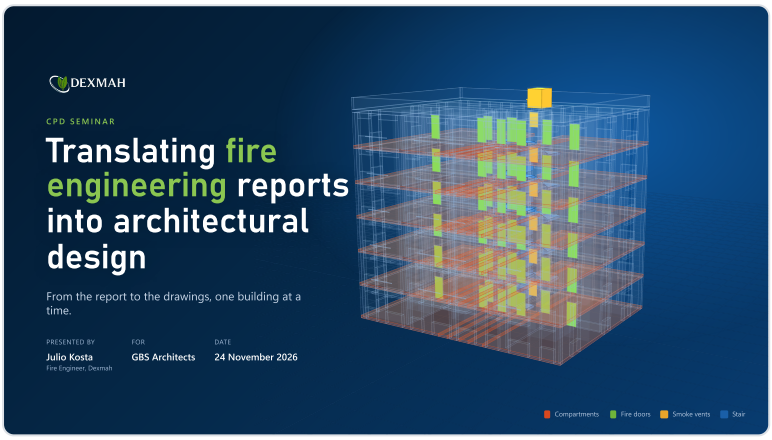
Translating Fire Engineering Reports into Architectural Design

CPD for GBS Architects, 24 November 2026. 3D edition. Speaker notes.

01 INTRODUCTION Translating Fire Engineering Reports into Architectural Design



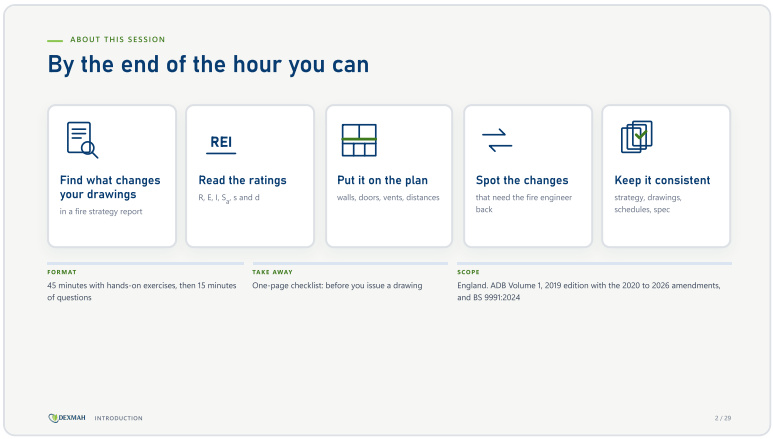
Welcome, and thank you to GBS Architects for having us again. Introduce yourself: Julio Kosta, fire engineer at Dexmah.

Last time we looked at the end of a project: the fire safety information handed over under regulation 38. Today is the step before. A fire strategy report is only as good as the drawings it ends up in. We will read one, and carry every decision onto plans, sections, schedules and specification without losing anything.

The building turning on the right is our example for the whole hour: a fictional six-storey block of flats. In colour you can already see what the strategy controls: compartments in ember, fire doors in green, smoke vents in gold, the stair in blue. By the end, every one of those should be on your drawings.

Timing: 45 seconds.

02 INTRODUCTION What you will leave with

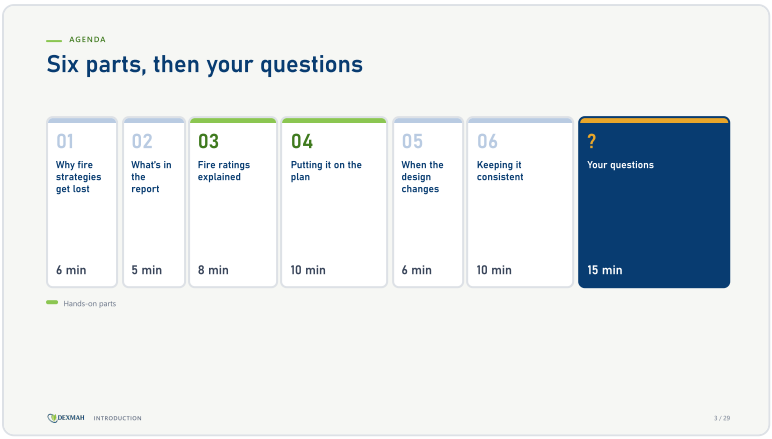


Five outcomes. The one that matters most is the third: putting the strategy on the floor plan, meaning where the fire-resisting walls, fire doors and smoke vents go, and how far people walk to a stair. Most of the problems we see start there, and it is the longest hands-on part.

Scope: England. The worked example is a block of flats, because that is where most of the detail sits in Approved Document B Volume 1. The same way of working applies to any building type. Wales has its own guidance.

Timing: 45 seconds.

03 INTRODUCTION Agenda



Six parts in 45 minutes, then 15 minutes for questions, so the full hour. The bar is to scale. Parts three and four, in green, are the hands-on ones, so that is where most of the time goes.

Quick questions as we go are welcome. Longer ones we keep for the end.

Timing: 15 seconds.

04 INTRODUCTION Our example building



This is the building we will use all session. Fictional, but typical: six storeys, one stair, a central corridor with six flats a floor, top storey at 15 m, sprinklered.

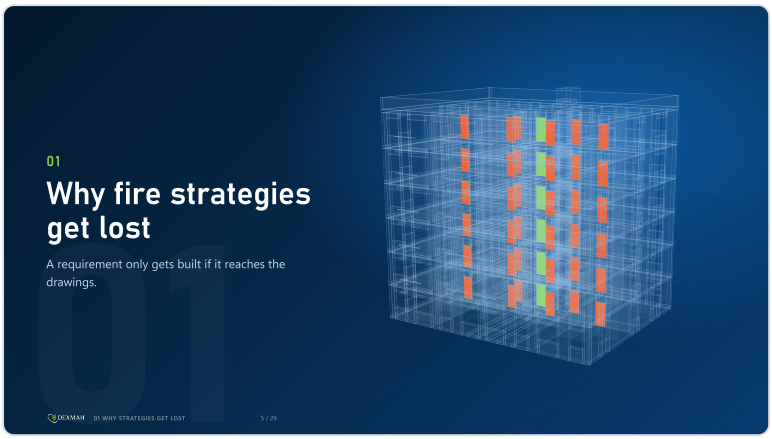
- **One stair:** allowed because the top storey is under 18 m. At 18 m or more you need more than one common stair (ADB 3.30(b), 2026 amendment text).
- **Corridor access:** the common corridor is a protected corridor (ADB 3.38).
- **15 m:** measured to the floor of the top storey (Diagram D6). Under 18 m and under seven storeys, so not a higher-risk building (SI 2023/275 reg 2).
- **Sprinklered:** blocks of flats with a top storey above 11 m have sprinklers throughout (ADB 7.4).

Click each label, or the four numbers on the left. Drag the model to turn it; double-click to reset.

Sources: ADB Vol 1 3.30 p29 (PDF p41); 3.38 p31 (PDF p43); 7.4 p60 (PDF p72); Diagram D6 p163 (PDF p175). SI 2023/275 reg 2. Example building is fictional.

Timing: 45 seconds.

