FALKLAND ISLANDS

The Building Regulations 1999

(S.R. & O. No. 26 OF 1999)

Planning and Building Services
July 2024

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PART I - INTRODUCTORY

1 Citation and commencement

These Regulations may be cited as the Building Regulations 1999 and shall come into force on 1st February 2000.

2 Interpretation

(1) In these Regulations-

"**approved test authority**" means a testing authority approved in writing by the Governor for the purposes of these regulations or such of them as is signified in the relevant approval;

"**boundary of the plot**", in relation to a side or external wall of a building or compartment, means that part of the boundary of the premises, being the boundary of the land belonging to the building (and for the purpose of this definition such land is deemed to include any abutting part of a road, street or river or stream, but only as far as the centre line of that road, street, river or stream);

"**building**" means any permanent or temporary building but not any other kind of structure or erection, and a reference to a building includes a reference to a part of a building;

"**Building Control Surveyor**" means the public officer appointed pursuant to regulation 4(1) and includes a person appointed under that provision to act as Building Control Surveyor;

"**building permit**" means a decision to authorise building work made by the Building Control Surveyor under these Regulations;

[S.R. & O. 3/21/w.e.f. 24/5/21; S.R.&O. 29/2022/w.e.f. 16/12/2022]

"**change of use**" means a material change of use;

"**closet**" means a lavatory;

"**compartment**" means any part of a building which is separated from any other part by one or more compartment walls or compartment floors or both such walls and such floors, and if any part of the top storey of a building is within a compartment, the compartment in question shall be deemed to extend to include any roof space over that part of the top storey of that building;

"**compartment floor**" and "**compartment wall**" mean respectively a floor or a wall which complies with regulation 104 and which is provided as such for the purposes of regulation 102;

"**door**" includes any shutter, cover or other form of protection to an opening in any wall or floor of a building, or in the structure surrounding a protected shaft, and whether constructed of one or more leaves;

"**dwelling**" includes every house, flat, maisonette, or other building or part of a building intended or in fact used for human habitation;

"**element of structure**" means-

(a) any member forming part of the structural frame of a building or any other beam or column (not being a member forming part of a roof structure only);

(b) a load-bearing wall or part of a load-bearing wall;

(c) a floor, other than the lowest floor of a building, and includes a compartment floor constructed to separate a dwelling from any other part of the building which has a non-domestic use;

(d) a gallery;

(e) an external wall;

(f) a separating wall;

(g) a compartment wall constructed to separate the dwelling from any other part of the building which has a non-domestic use; and

(h) a structure enclosing a protected shaft;

"**exit**" means a route by way of a room or doorway into a passage and thereafter only by way of a passage (including any stairway forming part of a passage but at no stage by means of a lift or escalator) by which a person may reach a place of safety, and in relation to-

(a) any point on a storey of a building, means a route from that point;

(b) any room, means a route from a doorway of that room;

(c) any storey of a building, means a route from a point of egress from the storey; and

(d) any flat, maisonette or apartment means, a route from an entrance to it;

"**fire stop**" means a barrier or seal which prevents or sufficiently retards the passage of flame and smoke within a cavity or around a pipe or duct where it passes through a wall or floor or at a junction between

elements of structure and "**fire stopped**" shall be construed accordingly;

"**foul water**" means any water contaminated by soil water or waste water;

"**habitable room**" means a room in a dwelling which is not a bathroom, shower-room, or room containing a closet or urinal and which is used for dwelling purposes;

"**period of fire resistance**" means the ability of a component of construction of a building to satisfy for a stated period of time, some or all of the appropriate criteria stated in the relevant part of British Standard 476 and "**fire-resisting**" shall be construed accordingly;

"**pitch line**", in relation to a stairway, means a notional line drawn from the floor or landing below the stairway which connects all the nosings of the treads in a flight of stairs;

"**place of safety**" means either-

(a) an unenclosed space in the open air at ground level; or

(b) an enclosed space at ground level which has means of access to an unenclosed space with sufficient exits not less than the width or aggregate widths of the exits discharging from the building into the enclosed space;

"**private dwelling**" means a private dwelling house which is not-

(a) a flat or a building containing flats, or

(b) a maisonette which is a self contained dwelling.

"**protected doorway**" means-

(a) any doorway containing a self-closing and fire-resisting door-

(i) from a flat, maisonette or apartment onto an open access balcony; or

(ii) giving access to a protected shaft or stairway enclosure;

(b) any doorway leading directly to a place of safety at ground level;

"**protecting structure**" means any wall, floor or other element of structure which encloses a protected shaft except-

(a) a wall which also forms part of a compartment wall or an external wall;

(b) a floor which also forms part of compartment floor or floor laid directly onto the ground; or

(c) a roof;

"**revoked bylaws**" mean the bylaws revoked by regulation 121;

"**soil water**" means water containing excreted liquid or solids;

"**stairway enclosure**", in relation to an exit, means any part of such exit, not being a part within a room, which includes a stairway, landings and approaches thereto and which extends to a place of safety (but where a stairway enclosure passes between compartments of a building it does not satisfy the requirements of these regulations if it does not comply with the requirements in relation to a protected shaft);

"**travel distance**", in relation to any point on a storey of a building, means the distances to be covered

between that point and the nearest protected doorway, measured-

(a) where the floor is divided up by fixed seating or other obstruction, by way of the shortest route along open gangways;

(b) where not so divided, along the shortest route;

"**trim**" means any architrave, cover mould, picture rail, skirting or similar narrow member;

"**ventilation opening**" includes any means of ventilation (whether the opening is permanently open or closable) which opens directly to external air, such as the openable parts of a window, a louvre, holes in an air brick, progressively openable ventilator or window trickle ventilator and includes a door opening directly to external air;

"**waste water**" means water which has been used and which is not soil water;

"**works**" mean operations-

(a) for the erection, re-erection, alteration or extension of a building permanent or temporary or any part of any such building;

(b) for the provision of services to a building;

(c) for the installation of fittings (of a kind or type to which these Regulations relate) in a building;

and "**building operations**" and "**building works**" have the same meaning.

(2) For the purposes of these Regulations, a change of use is a material change of use if in the application of regulation 86 it is a material change of use.

(3) For the purposes of these Regulations a building or proposed building part thereof shall be regarded as being within 10 kilometres of Stanley if it is, or any part of it will be, within that distance of the spire of Christ Church Cathedral Stanley.

(4) Where any reference is made in these Regulations to a material, component, design, construction or method of operation complying with a British Standard or British Standard Code of Practice or Regulations issued by the Institution of Electrical Engineers, as the case may be, that reference shall be construed as a reference to the latest edition for the time being of that Standard or Code or Regulations, including any published amendments thereto, as published by the British Standards Institution or the Institution of Electrical Engineers (as the case may be). A copy of any such Standard or Code or Regulations or published amendments shall be kept available for inspection without charge at all reasonable times by any member of the public at the office of the Building Control Surveyor.

3 Continuing requirements

(1) For the purposes of section 4 of the Ordinance, the requirements of the following regulations are continuing requirements-

17(1), 18, 19(2)(b), (c) and (d), 20, 22 to 34, 38 to 54, 56 to 65, 69 to 73, 75 to 84, 87 and 88, 90 to 96, 97(3), 98, 100, 102 to 110 and 112 to 120.

(2) Any person who contravenes a continuing requirement commits an offence.

PART II - APPLICATION AND ADMINISTRATION

4 Appointment of Building Control Surveyor

(1) The Governor shall appoint a public officer to be the Building Control Surveyor and if the person so appointed is absent from the Falkland Islands or is for any other reason unable to perform his functions under these Regulations the Governor shall appoint a public officer to act as Building Control Surveyor until another person is appointed so to act or until the Building Control Surveyor is again able to perform his functions under these Regulations, whichever first occurs.

(2) The Building Control Surveyor shall, in all matters which under these Regulations are not the functions of the Committee, be responsible for the administration of these Regulations and shall have such powers and duties as are conferred upon him by these Regulations.

5 Requirement for permits

(1) Save as provided by regulation 9, no person shall-

(a) carry out any works; or

(b) make any material change in the use of a building,

which he is not authorised to by a building permit to carry out or make.

(2) A person who contravenes paragraph (1) of this regulation commits an offence.

6 Applications for permit

(1) Application for a permit shall be made in accordance with whichever of paragraphs (2) and (3) of this

regulation as in the circumstances of the case is appropriate.

(2) Where the building or proposed building or any part thereof is within 10 kilometres of Stanley, an application in writing, together with the information particulars and documents specified in Schedule 1, and any other information which in the circumstances of the case may be required, shall be submitted to the Building Control Surveyor in triplicate and shall be signed on each sheet thereof by the applicant or his agent.

[S.R. & O. 9/03/w.e.f. 17/4/03.]

(3) In any other case-

(a) details of the size of the building and its approximate location;

(b) in relation to a new building or the alteration of or extension to an existing building, a brief specification of the materials intended to be used;

(c) in relation to the change of use of a building or of part of a building, details of the materials of which it is constructed,

shall be submitted in triplicate to the Building Control Surveyor who shall deal with them as provided by regulation 7.

(4) An applicant for a permit to do any of the activities provided for in regulation 5(1) must, where the activity proposed is one of the following, pay the corresponding fee on submission of the application-

(a) construct a building or structure for use as residential accommodation - £77.00;

(b) (where the applicant is the householder) enlarge, improve or otherwise alter a dwelling house - £38.00;

(c) erect for industrial or commercial uses buildings of an area less than 75sqm - £114.00;

(d) erect for industrial or commercial uses buildings of an area exceeding 75sqm - £383.00.

[S. 5/Ord. 5/15/w.e.f. 1/7/15.]

(5) Where an application under this regulation is submitted together with an application under regulation (8) of the Planning (General) Regulations 1991, the fee payable for both applications is as set out in the Schedule to the Planning (General) Regulations at the portion of the second column corresponding to the relevant type of activity set out in the first column.

[S. 5/Ord. 5/15/w.e.f. 1/7/15.]

7 Further provisions in relation to distant sites

(1) This regulation applies where an application is submitted to the Building Control Surveyor pursuant to regulation 6(3).

(2) On receipt of such an application, the Building Control Surveyor shall-

(a) as soon as is reasonably possible, consider whether regulation 6(3) applies and, unless he is satisfied that it does, shall reject the application, notify the applicant accordingly and require the applicant to submit an application for a building permit in accordance with regulation 6(2);

(b) if he is satisfied that regulation 6(3) applies, as soon as reasonably possible notify the applicant of that fact and thereafter, within four weeks of the date on which he received the application obtain such further information as may be necessary to indicate whether or not the proposed works or change of use can properly be permitted under these Regulations.

[S.R.&O. 29/2022/w.e.f. 16/12/2022]

(3) …

[S.R.&O. 29/2022/w.e.f. 16/12/2022]

8 Notification of decision of Building Control Surveyor

[S.R. & O. 3/21/w.e.f. 24/5/21; S.R.&O. 29/2022/w.e.f. 16/12/2022]

(1) The decision of the Building Control Surveyor on an application for a building permit shall be notified to the applicant (or, where the application has been submitted by an agent for the applicant, that agent) in writing and shall be accompanied by one copy of the plans and other documents submitted as part of the application, each of which shall be marked with an indication of the decision of the Building Control Surveyor and the reference number in relation thereto.

[S.R. & O. 9/03/w.e.f. 17/4/03; S.R. & O. 16/03/w.e.f. 11/9/03; S.R.&O. 29/2022/w.e.f. 16/12/2022]

(2) A further copy of the marked plans and other documents referred to in subregulation (1) must be retained by the Building Control Surveyor and open for inspection by any person appearing to have reasonable cause for wishing to inspect them.

[S.R.&O. 29/2022/w.e.f. 16/12/2022]

8A Appeal to the Governor

(1) Any person who is aggrieved by the decision of the Building Control Surveyor to refuse a building permit may within 28 days of notification of that decision appeal in writing to the Governor specifying the grounds on which he appeals.

[S.R.&O. 29/2022/w.e.f. 16/12/2022]

(2) The Governor if satisfied that having regard to the provision of the principal Regulations the building permit should be granted shall direct the Building Control Surveyor to grant it but otherwise shall dismiss the appeal.

[S.R.&O. 29/2022/w.e.f. 16/12/2022]

(3) The Governor must inform the Building Control Surveyor in writing of a decision made under subregulation (2).

[S.R. & O. 9/03/w.e.f. 17/4/03; S.R.&O. 29/2022/w.e.f. 16/12/2022]

8B Term of building permits

(1) A building permit ceases to have effect 5 years after the date of the permit.

(2) Subregulation (1) does not apply if the building work authorised by the building permit is started before the end of the 5-year period referred to in that subregulation, even if it is not completed within that period.

[S.R. & O. 3/21/w.e.f. 24/5/21.]

9 Exempt buildings and work

(1) Subject to compliance with the condition mentioned in paragraph (2) of this regulation, a building permit is not required-

(a) in respect of the erection of any building which falls within Classes I to VIII in Schedule 2;

(b) in respect of the carrying out of any work to or in connection with such a building, if, after that work is completed, the building will still fall within one of those Classes;

(c) in respect of any work described in Class VII in Schedule 2; or

(d) subject to the provisions of Schedule 2 relating thereto, in respect of the siting of any manufactured residential unit described in Class VIII in that Schedule.

(2) The condition referred to in paragraph (1) of this regulation is that a proportional sketch depicting the size and siting of the building or work is delivered to the Building Control Surveyor at least seven business days before the work or operation in question begins.

(3) A person who contravenes paragraph (2) of this regulation commits an offence.

10 Notification of commencement

(1) Without prejudice to regulation 9(2), not less than 48 hours before beginning any building operation the person who intends to carry out the work shall notify the Building Control Surveyor of the date on and time at which he intends to begin the work.

(2) A person who contravenes paragraph (1) of this regulation commits an offence.

11 Notification of intermediate stages of work

(1) This regulation applies in relation to building operations in Stanley or within 10 kilometres of Stanley.

(2) Where this regulation applies, the person carrying out the building work shall notify the Building Control Surveyor-

(a) of the covering up of any excavation for a foundation, any foundation and any damp proof course;

(b) of the haunching or covering up in any way of any drain or private sewer to which these regulations apply; and

(c) of the carrying out of any work of laying such a drain or private sewer, including any necessary work of haunching or surrounding the drain or private sewer with concrete or other material and backfilling the trench.

(3) The notification required in relation to the matters mentioned in subparagraphs (a) and (b) of paragraph (2) is at least 24 hours prior notice to expire within working hours on a business day and the notification required in relation to the matters mentioned in subparagraph (c) of paragraph (2) is notification within seven days after the work has been carried out.

(4) A person who contravenes the requirements of the foregoing paragraphs as to the giving of notification commits an offence.

(5) Where the Building Control Surveyor visits a site following a notification pursuant to subparagraph (c) of

paragraph (2) of this regulation, he may require the person who has carried out the work to which the notification relates in the Building Control Surveyor's presence and to his satisfaction at the cost of the person who has carried out the work suitably to test the drain or private sewer so as to establish compliance with these regulations.

