



BS 9991:2024

The forthcoming corrigendum

Christopher Smith-Wong

Lead Standards Development Manager, Built Environment Sector (Fire)

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Introduction to BS 9991:2024

What it is....and is not.



As a British Standard, BS 9991:2024...

- is a code of good practice that can and does go beyond the minimum requirements of the national Building Regulations
- Was developed by a panel of individual experts and regulators;
- Contains technical content reviewed and endorsed by FSH/14, a full-time technical committee;
- Received a record-breaking number of comments during the public consultation (over 1800), which took 400+ hours to resolve.

As a British Standard, BS 9991:2024 is...

- **not mandatory** - there is no legal obligation to use it and compliance with a British Standard cannot confer immunity to users from their legal obligations;
- **not a textbook** – it cannot be used as a substitute for technical expertise, nor followed blindly;
- **not written solely with Approved Document B in mind** – British Standards apply to the entire country;
- **not published with a transitional period** – standards come into effect at the end of the month in which they were published.

Why revise at all?

- The UK is a different place – 2017 changed fire safety for good and the impact will be felt for years to come.
- The Grenfell Tower Inquiry report raised questions and technical points BS 9991 could address;
- Changes to legislation and Approved Documents, and an increased interest by wider society in fire safety – with greater demands.
- Competency is now key to fire safety.

Who is BS 9991:2024 written for?

- **Designers & specifiers** - architects, engineers, contractors, sub-contractors and consultants on construction and services whose activities touch on design
- **Authorities** – Building Control Bodies, Fire & Rescue Services, “regulators”
- **Managers & owners** - owners, various dutyholders and asset managers, and especially their competent person (assessors, surveyors and inspectors of systems, elements or products as installed)
- **Residents** – people want to be certain they are safe.

Amendments & Corrigenda – There is a difference!

Amendments

- Small-scale changes to specific aspects of the text
- Typically technical in nature but can also be editorial

Corrigenda

- Correction of technical or editorial errors that would render the standard unusable or unsafe
- Clarification of intent when the standard is being misapplied as a result of unclear wording
- Corrections only – cannot make technical changes or change the original intent

Amendments & Corrigenda – There is a difference!

Amendments

- Updates are needed that only affect part of the document
- More likely to happen between regular review cycles
- Can be undertaken at any time
- Made available as a new, separate version of the amended standard

Corrigenda

- Critical errors have been identified that require urgent correction
- Cannot wait for next amendment or revision
- Typically undertaken within six months of publication
- Provided for free

Areas of review

Stairways and Evacuation Lifts

Sprinkler Systems in Stairways

References to Approved Documents (Part K)

Water Mist Systems

Evacuation Lift Operation
(Driver-assisted vs. Automatic)

Inner Rooms and Access Rooms

Travel Distances and Corridor Ventilation

Smoke Ventilation and Smoke Control

Power Supplies for Evacuation Lift

Areas of review

Charging and Storage of
Electric Wheelchairs/Mobility
Scooters

Open-plan Flats and
Evacuation

Emergency Lighting Standards

Interconnected Lobbies/Stairs

Mechanical Smoke Ventilation
in Basements and Car Parks

Fire Resistance and Balconies

Automatic Testing of
Emergency Lighting

External Firefighting Access
and Routes

Automatic Fire Door Release
Testing

The future of BS 9991:2024

2025 -

- A Corrigendum to BS 9991:2024 is expected to be published by end of June 2025.

2026-2027 -

- BS 9991:2024 amendment possible but not for a while yet

2027+

- A full revision may occur sooner than normally expected (ie before 2030)

What's next?

- Development underway on *BS 9994 Fire strategies in buildings – Specification*, and *BS 9996 Commissioning and maintenance of integrated fire safety systems - Code of practice*, with public consultation expected late 2025/early 2026.
- *BS 9792 Fire risk assessment – Housing – Code of practice*, expected to be published August 2025.
- Work on revising BS 9999:2017 likely to begin this year but public consultation unlikely before 2027.
- BSI has responded to the recent MHCLG Green Paper

Thank you!





BSI Group
389 Chiswick High Road
London, W4 4AL
+44 345 080 9000
bsigroup.com

