

# WG 35469 – Welsh Government Consultation

## Banning the use of combustible materials in the external walls of high-rise residential buildings

### Respondent Details

Name	
Position (if applicable)	
Organisation (if applicable)	
Address (including postcode)	
Email address	
Telephone number	
Please state whether you are responding on behalf of yourself or the organisation stated above	

	Select one
Please indicate whether you are applying to this consultation as:	
• Builder / Developer	
• Designer / Engineer / Surveyor	
• Local Authority	
• Building Control Approved Inspector	
• Architect	
• Manufacturer	
• Insurer	
• Construction professional	
• Fire and Rescue Authority representative	
• Property Manager / Housing Association / Landlord	
• Landlord representative organisation	
• Building Occupier	
• Tenant representative organisation	
• Other interested party (please specify)	

Question 1	Yes/No/Don't Know
a. Do you agree that combustible materials in cladding systems should be banned?	
b. Should the ban be implemented through changes to the Building Regulations (i.e through legislation rather than the Approved Documents)?	
c. If no, how else could the ban be achieved?	[Free text answer]

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<b>Question 2</b>	<b>Yes/No/Don't Know</b>
Do you agree that the ban should apply:	
a. to buildings 18m or over in height?	
b. If no, to what height, higher or lower, should the ban apply? Explain why	
c. throughout the entire height of the wall, i.e. both below and above 18m?	
d. to high-rise residential buildings only?	
e. If no, should the ban apply to high-rise non-residential buildings e.g. offices and other buildings, as well as residential buildings?	
f. Please provide any further information in relation to your answers above	[Free text answer]

<b>Question 3</b>	<b>Yes/No/Don't Know</b>
a. Do you agree that the European classification system should be used?	
b. If yes, do you consider that Class A2 or better is the correct classification for materials to be used in wall construction?	
c. If no, what class should be allowed in wall construction and why?	[Free text answer]

<b>Question 4</b>	<b>Yes/No/Don't Know</b>
a. Do you agree that a ban should cover the entire wall construction?	

b. If no, what aspects of the wall should it cover?	
c. Should a ban also cover window spandrels, balconies, brise soleil and similar building elements?	
d. Please provide any further information in relation to your answers above	[Free text answer]

<b>Question 5</b>	<b>Yes/No/Don't Know</b>
a. Do you agree that a limited number of wall system components should, by exception, be exempted from the proposed ban?	
b. If yes, what components should be included on an exemption list and what conditions should be imposed on their use?	[Free text answer]
c. If no, what alternative way of achieving the policy aims would you suggest?	

<b>Question 6</b>	<b>Yes/No/Don't Know</b>
Do you agree that:	
a. the ban should apply to proposed material alterations to existing buildings, including over-cladding?	
b. the ban should extend to projects that have been notified before the ban takes effect but work has not begun on site?	
c. the ban should not affect projects where building work has already begun on site?	
e. Please provide any further information in relation to your answers above	[Free text answer]

Question 7	Free text answer
a. Which wall elements are likely to be affected by the proposed change – i.e. where they would pass as part of a cladding system in a BS 8414 test but would not meet the proposed Class A2 or better requirement (e.g. sheathing boards or vapour barriers)?	
b. In England there are suggestions that since the Grenfell Tower fire, a high proportion of relevant building work is already using elements which meet Class A2 or better. What is your experience?	
c. What is the impact of removing access to the BS 8414 for those buildings affected by the ban test likely to be?	
d. How much extra cost would typically be involved in meeting the proposed new requirements (for buildings 18m or over) against a building which meets the current requirements? (Please provide any further details)	
e. Please provide any further comments on the likely impact of this change for construction e.g. supply chains	

Question 8	Free text answer
We have asked a number of specific questions. If you have any related issues which we have not specifically addressed, please use this space to report them:	

<b>Responses to the consultation will be made public, on the internet or in a report. If you would prefer your response to remain anonymous please tick the adjoining box.</b>	<b>Please tick here:</b>
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