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Building Standards updates

Please mute microphones and turn off video



TOPICS

- Changes from Oct 2019

<https://www.gov.scot/publications/building-standards-technical-handbooks-2019-summary-of-changes/>

- Changes coming in March next year

<https://www.gov.scot/publications/building-standards-technical-handbooks-2020-summary-of-changes/>

- Protective barriers at windows/Juliette balconies
- Payment of fees

2019 Changes



When is a dwelling still a dwelling !

Definition is unchanged. Dwelling means:

- a. by an individual or by individuals living together as a family; or
- b. by not more than six individuals living together as a single household (including a household where care is provided for residents)

Dwellings with live-in care

Six individuals living together – can be 5 people who have additional support needs and have a live-in carer – still a dwelling but Fire (Scot) Act 2005 applies because carer is an employee

External Wall Cavity barriers



Open state intumescent cavity barriers mentioned as acceptable.

Specification important – tested and accredited.

Cladding specification – Stds 2.6.4 & 2.7.1



- European classification adopted for cladding fire performance – A1, A2, B,C,D & E are the specification standards
- Within 1 metre of a boundary or any building with storey above 11 metres must be A1 or A2
- Alternative solutions must be subject to a full scale fire test as per BS8414



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Wall and non-combustibility Std 2.6.5

The whole make of wall to be non-combustible if within 1 metre of a boundary and/or in a building with a storey above 18 metres

Except: structural frame and insulation can be combustible if not high rise, if internal wall fire resistance is achieved but cladding must still be non-combustible

Escape in flatted high rise buildings

- All high rise domestic must now have 2 escape routes – Stds 2.9.9 & 2.9.10
- Have an “evacuation alert system” Std 2.14.8
- Storey and dwelling identification signs Std 2.14.9

Changing Place Toilets - Std 3.12.13

- Previously a “nice to have”
- Now, embedded in the Standards
- Size and requirements detailed
- Form part of a National Register:

<https://changingplaces.uktoiletmap.org/#>



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Changing Place Toilet

When required:

- a) Large retail, assembly or entertainment buildings that are over 5000m² or more than 1000 persons or is a swimming pool
- b) A hospital
- c) A secondary school with community facilities

QUESTIONS on 2019 changes ?



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2020 Changes coming into force 1st March 2021

Some minor tweaks, typos, etc but the largest change is an extension to the need for suppression in more types of buildings

Std 2.15 – Domestic & Non-domestic



- Shopping centres
- High rise domestic
- Residential care buildings
- Sheltered housing complexes
- Schools
- Flats & maisonettes
- Social Housing dwellings
- Shared multi-occupancy residential buildings

Suppression



- **Flats & Maisonettes** – familiar definition
- **Social Housing dwelling** – “Scottish secure tenancy within Section 11 of the Housing (Scot) Act 2001
- **Shared Multi-occupancy Residential Building** – more than 6 individuals and sharing facilities



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Suppression details

- Design & Procurement timing
- Initial statement on building warrant application
- Delay design until a future stage of warrant
- Design– competent person, LPC Rules, BS EN 12845:2015
- Designer to consult with Scottish Water
- Installation – commissioning, certification & sign off



Alternative suppression systems

Water mist becoming more prevalent:

- Specific British Standard 8458:2015 for design and installation
- Nozzles to BS8663-1:2019

QUESTIONS on 2020 changes ?

