

PAS 9980

PAS 9980 is a document code of practice, commissioned by the government and developed by the British Standards Institute (BSI). Its full title is 'PAS 9980:2022, Fire risk appraisal of external wall construction and cladding of existing blocks of flats – Code of practice'.

The document provides a methodology for a competent professional to complete and record a Fire Risk Assessment of External Wall (FRAEW). The approach it sets out is intended to determine the need for any risk-proportionate actions in relation to external wall construction required to protect occupants of blocks of flats.

On 10th January 2022, the Secretary of State for Levelling Up, Housing and Communities (DLUHC), Michael Gove, announced the withdrawal of the Consolidated Advice Note (CAN), the previous guidance driving external wall fire safety. PAS 9980 replaces the CAN with guidance that mirrors the Government's new direction towards proportionality in building safety.

Will every building require a PAS 9980 fire risk assessment of the external wall?

PAS 9980 is a methodology to carry out a fire risk assessment of the external wall of multi-storey, multi-occupied residential buildings.

Not all buildings require statutory fire risk assessments. For example, single private dwellings with no common parts are not within the scope of the Regulatory Reform Fire Safety Order 2005.

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Of buildings that do require fire risk assessments, not all will require a detailed review of their external walls. In many cases, it will be manifestly obvious to a competent fire risk assessor that the risk to life from external fire spread is not such as to warrant a PAS 9980 assessment.

This is particularly true in buildings with brick or masonry external walls or low-risk buildings which do not present any significant risk of fire spread. In these cases, the fire risk assessor will normally address compliance of external wall construction with the Fire Safety Order as part of the routine fire risk assessment process.

Therefore, many buildings will not require a PAS 9980 appraisal.

For more information on PAS 9980 and to download the full guidance please visit <https://www.bsigroup.com/en-GB/standards/pas-9980/>

For more information, please contact us on **020 7960 3939** or visit our website: www.metro-safety.co.uk

3rd Floor
8 Boundary Row
London SE1 8HP