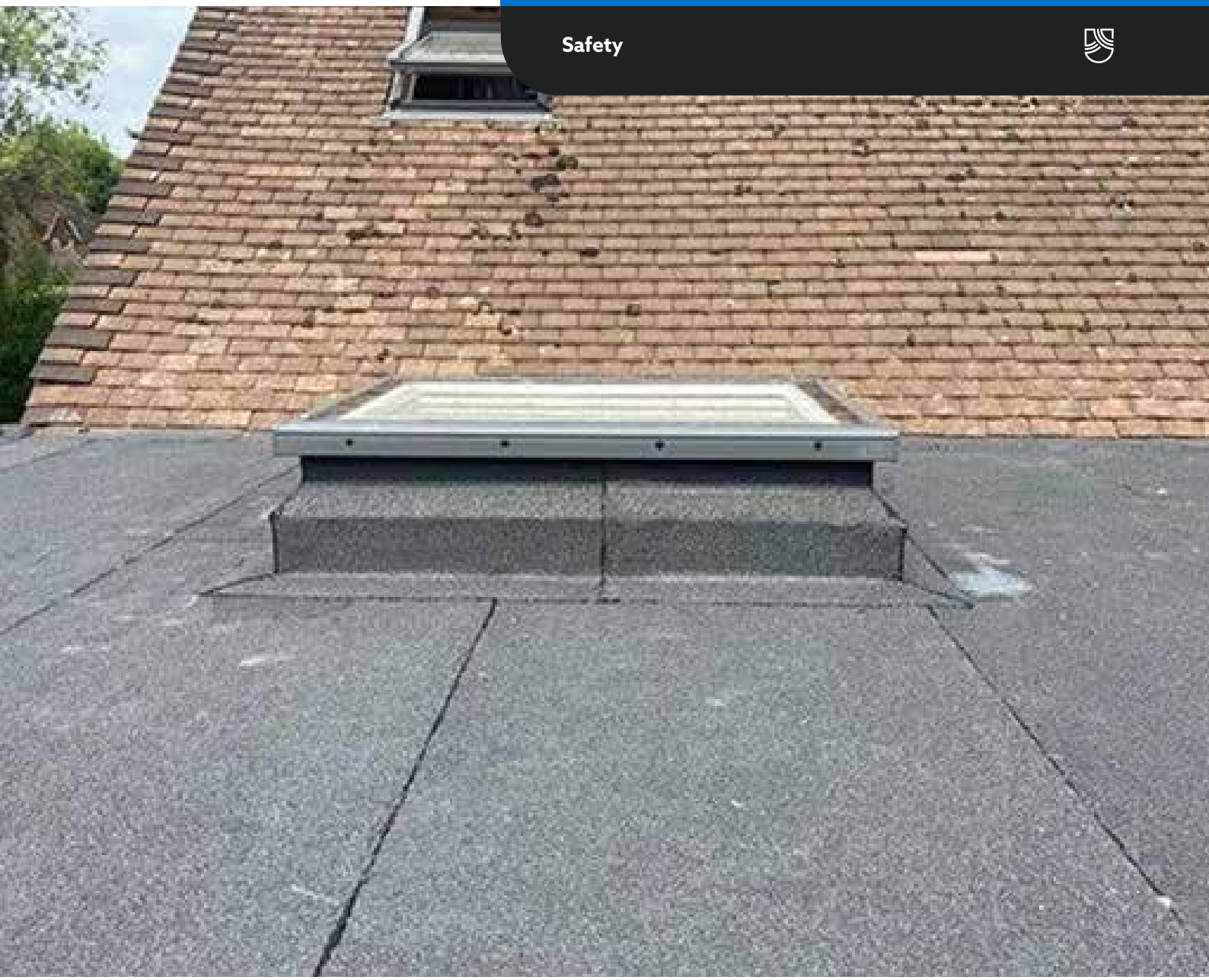
# CONTRACTORS GUIDE TO FLAT ROOF FIRE REQUIREMENTS, THE BUILDING SAFETY ACT & CCPI

