

Lintels to walls over drive-through access to houses (England & Wales only)

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GUIDANCE

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Question

Does the underside of lintels at each end of a drive-through between two linked houses need fire protection?

Considerations

- The requirement of Building Regulations B3 will be met if the load bearing elements of the structure are capable of withstanding the effects of fire for an appropriate period without loss of stability.
- The extent to which fire protection is necessary is dependent on the use of the building, its size and the location of the element of the construction.
- A drive-through is open both ends and provides a fully vented space that allows for heat dissipation under fire conditions.
- The proximity of openings from the building (e.g. windows and doors) within the drive-through that could increase the potential risk of exposure to fire to the underside of the lintels.

Answer

The underside of lintels need no further protection from fire where:

- there are no openings between the linked buildings and the drive-through (e.g. windows and doors), and
- the buildings comprise of houses of no more than 3 storeys in height.