

Fire Performance of Green Roofs – July 2025

What are the requirements?

The provision of Fire breaks within the green roof construction are important to eliminate/minimise the risk of fire spread into or out from the building.

Approved Documents ([Building Regulations Approved Document](#)) B & the Scottish Technical Handbooks recognise the guidance in DCLG Fire Performance of Green Roofs & Walls 2013.

This guidance suggests that compliance with Regulation B is achieved through:

- 500mm wide fire breaks consisting of 20-40mm rounded pebble at a minimum 75mm thickness around all vertical elements (perimeters, penetration etc), or paving slabs
- A 1m wide firebreak consisting of 20-40mm rounded pebble at a minimum 75mm thickness should be installed every 40m on larger roofs'

Where do the requirements Apply?

These requirements apply to all roofs covered within Approved Document B which forms part of the Building Regulations 2010.

Can I reduce the Firebreak Width or Depth?

Sky Garden have decided to adopt the requirements set out in the DCLG Fire Performance of Green Roofs & Walls 2013 and the recently issued GRO Fire Performance Best Practice Guide June 2025. We therefore require all Green Roof installs to be carried out in compliance with the guidance detailed in these documents

What is a vertical element?

A vertical element is any element that protrudes through the roof deck and above the waterproofing membrane, these include but are not limited to; Automatic opening Vents (AOV's), Roof Lights, Parapet Walls, Windows/Door Openings, Cladding, Soil and Vent Pipes (SVP's).

At the perimeter of a roof, where a parapet is not present and the roof drains over the verge, you will be able to install the green roof to the edge but you may want a gravel margin to resist wind scour if the roof is exposed.

Can I order a non-compliant system?

As members of the Green Roof Organisation, where a system is supplied, Sky Garden will only supply compliant systems. It is the responsibility of the customer to have followed all applicable guidance and order the correct materials to comply with Building Regulations, where applicable

Are there any scenarios where the requirements do not apply?

Most building work carried out in England must comply with the Building Regulations 20210. In some instances, work completed may be exempt. [Schedule 2 – Exempt Building and Work](#) identifies such areas. For green roof projects the common exemptions are under Class 6 as follows:

- Detached buildings with a floor area not exceeding 15m² with no sleeping accommodation
- Detached building with a floor area not exceeding 30m² with no sleeping accommodation and is:
 - a) Not less than one metre from the boundary of it's curtilage
 - b) Constructed substantially of non-combustible materia

Where can I find more information on this Guidance

[GRO-Fire-Performance-Best-Practice-Guide-June-2025.pdf](#)