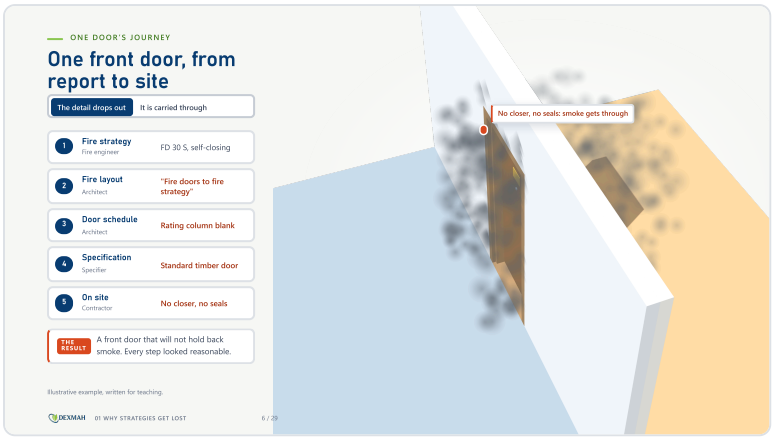
Part 1: Why fire strategies get lost



Part one. Why a good strategy can still lead to a building that does not match it. The flat front doors are highlighted: we start with one of them.

Timing: 15 seconds.

One front door, from report to site



The story of the whole session in one door. Start on "The detail drops out". Press the clicker to move along the chain; the door on the right changes as it goes.

Step 1: the fire strategy is right. Flat entrance doors FD 30 S, self-closing (ADB Table C1 item 2a, and C5 for the self-closer).

Click. Step 2: the fire layout only says "fire doors to fire strategy". The rating has left the drawings.

Click. Step 3: the door schedule is drawn up from the plans, so the rating column is blank. Nobody did anything wrong, there was simply nothing to copy. The seals on the model go grey: nobody knows they are needed.

Click. Step 4: priced and ordered as a standard timber door. The closer disappears.

Click. Step 5: fitted as a standard door. No closer, no seals. Watch the cold smoke get through the gaps round the leaf.

Click for the result. Then switch to "It is carried through" and run it again: same people, same building, the rating written into each document. The smoke is held back.

Ask the room: on your current job, which drawing says "see fire strategy"?

Sources: ADB Vol 1 Table C1 item 2a p152 (PDF p164); C5 p150 (PDF p162); C4 p150 (PDF p162); C2 (S_a, smoke leakage at ambient temperature) p150. Illustrative example; smoke shown is a teaching visual, not a simulation.

Timing: 2 minutes.

Four ways it goes wrong



Four cards, each one a place on the building. For each, read the two lines, the report and the drawing, and ask the room what goes wrong. Then click the card: the model flies to the spot and the card opens.

- **A rating in a table.** The report says E 30 S_a and self-closing. The schedule says FD30, no closer column. Doorsets arrive without smoke seals or closers. ADB Table C1 item 2a, and C5 for self-closers.
- **A distance that moved.** Two flats added at the end of the corridor at Stage 4. On our model the furthest door is now 10.6 m from the single stair, past 7.5 m. ADB Table 3.1 and 3.27.
- **A vent drawn as a rooflight.** The report says 1.0 m^2 free area at the head of the stair. The drawing shows a rooflight with a small hatch. Free area is not glass area. ADB 3.56 and D5; BS 9991 F.5.2.1.
- **A riser door without a rating.** The riser is a protected shaft. A plain access panel opens it to the corridor at every floor. ADB Table C1 item 2d: half the shaft period, 30 minutes minimum.

The fix in each case is on the card: put the decision on the drawing or schedule, with the attribute that matters.

Sources: ADB Vol 1 Table C1 pp152 to 153 (PDF pp164 to 165); C5 p150 (PDF p162); Table 3.1 p26 (PDF p38); 3.27 p26; 3.56 p33 (PDF p45); D5 p164 (PDF p176). BS 9991:2024 F.5.2.1 p206 (PDF p220).

Timing: 3 minutes 45 seconds.

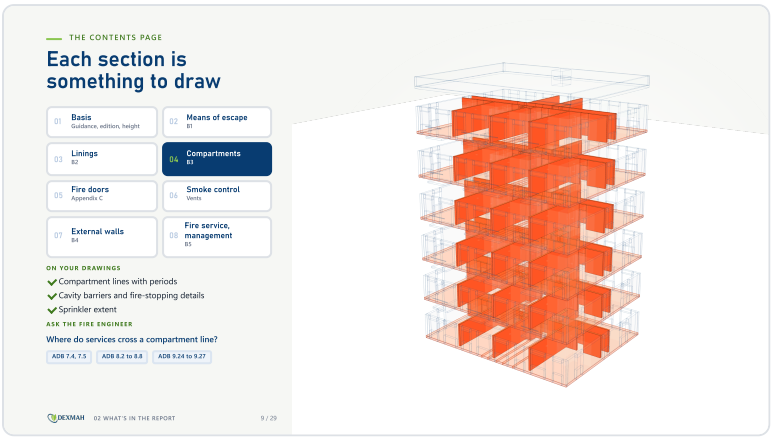
08 02 WHAT'S IN THE REPORT Part 2: What's in a fire strategy report



Part two. What each section of a report turns into on your drawings. The model is pulled apart floor by floor: that is what the report is describing.

Timing: 15 seconds.

Each section is something to draw



On the left is a typical contents page. Most reports follow Requirements B1 to B5 of the Building Regulations, with the basis at the front and management at the back. Click a section: the model shows what it controls, and the panel shows what goes on your drawings and the one question worth asking the fire engineer.

- **Basis:** the edition matters. ADB changed in 2025 and 2026 and changes again in 2029. Height is measured to the floor of the top storey, Diagram D6.
- **Means of escape:** the stair, the corridor and the travel distance, here 7.2 m from the furthest flat door. Part four is about this.
- **Linings:** a class column in the finishes schedule. Common corridors B-s3, d2 (Table 4.1).
- **Compartments:** lines on plans and sections, cavity barriers, fire-stopping, sprinklers.
- **Fire doors:** the door schedule. Part three. Green are the fire doors on the common parts; gold the doors off the protected entrance halls inside the flats.
- **Smoke control:** vents with type and free area.
- **External walls:** classes on the elevations and balconies.
- **Fire service and management:** the model shows the fire appliance on the access road and a dry fire main. For flats, ADB 13.2 gives two routes: appliance access to within 45 m of all points inside each flat along the hose route, or fire mains. Here the strategy uses a dry fire main in the stair. The appliance must get within 18 m of the inlet, which is on the face of the building and visible from the appliance (13.5): on our model it is 6.9 m. Outlets are on each landing in the

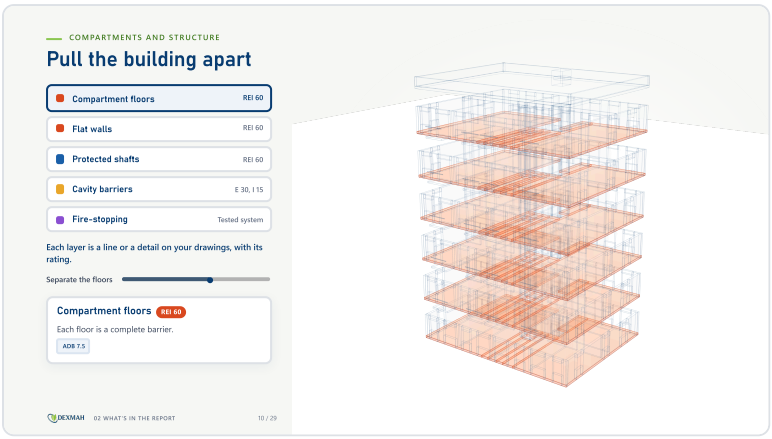
protected stair, with a maximum 45 m hose distance to the furthest point in each flat (14.3). Any extra hydrants go within 90 m of the dry main inlet (14.9). Then the management assumptions handed over under regulation 38.

