Independent review of Building Regulations & Fire Safety : Hackett Review



Hackitt Review

- Independent Review of Building Regulations and Fire safety : Dame Judith Hackitt
- Interim Report Decemed 17
- Full Report published 17.05.2018
- MHCLG Implementation Plan 18.12.2018
- Building Safety Regulator
- HRRB's - Two-tier system ?



Hackitt Review

- Key Gateway Points
- LPA Consultation
- Legal Commencement
- Completion Certificate
- Clerks of Works/ Verification Bodies.
- Competence
- Product testing
- Residents Voices
- Safety Case – Digital File



Combustible Cladding “ban”

- Ban of combustible materials in the external walls of buildings including specified attachments.
- New Build/Building Work/Change of Use
- BS EN 13501 A1/A2 s-1, d-0
- Residential Buildings only definition Regulation 7(4).
- 18m+
- 21st December 2018 England
- 13th January 2020 Wales



Regulation 2

Amendments to the Building Regulations 2010

2.—(1) The Building Regulations 2010⁽³⁾ are amended in accordance with the following paragraphs.

(2) In regulation 2 (interpretation) after paragraph (5) insert—

“(6) In these Regulations—

- (a) any reference to an “external wall” of a building includes a reference to—
 - (i) anything located within any space forming part of the wall;
 - (ii) any decoration or other finish applied to any external (but not internal) surface forming part of the wall;
 - (iii) any windows and doors in the wall; and
 - (iv) any part of a roof pitched at an angle of more than 70 degrees to the horizontal if that part of the roof adjoins a space within the building to which persons have access, but not access only for the purpose of carrying out repairs or maintenance; and
- (b) “specified attachment” means—
 - (i) a balcony attached to an external wall;
 - (ii) a device for reducing heat gain within a building by deflecting sunlight which is attached to an external wall; or
 - (iii) a solar panel attached to an external wall.”.



ADB Para 10.3

Combustibility of external walls

10.3 The external walls of buildings other than those described in regulation 7(4) of the Building Regulations should achieve either of the following.

- a. Follow the provisions given in paragraphs 10.5 to 10.8, which provide guidance on all of the following.
 - i. External surfaces.
 - ii. Materials and products.
 - iii. Cavities and cavity barriers.
- b. Meet the performance criteria given in BRE report BR 135 for external walls using full-scale test data from **BS 8414-1** or **BS 8414-2**.

10.4 In relation to buildings of any height or use, consideration should be given to the choice of materials (including their extent and arrangement) used for the external wall, or attachments to the wall, to reduce the risk of fire spread over the wall.