**Are you replacing or re-covering a flat roof within 6m of the boundary.... here's what you need to know!**

**Safety**



SOPREMA

**Following the Grenfell Enquiry and the introduction of the Building Safety Act, Building Control is becoming more vigilant in the enforcement of the flat roof fire requirements of APPROVED DOCUMENT B**

**What is that and, why does it matter?**

## WHAT IS $B_{ROOF}$ (T4)?

$B_{ROOF}$ (t4) relates to the fire classification of flat roof systems.
Customers or Building Control Officers may ask for a flat roof to meet this rating on some projects.

## WHEN WILL $B_{ROOF}$ (T4) BE REQUIRED?

ANY roof installed on a building that sits within 6m of a boundary of the property will need to have a $B_{ROOF}$ (t4) classification. Buildings sitting further away can have systems of a lesser performance, however, the customer or Building Control Officer may still request the highest rated system.

## CLASSIFICATION AND TESTING

The classification of $B_{ROOF}$ (t4) is given to a system following testing carried out in line with the British Standard BS EN 13501-5.
A complete warm roof system sample, from deck to waterproofing, is built, and submitted for independent testing. The testing determines the amount a fire could spread across the surface of the roof, how long a flame can continue to burn on the surface and if a flame would be able to burn through the roof from the outside surface.

$B_{ROOF}$ (t4) is the highest grade a system can achieve after testing and means that the flame...

1. did not pass all the way through the system after 60 minutes of burning
2. the flames extinguish within 5 minutes of the torch being removed
3. and that the flames spread less than 380 mm on the systems surface.

| Classification of covering of roof | Distance from any point on relevant boundary | | | |
|---|---|---|---|---|
| | Less than 6m | At least 6m | At least 12m | At least 20m |
| $B_{ROOF}$(t4) | YES | YES | YES | YES |
| $C_{ROOF}$(t4) | NO | YES | YES | YES |
| $D_{ROOF}$(t4) | NO | YES [1 2] | YES [1] | YES |
| $E_{ROOF}$(t4) | NO | YES [1 2] | YES [1] | YES [1] |
| $F_{ROOF}$(t4) | NO | NO | NO | YES [1 2] |

*NOTES:*
*Separation distances do not apply to enclosed/covered walkways. However, see Diagram 8.2 if the roof passes over the top of a compartment wall.*
*Polycarbonate and uPVC rooflights that achieve a class C-s3, d2 rating by test may be regarded as having a $B_{ROOF}$(t4) classification.*

*1 Not acceptable on any of the following buildings:*
- *a. Industrial, storage or other non-residential purpose group (purpose groups 6 and 7) buildings of any size.*
- *b. Any other buildings with a cubic capacity of more than 1500m³.*

*2 Acceptable on buildings not listed in (2) if both of the following apply:*
- *a. Part of the roof has a maximum area of 3m² and is a minimum of 1500mm from any similar part.*
- *b. The roof between the parts is covered with a material rated class A2-s3, d2 or better.*



## WHAT OPTIONS DO I HAVE FOR A $B_{ROOF}$ (t4) SYSTEM?

### BITUMEN MEMBRANE

| DECK | AVCL | Insulation | Underlayer | Capsheet |
|---|---|---|---|---|
| Ply | Any AVCL with a Euroclass Reaction to Fire rating of Class E or higher | Sopratherm T | Sopravent SLP 300 | Sopratorch SL 500 |
| OSB | | | Ventirock PB | |
| Concrete | | | Ventirock SBS 3 TF | Sopratorch SL600 |
| Profiled Metal Deck | | | | |

