

External Wall Construction

12.5 The external envelope of a building should not provide a medium for fire spread if it is likely to be a risk to health or safety. The use of combustible materials in the cladding system and extensive cavities may present such a risk in tall buildings.

External walls should either meet the guidance given in paragraphs 12.6 to 12.9 or meet the performance criteria given in the BRE Report *Fire performance of external thermal insulation for walls of multi storey buildings* (BR 135) for cladding systems using full scale test data from BS 8414-1:2002 or BS 8414-2:2005

The total amount of combustible material may also be limited in practice by the provisions for space separation in Section 13 (see [paragraph 13.7 onwards](#))

External surfaces

12.6 The external surfaces of walls should meet the provisions in Diagram 40. Where a mixed use building includes Assembly and Recreation Purpose Group accommodation, the external surfaces of walls should meet the provisions in Diagram 40c.

Insulation Materials/Products

12.7 In a building with a storey 18m or more above ground level any insulation product, filler material etc. used in the external wall construction should be of limited combustibility (see Appendix A). This restriction does not apply to masonry cavity wall construction which complies with [Diagram 34 in Section 9](#).

Cavity barriers

12.8 Cavity barriers should be provided in accordance with section 9.

12.9 In the case of an external wall construction, of a building which, by virtue of [paragraph 9.10c](#) (external cladding system with a masonry or concrete inner leaf), is not subject to the provisions of [Table 13](#) *Maximum dimensions of cavities in non-domestic buildings* the surfaces which face into cavities should also meet the provisions of Diagram 40.