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**B I L L**

TO

Make provision for a review of the Building Regulations 2000 with regard to the installation of automatic fire suppression systems in new residential premises.

**B**E IT ENACTED by the Queen's most Excellent Majesty, by and with the advice and consent of the Lords Spiritual and Temporal, and Commons, in this present Parliament assembled, and by the authority of the same, as follows:—

**1 Review of the Building Regulations 2000**

- (1) Within 12 months of the passing of this Act, the Secretary of State shall conduct a review of and impact assessment for the amendment of the Building Regulations 2000 with regard to the installation of automatic fire suppression systems in new residential premises which must include, but is not limited to, an assessment of— 5
- (a) the cost and benefits of automatic fire suppression systems in residential premises;
  - (b) the environmental impact of the reduction in the size of fires both in the UK and internationally; 10
  - (c) the environmental cost of automatic fire suppression systems;
  - (d) the likely impact on fire risk of an ageing population;
  - (e) the impact of automatic fire suppression systems on fire-fighters;
  - (f) the evidence for and experience of automatic fire suppression systems already available both in the UK and internationally; 15
  - (g) the impact of automatic fire suppression systems regulation on house building practices both in the UK and internationally;
  - (h) the likely cost of automatic fire suppression systems regulation to households; and
  - (i) the sustainability of automatic fire suppression systems. 20
- (2) The review and impact assessment conducted under subsection (1) shall be laid before both Houses of Parliament.
- (3) In this Act—  
“new residential premises” means—

- (a) premises constructed for residential use;
  - (b) premises converted to residential use;
  - (c) premises converted to use as a single residence by physical subdivision of one of more existing residential premises; and
  - (d) premises converted to use as a single residence by physical incorporation of more than one existing residential premises;
- “automatic fire suppression system” means any automatic fixed system intended to extinguish, control or contain fires by means of water propelled under pressure through pipework and spray heads which operate when a predetermined temperature is reached.

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## **2 Short title and extent**

- (1) This Act may be cited as the Building Regulations (Review) Act 2011.
- (2) This Act extends to England and Wales only.

# **Building Regulations (Review) Bill [HL]**

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*Brought from the Lords, 26 April 2011.*

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