**Single layer systems require two layers at details and junctions, please contact Soprema for information*

### ADHERED SINGLE PLY MEMBRANE

| DECK | AVCL | Insulation | Waterproofing |
|---|---|---|---|
| Timber | Any AVCL with a Euroclass Reaction to Fire rating of Class E or higher | Sopratherm G | Versitex A |
| Concrete | | | |
| Profiled Metal Deck | | | |

### MECHANICALLY FIXED SINGLE PLY MEMBRANE

| DECK | AVCL | Insulation | Waterproofing |
|---|---|---|---|
| Concrete | Any AVCL with a Euroclass Reaction to Fire rating of Class E or higher | Sopratherm G | Versitex MF |
| Profiled Metal Deck | | Sopratherm F | |
| Concrete | SOPRAVOILE 120 | NA | Versitex MF |
| Ply | SOPRAVOILE 120 | NA | Versitex SRSC |

*NOTE: In order to comply with the tested build up, materials cannot be substituted for different products and the new roof system must be laid directly to the deck and not over the top of an existing roofing system.*

## WHAT IS THE BUILDING SAFETY ACT?

The Building Safety Act 2022 (BSA) has brought big changes to the construction and building industry, impacting contractors drastically, especially in areas related to accountability, safety, and compliance.
The Building Safety Act does not just apply to high-rise buildings, it applies to ALL buildings and any type of work (new build, redevelopment, and refurbishment).

## WHAT ARE MY RESPONSIBILITIES?

'DUTY HOLDERS' such as Contractors, Tradespeople, Product Manufacturers, Product Suppliers, Architects and Surveyors are now held more accountable for ensuring that buildings meet the required standards. This will be overseen and enforced by a new department of the HSE, The Building Safety Regulator.

**It's important to note that failure to comply with the BSA can lead to fines and even imprisonment.**

The BSA has reactivated the Building Act 1984, making it simpler for customers to take action against companies that don't follow building regulations. Now, under Section 38, individuals can claim against builders directly for work that doesn't comply with Building Regulations, even if they don't have a contract with them.

Depending on the breach, contractors who fail to comply with its requirements can face serious penalties. These include:

- Fines: Significant financial penalties can be imposed for non-compliance with safety regulations, such as failure to meet building standards or provide required documentation.
- Imprisonment: Serious breaches, especially those endangering lives, can result in prison sentences of up to two years.
- Stop Notices: Regulators can issue stop notices, halting all construction work until compliance is achieved.
- Remediation Orders: Contractors may be legally required to fix safety issues, often at their own expense.

## WHAT IS THE CCPI?

The Code for Construction Product Information (CCPI) ensures construction product information is clear, accurate, and trustworthy. It requires manufacturers to provide honest, evidence-backed, and up-to-date information, presented consistently for easy comparison. The goal is to improve safety and trust in the industry, with companies undergoing independent checks to comply.

SOPREMA was among the first manufacturers to commit to the pledge, undergoing a rigorous organisational assessment to evaluate our company ethos. Currently, our bituminous membranes, such as the Sopratorch SL range, proudly carry the CCPI verification mark. We are also in the process of registering all our remaining products with the CCPI. This Product Set verification mark serves as independent confirmation that the product information is clear, accurate, and unambiguous.

It is important for contractors to start insisting they use products with a CCPI mark to help them ensure they are providing customers with products that offer clear and unambiguous product claims.



