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From: **James McCracken**

Date: Mon, Mar 16, 2026 at 11:03 AM

Subject: RE: External Cladding

To: Marc Almond

Hi Marc,

Thank you for providing the information and the supporting documentation. I have reviewed the Swisspearl product information and the BBA Agrément Certificate you provided.

I can confirm that the Swisspearl Plank Original / Swisspearl Panel system achieves a reaction to fire classification of **A2-s1, d0 in accordance with BS EN 13501-1**. This classification represents a **limited combustibility material with very little smoke production and no flaming droplets**, which is suitable for use as an external rainscreen cladding panel when assessed against the relevant requirements for external wall fire performance.

The BBA Agrément Certificate also confirms that the fibre-cement rainscreen cladding panels have been assessed for use as **non-loadbearing external decorative cladding systems on timber-frame, steel-frame or masonry walls**, subject to installation in accordance with the certificate and relevant Building Regulations guidance.

Based on the information you have provided, the proposed build-up comprising:

- timber frame wall construction
- breather membrane
- 40 mm Gutex insulation
- timber battens
- Swisspearl Plank Original cladding system

would achieve an external surface classification exceeding the **minimum Class B-s3, d2 surface spread of flame requirement** typically applicable to external wall surfaces in these circumstances. The A2-s1, d0 classification of the Swisspearl cladding is therefore acceptable from a Building Control perspective in principle, subject to the full wall construction being installed in accordance with the manufacturer's guidance and relevant regulatory requirements.

For clarity, the originally proposed cladding material did not appear to have any verified fire classification and therefore would not have been considered suitable for installation on the elevations of this building, particularly given the boundary conditions and the need to appropriately control external fire spread and protect neighbouring property.

As you are acting as Principal Designer and have undertaken the product selection and justification for the proposed cladding system, I am satisfied that you have made an appropriate assessment of the product and its fire performance. On that basis, I can confirm that the Swisspearl cladding system you have identified would be acceptable from a Building Control perspective for the purposes outlined.

Please note that this confirmation relates to the fire classification of the cladding material itself. The overall wall construction, cavity detailing, cavity barriers and any insulation products used will still need to comply with the relevant requirements of Approved Document B.

Kind regards,

James McCracken

James McCracken ACABE

Area Surveyor

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Building Regulation Specialist

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