

The logo for Dauntons Soar, featuring the company name in a stylized, cursive font within a white rectangular border.

Property & Estate Management

PAS 9980:2022



What is a PAS 9980:2022?

PAS 9980:2022 is a code of practice in the UK for competent professionals to follow when performing Fire Risk Appraisals of External Wall construction (FRAEW) for existing multi-storey, multi-occupied residential buildings. A FRAEW is an evaluation of a building's external facade's and includes an assessment of the exterior walls and cladding of buildings. This is to determine whether these materials mitigate the risk of fire spreading or if necessary remediation is required.

The British Standards Institute (BSI) developed the FRAEW guidelines as part of their PAS 9980 documentation.

The FRAEW must comply with the guidelines set out in the PAS9980:2022 to determine a building's eligibility for the Building Safety Fund (BSF) or Cladding Safety Scheme (CSS).

The FRAEW is crucial for ensuring safety standards are met for the well-being of its residents, and compliance with fire safety regulations.

When is a FRAEW needed?

For buildings over 18m or 7 storeys, FRAEW's are quite often needed. This is in order to satisfy regulation 5 of The Fire Safety (England) Regulations 2022, which requires all high-rise buildings to prepare a record of the design and materials used in the external wall system.

In newer and simpler buildings, it is sometimes possible to do this with information already to hand from the construction phase of the building. However, quite often, the only realistic way to achieve this is through carrying out an FRAEW.

Buildings under 18m or 7 storeys may sometimes need an FRAEW. This is typically when the Fire Risk Assessment is not able to ascertain the risks the external wall system presents and needs further investigations into the façade that the FRAEW provides.