Protective barriers at openings

Barriers at window/Juliette balcony:

- Prevent adults/children falling and/or climbing
- Escape window access/egress (at 1st floor)
- Safe cleaning of windows (above 1st floor)



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Protective barriers

All barriers should be non-climbable Std 4.4.2 except where children are clearly precluded

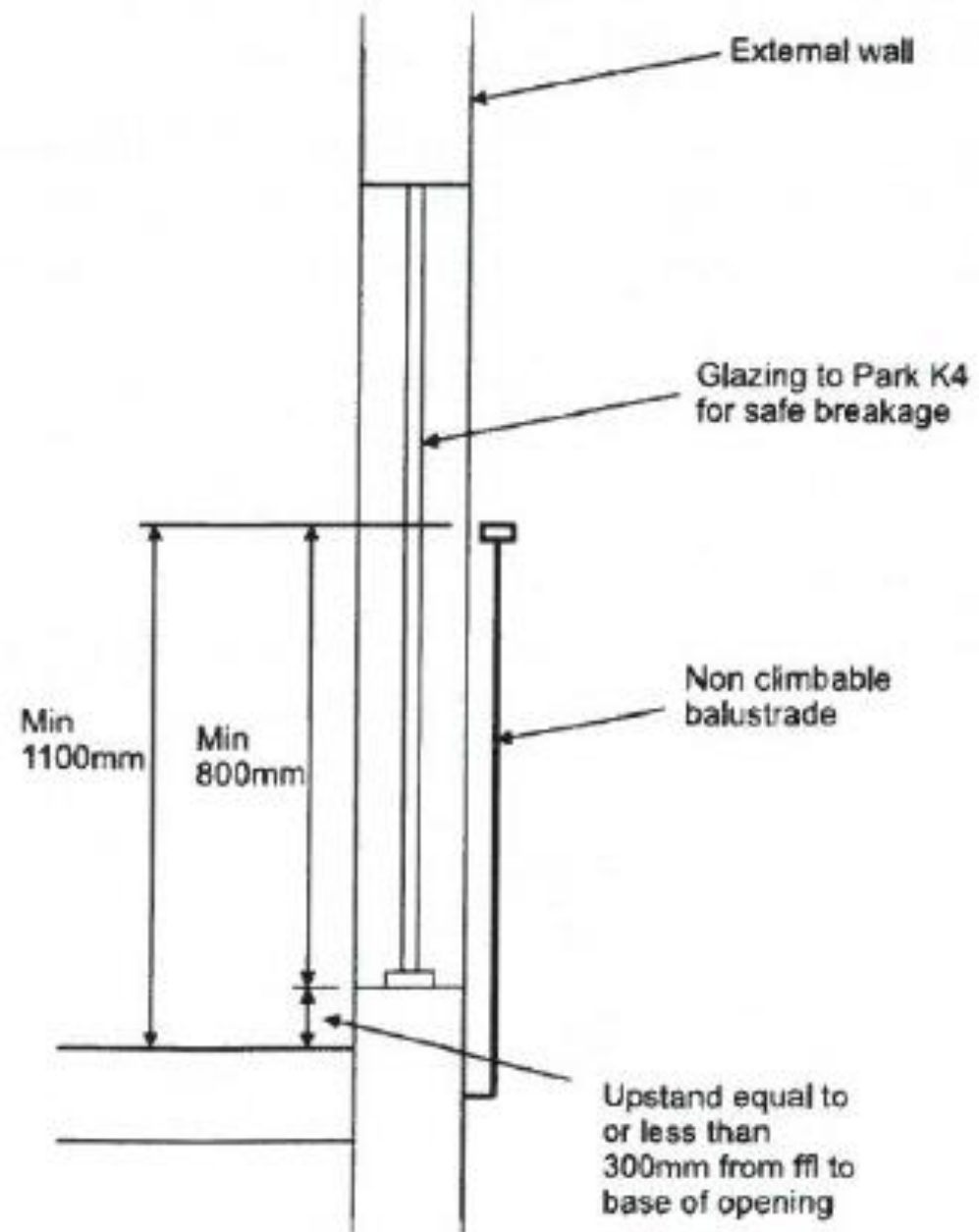
Std 4.4.2 – guarding 800mm minimum height

Std 2.9.4 – escape opening no higher than 1100mm

Std 4.8.4 – safe cleaning 1100mm minimum height



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Payment of fees

If paying via BACS, please:

- Email pi@aberdeencity.gov.uk to confirm payment
- Quote application reference number when making payment



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