



NBCMP

National Building Control Management Project

TGD B – Part B – Fire Safety

Recent Changes to Part B and Technical Guidance Document (TGD) B 2006 of the Building Regulations.

Date 23th March 2020



Recent Changes to Part B and Technical Guidance Document (TGD) B 2006 of the Building Regulations. The amendments and corrections B(iii) – B(xvii) incorporated in the document apply to the design of works, or buildings in which a material change of use takes place, where the works or the change of use commence or takes place, as the case may be on or after 1 July 2020 (Ref to the TGD B for Transitional Arrangements).

https://www.housing.gov.ie/sites/default/files/publications/files/technical_guidance_document_b_-_fire_safety_2020_-_final.pdf

The design of apartments, in Ireland, has been evolving over recent years, as design teams learn from best practice around the world. In particular, open plan apartments are becoming increasingly popular.

The aim of the additional national guidance is to provide both local authorities and industry with greater clarity on how to achieve and demonstrate compliance with Part B for open plan apartments and to promote consistency across the country.

The published guidance was developed to maintain a level of fire safety performance in open plan apartments that is at least equivalent to a traditional apartment with a protected entrance hallway, it also compares favourably with other jurisdictions examined while also aligning with the Irish default policy of evacuation.

In relation to Ireland's evacuation policy, the Fire Safety Task Force was established in the aftermath of the Grenfell tragedy. They were tasked with undertaking a complete review of the approach to fire safety in Ireland and in its report of May 2018, highlights evacuation of buildings as the default policy in Ireland. This is distinctly different from the "stay put" policy in other countries. The Report also states "The key to life safety in all apartment buildings is a proper two-stage fire detection and alarm system, together with an evacuation strategy..."

The DHPLG issued a background note on recent changes to Part B and Technical Guidance Document (TGD) B of the Building Regulations, see link.

https://www.housing.gov.ie/sites/default/files/publications/files/background_note_on_recent_changes_to_part_b_and_technical_guidance_document_tgd_b_of_the_building_regulations.pdf

"While TGD is reference in this guidance note as a means of compliance with the regulations; other means of compliance can be used e.g. calculations, similar construction test, agrément certification etc ..."