Ask the room which section they find hardest to translate. Usually smoke control or compartmentation.

Sources: ADB Vol 1 Diagram D6 p163 (PDF p175); Table 3.1 p26; 3.18 p22; Table 4.1 p44; 7.4 and 7.5 p60; Section 8 pp66 to 69; Table C1 pp152 to 153; 3.53 to 3.57 pp32 to 33; Table 10.1 p81; 13.2 p99 (PDF p111); 13.5 p100 (PDF p112); 14.3 p101 (PDF p113); 14.9 p102 (PDF p114); 17.4 and 17.5 pp114 to 115. BS 9991:2024 0.8 p6 (PDF p20). Fire main and distances on the model are illustrative.

Timing: 3 minutes.

Pull the building apart



What you are saying: the compartmentation section of the report is not one requirement but five, and each one has to appear somewhere on the drawings with its rating. Floors and flat walls are lines on plans and sections. Shafts are enclosures. Cavity barriers and fire-stopping are details. The message: if any of these five is missing from the drawings, it will not get built.

How to present: click each layer in turn, say what it is in one sentence and where it goes on the drawings, then move on. Drag the slider at the end to close the building up again. You do not need to explain every rating in depth here: the next part does that.

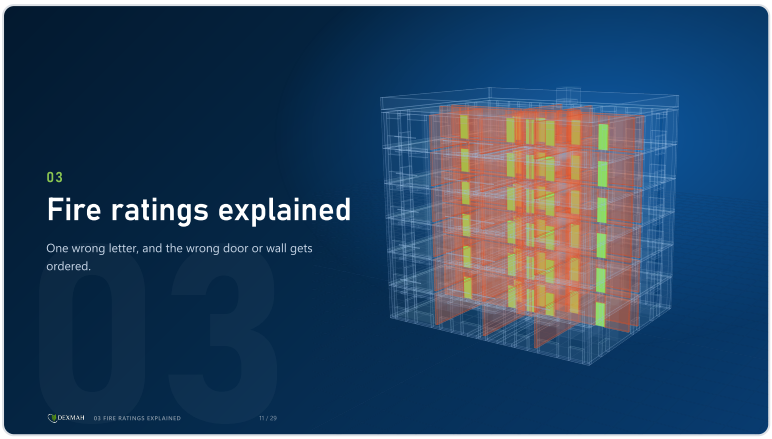
- **Compartment floors:** each a complete barrier with the fire resistance in Tables B1 and B2 (ADB 7.5). The strategy for our block: REI 60.
- **Flat walls:** each flat is a compartment. The wall between each flat and the corridor is a compartment wall, REI 60 here because the top storey is above 5 m (ADB 3.38).
- **Protected shafts:** the stair, the riser and the smoke shaft run through every floor. Their doors are in Table C1.
- **Cavity barriers:** in the external wall cavity at the edges, around openings, and where compartment floors and walls meet the external wall. A compartment wall is not completed by a cavity barrier above it. Minimum E 30 and I 15 (ADB 8.2 to 8.4, 8.8).
- **Fire-stopping:** where services pass through compartment lines, here the riser at every floor. Proprietary tested systems, with support (ADB 9.24 to 9.27).

The point for the drawings: every one of these needs a line or a detail. The fire-stopping and cavity barriers are the ones most often left to "by others".

Sources: ADB Vol 1 7.5 p60 (PDF p72); 3.38 p31 (PDF p43); 8.2 to 8.4 p66 (PDF p78); 8.8 p69 (PDF p81); Table B1 item 17 p130; 9.24 to 9.27 p76 (PDF p88); Table C1 2d p152. Positions on the model are illustrative.

Timing: 1 minute 45 seconds.

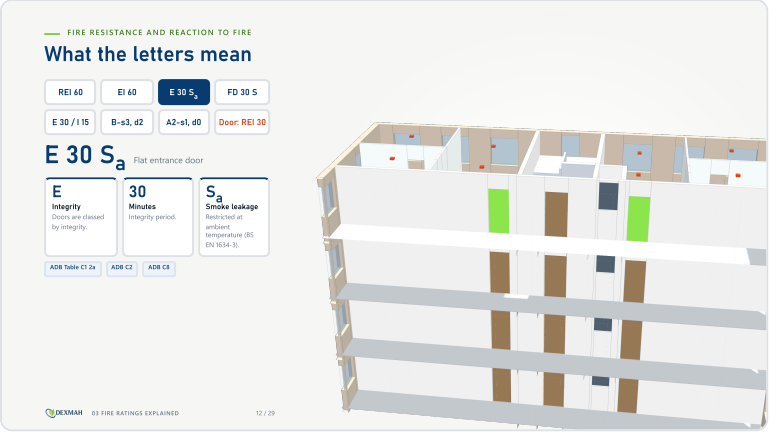
Part 3: Fire ratings explained



Part three. The notation in the fire resistance and door tables, and how it goes onto a schedule.

Timing: 15 seconds.

What the letters mean



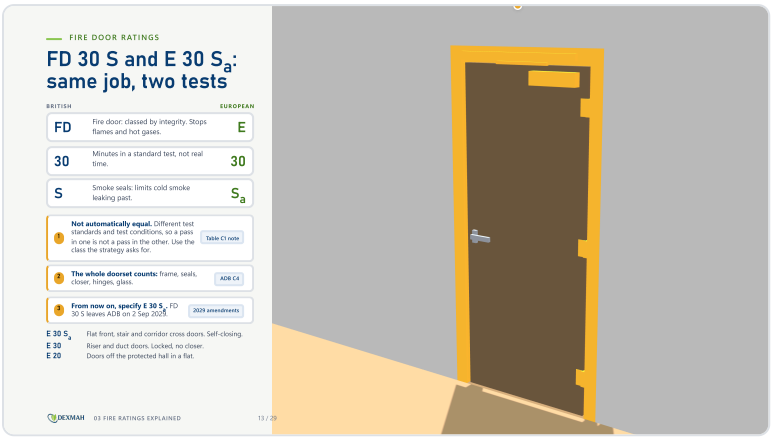
Click each code. Before each click, ask the room what they think it means. The model shows where that rating sits in our building.

- **REI 60:** R loadbearing capacity, E integrity, I insulation. The minutes are a standard test, not real time (ADB B18, B22). Shown on the compartment floors.
- **EI 60:** no R, because the wall carries no load. Shown on the walls between flats, as if non-loadbearing.
- **E 30 S_a:** doors are classed by integrity; S_a is smoke leakage at ambient temperature. Fire doorsets often give no significant insulation (C8).
- **FD 30 S:** the national class for the same door. National and European classes do not automatically equate (Table C1 note 1). The 2029 amendments, taking effect 2 September 2029, remove the national fire resistance classes, with transitional arrangements. So specify the European class now.
- **E 30 / I 15:** cavity barriers (ADB 8.8), shown in the external wall.
- **B-s3, d2 and A2-s1, d0:** reaction to fire, a different property. Class, then smoke, then flaming droplets. s3, d2 means no limit set (B7).
- **Door: REI 30:** the error to spot. A door has no R. Ask, then correct the schedule.