12 Notification on completion

(1) A person erecting a building shall notify the Building Control Surveyor-

(a) if a building or part of a building is to be occupied before completion, not less than seven days before that building or part thereof is first occupied;

(b) whether or not a notification has been given pursuant to sub-paragraph (a), not more than seven days after it is completed.

(2) A person shall not occupy a building to which paragraph (1) of this regulation relates unless-

(a) in the case of a building which is not a dwellinghouse, the Building Control Surveyor has issued a certificate that in his opinion it is in every respect fit for occupation and use and that certificate has also been signed by the Chief Fire Officer; or

(b) in the case of a building which is a dwellinghouse, the Building Control Surveyor has issued a certificate that in his opinion the dwellinghouse is in every respect fit for occupation and use as a human habitation.

(3) Any person who contravenes any provision of paragraphs (1) and (2) of this regulation or, in the case

of paragraph (2), induces or permits any other person to do so, commits an offence.

12A Certificate for occupation and use is evidence

A certificate issued under regulation 12(2) is evidence, but not conclusive evidence, that the buidling complies with these Regulations.

[S.R. & O. 3/21/w.e.f. 24/5/21.]

13 Supplementary provisions in relation to notifications

(1) Every notification to the Building Control Surveyor under any preceding regulation contained in this Part shall be in writing, unless the Building Control Surveyor in the circumstances of the particular case agrees to the contrary with the person giving the notification.

(2) If a person who is bound by any preceding regulation contained in this Part to give a notification to the Building Control Surveyor fails to give that notification either within or at the time specified by such regulation in relation thereto or at all, then without prejudice to any prosecution of that person for an offence under these regulations, he shall comply within seven days or such greater period of time as the Building Control Surveyor may allow with any notice in writing given to him by the Building Control Surveyor requiring him to cut into, lay open, pull down or remove such part of the works as is specified in such notice or, if not so specified, such part thereof as will enable the Building Control Surveyor to carry out such inspection or examination as may be necessary for him to satisfy himself whether or not the remainder of the works have been carried out in accordance with these Regulations.

(3) A person who refuses or fails to comply with a notice given to him by the Building Control Surveyor under paragraph (2) of this regulation commits an offence.

14 Inspection

(1) The Building Control Surveyor may at any reasonable time inspect any building structure or works in respect of which a building permit has been applied for or granted under these Regulations and the person in control of or in occupation of any such building structure or works shall at all reasonable times permit the Building Control Surveyor to enter upon (and where appropriate into) the building, structure or works for the purpose of inspecting the same.

(2) Paragraph (1) applies notwithstanding that an occupation certificate or habitation certificate may have been granted in respect of the building structure or works, and applies to any building structure or works in respect of which any permit or consent was granted under any provision of the revoked bylaws, provided that in either case the Building Control Surveyor shall provide written notice setting out the reasons for inspecting the building structure or works.

(3) In paragraph (1) "**any reasonable time**" means at any time during hours of daylight on any day except a Sunday, Good Friday or Christmas Day, after, where an occupation certificate or habitation certificate has been issued in respect of the building, structure or works, forty-eight hours previous notice in writing.

15 Obstruction of Building Control Surveyor

A person commits an offence who, without reasonable cause the proof of which lies on him, obstructs the Building Control Surveyor in the performance of his

functions under any of the foregoing provisions of these Regulations.

PART III - MATERIALS, SAMPLING, MAINTENANCE AND DURABILITY OF BUILDING PARTS

16 Materials

(1) Any materials used-

(a) in the erection or construction of any building or structure;

(b) in the alteration or extension of any building or structure;

(c) in the execution of any works or installation of fittings being works or fittings to which these Regulations apply;

(d) for the backfilling of any excavation on a site in connection with any building or works or fittings to which any provision of these Regulations apply,

shall be-

(i) of a suitable nature and quality in relation to the purposes for the conditions in which they are used;

(ii) adequately mixed and prepared; and

(iii) applied, used or fixed so as adequately to perform the functions for which they were designed and made.

(2) The use of any material or any method of mixing or preparing materials or of applying, using or fixing materials which complies with a British Standard or a British Standard Code of Practice prescribing the quality of material or standards of workmanship shall be

deemed to satisfy the requirements of paragraph (1) of this regulation if the use of that material or method is appropriate to the purpose for, and the conditions in which, it is used.

(3) The Building Control Surveyor may require any person using or intending to use any material in any building work to deliver to him without charge such quantity or sample of the material and certification from an approved testing authority as may be necessary for him to ascertain whether the material complies with the provisions of these Regulations and any person who, having been required to deliver such a quantity or sample, refuses or neglects to do so within such period of time as in all the circumstances of the case is reasonable commits an offence.

17 Maintenance and durability

(1) It is the duty of the owner of every building to ensure that every building to which these Regulations apply which he owns is maintained in a safe and sanitary state, and for the purpose of these Regulations an owner is not relieved of that duty by the provisions of any agreement between him and any other person, whether an agreement relating to the occupation and use of the building by that person, or otherwise.

(2) The several parts of every building and all of its fittings and installations shall be constructed or made of materials of sufficient durability for the conditions to which they are likely to be subjected and they shall be assembled and put together and, where appropriate, protected in such a way that the durability of the materials is not impaired.

PART IV - STRUCTURAL STABILITY

18 General obligation

(1) Every building shall be so constructed that the combined dead load of the building itself, and the imposed loads of goods, persons and the forces of nature are sustained and transmitted to the ground-

(a) safely and without undue deflection; and

(b) without causing such deflection or deformation of any part of the building, or such movement of the ground, as will impair the stability of any part of another building.

(2) In the application of paragraph (1) of this regulation to a building, regard shall be had to the imposed and wind loads to which it is likely to be subjected in the ordinary course of its use for the purpose for which it is designed or in fact used.

(3) Every building shall be so constructed that any movement of the subsoil caused by swelling, shrinking or freezing will not impair the stability of any part of the building.

(4) The foundations of every building shall be capable of adequately resisting any attack by sulphates or any other deleterious matter present in the subsoil.

(5) Every building must be constructed so that the sensitivity of the building to disproportionate collapse because of unexpected or unintentional damage is reduced.

[S.R. & O. 3/21/w.e.f. 24/5/21.]

PART V - SITE PREPARATION AND RESISTANCE TO MOISTURE

19 General

(1) Paragraph (2) of this regulation applies to or in relation to every building except a building in which the only persons usually employed are engaged solely in the general care, supervision, regulation, maintenance, storage or removal of goods, plant or machinery where the building is intended to be used solely-

(a) for the storage of non-perishable goods or goods which are not likely to be affected by rain or snow; or

(b) for the accommodation of plant and machinery.

(2) Except as provided by paragraph (1) of this regulation-

(a) the site of every building shall be effectively cleared of turf and other vegetable matter;

(b) all parts of a building as are next to the ground shall have a floor which is so constructed that it-

(i) prevents the passage of moisture from the ground to the upper surface of the floor; and

(ii) prevents any part of the floor being adversely affected by moisture or water vapour from the ground,

(c) every wall, pier, buttress, column and chimney shall be so constructed as not to transmit moisture from the ground-

(i) to any material used in its construction which is of such a nature as to be liable to be adversely affected by moisture; or

(ii) to the inside of the building.

(d) every external wall of a building (including a parapet, pier or column forming part of an external wall) and every chimney shall be so constructed as not to transmit moisture due to rain or snow to any part of the building which would be adversely affected by such moisture or to the inside of the building.

20 Roofs

The roof of every building shall be weatherproof and so constructed as not to transmit moisture due to rain or snow to any part of the structure of the building which would be adversely affected by such moisture.

21 Dangerous substances

If any substance or thing likely to be dangerous to health or safety is found in or on the ground to be covered by a building, it shall be removed or such steps shall be taken as may be appropriate to prevent it causing any danger to the health or safety of any person occupying or using the building.

22 Subsoil drainage

Subsoil drainage shall be provided where it is necessary to prevent the passage of ground moisture to the interior of the building or damage to the fabric of the building.

PART VI - ACCOMMODATION AND HYGIENE

23 General requirements in relation to dwellings

(1) There shall be at least one closet, one washbasin, one sink and one fixed bath or shower in every dwelling.

(2) Where no suitable water supply or means of disposal of foul water is available a closet using chemicals or other means approved by the Committee of treatment of foul matter may be used.

(3) In every dwelling-

(a) the space containing any closet must be separated by a door from any space used for the preparation or cooking of food or the washing, cleaning or preparation of crockery, cutlery, dishes or utensils used in connection with food;

(b) there must be a washbasin in the room in which any closet is installed or in a room adjacent to that room provided however that where the adjacent room is used for the storing, preparation or cooking of food or the washing, cleaning, storing or preparation of crockery, cutlery, dishes or utensils used in connection with food then there must be a washbasin in the room with the closet;

(c) there must be a suitable installation for the supply of hot and cold water to every bath, shower, washbasin and sink.

24 Capability of appliances to be effectively cleaned

(1) Every closet, urinal, washbasin and sink must be so designed and made that its surfaces are smooth and non-absorbent and are capable of being effectively cleansed and disinfected. No part of the receptacle shall be connected to any pipe other than a flush pipe or the branch pipe into which it discharges.

(2) Every closet or urinal fitted with flushing apparatus shall discharge through a trap and branch pipe into a discharge stack or a drain, but a urinal shall first discharge through a grating above the trap.

25 Macerator and pump installation

A closet fitted with a macerator and associated pump may be installed upon the following conditions-

(a) there is available in the building for use by every occupier thereof at least one other closet discharging directly to a gravity system;

(b) the closet is fitted with a macerator and pump is connected to a small bore branch discharge pipe discharging to a discharge stack; and

(c) the macerator, pump and small bore system are in accordance with a British Board of Agrément Certificate applicable thereto current at the time of installation and are used only in accordance with the terms of that Certificate.

26 Discharge systems of waste appliances

(1) Except as provided by subsequent paragraphs of this regulation, every bath, shower and washbasin shall discharge through a trap and branch discharge pipe to a discharge stack.

(2) A washbasin on the ground floor of a building may discharge into a gully or direct to a drain.

(3) A bath or shower may be connected to a macerator or pump small bore drainage system the subject of a British Board of Agrément Certificate current at the time of installation if used in accordance with the terms of that Certificate.

PART VII - MEANS OF VENTILATION

27 General

Every building and its several compartments shall be adequately ventilated for the number of people within it, having regard to the use for which the building and the individual compartments are intended.

28 Ventilation of dwellings

(1) This regulation applies to dwellings and spaces within any building containing two or more dwellings which are used solely or principally in connection with those dwellings.

(2) Every habitable room shall have-

(a) for the purpose of rapid ventilation, one or more ventilation openings which subject to paragraph (3) of this regulation must open direct to the external air and-

(i) part of which must be at least 1.75 metres or more above the floor level of the room; and

(ii) which have an aggregate area of not less than 1/30th of the floor area of the room;

(b) for the purpose of background ventilation, a ventilation opening or openings having a total area of 4,000 square millimetres with controllable openings (such as is the case with a trickle ventilator) which are both secure and located so as to avoid troublesome draughts.

(3) A habitable room may be ventilated through an adjoining space if-

(a) there is an opening (which may be closable) between the room and the space with an area of not less than 1/30th of the combined floor areas of the room and space;

(b) there is one or more ventilation openings, some part of which is at least 1.75 metres above the floor level of the room, with a total area of at least 1/30th of the combined floor areas of the room and space; and

(c) for background ventilation there are ventilation openings to the space, and openings between room and space, so located as to avoid troublesome draughts and each having a total area of not less than 4,000 square millimetres.

(4) Every room or space containing one or more chemical or water closets or urinals and every bathroom and every shower-room shall have-

(a) for the provision of rapid ventilation, one or more ventilation openings with a total area of at least 1/20th of the floor area of the room, and with some part of the ventilation opening at least 1.75 metres above the floor level and for the provision of background ventilation, a ventilation opening or openings having a total area of 4,000 square millimetres with controllable openings which are both secure and located so as to avoid troublesome draughts; or

(b) mechanical extract ventilation, capable of extracting air at a rate not less than three air changes per hour, which shall be operated intermittently with 15 minutes over-run and discharge directly into the external air,

and for the purposes of this paragraph, where the sanitary accommodation contains one or more cubicles, those cubicles and the room in which they are located shall be treated as being a single space if there is free circulation of air throughout the room in which the cubicles are contained.

(5) Every common space in a building containing two or more dwellings shall, except as provided in paragraph (6), be ventilated by one or more ventilation openings having a total area of at least 1/50th of the floor area of the common space or, where one or more common spaces communicate with each other, 1/50th of the aggregate floor area of the communicating common spaces.

(6) Where a common space within a building is wholly internal, and is used for access purposes only, it may, instead of being ventilated as provided in paragraph (5), be ventilated by mechanical extract ventilation capable of one air change per hour.

(7) Every ventilation opening shall have a smallest dimension, other than in a screen, fascia, baffle or the like, of not less than 8 millimetres.

PART VIII - STAIRWAYS, LANDINGS AND BALCONIES IN SINGLE DWELLINGS

29 Stairways and landings

(1) For the purpose of this regulation a "**private stairway**" is a stairway in or intended to be used by or in one dwelling.

(2) A private stairway must comply with the following requirements-

(a) its pitch shall not exceed 42 degrees;

(b) it shall in each flight have a uniform rise and going;

(c) the dimensions of each step shall be such that twice the rise plus the going shall amount to between 550 millimetres and 700 millimetres, with the rise of each step being not greater than 220 millimetres and its going being not less than 220 millimetres (this would be achieved by using a rise between 155 millimetres and 200 millimetres with any going between 245 and 260 millimetres or a rise between 165 millimetres and 200 millimetres with any going between 220 millimetres and 305 millimetres);

(d) the steps shall have level treads and if they have open risers-

(i) the treads shall overlap each other by at least 16 millimetres, and

(ii) the open risers must be so constructed that a 100 millimetre sphere cannot pass through them;

(e) a handrail positioned at between 900 millimetres and 1 metre vertically above the pitch line shall be provided if the width of the stairway does not exceed one metre, otherwise such a handrail shall be provided at each side of the stairway;

(f) there must be a clear headroom of at least two metres, measured vertically from the pitch line, over the whole length and width of the stairway;

(g) except where the drop is less than 600 millimetres, the sides of the stairway and the top of the stairway landing and any intermediate landing shall be guarded on both sides with a barrier-

(i) which must be at least 900 millimetres in height above such stairway and landing;

(ii) which must be able to resist at that height a horizontal force of 0.36 kilo Newtons for each metre of its length;

(iii) which must be so constructed that a 100 millimetre diameter sphere cannot pass through any openings in it and so that young children cannot readily climb up it; and

(iv) in which, if any glazing is used, that glazing complies with the provisions of regulation 80(2);

(h) there shall be provided at the top and bottom of every stairway flight a landing which is clear of obstruction and which has a width and depth not less than the width of the stairway, but a door may swing across a landing at the bottom

of a flight if a space of at least 400 millimetres measured from the nosing of the lowest tread is left clear and unobstructed.

