

# Protection Department

Recent Changes to Fire Safety/Building Safety  
Legislation and Regulations

# New Legislation and Regulations

The Fire Safety  
Act 2021

2021

The Fire Safety  
(England)  
Regulations 2022

2022

The Building  
Safety Act 2022

2022

# The Fire Safety Act 2021

The Fire Safety Act 2021 amends the existing Regulatory Reform (Fire Safety) Order 2005 (The Fire Safety Order).

It provides additional areas which the responsible person/duty-holder for multi-occupied residential buildings must consider when managing and reducing risk of fire within their premises.

These are:

- The structure and external walls of the building including anything attached to it (e.g. cladding, balconies, windows etc)
- Entrance doors from the common areas of the building into individual flats

# The Fire Safety Act 2021

BFRS therefore has made changes to the Fire Safety audit methodology to take into account these changes.

We have informed/will inform:

- Duty Officers/Group Commanders/Principal Officers so they understand the legislative changes and therefore offer suitable advice if required
- Prevention staff who are visiting multi-occupied residential buildings so they can advise appropriately
- Members of the Fire Authority to make them aware of legislative Fire Safety changes

# The Fire Safety (England) Regulations 2022

The Regulations have been introduced following on from the recommendations of the Phase 1 Grenfell Tower Inquiry. These came into full force on 23 January 2023.

The Regulations impose additional measures on the responsible person of multi-occupied residential buildings and they must now be prepared to work on the new regulations so they can meet the requirements.

These requirements depend upon the height of the buildings.

# The Fire Safety (England) Regulations 2022

The requirements are as follows:

All multi-occupied residential buildings:

- Fire Safety instructions
- Fire Door Information

Residential Buildings above 11 metres

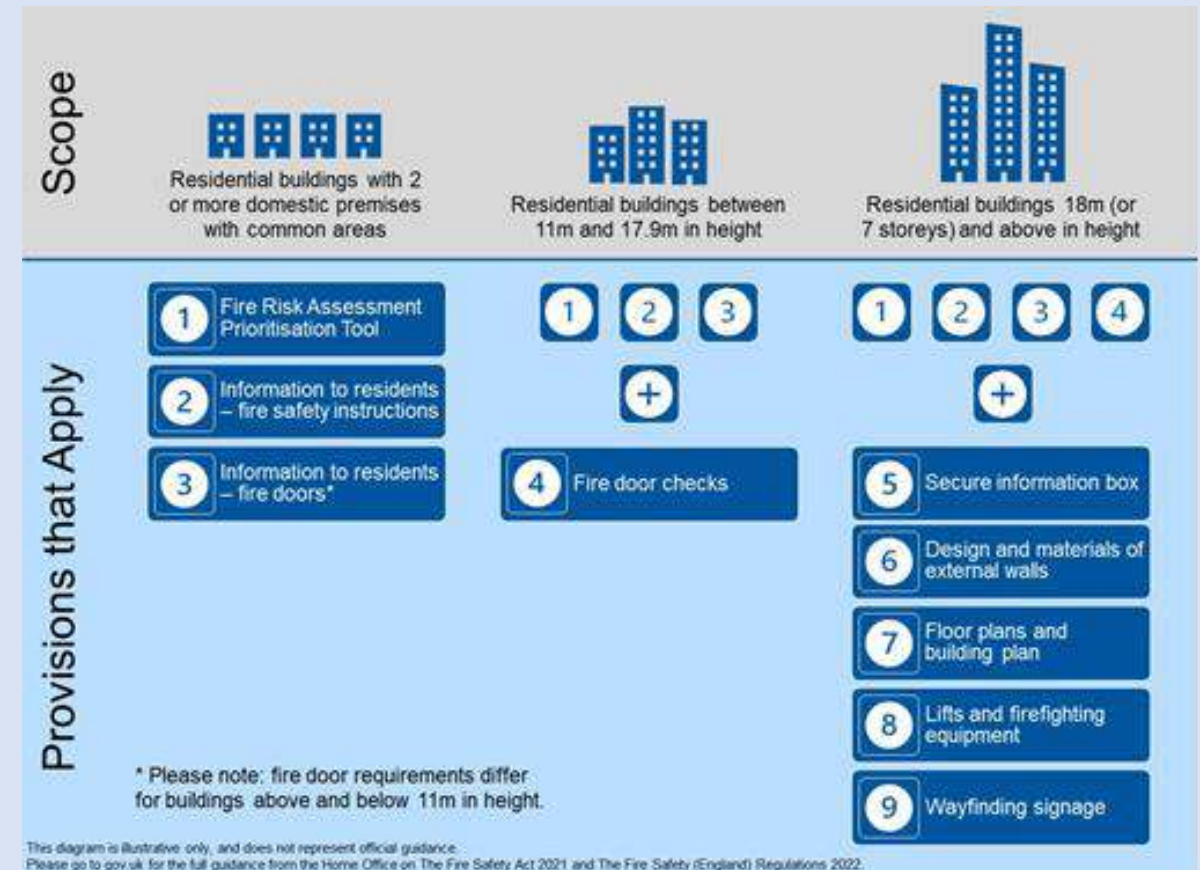
- Those requirements above
- Fire Doors

# The Fire Safety (England) Regulations 2022

High-rise residential buildings above 18 m or 7 storeys:

- All of the recommendations from the previous slide
- Building Plans
- External Wall Systems
- Lifts and other key Fire-fighting Equipment
- Secure Information Boxes
- Wayfinding Signage

# The Fire Safety (England) Regulations 2022



This is an illustrative diagram supplied by the Protection Policy and Reform Unit



# The Fire Safety (England) Regulations 2022

BFRS therefore needs to consider the next steps to assist RPs meet the requirements of the new Regulations:(floor plans, defective fire-fighting equipment) to meet the regulations:

- BFRS website has electronic forms for RPs to complete and send to the Protection Teams (floor plans, defective fire-fighting equipment, external wall systems information)
- Prevention staff informed to offer the correct advice and information to residents they visit
- Duty Officer/Group commander/Principal officer instructed on correct advice and actions to undertake with information coming from responsible persons
- Other departments and managers for information to reflect changes in legislation

# The Building Safety Act 2022

The Act provide for a new regulator (the Building Safety Regulator [BSR]) to be established under the Health and Safety Executive.

The aim of the regulator is to:

- Secure the safety of people in and around buildings with respect to the risk arising from them
- Improve the standards of buildings
- Assuring the safety of higher-risk buildings
- Improving competence of those involved
- Ensuring clearer standards and guidance

# The Building Safety Act 2022

The Act applies to new and existing buildings above 18m with at least two residents (including care homes and hospitals above this height)

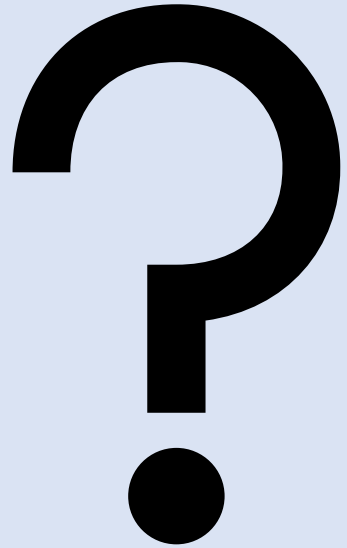
Creates a universal change in responsibility and culture within the building industry

Puts residents at the heart of the Building Safety

Clarifies who is responsible for Fire and Building Safety throughout the life cycle of these buildings

There will also be an additional approvals process for higher-risk buildings.

Changes to liability in relation to construction of new buildings such that there will be a general and direct right of action brought in to force.



Questions

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