Sources: ADB Vol 1 B6, B7 p124 (PDF p136); B18, B22 p126 (PDF p138); Table B1 notes p131 (PDF p143); C1, C2 p150 (PDF p162); C8 p151; Table C1 pp152 to 153; 8.8 p69 (PDF p81); Table 4.1 p44 (PDF p56); Table 10.1 p81 (PDF p93); 10.14 p83. ADB 2029 amendment booklet p2.

Timing: 2 minutes 30 seconds.

FD 30 S and E 30 Sa



What you are saying, in one line: FD 30 S and E 30 S_a ask the door to do the same job, but they come from two different test systems, so you cannot swap one for the other on paper. From now on, write E 30 S_a.

What makes them different: FD 30 S is a British class from the BS 476-22 fire test. E 30 S_a is a European class, with the S_a smoke test to BS EN 1634-3. The two systems test in different ways, so ADB says the classes do not automatically equate (Table C1 note 1). A door tested to one standard has not been tested to the other. In practice: if the strategy says one and the supplier offers the other, ask the fire engineer.

Is FD 30 S going away? Yes. The 2029 amendments, taking effect 2 September 2029, remove the national fire resistance classes from ADB, with transitional arrangements for work already under way. So on new schedules use E 30 S_a now.

Click the three rows on the left; the door shows what each letter is about.

FD 30 S is the British (national) class, tested to BS 476-22. E 30 S_a is the European class. Letter by letter: FD and E both mean the door is classed by integrity, keeping flames and hot gases out. 30 is the minutes in a standard test, not real time (B22). S and S_a both mean restricted smoke leakage at ambient temperature: smoke seals. S_a is tested to BS EN 1634-3 (ADB C1, C2).

Click for the three rules. One: they do not automatically equate (Table C1 note), so do not swap one for the other without asking. Two: the evidence must cover the complete installed doorset; small differences in detail can change the rating (C4). The model

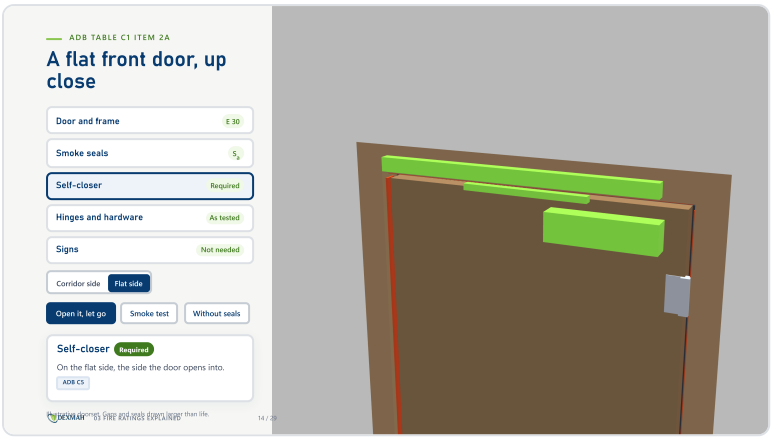
lights the frame, seals, closer and hinges. Three: the 2029 amendments, taking effect 2 September 2029, remove the national classes, with transitional arrangements. So specify the European class now.

Which goes where: flat front doors, stair doors and the doors dividing a corridor, E 30 S_a, self-closing (Table C1 2a, 4a, 3.39, C5). Riser doors: half the shaft period, 30 minutes minimum, no S, locked so no closer (2d, C5b). Doors inside a flat off the protected hall: E 20, no closer (item 9, C5c).

Sources: ADB Vol 1 C1, C2, C4, C5 p150 (PDF p162); Table C1 pp152 to 153 (PDF pp164 to 165); B22 p126; 3.39 p31; ADB 2029 amendment booklet p2. The doorset is illustrative.

Timing: 2 minutes.

A flat front door, up close



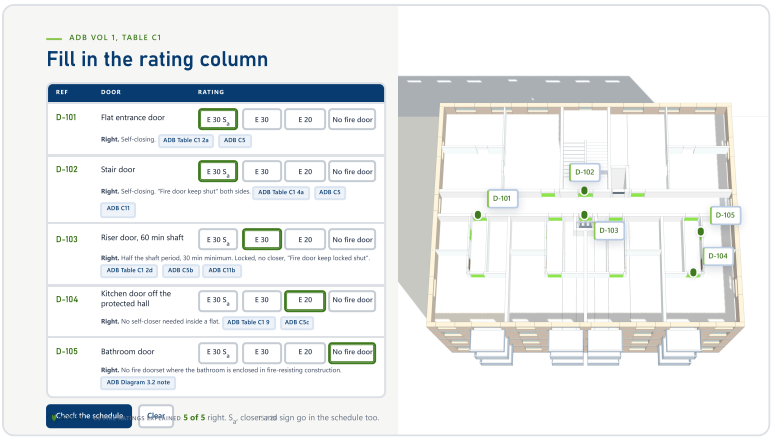
The door from the story, close up. This is what E 30 S_a, self-closing, means as a product. Click each part on the left; the view moves to it.

- **Door and frame:** E 30, integrity for 30 minutes, as a tested doorset. Test evidence must apply to the complete installed assembly; small differences in detail can significantly affect the rating (ADB C4).
- **Smoke seals:** the S_a. Restricted smoke leakage at ambient temperature, tested to BS EN 1634-3 (ADB C2). Press Smoke test, then Without seals, and watch the difference at the edges of the leaf.
- **Self-closer:** required on flat entrance doors (ADB C5). On the model it sits on the flat side, the side the door opens into. Press "Open it, let go": the closer brings it back.
- **Hinges and hardware:** part of the tested assembly (C4).
- **Signs:** a "Fire door keep shut" sign is not needed on doors to and within flats (ADB C11, C12). The stair door does need one.

Sources: ADB Vol 1 Table C1 item 2a p152 (PDF p164); C2, C4, C5 p150 (PDF p162); C11, C12 p151 (PDF p163). The doorset is illustrative; proportions of gaps and seals are exaggerated so they read on screen.

Timing: 1 minute (optional: skip to the schedule if short of time).

Fill in the door schedule



Five doors on the third floor of our block, tagged on the model D-101 to D-105. Take each row in turn, ask the room, click their choice. Click a row, or its tag on the model, to see where the door is. Then Check.