(3) Where in the course of carrying out alterations to a single dwelling the existing stairway is repositioned, the foregoing provisions of this regulation shall not apply where the work carried out does not cause a new or greater contravention of the requirements of those provisions.

30 Balconies etc

Every balcony, platform, roof or other external area to which any person habitually has access from a building for a purpose other than maintenance or repair, and which is above the uppermost level of the ground story of the building, shall have a balustrade, parapet or railing which must-

(a) be not less than 1.1 metres in height;

(b) be capable of resisting a horizontal force of 0.74 kiloNewtons for each metre of length at a height of 1.1 metres;

(c) where glazed at a height below 1.1 metres, be so glazed in glass blocks, toughened glass or laminated safety glass, wired glass not being acceptable; and

(d) be so constructed that a 100 millimetre diameter sphere cannot pass through it and young children cannot readily climb it.

PART IX - CONSERVATION OF FUEL AND POWER

31 General

(1) This regulation applies in respect of every building except a commercial, industrial or storage building which due to the nature of its intended use requires minimal heating or no heating at all, and shall not apply to buildings built before these Regulations came into force.

[S.R. & O. 3/21/w.e.f. 24/5/21.]

(2) Every building shall provide in its construction for the conservation of fuel and power by incorporating a minimum of the following or the equivalent of the following-

(a) in the case of exposed walls of dwellings and buildings of Purpose Groups 1 to 5 inclusive classified as such in accordance with the requirements of Part XXII of these Regulations (Structural Fire Precautions for Buildings other than Private Dwellings, Means of Escape and Access and Facilities for the Fire Service), a timber frame with internal cladding having not less than 140 millimetres in thickness of mineral fibre quilting, and in the case of exposed walls of buildings of Purpose Groups 6 and 7 such thickness of mineral fibre quilting may be reduced to not less than 60 millimetres;

[S.R. & O. 3/21/w.e.f. 24/5/21.]

(b) in the case of roofs of dwellings and buildings of Purpose Groups 1 to 5 inclusive and classified as such in accordance with the requirements of Part XXII of the Regulations,

not less than 200 millimetres in thickness of mineral fibre quilting, and in the case of buildings of Purpose Groups 6 and 7 such thickness may be reduced to not less than 80 millimetres, provided that in both cases any part of a roof having a pitch of 70 degrees or more to the horizontal may have the same insulation standard as required in regulation 31(2)(a);

[S.R. & O. 3/21/w.e.f. 24/5/21.]

(c) in the case of ground floors in dwellings and buildings of Purpose Groups 1 to 5, not less than 140 millimetres in thickness of mineral fibre quilting;

[S.R. & O. 3/21/w.e.f. 24/5/21.]

(d) in the case of roof lights and windows (other than display windows in shops) including external doors with 1 square metre or more of glazing, with single glazing, or double glazing with less than 12 millimetres between glass panes, such glazing shall not exceed in area 15% of the amount of the total floor area of the building concerned, measured between its finished internal faces, except that the permitted area of glazing is increased-

(i) to not more than 30% of the total floor area of the building concerned, so measured, where all the roof lights and windows are double glazed with the panes separated to a distance of 12 millimetres or more either by a hollow spacer frame containing desiccant or by a pre-extruded

butyl-based tape with integral aluminium strip and desiccant dispersed in the tape; and

(ii) to not more than 45% of the total floor area, so measured, where the conditions of sub-paragraph (i) are satisfied and additionally the glazing is coated with an approved low emissivity coating or there is triple glazing separated as mentioned in sub-paragraph (i) used instead of double glazing.

(3) In this regulation "**mineral fibre quilting**" includes any thermal insulating material that either equals or exceeds the thermal performance of the thickness of mineral fibre quilting referred to in the relevant subregulation.

[S.R. & O. 3/21/w.e.f. 24/5/21.]

32 ...

[S.R. & O. 3/21/w.e.f. 24/5/21.]

33 Control systems for heating

(1) This regulation applies to fixed space heating and hot water supply systems where the heat is provided other than by an appliance using solid fuel.

(2) Controls shall be provided for fixed space heating and hot water supply systems-

(a) in the case of dwellings, heating controls by way of room thermostats, thermostatic radiator valves or other suitable remote sensing devices which can be adjusted and used so as to control the temperature;

(b) in the case of other buildings-

(i) for each part of the space heating system designed to be separately controlled, controls in the form of thermostats or thermostatic radiator valves or other suitable sensing device;

(ii) if the heating system uses hot water, an external temperature sensing device shall be fitted so as to regulate or to enable the regulation of the temperature of the water flowing in the heating circuit;

(iii) such controls as may be necessary, such as a clock control capable of being manually set, to enable heating of the desired temperature to be maintained only when the building usually is occupied; and

(iv) where two or more oil-fired boilers with a total capacity of more than 100 kilowatts are used to supply heat to the building or part of the building, a control or controls (such as a sequence control) capable of detecting variations in the demand for heating in the building and capable of starting, stopping and modulating the boilers as may be appropriate in relation to the demand;

(c) in relation to all buildings, there shall be provided in relation to every hot water storage vessel-

(i) a thermostat capable of ensuring that the temperature of the water therein does not exceed the desired temperature; and

(ii) where the vessel has a capacity in excess of 150 litres, a time switch so as to enable the supply of heat to be shut off at times

when there is unlikely to be a demand for hot water.

34 Insulation of vessels pipes and ducts

(1) Except as provided by paragraph (2) of this regulation, hot water pipes, vessels and ducts shall be thermally insulated so as to limit the heat loss to not more than 90 watts per square metre. Where an insulating jacket is used to thermally insulate a vessel the segments of the jacket shall be so taped or otherwise fastened as to provide an unbroken insulation cover. Thermal insulation for pipes and ducts shall comply with the requirements of paragraph (3).

(2) The requirements of paragraph (1) and (3) shall not apply where the storage and piping systems are for the purpose of commercial or industrial processes or when the heat loss from a pipe or duct contributes to the useful heat requirement of a room.

(3) Insulation for pipes and ducts must comply with the recommendations of British Standard 5422:2009 “Method for specifying thermal insulating materials for pipes, tanks, vessels, ductwork and equipment operating within the temperature range –40°C to +700°C.

[S.R. & O. 3/21/w.e.f. 24/5/21.]

PART X - RESISTANCE TO THE PASSAGE OF SOUND

35 Walls: sound resistance

(1) A wall which-

(a) separates a dwelling from another dwelling or building; or

(b) except as provided in paragraph (2), separates a habitable room within a dwelling from any place within or part of the same building which is not part of that dwelling,

shall have reasonable resistance to airborne sound.

(2) Sub-paragraph (b) of paragraph (1) does not apply where the part of the same building which is not part of the dwelling is used only for the inspection, maintenance or repair of the building, its services or fixed plant or machinery.

36 Floors and stairs: sound resistance

(1) A floor or a stairway which-

(a) separates a dwelling from another dwelling;

(b) except as provided by paragraph (2), separates it from another place within or part of the same building which is not part of the dwelling,

shall have reasonable resistance to airborne sound, and where it horizontally separates the dwelling as above provided, shall have reasonable resistance also to impact sound.

(2) Sub-paragraph (b) of paragraph (1) does not apply where the part of the same building which is not part of

the dwelling is used only for the inspection, maintenance or repair of the building, its services or fixed plant or machinery.

PART XI - STRUCTURAL FIRE PRECAUTIONS AND MEANS OF WARNING AND ESCAPE FOR DWELLINGS

[S.R. & O. 3/21/w.e.f. 24/5/21.]

37 Interpretation of this Part

In this Part-

"**fire resistance**" means fire resistance for such of stability, integrity or insulation as may be required by the relevant provisions of this Part, when tested in accordance with the Part of British Standard 476 specified in relation to the relevant element of structure by the provisions of this Part;

"**relevant boundary**", in relation to a side or external wall of a building, means that part of the boundary of the premises adjacent to that side or wall and which either coincides with, is parallel to or is at an angle of not more than 80 degrees to that side or wall, and where the boundary of the land belonging with the building abuts a road or watercourse, shall mean the centreline of that road or watercourse; and

"**unprotected area**", in relation to an external wall or side of a building means-

(a) a window, door or other opening;

(b) any part of the external wall which has less than 30 minutes fire resistance; and

(c) any part of the external wall which has combustible material more than 1 millimetre thick as its external surface, except that for the purpose of calculating the permitted limits of unprotected areas, if the wall has at least 30 minutes fire resistance, then the area of the

part covered by such combustible material shall be divided by two;

and provided that no account shall be taken of an opening not exceeding one tenth of a square metre in area if it is not less than one and one half metres from any other unprotected area in the same side of the building and that no account shall be taken of openings having or, if more than one, together having an area not exceeding one square metre and so long as that opening, and each of them if more than one making up the aggregate, is at least four metres from another unprotected area in the same side of the building.

38 Fire resistance

(1) Subject to the subsequent paragraphs of this regulation, every element of structure shall be so constructed as to have at least a half hour period of fire resistance.

(2) Where a wall separates a private dwelling from another private dwelling to which the first mentioned dwelling is attached, the wall shall have at least a one hour period of fire resistance. Every separating wall to which this regulation applies shall achieve the one hour minimum period of fire resistance when each side is tested separately in accordance with British Standard 476: Parts 20 to 23: 1987.

(3) A wall or floor separating a private dwelling from another part of the same building with a non-domestic use shall have at least a one hour period of fire resistance, except that the use of a part of a private dwelling not exceeding 50 metres in total area and used by the occupant of the dwelling as a surgery, consulting room, offices or other accommodation shall not require fire-resistance separation.

(4) Any parts of an external wall which-

(a) are not load-bearing; and

(b) under the following provisions of this Part, may be treated as unprotected areas,

are not required to have fire resistance.

(5) An element of structure shall be deemed to have a period of fire resistance required by a foregoing provision of this regulation if a similar part made to the same specification and characteristics as that element is shown to have had at least that period of fire resistance when submitted to test by an approved testing authority.

39 External walls

(1) Every external wall or side of a private dwelling shall have a minimum period of fire resistance of 30 minutes and be at a minimum distance from the relevant boundary calculated in accordance with the following Table for unprotected areas-

TABLE	
Minimum distance between side of building and relevant boundary	Maximum total area of unprotected areas in square metres
1 metre	5.6
2 metres	12.0
3 metres	18.0
4 metres	24.0
5 metres	30.0
6 metres	No limit

(2) No external wall or side of a private dwelling shall be less than one metre from a relevant boundary, provided however that an external wall or side of a private dwelling may be within one metre of a relevant boundary if that external wall or side of a private dwelling contains no unprotected areas.

40 Fire resistance of walls and floors

(1) Where any part of an external wall is less than one metre from any point on the relevant boundary the minimum period of fire resistance for that element of structure shall be that when each side of the element of structure is separately tested to British Standard 476: Parts 20 to 23: 1987 for load bearing capacity, integrity and insulation.

(2) When any part of an external wall is one metre or more from the relevant boundary then the minimum period of fire resistance shall be that when the element of structure is tested from the inside only with the time for insulation reduced to 15 minutes.

(3) Every floor being an element of structure shall achieve the required period of fire resistance for load bearing capacity, integrity and insulation when exposed to fire from the underside in accordance with British Standard 476: Parts 20 to 23: 1987 “Fire tests on building materials and structures”.

[S.R. & O. 3/21/w.e.f. 24/5/21.]

41 Attached garages

(1) Any garage, other than a carport which is open on two or more of its sides, and which is attached to and forms part of a private dwelling shall be so constructed that-

(a) any wall between such garage and such dwelling has fire resistance of not less than half an hour; and

(b) any opening in such wall is-

(i) at its lowest point not less than 100 millimetres above the level of the floor of the garage; and

(ii) fitted with a door, shutter or cover which has fire resistance of not less than half an hour and which itself is fitted with an automatic self-closing device.

(2) The hinges of any door, shutter or cover referred to in paragraph (1)(b)(ii) must be made of non-combustible material which has a melting point of at least 800 degrees Celsius.

42 Roofs of private dwellings

(1) Every roof of a private dwelling shall be so covered or so isolated from other buildings as to afford adequate protection against the spread of fire into the building or to adjoining buildings.

(2) A roof shall be deemed to satisfy paragraph (1) if-

(a) the distance from the roof to any point on the relevant boundary is at least 12 metres or twice the height of the building whichever is the greater; or

(b) the covering is of steel, aluminium, slate or tiles and any roof lights are of unwired glass not less than 4 millimetres thick or of wired glass or of other material having an AA, AB or AC designation when exposed to test by fire in accordance with British Standard 476-3:2004

"Fire tests on building materials and structures. Classification and method of test for external fire exposure to roofs".

[S.R. & O. 3/21/w.e.f. 24/5/21.]

43 Surface spread of flame

(1) In this regulation-

"**ceiling**" means that part of a building which encloses and is exposed overhead in a room or circulation space;

"**circulation space**" means a means of access between a room and an exit from the building; and

"**Class 1**" shall be the highest class, with other classes following in descending order, with surfaces complying with the test criteria as to surface spread of flame prescribed in British Standard 476-7:1997 "Fire tests on building materials and structures. Method of test to determine the classification of the surface spread of flame of products".

[S.R. & O. 3/21/w.e.f. 24/5/21.]

(2) The internal surfaces of any wall or ceiling (including roof lights) exposed in a room or circulation space of a private dwelling shall have minimum classification as follows-

(a) circulation spaces and rooms with a floor area of more than 4 square metres-

walls and ceilings, Class 1,

(b) rooms with a floor area not greater than 4 square metres-

walls and ceilings, Class 3,

and in no case shall such internal surfaces have a classification, Class 4.

44 Special provisions for metal roofs

(1) In every building where the material covering the roof is flat or corrugated or other profiled sheets of metal, the ceiling including any access hatches therein above the only or upper storey of the building shall, subject to paragraph (2) of this regulation, be lined on the inside with plasterboard at least 12.5 millimetres in thickness or with other material at least equal in fire resistance.

(2) The requirements of paragraph (1) shall not apply where the ceiling is immediately below a pitched roof covered as mentioned in that paragraph and follows the pitch of the roof.

45 Provision of smoke and heat alarms

[S.R. & O. 3/21/w.e.f. 24/5/21.]

Mains operated interlinked smoke and heat alarms must be installed, fitted and maintained in dwellings in accordance with British Standard 5839-6:2019 “Fire detection and fire alarm systems for buildings. Code of practice for the design, installation, commissioning and maintenance of fire detection and fire alarm systems in domestic premises” and, in particular, in -

(a) the circulation spaces, within 7.5 metres of the doors to all habitable rooms

(b) the roof void; and

(c) the kitchen.

[S.R. & O. 3/21/w.e.f. 24/5/21.]