## WHERE CAN I GET MORE INFORMATION?

**APPROVED DOCUMENT B – BUILDING REGULATIONS**

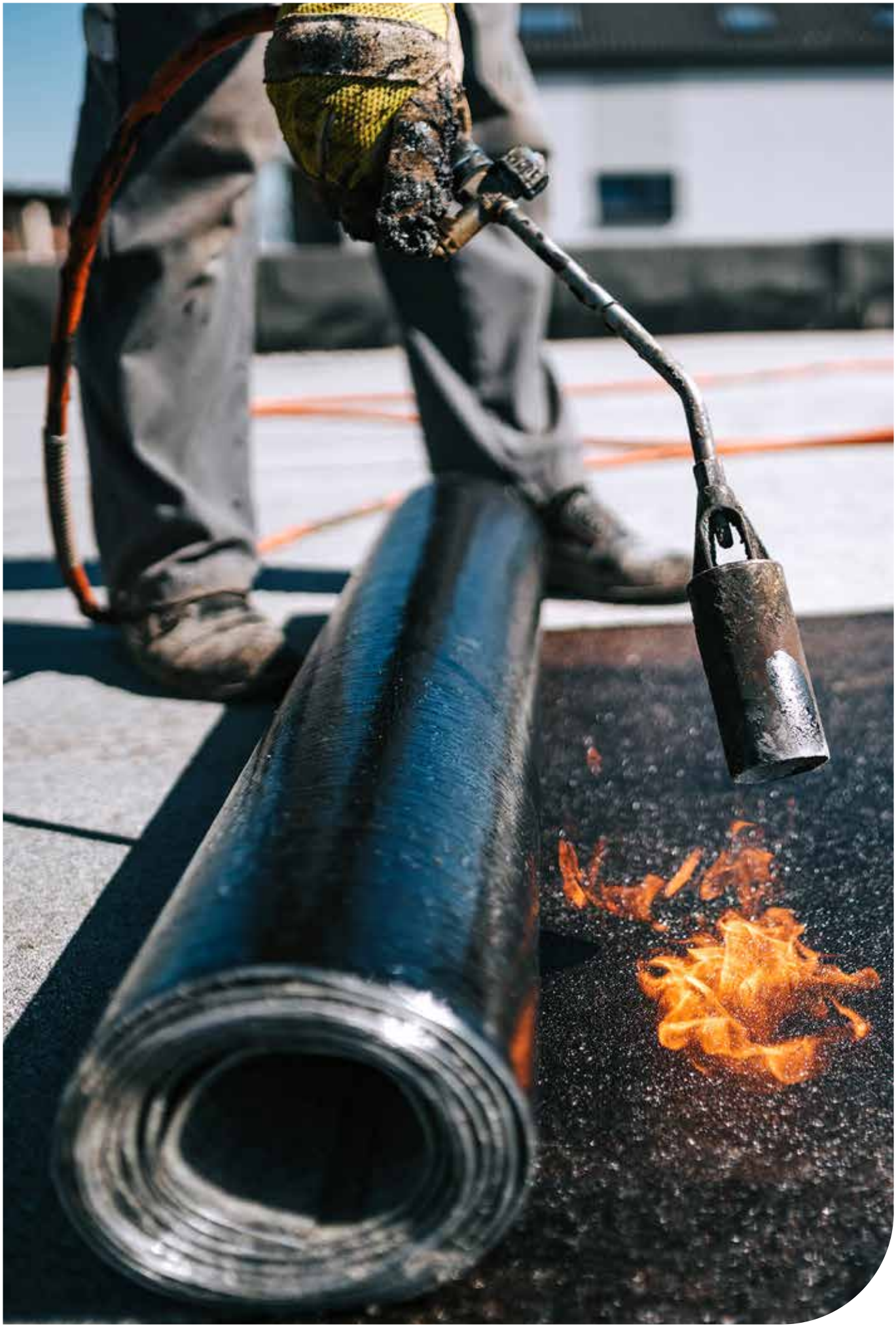
Speak to your local Building Control Officer or download the document via this link APPROVED DOCUMENT B DOWNLOAD Or Scan this QR CODE

**$B_{ROOF}$ (t4)**

Call SOPREMA UK on 0333 257 5132 or visit this article on our website Fire safety and BROOF(t4): updates explained or scan this QR CODE

**BUILDING SAFTEY ACT DUTY HOLDER RESPONSIBILITIES**

Visit Construction Line Building Safety Act: Duty holders – your duty holder responsibilities or scan this QR CODE



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