

New requirements for Automatic Fire Suppression Systems in Scotland

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Introduction

- Background
- Focus on key changes to Standard 2.15 and the supporting guidance
- Guidance to standard 2.9 escape (domestic)
- Miscellaneous changes
- Wider SG fire safety work

Research

Optimal Economics - May 2015

Research Project to Review the Cost Effectiveness of Sprinklers in Residential Properties:

- Houses
- Flats
- Houses in Multiple Occupation
- Halls of residence

Post Grenfell



Consultations

- David Stewart MSP – Private Members Bill
 - new build social housing
 - 354 consultation responses
 - SG agreed to take over and implement legislation
- Building Standards Compliance and Fire Safety – a consultation on making Scotland's buildings safer for people
- 222 responses
- 246 people attended world café style events

Changes in Technical Handbooks 2020

Summary of key changes - [Building standards technical handbooks 2020: summary of changes - gov.scot](https://www.gov.scot/publications/technical-handbooks-2020/summary-of-changes/)
[\(www.gov.scot\)](https://www.gov.scot/)

A full list of all latest changes

- can be found in clause 2.0.5 in each of the 2020 technical handbooks.

New Legislation

- The Building (Scotland) Amendment Regulations 2020 comes into force on 1 March 2021
- Business Regulatory Impact Assessment available at [The Building \(Scotland\) Amendment Regulations 2020 \(legislation.gov.uk\)](#)

Standard 2.15 Automatic Fire Suppression

- The legislation amends standard 2.15 requiring AFSS to be installed in all new build:
 - flats and maisonettes;
 - social housing dwellings; and
 - multi-occupied residential buildings.

- Conversions

Definitions - Flat

Flat means a dwelling on one storey, forming part of a building from some other part of which it is divided horizontally, and includes a dwelling of which the main entrance door and associated hall are on a different storey from the remainder of the dwelling.

Definitions - Maisonette

Maisonette means a dwelling on more than one storey, forming part of a building from some other part of which it is divided horizontally.

Definitions – Social Housing Dwelling (new)

Social housing dwelling means a dwelling occupied by virtue of a Scottish secure tenancy within the meaning of section 11 of the Housing (Scotland) Act 2001.

Definitions – Shared multi-occupied residential building (new)

Shared multi-occupancy residential building means a residential building occupied as a sole or main residence by more than six individuals where those occupying the building, or part of the building, share the use of sanitary facilities or facilities for the preparation of cooked food with other persons occupying the building, or part of the building.

Conversions

Schedule 2 of the Building (Scotland) Regulations 2004

- Type 1 - e.g. conversion of a non-domestic building to flats
- Type 3 - e.g. conversion of a large house to social housing flats
- Type 7 - e.g. conversion of offices to shared multi-occupancy residential buildings with more than 6 residents
- Dwelling to social housing dwelling?

Automatic Fire Suppression Systems

- Sprinkler systems – BS 9251
- Automatic watermist fire suppression – BS 8458
- Other innovative systems



Guidance to Standard 2.15

- **Clause 2.15.0** – additional guidance provided on issues to consider in the procurement of residential sprinkler systems.
- **Clause 2.15.1 (DTH) and 2.15.6 (NDTH)** – additional guidance on water mist suppression systems provided.
- Guidance commissioned by the Welsh Government to BRE to be published to be published in the coming months

Guidance to Standard 2.15

- **Clause 2.15.2** – guidance for sheltered housing complexes rationalised and simplified.
- **Clause 2.15.3** – guidance relating to high rise domestic buildings removed and replaced with new guidance relating to buildings containing flats and maisonettes.
- **Clause 2.15.4** – new guidance relating to social housing dwellings provided.
- **Clause 2.15.5** – additional guidance on water supply provided.

Standard 2.9 Escape – within dwellings

Table 2.3 split into three separate tables :

- 2.3 a) Escape within houses (other than social housing dwellings)
- 2.3 b) Escape within flats and maisonettes (other than social housing dwellings)
- 2.3 c) Escape within Social Housing Dwellings

Standard 2.9 Escape – escape route from dwelling

- Table 2.4 Escape routes replaced as a result of amendment of the scope of Standard 2.15 and guidance simplified.
- All reference to AFSS removed from table
- Escape routes – common areas

A [basement storey](#) (see clause 2.9.11) at a depth of not more than 4.5m (if applicable) and/or a topmost [storey](#) not more than 7.5m [2]

At least one [escape route](#) and

- not more than 4 dwellings per storey, or

At least one escape route and

- [protected lobbies](#) (see clause 2.9.13), and
- smoke ventilation (see clauses 2.9.14 – 2.9.16), and
- not more than 10m travel distance inside [protected lobby](#), or

At least two [escape routes](#) [3] and

not more than 30m travel distance in protected corridor

Miscellaneous - 1

- **Clause 2.0.6** – exception to previous guidance on treatment of certain types of flats and maisonettes added as a result of amendments to Standard 2.15.
- **Clause 2.0.8** – guidance for houses in multiple occupation re-written to clarify intent, including reference to ‘shared multi-occupancy residential buildings’ as a defined building type.

Miscellaneous - 2

- Reference to published guidance updated
- References to British Standards updated
- Typographical errors

Miscellaneous - 3

BS 8629 Code of Practice for the design, installation, commissioning and maintenance of evacuation systems for use by fire and rescue service in buildings containing flats and maisonettes:

- Clause 2.14.8 - Guidance updated to reflect the published standard (previously in Draft)
- Mass evacuation switch removed
- Additional guidance provided for networked systems

Ministerial Working Group on Building and Fire Safety

- Scottish Advice Note on External Wall Systems
- Links to MWG on mortgage lending
- Smoke Heat and CO Alarms
- Building Inventory of High Rise Domestic Buildings
- Links to Building Standards Futures Board
- HPL Data collection
- Grenfell Inquiry Phase 1 response
- Grenfell Inquiry Phase 2 (ongoing)

Thank you

