



Ministry of Housing,
Communities &
Local Government

Advice for Building Owners of Multi-Storey, Multi-Occupied Residential Buildings

Supplementary note to advice dated January 2020

Withdrawn



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November 2020

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Supplementary note to *Advice for Building Owners of Multi-storey, Multi-occupied Residential Buildings*, dated January 2020

INTERPRETATION OF THIS ADVICE

1. This advice recognises that all building owners or those responsible for a building want to ensure their buildings are safe and have existing obligations in this regard. This supplementary note relates to elements of the advice which cover external wall systems, including balconies.
2. The advice note is not Government regulations or statutory guidance, nor does it replace or supersede such guidance, or have the effect of applying current legislation retrospectively. It should not be considered as a guide for valuation or insurance purposes.
3. It should only be used to ensure adequate levels of life safety for residents, people in the proximity of the building, and fire fighters, for all buildings irrespective of height.
4. The advice does not need to be used if the building, of any height, meets all the functional requirements of the relevant Building Regulations in force at the time of construction (or refurbishment of external walls or balconies). Particular attention needs to be given to Requirement B4 of Schedule 1 to the Building Regulations, relating to external walls, which applies to all buildings irrespective of height.
5. The advice allows for professional judgement to be made regarding the safety of a building's external wall system. If some combustible materials have been used, replacement may not necessarily be required. This will depend on risks and mitigations present. That should be for professional judgement on a building-by-building basis, taking into account the guidance in the advice note, other relevant guidance, and recent experience from fires both in the UK and overseas.
6. Professionals assessing external wall systems of buildings should consider the height, use, and positioning of the building, as well as the design and fire protection strategy - when making their assessment, to ensure adequate levels of life safety are achieved.
7. It is the Expert Panel's view that ACM cladding (and other metal composite material cladding) with unmodified polyethylene filler (category 3 in screening tests) presents a significant fire hazard on residential buildings at any height with any form of insulation. Action to remediate these unsafe external wall systems and remove this unsafe cladding should be taken as soon as possible.
8. The advice says that owners of any building that has other forms of cladding should consider the risk of external fire spread and need for remediation if that building:
 - 8.1. Is 18m or more in height from the top occupied storey; or
 - 8.2. Has residents who need significant assistance to evacuate – such as a care home or hospital – particularly where horizontal, phased evacuation is in place; or
 - 8.3. Does not have - or have provision for - adequate risk mitigation, and has been assessed by a suitably competent person as presenting an unacceptable risk to the life safety of residents, people in the proximity of the building, and firefighters, regardless of the height of the building.