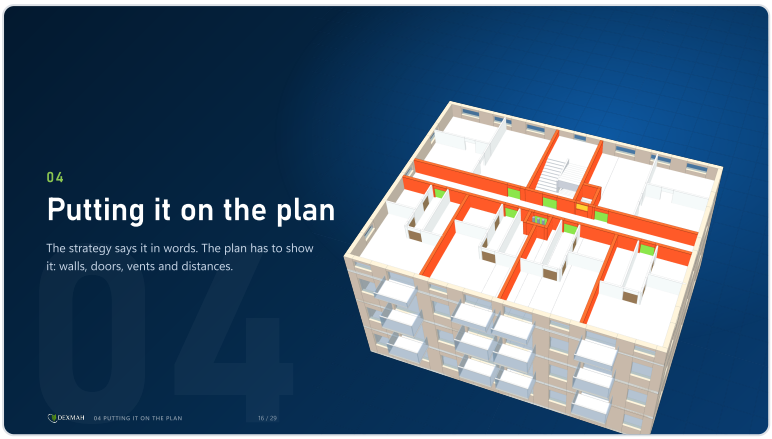
1. D-101, flat entrance door to the corridor: E 30 S_a, self-closing. Table C1 item 2a, C5.
2. D-102, corridor door into the protected stair: E 30 S_a, self-closing, signed "Fire door keep shut". Item 4a, C11.
3. D-103, riser door in a 60-minute service shaft: E 30, half the shaft period with 30 minutes minimum, no S. Kept locked, so no closer, and signed "Fire door keep locked shut". Item 2d, C5b, C11b.
4. D-104, kitchen door off a protected entrance hall: E 20. No closer needed within a flat. Item 9, C5c.
5. D-105, bathroom door: no fire doorset, where the bathroom is separated by fire-resisting construction. Diagram 3.2 note.

The point: the rating is only one column. The schedule also needs S_a, self-closer, signage and any hold-open release.

Sources: ADB Vol 1 C5 p150 (PDF p162); C11 p151 (PDF p163); Table C1 pp152 to 153 (PDF pp164 to 165); Diagram 3.2 p22 (PDF p34).

Timing: 2 minutes 30 seconds.

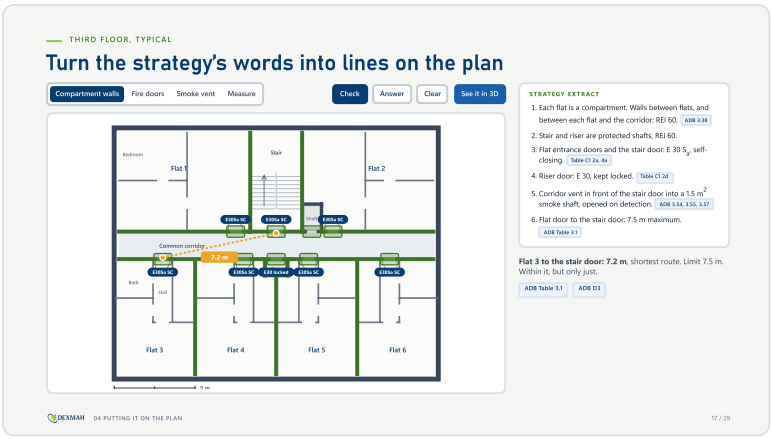
Part 4: Putting it on the plan



Part four, the main hands-on part. The idea: the fire strategy describes the building in words. Your plans have to show the same thing as lines, tags and dimensions. We cut the block at the third floor and turn a strategy extract into a marked-up plan together.

Timing: 15 seconds.

Mark up the plan



The idea of this slide: the box on the right is how a strategy describes the floor, in words. The plan on the left is where those words have to end up. Each line of the extract becomes something on the plan: a compartment line, a fire door tag, a vent symbol or a dimension.

How to present: read line 1 of the extract, pick Compartment walls, ask the room where they go, click their answers. Then line 3 with Fire doors, line 5 with Smoke vent, line 6 with Measure. Press Check, then Answer. About a minute per tool.

The third floor of our block, as a plan: six flats, the stair, the riser and the smoke shaft.

Pick a tool, then click the plan. Ask the room where each thing goes.

- **Compartment walls:** the flat-to-corridor walls, the walls between flats, and the stair and riser enclosures. Not the bedroom or bathroom walls inside a flat.
- **Fire doors:** the six flat entrance doors, the stair door and the riser door. Not the bathroom door (Diagram 3.2 note); the bedroom door in Flat 1 is not part of the common parts strategy.
- **Smoke vent:** into the shaft beside the stair door, in front of the storey exit (3.54). Not the window at the end of the corridor, and not a flat window. Why a shaft and not that window: the vent must be in front of the storey exit, as high as practicable. Our stair door is mid-block, about 10 m from the end window, with no outside wall near it. So ADB 3.55 allows a 1.5 m^2 smoke shaft with a 1.0 m^2 vent from the corridor. Press "See it in 3D" to show the distance

to the window and the vent into the shaft.

- **Measure:** click Flat 3 or Flat 6. 7.2 m to the stair door, the shortest route (ADB D3). Within 7.5 m, but only just.

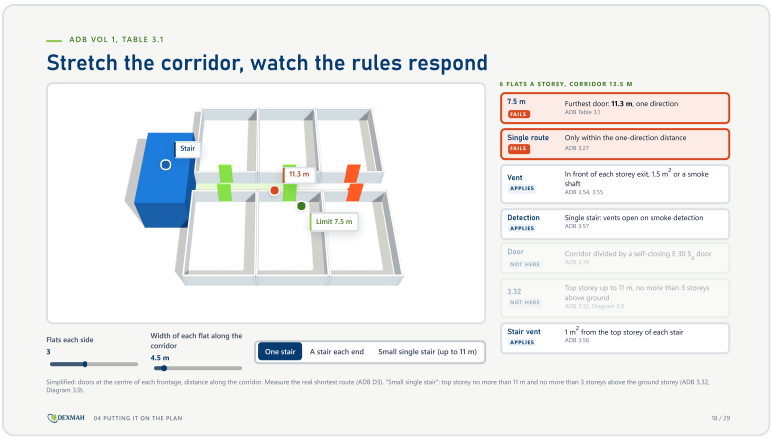
Press Check. Green is right, ember dashed is missed, grey with a cross is not needed. Answer shows the full mark-up. "See it in 3D" shows the answer on the model, then click again to return.

Note for questions: the internal planning of each flat has its own rules, such as a protected entrance hall with E 20 doors (ADB 3.18). This exercise is the common parts.

Sources: ADB Vol 1 3.38 p31 (PDF p43); 3.54 to 3.57 pp32 to 33 (PDF pp44 to 45); Table 3.1 p26 (PDF p38); D3 p160 (PDF p172); Table C1 pp152 to 153; Diagram 3.2 p22 (PDF p34). Example building is fictional.

Timing: 4 minutes 30 seconds.

Stretch the corridor



What you are saying: the 7.5 m limit is fixed, so the corridor layout decides whether a single stair works. Add flats or make them wider and the furthest door moves past the limit. That is why a layout change is a fire change.

How to present: 1. Point at the green strip: that is how far 7.5 m reaches from the stair. 2. Move "Flats each side" from 2 to 3: the furthest door turns ember. 3. Click "A stair each end": the limit becomes 30 m, but new rules appear in the list. 4. Click "Small single stair": only for low buildings, top storey up to 11 m, and the limit drops to 4.5 m. About 3 minutes.

"Width of each flat along the corridor" is the flat's frontage onto the corridor: wider flats make a longer corridor.

The input-driven one. A corridor with flats on both sides and a stair at one end. The green strip on the floor is how far 7.5 m reaches. It opens with two flats each side, 4.5 m frontage: the furthest door is 6.8 m away, inside the green.