46 Fire stopping

(1) Every fire stop required by the provisions of this regulation shall be so formed and positioned as to prevent or sufficiently retard the passage of flame and smoke within a cavity or to seal such cavity against the penetration of flame and smoke.

(2) In any element of structure, any cavity which is continuous through the whole or part of such element shall be fire-stopped-

(a) at any junction with another element of structure or with a ceiling under a roof; and

(b) in such a position that there is no continuous cavity which in any one plane exceeds 8 metres in a single dimension or 23 square metres in area.

(3) A fire stop in a wall or floor constructed of combustible material shall be deemed to satisfy this regulation if it is constructed of timber not less than 38 millimetres thick.

(4) A fire stop in an element of structure which is not a wall or floor of combustible material and has dimensions of less than 1 metre by 1 metre shall be formed-

(a) of finished thickness plasterboard or plaster and plasterboard not less than 12.5 millimetres in thickness;

(b) of steel not less than 3 millimetres in thickness;

(c) of timber not less than 38 millimetres thick; or

(d) cement, mortar, plaster or other material of limited combustibility not less than 25 millimetres thick.

46A Means of escape from a dwelling

(1) The application to dwellings of regulation 100(3) and (4) (means of escape for all buildings) is subject to this regulation.

(2) In a dwelling, each first-floor habitable room must have either an emergency escape window with the characteristics set out in subregulation (2) or an external door.

(3) The route through an emergency escape window may be at an angle rather than at 90 degrees to the floor but it must have the following characteristics -

(a) it must have a minimum area of 0.33 metres squared; a minimum height of 450 millimetres; and a minimum width of 450 millimetres; and

(b) the bottom of the opening must be no more than 1100 millimetres above the floor of the room.

[S.R. & O. 3/21/w.e.f. 24/5/21.]

PART XII - ELECTRICAL INSTALLATIONS

47 Required standards

Every electrical installation as regards standard and quality of installation and material shall conform to the Institution of Electrical Engineers Regulations for the Electrical Equipment of Buildings of such Edition as is in current use at the time of installation.

PART XIII - DRAINAGE

48 General provisions in relation to drainage

Every dwelling and every building in which sanitary appliances are installed for the disposal of foul water shall be provided with a foul water drainage disposal system of such size and gradient as to ensure that it is self-cleansing.

49 Discharge of soil and waste water

(1) Soil water and waste water shall, except as provided by paragraph (2) of this regulation, discharge to a public sewer.

(2) Where discharge to a public sewer is not reasonably practicable, soil water shall discharge to a septic tank or to a sewage treatment plant and effluent from that tank shall be conveyed to a soakaway, and waste water shall discharge to a soakaway, or to a sewage treatment plant.

50 Drains conveying foul water

[S.R. & O. 3/21/w.e.f. 24/5/21.]

Every drain for the conveyance of foul water shall-

(a) be constructed of durable materials;

(b) be not less than 110 millimetres in internal diameter;

(c) be laid in a straight line between points where any change in direction or gradient are necessary;

(d) be laid at a gradient sufficient to prevent the accumulation in the drain of solid matter;

(e) be laid and jointed in such a way that the drain is capable of passing an air test for water tightness to ensure a maximum loss of head on a manometer, in relation to a 100 millimetre gauge pipe, of 25 millimetres in a period of five minutes or, in relation to a 50 millimetre gauge pipe, of 12 millimetres and, in the case of either gauge of pipe, both before any trench covering or refilling is begun and again after the covering or refilling is complete;

[S.R. & O. 3/21/w.e.f. 24/5/21.]

(f) be provided with sufficient points of access to allow for the ready maintenance of the drainage disposal system and, where discharge is to a public sewer, one of those points of access shall be a manhole constructed in accordance with regulation 53 and sited within the curtilage of the property as close to the sewer as is reasonably practicable; and

[S.R. & O. 3/21/w.e.f. 24/5/21.]

(g) be laid with bedding and backfilling that is -

(i) not less than 100 millimetres of granular fill around the pipework; and

(ii) made up of stones the diameter of which is not more than 40 millimetres.

[S.R. & O. 3/21/w.e.f. 24/5/21.]

51 Junction of pipes

Where a pipe carrying foul water joins another pipe carrying foul water it shall do so obliquely to the direction of flow in that other pipe.

52 Drains laid under building

Where any foul water is laid under a building it shall be laid in a straight line or, if that is impracticable, in a series of straight lines, and be provided with adequate means of access for inspection and rodding of its whole length, and such means of access shall be provided with a securely fixed air-tight cover if it is within the building.

53 Manholes

(1) For the purpose of this regulation a manhole is a chamber constructed on a foul water drain so as to provide access to the drain for inspection and cleansing.

(2) Manholes shall be-

(a) provided on every foul water drain so that no part of such a drain shall be further from a manhole than 45 metres measured along the pipe;

(b) of such size and form as to permit ready access to the pipe for inspection and cleansing purposes;

(c) of sufficient strength and watertight;

(d) fitted, where their depth so requires, with step irons or a ladder; and

(e) fitted with a non-ventilating cover and completed with suitable channels and sloping benchings.

54 Ventilation of drains

Every foul water drainage system shall be ventilated by a flow of air by the provision of at least one ventilating pipe which-

(a) is at or near the head of each main drain and on any branch longer than 6 metres serving a single appliance or 12 metres where the branch drain serves a group of appliances;

(b) is of not less than 75 millimetres internal diameter;

(c) must terminate in the outside air at least 900 millimetres above any opening into the building which is within 3 metres and be finished with a cage or other perforated cover which does not restrict the flow of air,

but any secondary ventilating pipe may be fitted with an approved air admittance valve when it shall be located within the building and shall be used in accordance with the terms of the relevant certificate issued by the British Board of Agrément.

55 Buildings over sewers and trade effluent discharge

No person shall, without the express prior written consent of the Director of Public Works-

(a) erect or cause to be erected a building over a public sewer;

(b) discharge trade effluent into a foul water drain; or

(c) make any connection to a public sewer or interfere in any way with a public sewer.

56 Pipes conveying foul water

Every pipe above ground carrying foul water and every ventilating pipe related to such a pipe shall-

(a) be constructed of durable materials with suitable joints;

(b) be capable of withstanding an air test of positive pressure of at least 38 millimetres water gauge for at least three minutes, during which time every trap shall maintain a water seal of at least 25 millimetres;

(c) not have any joint within the thickness of any wall through which it passes;

(d) have an internal diameter of at least 100 millimetres and, in any case, not less than that of any pipe of outlet from an appliance conveying foul water to it, except that such part of the pipe above ground which is provided for ventilation purposes may have an internal diameter of not less than 75 millimetres;

(e) be suitably supported and attached to the building so as to permit thermal movement in accordance with the following Table-

Nominal size (mm)	Maximum support distances (meters)		Maximum expansion joint distances
upvc soil and mv PVC waste			
	Vertical	Horizontal	Vert and Horiz (Metres)
32	1.2	0.5	1.8
40	1.2	0.5	1.8
50	1.2	0.9	1.8
82	1.8	0.9	3.6
110	1.8	0.9	3.6
Polypropylene Waste			
32	1.2	1.0	2.0
40	1.2	1.0	2.0
50	1.2	1.0	2.0

(f) be so placed as to be reasonably accessible for maintenance and provided with such means of access as are necessary for internal cleansing to take place;

(g) where serving as a single stack system of plumbing include the following design features-

(i) at the base of the discharge stack, a bend of large radius (at least 200 millimetres to centre line of pipe);

(ii) no offsets below the topmost connection closer than 750 millimetres to any branch connection;

(iii) the lowest connection not less than 450 millimetres above the invert of the tail at the base of the discharge stack;

(h) be so designed and constructed that a branch pipe does not discharge into it in such a way as to cause a cross-flow into any other branch pipe;

(i) if serving a ground-floor closet only, discharge direct to a drain below ground if the drop from crown of closet trap to the drain invert is no more than 1.5 metres (in which case no ventilation of that branch pipe is required); and

[S.R. & O. 3/21/w.e.f. 24/5/21.]

(j) if the pipe penetrates masonry walls, be protected from settlement.

[S.R. & O. 3/21/w.e.f. 24/5/21.]

57 Ground floor appliances

In the case of sanitary appliances located on the ground floor of a dwelling, pipes serving them may discharge to a stub stack or discharge stack or directly to a drain, or if the appliance discharges waste water only then it may discharge over a gully connected to the foul water drainage system with the point of termination located between the grating or sealing plate and the top of the water seal.

58 Preservation of seal in traps

Every system of pipes forming a foul water drainage disposal system shall be designed and constructed so as to prevent, under working conditions, the destruction of the water seal in any trap.

59 Overflow pipes

Every overflow pipe shall so discharge as not to cause dampness in, or damage to, any part of a building.

60 Disposal of rainwater

Every building to the erection of which these regulations apply shall be provided with rainwater gutters and rainwater pipes which shall be-

(a) of adequate size for their purpose;

(b) composed of suitable materials of adequate strength and durability;

(c) adequately supported throughout their length without restraining thermal movement, any fitting which gives support being firmly attached to the building;

(d) so arranged as not to cause dampness in or damage to, any part of a building;

(e) in the case of any rainwater gutter-

(i) so jointed in a manner appropriate to the material or materials of which it is composed that it remains watertight;

(ii) fitted with an adequate outlet or outlets so placed as to drain the whole length of the gutter;

(f) in the case of a rainwater pipe which is situated within a building-

(i) so constructed as to be capable of withstanding an air test of positive pressure of at least 38 millimetres water gauge for at least three minutes;

(ii) so placed as to be reasonably accessible for maintenance and repair throughout its length; and

(iii) provided with such means of access as are necessary to permit internal cleansing.

61 Discharge of rainwater pipes

(1) No rainwater pipe shall be directly connected to a foul water drainage disposal system but shall discharge directly to a surface water sewer, provided that those rainwater pipes that are not able to discharge directly to a surface water sewer, due to the unavailability of such surface water sewer, shall discharge either directly to a soakaway located within the boundary of the premises in question where it will not cause damage to any building either on or off those premises or to

another gutter or surface which is drained in accordance with this Part.

(2) Every soakaway must-

(a) be of adequate dimensions having regard to the nature of the subsoil and to the amount of rainwater which may be discharged in it; and

(b) be located at least 5 metres from any building, road or area of unstable ground.

[S.R. & O. 3/21/w.e.f. 24/5/21.]

62 Septic tanks and soakaways

(1) Septic tanks and soakaway arrangements shall be of such design as the Committee may approve, but the Committee shall not reject on grounds of design one prepared for or supplied to the applicant by the Public Works Department.

(2) Every septic tank and soakaway must-

(a) be so designed, constructed and sited as not to create a risk of pollution of any adit, river, spring, stream,

PART XIV - WATER SUPPLY

63 Supply to dwellings

Every dwelling must be provided with a sufficient supply of potable water for human consumption and a sufficient supply of water for all other domestic purposes.

64 Protection of water supply pipes

Every water supply pipe situated below the lowest floor of a building shall either be buried to a depth of not less than 300 millimetres below the finished ground level or properly wrapped in foamed plastics insulation material having a thickness of not less than 27 millimetres and which shall itself where exposed above ground level be protected from damage by enclosure with wire mesh or similar material.

65 Plumbing of buildings connected to public water mains

Services supplying water for domestic use must comply with British Standard 8558:2015 “Guide to the design, installation, testing and maintenance of services supplying water for domestic use within buildings and their curtilages” and British Standard EN 806: 1-5 “Specifications for installations inside buildings conveying water for human consumption.”, as applicable.

[S.R. & O. 3/21/w.e.f. 24/5/21.]

66 Trench for common use of foul water pipe and water supply pipe

Where a water supply pipe is laid in a trench which already contains or is to contain a foul water pipe the water supply pipe shall be so laid that the whole of every

cross-section of that pipe along the whole length of that pipe in that trench is or will be higher in the trench than the whole of the nearest adjacent cross-section of the foul water pipe.

67 Restriction on connections to public water main

Except in so far as he may be specifically authorised in writing by the Director of Public Works so to do, no person shall make any connection to any water main or interfere with such a main in any way.

PART XV - HEAT PRODUCING APPLIANCES

68 Limit of applications

This Part applies to fixed heat-producing appliances which are-

(a) designed to burn solid fuel, oil or gas; or

(b) are incinerators.

69 Air supply to appliances

(1) Every heat-producing appliance shall be so installed that it is provided with an adequate supply of air for combustion and for the efficient working of the chimney.

(2) If the appliance is not room-sealed then the room or space in which it is contained shall be provided with a permanent air entry opening or openings of sufficient size directly connected to the external air and not passing through any wall which is required by these Regulations to be fire-resisting.

70 Air extract fans

Where the building in which any non-room-sealed heat-producing appliance is installed has an air extract fan fitted, provision shall be made for the entry of air in sufficient quantity to satisfy the requirements of regulation 69 whether or not that air extract fan is in operation.

71 Flue pipes and chimneys

Every heat-producing appliance shall be connected-

(a) to a balanced or low level flue, if the appliance is room-sealed; or

(b) to a flue pipe or chimney;

and in either case, shall discharge to the external air.

72 Access to flues

There shall be provided in every flue means for it to be inspected and cleaned, and every opening for such purpose shall have a rigid, non-combustible and gas tight cover. No other opening shall be made in a flue except that provided for the fitting of an explosion door, draught stabiliser or draught director, and a flue shall not open into more than one room or space except for the purpose of inspection or cleaning but it may serve more than one appliance in the same room.

73 Construction and installation of heat-producing appliances

(1) Every heat producing appliance and its necessary accessories must be assembled, installed and commissioned in accordance with the manufacturer's instructions.

(2) If a heat producing appliance that is a fixed fuel burning appliance is installed, a carbon monoxide alarm must also be installed in the same room, in accordance with the manufacturer's instructions.

[S.R. & O. 3/21/w.e.f. 24/5/21.]

74 ...

[S.R. & O. 3/21/w.e.f. 24/5/21.]

74A Requirements for the siting of oil storage tanks

(1) Where the oil storage tank has a capacity exceeding 3500 litres suitable precautions shall be taken in relation to-

(a) the height of the tank above or below the heating appliance burner so that the burner manufacturer's recommendations are complied with;

(b) the position of the tank for access for delivery of fuel;

(c) ensuring that a fire originating from a building or other external source is not transmitted to the contents of the tank; and

(d) preventing the contents of the tank from escaping from the immediate area such as by the provision of a suitable catchpit.

(2) Where the oil storage tank has a capacity not exceeding 3500 litres the following requirements shall be complied with-

(a) the tank shall be positioned such that the heating appliance burner manufacturer's recommendations as to the maximum and minimum head of oil that may be imposed on the burner are complied with;

(b) subject to 2(c) and 2(d) to ensure that fire originating from a building or other external source is not transmitted to the contents of the tank, except where it is buried below ground the tank shall be so positioned that it is not less than 1.8 metres from the building containing the appliance and not less than 760 millimetres from the boundary of the premises;

(c) a tank may be located less than 1.8 metres from a building, if-

(i) a radiation barrier of non-combustible material is constructed so as to prevent the passage of direct radiated heat and erected

in such a position that it extends beyond the extremity of the tank in height and width to not less than 300 millimetres; or

(ii) the wall of the building containing the appliance is to be constructed so that it is resistant to internal fire for a period of not less than 30 minutes also imperforate, except for small openings provided for ventilation purposes, for a distance extending not less than 1.8 metres from any portion of the tank,

(d) a tank may be located less than 760 millimetres from the boundary of premises if a radiation barrier of non-combustible material is constructed between the tank and the boundary so as to prevent the passage of direct radiated heat and is erected in such a position that it extends beyond the extremity of the tank in height and width to not less than 300 millimetres.

(3) Except where the quantity of oil fuel capable of being stored does not exceed 1250 litres or the bulk of the tank is buried in the ground or the absence of a catchpit does not constitute a hazard, a catchpit of adequate structural strength shall be provided which is reasonably oil-tight, has its bottom surface laid to fall to an impervious sump equipped with a closable valve to a lockable drainage outlet, and has a capacity not less than 10% greater than the total oil capacity stored therein. Additionally, there shall be sufficient space provided between the sides of the tank and the catchpit for access to all valves and fittings for essential maintenance and for readings to be readily taken of the sight glass or other means of determining the current capacity of the tank.

(4) Fuel supply lines from oil storage tanks must comply with the following requirements-

(a) pipes must be laid in trenches excavated to a depth of 450 millimetres with compacted sand laid below and above the pipe;

(b) fuel supply warning marker tape (or equivalent) must be positioned 150 millimetres below finished ground level along the length of the pipework;

(c) pipes must be buried at least 300 millimetres clear of other underground services such as water and electricity; and

(d) except where unavoidable, buried pipework must not include joints and any joint that is made must be within an inspection chamber.

[S.R. & O. 3/21/w.e.f. 24/5/21.]

74B Requirements for storing and using liquid petroleum gas cylinders

(1) In this regulation "**cylinders**" means cylinders that contain or have contained liquid petroleum gas.

(2) Cylinders must not be stored or used unless they are-

(a) mounted on a concrete base;

(b) secured by straps or chains against a wall; and

(c) in an upright position.

(3) Cylinders must not be stored or used outdoors unless they are-

(a) at ground level in a well-ventilated position;

(b) at least 3 metres from any source of heat or ignition or any readily ignitable materials;

(c) at least 1 metre horizontally from and 300 millimetres below the openable part of any window;

(d) at least 1 metre from any point of entry into or exit from buildings, air intake, air brick, tumble-dryer vent or flue terminal;

(e) at least 2 metres from any point of entry into or exit from a drainage system; and

(f) at least 3 metres from any corrosive material or material that is an oxidant.

(4) Cylinders must be not be stored in a dwelling.

(5) Cylinders must not be stored in building that is not a dwelling, unless-

(a) each cylinder so stored does not exceed 20 kilograms in capacity;

(b) the total weight of liquid petroleum gas so stored does not exceed 70 kilograms; and

(c) the number of cylinders so stored does not exceed either-

(i) 20 cylinders of up to 3 kilograms capacity each; or

(ii) 5 cylinders, if any cylinder is of greater capacity than 3 kilograms.

(6) Subregulation (5) does not apply to a building that is specially designed and constructed for the storage of cylinders.

(7) When installed in a building (including a dwelling) for use-

(a) the gas regulator must be located adjacent to the cylinder; and

(b) the gas isolator must be accessible and located adjacent to the appliance, above the level of the internal floor.

[S.R. & O. 3/21/w.e.f. 24/5/21.]

PART XVI - STANDARDS FOR SANITARY ACCOMMODATION IN PLACES OF WORK AND BUILDINGS TO WHICH THE PUBLIC ARE ADMITTED

75 Sanitary accommodation in places of work

There shall be provided in every workplace where for the majority of time the use and occupancy involves the employment of staff, sanitary accommodation and fixtures therein in accordance with the following Table, except that where the total number of employees is less than 10 the minimum provision shall be one water-closet and one lavatory basin serving both sexes.

Minimum requirements for employee sanitary facilities

No of male employees	No of wc's for male use	No of urinals	No of lavatory basins for male use	No of female employees	No of wc's for female use	No of lavatory basins for female use
1 - 10	1[i]	0	1[ii]	1 - 10	1[iii]	1[iv]
11 - 30	1	1	2	11 - 30	2	2
31 - 45	2	1	3	31 - 45	3	3
46 - 60	2	2	4	46 - 60	4	4
61 - 90	3	2	5	61 - 90	5	5
91 - 120	3	3	6	91 - 120	6	6
121 - 150	4	3	7	121 - 150	7	7
151 - 180	4	4	8	151 - 180	8	8
181 - 210	5	4	8	181 - 210	9	8
211 - 240	5	5	9	211 - 240	10	9
241 - 270	6	5	9	241 - 270	11	9
271 - 300	6	6	10	271 - 300	12	10

76 Sanitary accommodation in public buildings

(1) There shall be provided in every building to which the public are admitted sanitary accommodation and fixtures therein in accordance with the following Table-

Minimum requirements for public sanitary facilities

	No of males	No of wc's	No of urinals	No of basins	No of females	No of wc's	No of basins
General Use or Occupancy	1 - 30	1	-	1	1 - 30	1	1
	31 -120	1	1	1	31 -120	2	1
	121 - 240	2	1	1	121 - 240	3	2
	241 - 360	2	2	2	241 - 360	4	2
	361 - 480	2	3	2	361 - 480	5	3
	481 - 600	3	3	3	481 - 600	6	3

Service of food	1 to 30	1	-	1	1 to 30	1	1
	31 to 60	1	1	1	21 to 60	2	1
	61 to 90	1	1	1	61 to 90	3	2
	91 to 120	2	2	2	91 to 120	4	2
	121 to 180	2	3	3	121 to 180	5	3
	181 to 260	3	3	3	181 to 260	6	3
	261 to 300	3	4	3	261 to 300	7	4

	Square metres of sales area	Male	Female
Petrol Station	4 or more pumps	1 wc & 1 lavatory basin	1 wc & 1 lavatory basin

(2) For the purposes of this regulation, a building or part of a building falling within any description specified in column 1 of the following Table is to be taken as being capable of holding such number of people as is the result of dividing its area in square metres by the guide number in column 2 of that Table-

Column 1 *Description of room or storey*	**Column 2** *Guide Number*
Assembly halls (movable seating or no seating)	0.5
Bars (including public and lounge bars)	0.5
Bedrooms	4.65
Bowling alleys and billiard rooms	9.3
Canteens	1.1
Clubs	0.5
Common rooms	1.1
Concourses	0.75
Crush halls and queuing lobbies	0.75
Dance halls	0.75
Dining rooms	1.1
Dormitories	4.65
Enquiry rooms	3.7
Factory shop floors- workrooms and storage	4.65
General purpose rooms	1.1
Grandstands without fixed seating	0.5
Kitchens	9.3
Libraries, museums, art galleries	4.65
Lounges	1.85
Meeting rooms and meeting houses	0.5
Messrooms	1.1
Offices	5.1
Reading rooms	1.85
Restaurants and cafes	1.1
Stadia without fixed seating	0.5
Staff rooms	1.1
Studios (radio, television, recording)	1.4
Warehouses	28.0
Writing rooms	1.85

77 Provision of separate facilities

Where sanitary facilities for the public are required by regulation 76, they shall be provided in addition to any sanitary facilities for employees required by regulation 75 and shall be provided and maintained in a clean condition.

78 Access to sanitary accommodation

Except where it is entered from the open air no sanitary accommodation containing a water closet fitting, urinal or a chemical closet shall open directly into a room in which any person is employed in any manufacture, trade or business unless there is a washbasin installed in such sanitary accommodation or in a room adjacent to it, except that where the adjacent room is used for the storing, preparation or cooking of food or the washing, cleaning, storing or preparation of crockery, cutlery, dishes or utensils used in connection with food then the washbasin must be installed in the sanitary accommodation.

79 Ventilation of sanitary accommodation

(1) Every room or space containing one or more chemical or water closets or urinals shall have either-

(a) for the purpose of rapid ventilation, one or more ventilation openings with a total area of at least 1/20th of the floor area of the room or space, and with some part of the ventilation opening at least 1.75 metres above the floor level and for the provision of background ventilation a ventilation opening or openings having a total area of not less than 4,000 square millimetres with controllable openings(s) which are both secure and located so as to avoid troublesome draughts; or

(b) mechanical extract ventilation, capable of extracting air at a rate of not less than three changes per hour, which shall be operated intermittently with 15 minutes over-run and which shall discharge directly into the external air.

(2) Where the sanitary accommodation contains one or more cubicles, this shall count as a single space if there is free circulation of air throughout the space.

PART XVII - GLAZING: MATERIALS AND PROTECTION

80 Glazing in critical locations

(1) Glazing in buildings which-

(a) in the case of walls and partitions is within 800 millimetres of floor level; or

(b) in the case of a door opening is within 1.5 metres of floor level and 300 millimetres of the side of the door,

shall satisfy the requirements of paragraph (2) of this regulation.

(2) The requirements are that the glazing shall-

(a) be of laminated or toughened glass; or

(b) resist impact by breaking by-

(i) the use of annealed glass within the limits as to thickness and area specified in regulation 81; or

(ii) the use of polycarbonate sheets; or

(iii) the use of glass blocks; or

(iv) the use of small panes of annealed glass not less than 6 millimetres thickness having a maximum width of 250 millimetres and area not exceeding 0.5 square metres; or

(c) be shielded or protected from impact by a permanently fixed and robust screen.

81 Minimum requirements in relation to use of annealed glass

For the purpose of regulation 80(2)(b)(i), the thickness of annealed glass shall not be less than is specified in the following Table-

Minimum thickness (millimetres)	Height not exceeding (metres)	Width not exceeding (metres)
8	1.10	1.10
10	2.25	2.25
12	3.00	4.50
15	No limit	No limit

82 Glazing of large uninterrupted areas

Except in the case of dwellings, transparent glazing in uninterrupted areas with which members of the public may collide whilst in passage into out of or in or about a building shall be made apparent in one of the following ways-

(a) a line or patterns not less than 50 millimetres in height and length incorporated in or applied to the glazing, the centre of such line or pattern being at 1.5 metres above floor level (and where the glazing is greater than 3 metres in length and a continuous line is not used the line or pattern shall be repeated at that height at intervals not greater than 1.5 metres);

(b) in the case of door height transparent glazing where the glazing exceeds 400 millimetres in width-

(i) by a rail at a height of between 600 millimetres and 1.5 metres above floor level;

(ii) in the case of transparent glazed doors-

(aa) by a substantial frame about a single pane glazed door; or

(bb) where the door has a narrow frame or no frame about the leaf of the door in question by a large handle or push plate affixed to each single pane.

PART XVIII - STAIRWAYS, LANDINGS AND BALCONIES ETC FOR BUILDINGS OTHER THAN SINGLE DWELLINGS

83 Stairways and landings

Every stairway, other than a stairway in a single dwelling, must comply with the following requirements-

(a) each flight shall have a uniform rise and going and level treads;

(b) the dimensions of each step shall be such that the aggregate of the going and twice the rise shall be not less than 550 millimetres nor more than 700 millimetres, and-

(i) in the case of a stairway serving a building for institutional or assembly purposes the maximum rise of each step shall not exceed 180 millimetres and the minimum going shall be not less than 280 millimetres;

(ii) in the case of a stairway serving any other building the maximum rise shall not exceed 190 millimetres and the minimum going shall not be less than 250 millimetres;

(c) where open risers are incorporated the treads shall overlap each other by not less than 16 millimetres and where they are likely to be used by children under the age of five years shall be so constructed that a 100 millimetre diameter sphere cannot pass through them;

(d) a handrail positioned at between 900 millimetres and 1 metre measured vertically above the pitch line shall be provided if the width of the flight is less than one metre, and

where the flight is more than one metre in width then handrails shall be provided on both sides at that height;

(e) where it is a stairway in a building to which the public has access and exceeds in width 1.8 metres, it shall be divided into flights which are themselves not wider than 1.8 metres;

(f) if it serves an area used as a shop or for assembly purposes the number of risers in a flight shall not exceed 16;

(g) have a clear headroom of at least 2 metres measured vertically off the pitch line over the length and width of the stairway;

(h) where there are two or more risers to a flight, the sides of the stairs and the top of the stairway landing and any intermediate landing shall be guarded on both sides with a barrier which shall be-

(i) of a minimum height of 1.1 metres above such landing and 900 millimetres above the stairs measured vertically above the pitch line;

(ii) able to resist a horizontal force for each metre of length at the heights in (i) above in accordance with the following Table-

BUILDING CATEGORY	STRENGTH
Factories and warehouses with light traffic	0.36 kN
Residential, institutional, educational, office and public buildings	0.74 kN
Assembly	3.0 kN
Retail	1.5 kN

(iii) if it is likely to be used by children under the age of five years, constructed so that a 100 millimetre diameter sphere cannot pass through any openings in it and so that children cannot readily climb it;

(iv) if it is constructed with any glazing below the heights in (i) above, such glazing shall conform with the requirements of Part XVII of these Regulations (Glazing: Materials and Protection);

(i) at the top and bottom of each flight an unobstructed clear landing shall be provided of width and depth not less than the width of the stairway, provided that the landing at the bottom of the flight may have a door swing across that space if not less than 400 millimetres is left clear and unobstructed measured from the nosing of the lowest tread;

(j) have an unobstructed width as to each flight of stairs of not less than one metre or such greater width as is required by Part XXII of these Regulations (Structural Fire Precautions

and Means of Escape in Case of Fire From Buildings Other than Private Dwellings).

84 Guarding of balconies etc

Except where access is only for the purpose of maintenance and repair, guarding shall be provided at a height of not less than 1.1 metres with a strength at that height in accordance with the Table in regulation 83(h)(ii) at the edges of the following-

(a) any part of a floor, balcony or roof (including roof lights or other openings) to which persons have access;

(b) any light well, basement area or similar sunken area next to a building;

and any glazing used in the guarding below that minimum height shall be provided in accordance with the requirements of Part XVII of these Regulations (Glazing: Materials and Protection), and where the building is likely to be used by children under the age of five years that guarding shall be constructed in accordance with regulation 83(h)(iii).

PART XIX - ALTERATIONS, EXTENSIONS AND CHANGES OF USE

85 General prohibition

No person shall make any alteration to, addition to or extension of an existing building the effect of which would be to cause any new or any greater non-compliance with or contravention of these Regulations in the building as altered, added to or extended than existed prior to the alteration, addition or extension.