- Move "Flats each side" from 2 to 3. The furthest door goes to 11.3 m, past the green, and turns ember: a single escape route no longer meets Table 3.1. This is the "distance that moved" from part one.
- Switch to "A stair each end". Escape in more than one direction, so the limit is 30 m. But the list adds items: the corridor between the stairs is divided by a self-closing E 30 S_a door (3.39), shown in green across the corridor, and vents at each storey exit.
- "Small single stair": the limit drops to 4.5 m, but only for buildings within 3.32: top storey no more than 11 m and no more

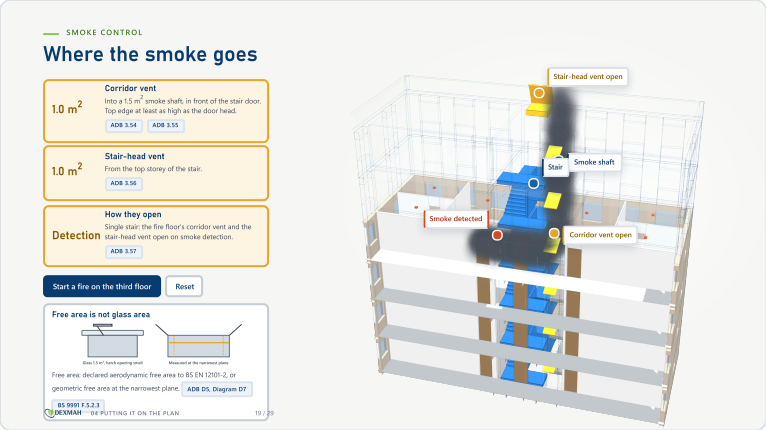
than three storeys above the ground storey.
- Drag the frontage: wider flats, longer corridor. A layout change is a fire change.

Above 18 m a second stair is needed anyway (3.30(b), from the 2026 amendments).

Sources: ADB Vol 1 Table 3.1 p26 (PDF p38); 3.27 p26; 3.30 and 3.32 p29 (PDF p41); 3.39 p31 (PDF p43); 3.54 to 3.57 pp32 to 33; D3 p160 (PDF p172).

Timing: 2 minutes 45 seconds.

Where the smoke goes



What you are saying: the vents are not just symbols on a plan. They have a job: keep the corridor and the stair clear of smoke so people can get out and firefighters can get in. That is why their position, size and how they open matter on the drawings.

How to present: press "Start a fire on the third floor" and narrate: the flat door opens, smoke gets into the corridor; detection sees it; the corridor vent and the stair-head vent open; smoke is drawn into the shaft and out at the roof. Then read the three cards. Finish with "Free area is not glass area". About 2.5 minutes.

The view looks down into the third-floor corridor with the floors above lifted away, then follows the smoke up the shaft. The stair and smoke shaft are see-through.

- A fire in Flat 1. Someone leaves and the front door is open for a few seconds: smoke gets into the corridor and gathers under the ceiling.
- Smoke detection in the common parts opens the corridor vent on that floor, into the smoke shaft, and the vent at the head of the stair. In a single stair building they open automatically (ADB 3.57).
- The corridor vent is in front of the stair door, as high as practicable, its top edge at least as high as the top of the stair door (3.54). Here it opens into a 1.5 m^2 smoke shaft with a 1.0 m^2 vent (3.55).
- The stair-head vent: 1.0 m^2 free area from the top storey of the stair (3.56).

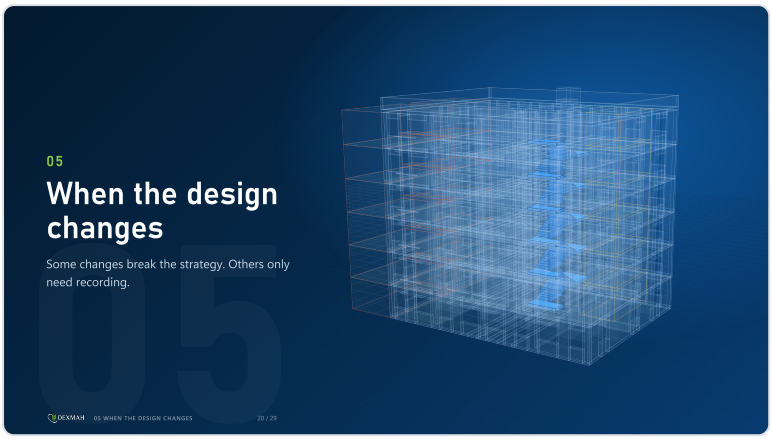
Then open "Free area is not glass area": free area is the declared aerodynamic free area to BS EN 12101-2, or the geometric free area at the narrowest plane (ADB D5, Diagram D7). Vents are smoke ventilators

to BS EN 12101-2; fitting actuators to other components to make smoke vents is not acceptable, as no performance has been tested (BS 9991 F.5.2.3.1 and F.5.2.3.2 note 2).

Sources: ADB Vol 1 3.54 p32 (PDF p44); 3.55 to 3.57 p33 (PDF p45); D5 and Diagram D7 p164 (PDF p176). BS 9991:2024 F.5.2.1 a), F.5.2.3.1, F.5.2.3.2 note 2 pp206 to 207 (PDF pp220 to 221). Smoke movement is a teaching visual, not a simulation.

Timing: 2 minutes 30 seconds.

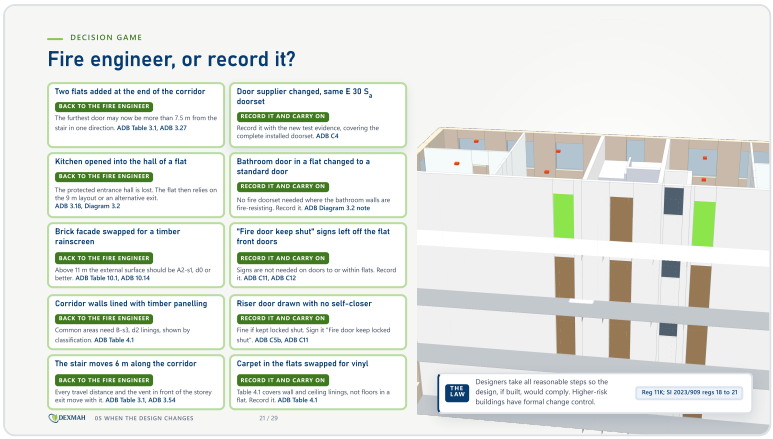
Part 5: When the design changes



Part five. A quick decision game. The ghosted boxes are two of the changes we will look at: a stair moved along the corridor, and two flats added at the end.

Timing: 15 seconds.

Fire engineer, or record it?



Ten changes, five each way. For each, ask the room: back to the fire engineer, or record it and carry on? Click their answer. The model shows the change.

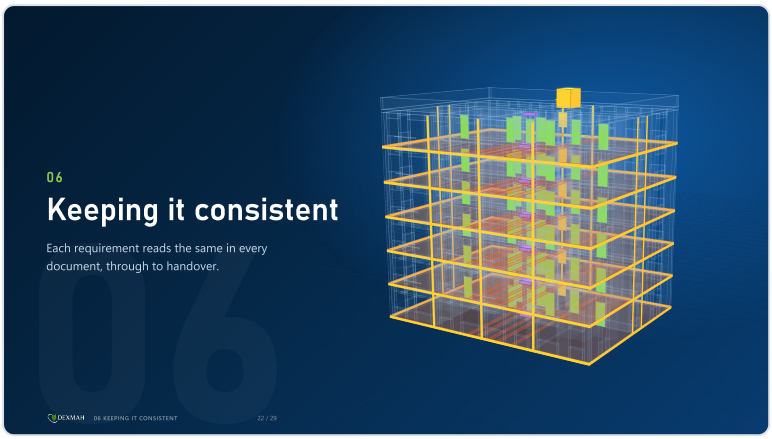
- Back to the fire engineer: two flats added (Table 3.1, 3.27), kitchen opened into the hall (3.18), timber rainscreen (Table 10.1), timber corridor panelling (Table 4.1), stair moved 6 m (Table 3.1, 3.54). Each changes something the strategy decided.
- Record it: same classified doorset from a new supplier, with evidence for the installed assembly (C4); bathroom door made a standard door where the bathroom walls are fire-resisting (Diagram 3.2 note); no "Fire door keep shut" signs on flat front doors (C11, C12); riser door with no closer, kept locked and signed (C5b, C11); vinyl instead of carpet in a flat (Table 4.1 covers walls and ceilings).

The callout: since 1 October 2023, regulation 11K puts duties on designers directly: take all reasonable steps so the design, if built, would comply, and provide sufficient information about it. For higher-risk buildings (18 m or 7 storeys, with at least two residential units), SI 2023/909 regulations 18 to 21 set change control: changes are recorded, notifiable changes notified, and major changes need approval before the work. Our example block is six storeys and under 18 m, so it is not a higher-risk building.

Sources: ADB Vol 1 Table 3.1; 3.18; Table 4.1; Table 10.1; 10.14; Table C1 2d; C4; 9.24. Building Regulations 2010 reg 11K and SI 2023/909 regs 18 to 21, read on legislation.gov.uk on 17 November 2026.

Timing: 5 minutes 45 seconds.

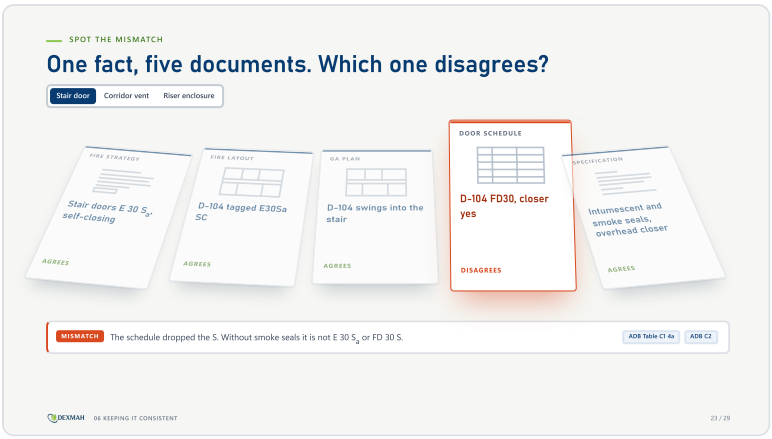
Part 6: Keeping it consistent



Part six. The point: one requirement, for example "stair door E 30 S_a, self-closing", should read exactly the same in the strategy, the fire layout, the GA plans, the door schedule and the specification, all the way to handover. Then a short quiz.

Timing: 15 seconds.

One fact, five documents



Three rounds. Each shows the same item in five documents, laid out like a desk. Ask the room which one disagrees, then click it.

- **Stair door:** the door schedule says FD30, without the S. Table C1 4a asks for E 30 S_a or FD 30 S.
- **Corridor vent:** the specification turns the AOV into an ordinary casement with a chain actuator. BS 9991 F.5.2.3.1 asks for a BS EN 12101-2 ventilator, and note 2 to F.5.2.3.2 says fitting actuators to other components to make smoke vents is not acceptable.
- **Riser enclosure:** the services drawing shows a 30-minute lining on a 60-minute shaft.

This check, strategy against drawings against schedules against specification, is what we recommend before every issue. It is also what Building Control will be looking for.

Sources: ADB Vol 1 Table C1 pp152 to 153; C2 p150; 3.55 p33; 7.5 p60. BS 9991:2024 F.5.2.3 p207 (PDF p221).

Timing: 2 minutes 30 seconds.

Through to handover



What you are saying: this is the door story from part one, done right. The same decision travels through six documents to handover, and three people will check that the thread is unbroken.

How to present: point along the gold thread from the strategy to handover in one sentence. Then click three times, one card each: Building Control, higher-risk buildings, regulation 38. One sentence per card. About a minute.

The chain from part one, now as it should run. Six documents, the same decisions in each, one thread through all of them.

Click three times for who checks it.

- Building Control: expect questions wherever the strategy, drawings and specification disagree. This card is our good practice advice, not a quotation from guidance.
- Higher-risk buildings: the building control approval application includes a fire and emergency file and a change control plan (SI 2023/909 Schedule 1). Changes during the work go through change control, regulations 18 to 21.
- Regulation 38, our October session: the fire safety information handed over at completion. The as-built fire plan in ADB 17.4 is built from exactly these drawings. If the drawings are right, the handover is mostly done. Regulation 38 does not apply to higher-risk building work, which has its own handover.

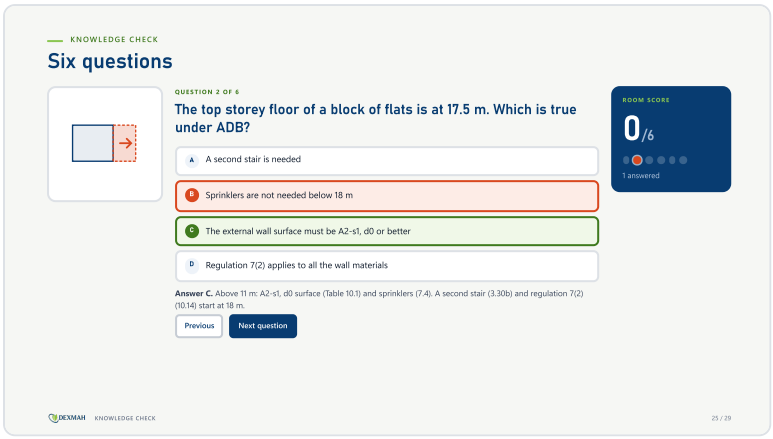
Optional slide: can be one sentence if running late.

Sources: SI 2023/909 Schedule 1 paras 3 and 5, regs 18 to 21 (legislation.gov.uk, 17 Nov 2026). Building Regulations 2010 reg 38 and reg 2B(p).

ADB Vol 1 17.4 and 17.5 pp114 to 115 (PDF pp126 to 127).

Timing: 1 minute 15 seconds.