86 Change of use

(1) For the purposes of these Regulations there is a material change of the use of a building or the relevant part of a building if the building or the relevant part thereof-

(a) is used as a dwelling, when previously it was not;

(b) without prejudice to (a), the building or the relevant part of the building contains a flat, when previously it did not;

(c) the building or the relevant part of the building is used as an office or shop or for industrial purposes, when previously it was not;

(d) the building or the relevant part of the building is used as an hotel or boarding-house, when previously it was not;

(e) the building or the relevant part of the building is used as an institution, when previously it was not;

(f) the building or the relevant part of the building is used as a public building, when previously it was not; or

(g) the building or the relevant part of the building ceases to be a building or manufactured residential unit described in Classes I to VIII in the Second Schedule to these Regulations, when previously it was.

(2) If a material change of use is made to a building or a part of a building then the following provisions of these Regulations must be complied with in relation to the building or part of a building in its changed use-

(a) regulations concerned with means of escape in case of fire and structural fire precautions, except that regulations 39 and 108 need not be complied with;

(b) regulations concerned with accommodation and hygiene (Part VI of these Regulations);

(c) regulations concerned with means of ventilation (Part VII of these Regulations);

(d) regulations concerned with heat producing appliances (Part XV of these Regulations);

(e) regulations concerned with standards for sanitary accommodation in places of work and buildings to which the public are admitted (Part XVI of these Regulations);

(f) regulations concerned with premises used for the preparation, sale or handling of food (Part XXI of these Regulations);

(g) regulations concerned with resistance to moisture in the case of a material change of use described in regulation 86(1)(a) herein (regulations 19(2) and 20 of Part V of these Regulations); and

(h) regulations concerned with structural stability in the case of a material change of use described in regulation 86(1)(g) herein (Part IV of these Regulations).

[Revision w.e.f. 31/07/2017]

PART XX - CONDENSATION IN ROOFS

87 Limitation of condensation in roofs

(1) So that the thermal performance of insulating materials and the structural performance of the roof construction are not substantially and permanently reduced by condensation in cold decked roofs and cold decked roof voids above an insulated ceiling except as provided by paragraph (3) of this regulation, every roof space shall be cross ventilated by ventilating openings which shall adequately protect against the entrance of rain and snow into the roof space but shall not be obstructed by quilt or loose fill insulation and which shall comply with the provisions of this Part.

(2) In paragraph (1), "**cold decked roof**" and "**cold decked roof void**" means those parts of a building where the construction of the roof would, but for the provisions of this Part, allow moisture from condensation to permeate the structural members of the roof and the insulation installed in the roof or roof void.

(3) Roofs above small porches and small bay windows are not required to comply with the provisions of this Part and for the purposes of this paragraph-

(a) a small porch is a porch affording entry to a building from the external air and which has a total floor area not exceeding 3.5 square metres;

(b) a small bay window is a bay window protruding beyond the main external wall and having a roof area not exceeding 1.5 square metres.

88 Ventilating openings in roofs

(1) Roof spaces shall be ventilated-

(a) in the case of multi-sloped roofs with a pitch of 15 degrees or more where the ceiling does not follow that pitch, by ventilating openings positioned at eaves level on two opposite sides of the roof and so that such openings shall be equivalent in area to a continuous gap along each such side of 6 millimetres in width;

(b) in the case of roofs with a single slope of 15 degrees or more abutting a wall where the ceiling does not follow that pitch, by ventilating openings positioned at eaves level and so that such openings are equivalent in area to a continuous gap 6 millimetres in width and with ventilation at the highest practical level of area equivalent to that at the eaves; and

(c) in the case of roofs with a pitch of less than 15 degrees or where the ceiling follows the pitch of the roof, by ventilating openings positioned at eaves level on two opposite sides of the roof with such openings being equivalent in area to a continuous gap of 15 millimetres in width.

(2) In the case of roofs in which sub-paragraph (c) of paragraph 1 of this regulation applies, they shall be so constructed that-

(a) there is a free airspace of not less than 50 millimetres between the roof deck and the insulation;

(b) where the joists run at a right angles to the flow of air, the construction incorporates adequate and sufficient counter battens; and

(c) where the ceiling follows the pitch of the roof, there is ventilation at the ridge equivalent in area to a continuous gap of 3 millimetres in width.

PART XXI - PREMISES USED FOR THE PREPARATION, SALE OR HANDLING OF FOOD

89 Application of this Part

This Part has effect in relation to buildings or parts of buildings used or intended to be used for the preparation, sale or handling of food for consumption by the public or by a section of the public (hereinafter in this Part called "**food premises**").

90 Construction requirements

A building or part of a building used or intended to be used for food premises shall comply with the following requirements-

(a) the surface of every ceiling shall be smooth and easily cleaned, resistant to dust and vermin and painted with an impermeable paint, or formed by some other impermeable surface;

(b) all walls shall be of solid impervious construction without ducts, shall be vermin proof and so finished as to provide smooth and either tiled with properly bedded and grouted tiles or suitably painted in either case to be in such a way as to provide easily cleaned surfaces;

(c) kitchen floors shall be of durable and impervious construction with coved skirting and suitably finished (that it to say with quarry tiles, pre-cast terrazzo tiles, terrazzo flooring or other material providing a similar durable and smooth surface);

(d) the floors of all rooms ancillary to kitchens and the floors of service areas and store rooms shall be finished with a durable and impervious

material and unless otherwise approved with coved skirtings; and

(e) all softwood timbers shall be finished with gloss paint.

91 Ventilation requirements

(1) Buildings and parts of buildings used or to be used for food premises shall have adequate and suitable ventilation and, without prejudice to the generality of this requirement-

(a) there shall be a hood or canopy over cooking appliances for the collection and disposal of fumes and vapour from them;

(b) one or more fans of sufficient capacity or aggregate capacity shall be installed and operated so as to provide air change and air movement in and about any area in which any cooking appliances are installed.

(2) Every fan to which paragraph (1) of this regulation relates must be-

(a) equipped with a variable speed control;

(b) installed with all necessary filters and ducting, which must terminate away from any opening into an adjoining building;

(c) together with its ducting, readily accessible for maintenance and cleaning purposes.

92 Heating

All areas, other than food storage areas, in which staff are habitually employed shall be provided with heating so that a minimum air temperature of 15.6 degrees Celsius is attained at all reasonable times.

93 Lighting

All areas in which food is or is to be cooked, cleaned or prepared shall be adequately lit.

94 Washing facilities

(1) This regulation applies to food premises where full meal cooking and preparation is or is to be carried out.

(2) In premises to which this regulation applies the following must be installed-

(a) at least one double compartment sink for food preparation and washing dishes and utensils;

(b) at least one deep metal sink for vegetable preparation and pot and pan washing;

(c) within the kitchen, at least one wash-hand basin for the use of staff engaged in food preparation (and this wash-hand basin is additional to the requirement for lavatory basins imposed under Part XVI).

(3) Sinks-

(a) must be made of stainless steel, unless they are not used for the washing of pots and pans when they may be made of white glazed earthenware;

(b) must be recessed into the wall and have a stainless steel or other non-corrosive metal splashback or be set sufficient clear of walls that they may readily be cleaned.

(4) All sinks and wash-hand basins to which this regulation relates shall be plumbed to an adequate supply of wholesome hot and cold running water.

95 Equipment and cleaning

(1) All equipment installed in food premises and intended to be used in connection with the storage, refrigeration, freezing, preparation, cooking or other treatment of food shall conform to an appropriate British Standard or other internationally recognised standard and shall be so sited or positioned that the equipment itself and the wall areas adjacent to it are readily accessible for cleaning.

(2) Gas appliances must be fitted with disconnecting unions and with gas cocks so that they can readily be moved for cleaning.

(3) Table tops and similar work-top surfaces must be of impervious material which is free from crevices and each surface must be of one piece unless it is satisfactorily sealed at each joint.

(4) The operating machinery of any service lift must be installed at the head of the lift shaft and-

(a) the liftway must be an enclosed construction of solid, sound material of adequate strength which is adequately rendered internally so as to prevent insects being harboured and must be equipped with securable doors and provided at its base with access for cleaning;

(b) the liftway floor must be impervious material raked to the floor of which it forms part; and

(c) the car or cage must be of all metal construction or have internal surfaces of impervious material and any shelves in it must be movable and have impervious finishes.

(5) All moving parts of installed machinery must be equipped with guards adequate to prevent injury to the operator.

96 Service counter areas

In relation to service counter areas the following requirements must be complied with-

(a) all work surfaces (including shelves below any counter) shall be finished with an impervious material and all shelves must be readily removable for cleaning purposes;

(b) all soft-wood timber shall be finished with gloss paint;

(c) the area of workspace between back and front fittings must be adequate;

(d) floor areas which are enclosed by counters must be covered by an impervious material and provided with coved skirtings;

(e) at least one double compartment sink must be provided for the washing of crockery and glassware and every such sink must be fitted against the back of the counter, provided with a suitable splashback and be at unobstructed working height;

(f) unless in the circumstances it is impracticable to do so, drip trays must be provided with drainage; and

(g) cabinets on the counter in which open food is stored must have raked or convex tops.

97 Special drainage requirements

(1) Where existing premises are to become used as food premises, before they are first so used notice in writing of intention to so use them must be given to the Chief Medical Officer at least 21 days before they are first so used.

(2) On receipt of a notice under paragraph (1), the Chief Medical Officer shall cause the drains, soil and waste pipes of the premises to be examined and shall require the same to be cleansed and repaired and any disused pipes to be removed or sealed to his satisfaction. The Chief Medical Officer may additionally require the installation of a grease trap of a design and in a position approved by him and connected to the system of drainage serving the premises.

(3) Open yard surfaces in any food premises shall be adequately paved with satisfactory falls to a trapped gully connected to the system of drainage serving those premises.

98 Storage of refuse at food premises

All refuse at food premises shall, pending its removal, be stored at a vermin-proof, well-ventilated and imperviously finished space approved by the Chief Medical Officer in containers which have also been so approved.

PART XXII - STRUCTURAL FIRE PRECAUTIONS FOR BUILDINGS OTHER THAN PRIVATE DWELLINGS, MEANS OF ESCAPE AND ACCESS AND FACILITIES FOR THE FIRE SERVICE

99 Application of this Part

(1) Regulation 100 applies to and in respect of all buildings and the remaining provisions of this Part only apply to the buildings specified in paragraph (2) of this regulation.

(2) The buildings to which all the following provisions of this Part apply are buildings which fall within one or more of the purpose groups set out in regulation 101 and which-

(a) do not exceed 20 metres in height;

(b) except as provided by paragraph (3) of this regulation, do not exceed 2,000 square metres in floor area on any storey, or which if divided into compartments, do not include any compartment which exceeds 2,000 square metres in floor area.

(3) "4,000 square metres" shall replace "2,000 square metres" in paragraph (2)(b) if the building is fitted throughout with an automatic sprinkler system meeting the recommendations of British Standard 5306: Part 2: 1990 (relevant occupancy rating together with additional requirements for life safety).

100 General provisions relating to fire precautions

(1) This regulation applies in relation to all buildings.

(2) Every building and its several parts shall be so designed and constructed having regard to the risk

inherent in the use to which the building or part is intended, the size of the building and its proximity to other buildings-

(a) as to reduce sufficiently the risk of ignition of any part of the building and the spread of fire within the building, into the building and out of the building;

(b) as to withstand the effects of fire for a sufficient period to avoid such collapse of the building as would increase the risk of the spread of fire;

(c) as to inhibit the unseen spread of fire and smoke within concealed spaces in its structure; and

(d) as to inhibit the spread of fire over surfaces within the building by use of materials lining any partition, wall, ceiling or other internal structure which will resist the spread of flame.

(3) Every building other than one for use principally by persons whose liberty is restricted shall be so designed and constructed that in the event of an outbreak of fire in the building every person therein may leave by a means of escape capable of being safely and effectively used at all material times to a place of safety outside the building.

(4) Every building shall be provided with suitable and safe access open to the sky having regard to the purpose for which the building is intended, including access for cleansing and for the escape of occupants in the event of an outbreak of fire.

(5) Every building shall be so designed and constructed so as to provide facilities to assist fire fighters in the protection of life, and in that regard provision shall be

made within the site of the building to enable fire fighters to gain access to the building.

(6) Except where the Chief Fire Officer otherwise permits in writing, every building shall be provided with-

(a) an effective means of giving early fire warning by an automatic detection and warning system; and

(b) adequate fire fighting equipment; and

(c) adequate artificial lighting of escape routes and such other building areas which he considers require escape lighting, and in particular the lighting of escape stairs shall be on a separate protected circuit from that supplying another part of the escape route;

approved by the Chief Fire Officer and, after installation, be maintained and regularly tested by the owner or occupier to the satisfaction of the Chief Fire Officer.

101 Purpose groups

(1) For the purposes of this Part, buildings are divided into the purpose groups set out in paragraph (3) (but so that where a building or a compartment of a building if compartmented, has more than one use, then the building, or, as the case may be, the compartment shall, except as provided in paragraph (2), be deemed to fall only within the purpose group which corresponds to its principal use).

(2) The exceptions referred to in paragraph (1) are-

(a) where the ancillary use is as a flat or maisonette;

(b) where the ancillary use is of one fifth or more of the aggregate floor area of the building or compartment;

(c) where storage in a building or compartment falling within purpose group 4 (shop and commercial) exceeds one third of the total floor area of the building or compartment,

(3) The purpose groups are-

Purpose Group 1: Residential (Dwellings)

(a) a flat or maisonette which is a self-contained dwelling and is not a single private dwelling as determined by the Planning and Building Committee whose decision shall be final; and

(b) as with (a) where part of a dwelling not exceeding 50 square metres in total area is used by an occupant of the dwelling as a surgery, consulting room, offices or other accommodation.

Purpose Group 2: Residential (Institutional and Other)

(a) a hospital, nursing home, home for old people or for children, school or other similar establishment used as living accommodation or for the treatment, care or maintenance of persons suffering from illness or mental or physical disability or handicap, or place of detention, where such people sleep on the premises; and

(b) a hotel, boarding house, residential college, hall of residence, hostel and any other residential purpose not described in Purpose Groups 1 or 2(a).

Purpose Group 3: Office

Premises used for the purpose of administration, clerical work (including writing, book-keeping, sorting papers, data storage, data processing, filing, typing, word processing, photocopying, duplicating, processing by computer, machine calculating, drawing and the editorial preparation of matter for publication), handling money, and communications or radio, television, film, audio, or video recording or performance (which is not open to the public) and their control.

Purpose Group 4: Shop and Commercial

Shops or premises used for retail trade or business (including the sale to members of the public of food or drink for immediate consumption and retail by auction, self-selection and over-the-counter wholesale trading, the business of lending books, periodicals or video or other recordings and the business of barber or hairdresser) and premises to which the public is invited for the purpose of delivery or collection of goods in connection with their hire, repair, cleaning or other treatment, or (except in the case of repair of motor vehicles) where they may themselves carry out such repairs or other treatment.

Purpose Group 5: Assembly and Recreation

Any place, whether public or private, not comprised in Purpose Groups 1 to 4 or 6, used for the attendance of persons for in connection with their social, recreational, educational, business or other activities.