25 KNOWLEDGE CHECK Knowledge check

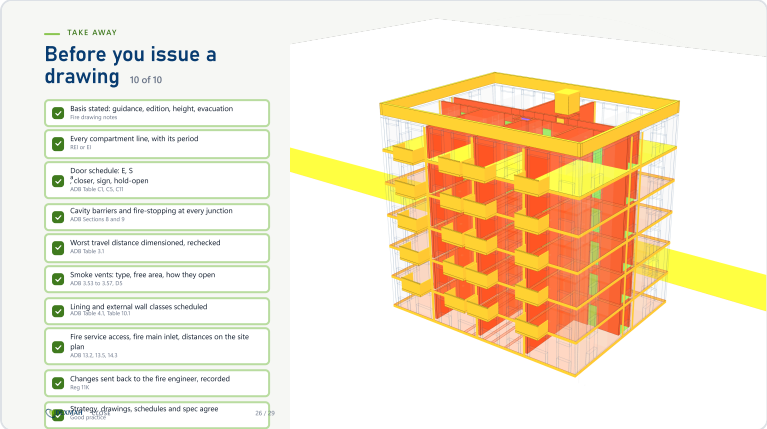


Read each question aloud, take a show of hands, click the answer the room chose. The explanation appears after each answer.

1. C. E 20, no self-closer. Table C1 item 9, C5c.
2. C. A2-s1, d0 surface above 11 m (Table 10.1). Sprinklers also apply above 11 m (7.4). Second stair and regulation 7(2) start at 18 m.
3. B. E 30, kept locked shut. Table C1 2d, C5b, C11.
4. B. 30 m with more than one direction (Table 3.1), with the corridor divided by a self-closing E 30 S_a door (3.39).
5. C. A BS EN 12101-2 ventilator with the free area, measured as ADB D5. BS 9991 F.5.2.3.2 note 2.
6. C. Ask the fire engineer: the classes do not automatically equate (Table C1 note), and evidence covers the whole doorset (C4).

Timing: 4 minutes.

26 CLOSE Before you issue a drawing

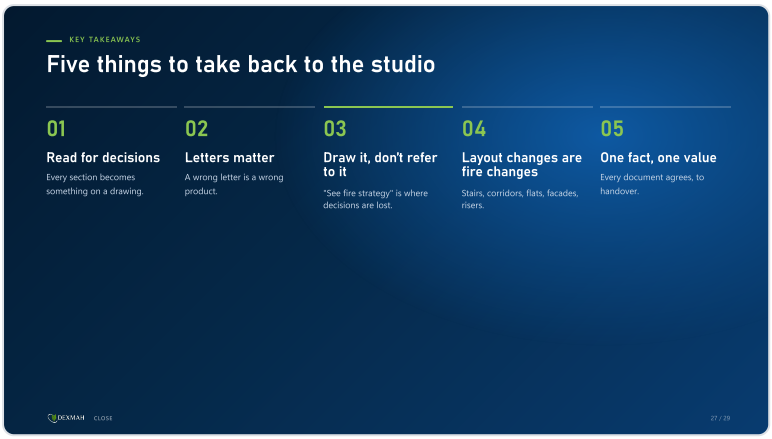


The take-away, also on the one-page handout. Ten checks before a drawing goes out. Each tick lights that part of the building, until the whole strategy is on the model. Tick a few live, or simply point to the handout.

Optional slide: skip straight to the takeaways if short of time; the handout carries it.

Timing: 1 minute.

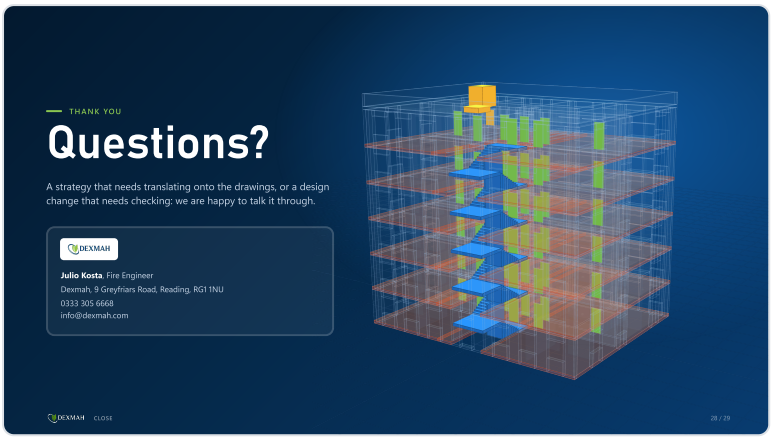
27 CLOSE Key takeaways



Five takeaways. Read the headings, pause on number three. If a drawing says "see fire strategy", ask whether the person building from it will ever open the report.

Timing: 45 seconds.

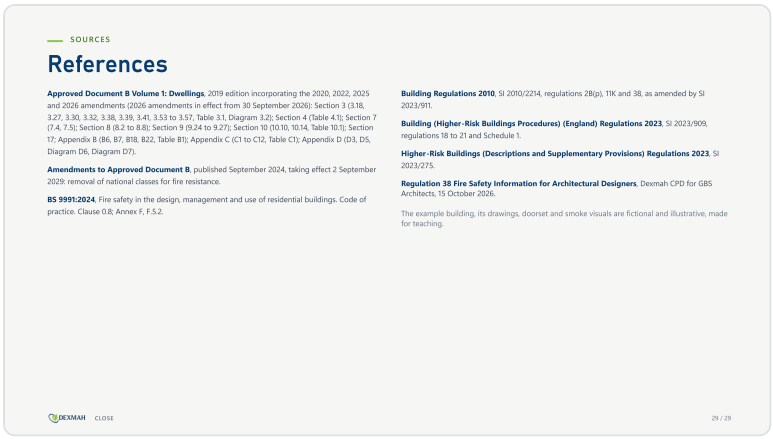
28 CLOSE Thank you. Questions?



Open the floor. If it is quiet, ask the room: on a current project, which drawing says "see fire strategy", and what would it take to replace that with the real information? Any slide can be brought back with O.

Timing: 15 minutes, to the end of the hour.

29 CLOSE References



SOURCES

References

Approved Document B Volume 1: Dwellings, 2019 edition incorporating the 2020, 2022, 2025 and 2026 amendments (2026 amendments in effect from 30 September 2026): Section 3 (3.18, 3.27, 3.30, 3.32, 3.38, 3.39, 3.41, 3.53 to 3.57, Table 3.1, Diagram 3.2); Section 4 (Table 4.1); Section 7 (7.4, 7.5); Section 8 (8.2 to 8.8); Section 9 (9.24 to 9.27); Section 10 (10.10, 10.14, Table 10.1); Section 17; Appendix B (B6, B7, B18, B22, Table B1); Appendix C (C1 to C12, Table C1); Appendix D (D3, D5, Diagram D6, Diagram D7).

Amendments to Approved Document B, published September 2024, taking effect 2 September 2029: removal of national classes for fire resistance.

BS 9991:2024, Fire safety in the design, management and use of residential buildings. Code of practice. Clause 0.8; Annex F, F.5.2.

Building Regulations 2010, SI 2010/2214, regulations 2B(p), 11K and 38, as amended by SI 2023/911.

Building (Higher-Risk Buildings Procedures) (England) Regulations 2023, SI 2023/909, regulations 18 to 21 and Schedule 1.

Higher-Risk Buildings (Descriptions and Supplementary Provisions) Regulations 2023, SI 2023/275.

Regulation 38 Fire Safety Information for Architectural Designers, Dexmah CPD for GBS Architects, 15 October 2026.

The example building, its drawings, doorset and smoke visuals are fictional and illustrative, made for teaching.

DEXMAH CLOSE 29 / 29

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