Purpose Group 6: Industrial

Factories and other premises used for manufacturing, altering, repairing, cleaning, washing, breaking up, adapting or processing any

article, generating power or slaughtering livestock.

Purpose Group 7: Storage and Other non-residential
Place for storage, deposit or packing of goods and materials (including vehicles) and any other premises not comprised in Purpose Groups 1 to 6.

102 Provisions of compartment walls and compartment floors

The following walls and floors shall be constructed as compartment walls and compartment floors-

(a) any wall common to two or more buildings including any wall separating semi-detached houses and houses in terraces;

(b) any wall or floor separating a flat or maisonette from any other part of the same building;

(c) any floor in a building of Purpose Group 1 except where that floor is within the same dwelling, and any floor in a building of Purpose Group 2(a) or 2(b);

(d) any wall or floor provided to divide a building into separate occupancies;

(e) any wall or floor separating a part of a building from any other part of the same building where by reason of the use or intended use thereof the parts fall into different Purpose Groups;

(f) any floor over a basement storey in a building, that being a storey with a floor which at some point is more than 1.2 metres below the highest level of the ground adjacent to the outside walls; and

(g) any wall or floor separating a room in which is contained one or more of the following-

(i) a fixed heat producing appliance which is designed to burn solid fuel, oil or gas;

(ii) an incinerator employing any means of igniting refuse including electricity and having a refuse combustion chamber exceeding 0.03 cubic metres in capacity;

shall have resistance to fire for the period of not less than 60 minutes except where a longer period is prescribed in Part 1 of the Table to regulation 103.

103 Fire resistance

(1) Except as otherwise provided in this regulation, the following elements of structure in a building shall be so constructed as to have a period of fire resistance for not less than whichever of the periods specified in Part 1 of the Table to this regulation is appropriate in relation to the Purpose Group and dimensions of the building-

(a) a member forming part of the structural frame of a building or any other beam or column not being a member forming part of the roof structure only;

(b) a load-bearing wall or load-bearing part of a wall;

(c) a floor which is not the lowest floor of a building;

(d) a gallery;

(e) an external wall;

(f) a compartment wall including a wall common to two or more buildings; and

(g) a structure enclosing a protected shaft.

(2) Any element of structure shall have a period of fire resistance not less than the minimum period required by this Part for any element of structure it supports or to which it gives stability.

(3) Except where an external wall is non-load-bearing and which may, by the provisions of regulation 106, be treated as an unprotected area, every external wall shall have a period of fire resistance of not less than that required in Part 1 of the Table to this regulation.

(4) In the case of a single storey building, nothing in paragraph (1) of this regulation shall apply to any element of structure consisting of a structural frame, beam, pier or column which does not support a wall or a gallery.

(5) In this regulation and Part 1 of the Table to this regulation-

(a) any reference to a building means the building or, if the building is divided into compartments, the compartment of the building of which the element of structure forms part; and

(b) "**sprinklered**" means that the building is fitted throughout with an automatic sprinkler system meeting the relevant requirements of British Standard EN 12845:2015+A1:2019 "Fixed firefighting systems. Automatic sprinkler systems. Design, installation and maintenance"; and "**not sprinklered**" is to be interpreted accordingly.

[S.R. & O. 3/21/w.e.f. 24/5/21.]

(6) If any element of structure forms part of more than one building or compartment and the requirements for the period of fire resistance specified in Part 1 to the Table to this regulation in respect of one building or compartment differ from those specified in respect of the other building or compartment of which the element of structure forms part, such element of structure shall be so constructed as to comply with the greater or greatest of the periods specified.

(7) Notwithstanding the foregoing provisions of this regulation, the requirements of this regulation and of Part 1 of the Table hereto with regard to the minimum periods of fire resistance shall, in the case of the elements of structure and parts of a building specified in Part 2 of that Table, be modified in accordance with that Part.

(8) An element of structure shall be deemed to satisfy this regulation with regard to the requisite period of fire resistance if a similar part made to the same specification as that element is proved to have the requisite period of fire resistance under conditions of test by an approved test authority.

TABLE: PART 1

Minimum periods of fire resistance (in minutes) for elements of structure

Purpose group of building	Basement storey including floor over	Ground or upper storey: height in metres of top floor above ground in building or separating part of building	
		Not more than 5m	Not more than 20m
1. Residential- flat/maisonette	60	30[v]	60[vi]
2. Residential- (a)institutional and (b)other	60 60	30[vii] 30[viii]	60 60
3. Office- not sprinklered sprinklered[ix]	60 60	30[x] 30[xi]	60 30[xii]
4. Shop and commercial- not sprinklered sprinklered[xiii]	60 60	60[xiv] 30[xv]	60 60
5. Assembly and Recreation- not sprinklered sprinklered[xvi]	60 60	60[xvii] 30[xviii]	60 60
6. Industrial- not sprinklered sprinklered[xix]	90 60	60[xx] 30[xxi]	90 60
7. Storage and Other non-residential- (a) Car park for light vehicles not open sided (b) Any other building or part not described elsewhere- not sprinklered sprinklered[xxiii]	60 90 60	30[xxii] 60[xxiv] 30[xxv]	60 90 60

TABLE: PART 2

<table>
<tr><td>Element of structure and part of a building</td><td colspan="2">Period of fire resistance to satisfy the requirements for
(a) load bearing capacity
(b) integrity and
(c) insulation</td></tr>
<tr><td>(1)</td><td>(2)</td><td>(3)</td></tr>
<tr><td rowspan="2">Structural frames, beams and columns</td><td>In an uncompartmented building</td><td rowspan="2">The element of structure is capable of satisfying requirements (a) load bearing capacity for the period specified when subjected to fire</td></tr>
<tr><td>In a building split into compartments</td></tr>
<tr><td rowspan="2">Floors</td><td>Compartment floors in all buildings</td><td rowspan="2">The element of structure is capable of satisfying each of the three requirements (a), (b) and (c) for the period specified when the underside is exposed to fire</td></tr>
<tr><td>All other floors above the lowest</td></tr>
<tr><td rowspan="4">Walls</td><td>Internal load bearing walls in an uncompartmented building</td><td rowspan="3">The element of structure is capable of satisfying each of the three requirements (a), (b) and (c) for the period specified when either side is exposed to fire</td></tr>
<tr><td>Internal load bearing walls in a building split into compartments and any compartment walls</td></tr>
<tr><td>External walls on the boundary of the plot</td></tr>
<tr><td>External walls 1 metre or more from the boundary of the plot</td><td>The element of structure is capable of satisfying each of the three requirements when only the internal side is exposed to fire:
(a) load bearing capacity- for the period specified or 30 minutes whichever is the greater,
(b) integrity for the period specified under (a),
(c) insulation for 15 minutes irrespective of the period of fire resistance</td></tr>
</table>

[S.R. & O. 3/21/w.e.f. 24/5/21.]

104 Compartment walls and compartment floors

(1) Any compartment wall or compartment floor shall be imperforate with the exception of the following-

(a) an opening fitted with a door which complies with regulation 107;

(b) an opening for a protected shaft;

(c) an opening for a ventilation duct but only if the space surrounding the duct is fire-stopped and fitted with an automatic fire shutter where it passes through the compartment wall or compartment floor;

(d) an opening for a pipe which is not a flue pipe which does not exceed 100 millimetres in diameter if made of combustible material or 150 millimetres in diameter if not made of combustible material and has the space surrounding the pipe fire-stopped where it passes through the compartment wall or compartment floor; and

(e) an opening for a chimney, ventilation duct, duct enclosing one or more of the flue pipes or a refuse chute, where in every case the construction shall be of non-combustible material and have a period of fire resistance not less than that of the compartment wall or compartment floor through which it passes and in no case less than half an hour.

(2) Where a compartment wall or compartment floor forms a junction with any element of structure forming part of-

(a) any other compartment wall or compartment floor;

(b) an external wall; or

(c) a protected shaft;

the structure shall be bonded together at the junction or, alternatively, the junction shall be fire-stopped.

(3) Where any compartment wall forms a junction with a roof, the junction shall be so formed as to ensure that the effectiveness of the resistance of the wall to the horizontal spread of fire is not impaired.

(4) No combustible material shall be carried through or across an end of any compartment wall or compartment floor in such a manner as to render ineffective the resistance of such wall or floor to the effects of fire and the spread of fire.

105 Protected shafts

(1) A protected shaft shall not be used for any purpose other than-

(a) as a stairway, lift, escalator, chute, duct or other shaft which enables persons, things or air to pass from one compartment to another;

(b) for the accommodation of any pipe duct; or

(c) as sanitary accommodation or washrooms or both.

(2) Subject to the provisions of this regulation, every protected shaft shall be completely enclosed.

(3) Any wall, floor or other element of structure enclosing a protected shaft but not being a protecting structure may contain such openings as shall be in accordance with the provisions of regulations 104 and 106.

(4) There shall be no opening in any protecting structure except-

(a) any opening for a pipe the surround of which is effectively fire-stopped;

(b) any opening fitted with a fire door which complies with regulation 107;

(c) a lift (when the requirements of paragraph (5) of this regulation shall be complied with); or

(d) an inlet to or an outlet from a ventilation duct or an opening for that duct.

(5) Any protected shaft containing a lift or lifts-

(a) shall be ventilated to the open air by one or more openings situated at the top of the shaft and having a total unobstructed area of not less than 0.1 square metre for each lift in the shaft;

(b) shall not contain any pipe conveying gas or oil or any ventilating duct;

(c) may have an opening in its protecting structure for the passage of cables operating the lift into the room containing the lift motor (but if the opening is at the bottom of the shaft, the opening shall be as small as is practicable).

(6) If a protected shaft serves as or contains a ventilation duct-

(a) the duct shall be fitted with automatic fire and smoke shutters at such intervals and in such positions as to reduce, so far as practicable, the spread of fire from one compartment to another; and

(b) the duct shall not be constructed of or lined with any material which substantially increases such a risk.

(7) If a protected shaft contains a stairway it shall not contain any pipe containing gas or oil or a ventilating duct.

106 External walls

(1) Every side of a building must comply with the relevant requirements relating to the permitted limits of unprotected area specified in the Table to this regulation unless the building is so situated that the side may, in accordance with that Table, consist entirely of unprotected areas.

(2) Subject to this paragraph, no part of the side of a building shall be less than one metre from the boundary of the plot (but a side of a building or part of a side of a building may be contiguous with the boundary if, in that side or part, there are not unprotected areas other than such as are permitted in Clause 2 of the Table to this regulation).

(3) Any reference in this regulation to a building or compartment in relation to an unprotected area means-

(a) where the building is not compartmented, the side of the building in which the unprotected area is situated;

(b) where the building is compartmented, the compartment which contains the side in which the unprotected area is situated.

(4) Any reference in this regulation to an unprotected area in a side of a building or compartment shall include any reference to-

(a) any part of a roof which slopes at an angle of 70 degrees or more to the horizontal;

(b) any part of an external wall the period of fire resistance of which is less than the period required by regulation 103.

TABLE OF PERMITTED LIMITS OF UNPROTECTED AREAS

The following text forms part of this Table and has effect for the purposes of this Table-

Clause 1: "**Unprotected area**", in relation to an external wall or side of a building, means-

(a) a window, door or other opening;

(b) any part of the external wall which has fire resistance less than that specified by this Part for that wall; and

(c) any part of the external wall which has combustible material more than 1 millimetre thick attached to or applied to its external face, whether for cladding or any other purpose.

Clause 2: In calculating the size of unprotected areas or the permitted limit of protected areas-

(a) where any part of an external wall is an unprotected area only because it has combustible material attached to it as cladding, the area of that unprotected area shall be deemed to be half the area of that cladding; and

(b) no account shall be taken of any of the following-

(i) an opening in any part of an external wall which forms part of a protected shaft; or

(ii) an unprotected area which does not exceed 0.1 square metres in area which is not less than 1.5 metres from any other unprotected area in the same side of the building or compartment; or

(iii) one or more unprotected areas having an area (or, if more than one, an aggregate area) not exceeding 1 square metre and not less than 4 metres from any other unprotected area in the same side of the building or compartment (except any such area as is specified in (ii) above).

Clause 3: Except for an open-sided car park in Purpose Group 7 the building or compartment must not exceed 10 metres in height, and if it does the methods set out in the BRE Report *External Fire Spread: Building Separation and Boundary Distances* (BRE 1991) shall be applied.

Clause 4: Each side of the building will meet the requirements for space separation if-

(a) the distance of the side from the relevant boundary, and

(b) the extent of the unprotected area,

are within the appropriate limits given in the following provisions of this Table.

Clause 5: Any parts of the side of the building in excess of the maximum unprotected area shall be fire resisting.

PERMITTED UNPROTECTED AREAS IN SMALL BUILDINGS OR COMPARTMENTS

Minimum distance (in metres) between side of building and the relevant boundary Purpose Groups: Residential, Office, Assembly and Recreation	Minimum distance (in metres) between side of building and the relevant boundary Purpose Groups: Shop and Commercial, Industrial, Storage and Other Non-residential	Maximum total percentage of unprotected area
(1)	(2)	(3)
na	1.0	4%
1.0	2.0	8%
2.5	5.0	20%
5.0	10.0	40%
7.5	15.0	60%
10.0	20.0	80%
12.5	25.0	100%

NOTES:
1. na= not applicable 2. Intermediate values may be obtained by interpolation 3. For buildings which are fitted throughout with an automatic sprinkler system, meeting the requirements of British Standard EN 12845:2015+A1:2019 "Fixed firefighting systems. Automatic sprinkler systems. Design, installation and maintenance", the values in column (1) and (2) may be halved, subject to a minimum distance of 1 metre being maintained. 4. In the case of open-sided car parks in Purpose Group 7, the distances set out in column (1) may be used instead of those in column 2.

[S.R. & O. 3/21/w.e.f. 24/5/21.]

107 Fire resistance of doors

(1) The provisions of this regulation shall apply to any door which is required to have a period of fire resistance by the provisions of this Part.

(2) Notwithstanding any other provision of this regulation, where two separate doors (each of them being either a single leaf or a double leaf door) are installed in an opening it shall be sufficient if the required period of fire resistance is achieved by the two doors together or by either of them separately.

(3) In this regulation-

(a) a "**fire door Type 1**" is a door which complies with the requirements of paragraph 1 of the Table to this regulation and has the designation FD*S (where * means the period in minutes of fire resistance for the elements of structure in which the door is fixed) when conforming with tests to British Standard 476-22:1987 “Fire tests on building materials and structures. Method for determination of the fire resistance of non-loadbearing elements of construction”;

(b) a "**fire door Type 2**" is a door which complies with the requirements of paragraph 2 of that Table and has the designation FD30S when conforming with tests to British Standard 476-22:1987 “Fire tests on building materials and structures. Method for determination of the fire resistance of non-loadbearing elements of construction”; and

(c) a "**fire door Type 3**" is a door which complies with the requirements of paragraph 3 of that Table and has the designation FD20S when conforming with tests to British Standard 476-22:1987 “Fire tests on building materials and structures. Method for determination of the fire resistance of non-loadbearing elements of construction”.

[S.R. & O. 3/21/w.e.f. 24/5/21.]

(4) Any door in a wall separating a flat or maisonette from any space in common use giving access to that flat or maisonette must be a fire door Type 3 not fitted with a self-locking lock.

(5) Any door in an exit required by this Part must be a fire door Type 3.

(6) Any door between a protected shaft and a hall, lobby or corridor which forms part of an exit must be a fire door Type 2.

(7) Any door in a compartment wall, other than a door referred to in paragraph (6), shall be a fire door Type 1 with a period of fire resistance not less than that of the wall in which it is fixed.

(8) Every fire door shall be fitted with an approved automatic self-closing device sufficient to overcome the resistance of the latch, but may be held in the open position-

(a) by a fusible link (but not if the door is fitted in an opening provided as a means of escape);

(b) by an automatic release mechanism if the door can also be closed manually and is not to the only escape stair serving a building or part of a building or to any escape stair serving a building in any residential building in Purpose Groups 1 and 2.

(9) Every fire door shall be fixed to its frame by hinges-

(a) which are not, and no part of which is, made of a combustible material; and

(b) which are not, and no part of which is, made of a material the melting point of which is below 800 degrees Celsius.

(10) With the exception of doors within dwellinghouses, doors to and within flats and maisonettes, bedroom doors in buildings of Purpose Group 2(b) and lift entrance doors, all fire-resisting doors shall be marked with the appropriate fire safety sign complying with BS 5499: Part 1 signifying whether the door is-

(a) to be kept closed when not in use;

(b) to be kept locked when not in use; or

(c) held open by an automatic release mechanism,

and fire-resisting doors to cupboards and to service ducts shall be marked on the outside and all other such doors on both sides.

TABLE OF FIRE-RESISTING DOORS
1. A fire door Type 1, if exposed to an approved test for its period of fire resistance must, when fitted in its frame together with necessary furniture including but not limited to the self-closing device, hinges and latch, satisfy the requirements of that test as to integrity and restricted smoke leakage for the specified period of fire resistance.
2. A fire door Type 2: (a) if exposed to an approved test for its period of fire resistance must, when fitted in its frame together with necessary furniture including but not limited to the self-closing device, hinges and latch, satisfy the requirements of that test as to integrity and restricted smoke leakage for 30 minutes; and (b) must be either a single leaf swinging in one direction only OR a double leaf, each leaf swinging in the opposite direction to the other leaf, and with rebated meeting styles.
3. A fire door Type 3: (a) if exposed to an approved test for its period of fire resistance must, when fitted in its frame together with necessary furniture including but not limited to the self-

closing device, hinges and latch, satisfy the requirements of that test as to integrity and restricted smoke leakage for 20 minutes; and
(b) may be single or double leaf swinging in one or both directions. In either case the clearance between the leaf or leaves of the door and the frame, and where there are two leaves to the door between the leaves must be as small as is reasonably practicable.

[S.R. & O. 3/21/w.e.f. 24/5/21.]

108 Fire stopping and cavity barriers

(1) Every fire stop required by the provisions of this Part shall be so formed and positioned as to prevent or sufficiently retard the passage of flame.

(2) Every fire stop shall-

(a) if provided around a pipe or duct in a cavity, be made of non-combustible material;

(b) if provided around a pipe or duct, be so constructed as not to restrict essential thermal movement.

(3) A fire stop in a wall or floor constructed of combustible material shall be deemed to satisfy this regulation if it is constructed of timber not less than 38 millimetres thick.

(4) In any element of structure, any cavity which is continuous through the whole or part of such element shall be fire-stopped-

(a) at any junction with another element of structure or with a ceiling under a roof;

(b) in such a position that there is no continuous cavity which in any one place exceeds 7.5

metres in a single direction or 23 square metres in area.

(5) The following maximum dimensions of cavities shall be limited by barriers having the necessary fire resistance required for the elements of structure of that building

LOCATION OF CAVITY	CLASS OF SURFACE EXPOSED IN CAVITY (excluding surface of any pipe, cable or conduit, or insulation to any pipe).	MAXIMUM DIMENSION IN ANY DIRECTION
Between a roof and a ceiling	Any	20 metres
Any other cavity not being a cavity between a floor next to the ground and the ground itself, nor a cavity in a wall built entirely of a non-combustible material	Class 0 or Class 1	20 metres
	Class other than Class 0 or Class 1	10 metres

109 Spread of flame over walls and ceilings

(1) In this regulation and the Table to this regulation-

"**ceiling**" includes any soffit and any rooflight, skylight or other part of a building which encloses and is exposed overhead within a room, circulation space or protected shaft and any reference to the surface of a ceiling shall be construed as a reference to that surface excluding the surface of the frame of any rooflight or skylight; but any part of a ceiling which slopes at an angle of 70

degrees or more to the horizontal and is not part of a rooflight or skylight shall be deemed to be a wall;

"**circulation space**" means any space which is solely used as a means of access between a protected shaft and either a room or an exit from the building or compartment;

and in relation to a requirement that a surface shall be of a Class not lower than a specified Class, Class 0 shall be regarded as the highest class followed in descending order by Class 1, Class 2, Class 3 and Class 4.

(2) For the purposes of this regulation and the Table hereto, any reference to a surface being of a specific Class shall be construed as a requirement that any lining fitted to the surface of a wall or ceiling or, where there is no lining, the material of which the wall or ceiling is constructed shall comply with the following provisions, that is to say-

(a) a reference to the surface being of Class 0 shall be construed as a requirement that the material or the surface of a composite product is either composed throughout of materials of limited combustibility, or is a Class 1 material which has a fire propagation index (1) of not more than 12 and a subindex (i_1), of not more than 6.

(b) where the surface is required to be of a Class other than 0 it shall comply with the test criteria as to surface spread of flame prescribed in British Standard 476: Part 7: 1971 or 1987.

(3) A reference in this regulation to the surface of a wall shall be construed as a reference to that surface

excluding any door, door frame, window, window frame, fireplace surround, mantleshelf, fitted furniture or trim.

(4) The surface of any wall, ceiling or soffit of any room, circulation space or protected shaft shall be of a Class not lower than that specified in respect of that surface in the Table hereto:

Provided that nothing in this regulation or in the Table to this regulation shall prohibit any part or parts of the surface of a wall in a room being of a Class not lower than Class 3 if the total area of such parts does not exceed one half of the floor area of the room, subject to a maximum of 20 square metres in a residential building and 60 square metres in a non-residential building.

TABLE FOR CLASSIFICATION OF WALL AND CEILING LININGS

LOCATION	CLASS
Small rooms of area not more than 4 square metres in a residential building and 35 square metres in a non-residential building	3
Other rooms	1
Circulation spaces within dwellings	1
Other circulation spaces, including the common areas of flats and maisonettes	0

110 Roofs

Every roof shall be so covered or so isolated from other buildings as to afford adequate protection against the spread of fire into the building or to adjoining buildings, and a roof shall be deemed to satisfy this regulation if-

(a) the distance from the roof to any point on the relevant boundary is at least 12 metres or

twice the height of the building whichever is greater; or

(b) the covering is of steel, aluminium, slates or tiles and any rooflights are of unwired glass not less than 4 millimetres thick or of wired glass, or other material having an AA, AB or AC designation when exposed to test by fire in accordance with British Standard 476-3:2004 “Fire tests on building materials and structures. Classification and method of test for external fire exposure to roofs”.

[S.R. & O. 3/21/w.e.f. 24/5/21.]

111 Means of escape from certain classes of building

The requirements of regulation 100(3) shall be deemed to be satisfied as to fire precautions in the design, construction and use of buildings-

(a) in the case of buildings in Purpose Group 1 (residential - dwellings), by compliance with British Standard 9991:2015 “Fire safety in the design, management and use of residential buildings. Code of Practice”;

(b) in the case of buildings in Purpose Group 2 (residential - institutional and other), by compliance with British Standard 9999:2017 “Fire Safety in the design management and use of buildings. Code of practice” or British Standard 9991:2015 “Fire safety in the design, management and use of residential buildings. Code of Practice”, as applicable; and

(c) in the case of buildings in Purpose Groups 3 (office buildings), 4 (shop and commercial buildings), 5 (assembly and recreation), 6

(industrial) and 7 (storage and other non-residential), by compliance with British Standard 9999:2017 “Fire Safety in the design, management and use of buildings. Code of Practice”.

[S.R. & O. 3/21/w.e.f. 24/5/21.]

112 Provision of exits

(1) In every building to which this Part applies, there shall be provided in each room and from each storey not less than the number of exits required to comply with regulations 114 and 115 and each such exit shall comply with the requirements of these regulations:

Provided that-

(a) where the occupant capacity is such that more than one exit is required by regulation 114;

(b) where the occupant capacity to be served by the exit does not exceed 40; and

(c) where the room is on the ground floor of a building,

one of the required exits may be by way of a suitable window.

(2) A window on the ground floor shall be deemed to satisfy the proviso to paragraph (1) if-

(a) it opens on to a place of safety in the open air or on to a verandah the other side of which is open to a place of safety;

(b) it contains an unobstructed opening not less in size than 850 millimetres measured vertically and 500 millimetres measured horizontally; and

(c) the lower level of the opening is not more than 760 millimetres above the level of the floor of the room and not more than one metre above the level of such place of safety or verandah, as the case may be.

113 Occupant capacity

Any reference in this Part to the occupant capacity of a room or storey shall be construed as a reference to the number of persons which the room or storey is, for the purpose of this Part, to be taken as capable of holding, and such occupant capacity shall be determined in accordance with the following provisions, that is to say-

(a) in the case of a storey comprising a flat, the occupant capacity shall be determined by the Planning and Building Committee whose decision shall be final;

(b) in the case of a room or storey other than a flat comprising or forming part of a building described in Column 1 of the Table to this Regulation, by dividing the area of the room or storey by the relevant number in Column 2 of that Table; and

(c) in the case of any other room or storey, by determining the number of persons the room or storey, is designed to hold.

COLUMN 1 TYPE OF ACCOMMODATION	COLUMN 2 FLOORSPACE FACTOR (Square metres per person)
1. Standing spectator areas	0.3
2. Amusement arcade, assembly hall (including a general purpose place of assembly), bar (including a lounge bar), bingo hall, dance floor or hall, club, church hall, venue for pop concert and similar events, queuing area	0.5
3. Concourse or shopping mall (see note 2 below)	0.75
4. Committee room, common room, dining room, licensed betting office (public area), lounge (other than a lounge bar), meeting room, reading room, restaurant, staffroom, waiting room (see note 3 below)	1.0
5. Exhibition hall	1.5
6. Shop sales area (see note 4 below), skating rink	2.0
7. Art gallery, dormitory, factory production area, office (with an open plan exceeding 60 square metres), workshop	5.0
8. Kitchen, library, office (other than in 7 above), shop sales area (see note 5 below)	7.0
9. Bedroom or study-bedroom	8.0
10. Bed sitting-room, billiards room	10.0

11. Storage and warehousing	30.0
12. Car park	2 persons per parking space

Notes:

1. Where accommodation is not directly covered by the descriptions given, a reasonable value based on a similar use may be selected.

2. Refer to Section 4 of British Standard 9999:2017 “Fire safety in the design, management and use of buildings. Code of practice” for detailed guidance on the calculation of occupancy in common public areas in shopping complexes.

3. Alternatively the occupant capacity may be taken as the number of fixed seats provided, if the occupants will normally be seated.

4. Shops excluding those under item 8, but including-supermarkets and department stores (all sales areas), shops for personal services such as hairdressing and shops for the delivery or collection of goods for cleaning, repair or other treatment or for members of the public themselves carrying out such cleaning, repair or other treatment.

5. Shops (excluding those in covered shopping complexes, and excluding department stores) trading predominantly in furniture, floor coverings, cycles, prams, large domestic appliances or other bulky goods, or trading on a wholesale self-selection basis (cash and carry).

6. If there is to be mixed use, the most onerous factor(s) should be applied.

[S.R. & O. 3/21/w.e.f. 24/5/21.]

114 Number of exits

(1) Where any room or storey is used at different times for different occupancies, the occupant capacity of such room or storey shall be calculated for the occupancy which gives the greatest capacity.

(2) Any storey or room which is not a room in a flat shall have at least the number of exits shown in the following Table-

Occupant capacity of storey or room	Number of exits
1 - 60	1
61 - 600	2
601 - 1000	3

Provided that where the Chief Fire Officer is of the opinion that additional exits are required relating to the use of the premises he shall specify those requirements which shall take precedence over the standards given in the foregoing Table.

[S.R. & O. 3/21/w.e.f. 24/5/21.]

115 Travel distance in relation to exits

The exits from a storey shall be of such number and so situated that the travel distance from any point in the storey to a protected doorway does not exceed-

(a) where there is only one exit, that is to say, a dead-end: 18 metres;

(b) where there are more exits than one, 45 metres.

Provided that where there are more exits than one the angle between the exits shall not be less than 45 degrees and any travel distance from a dead end shall not exceed 18 metres.

116 Requirements as to exits

(1) Every exit from a room or storey shall lead directly to a place of safety.

(2) Where any part of an exit comprises a balcony, that balcony shall be guarded on each side by a wall or a secure balustrade or railing extending in either case to a height of not less than 1.2 metres.

117 Width of exits

(1) Every exit from a room or storey shall be of at least the required width throughout its length.

(2) At no part of an exit shall its width be less than-

(a) that required by the Table to this regulation and to the relevant provisions of this regulation;

(b) the width required by this regulation for any other part of the exit which is further from the place of safety to which the exit leads.

(3) If any part of an exit comprises a stairway, the width of that stairway shall not be less than that required by this regulation.

(4) In no case shall the width of an exit from a room be less than 0.75 metres,

Provided that this paragraph shall not apply to a window which is accepted as a subsidiary exit under the proviso to regulation 112(1).

(5) Where two or more exits join, the width of the combined exit shall not be less than the required width by relation to the total number of occupants.

TABLE OF WIDTHS OF EXITS

MAXIMUM NUMBER OF PERSONS	MINIMUM EXIT WIDTH IN MILLIMETRES
50	800
110	900
220	1100
more than 220	5 millimetres per person

NOTE: In measuring width, the following rules must be observed-

1. Door to doorway- is the width of the opening door leaf (or the sum of the widths of both the opening door leaves in the case of double doors). It is not the clear width between door stops.

2. Escape route- is the width at 1.5 metres above floor or stair pitch line when defined by walls.

3. Stair- is the clear width between the walls or balustrades but stringers or handrails intruding not more than 30 millimetres and 100 millimetres respectively may be ignored.

118 Enclosure of stairways in exits

(1) This regulation shall, subject to its terms, apply to every stairway forming part of an exit except-

(a) a stairway wholly within a maisonette;

(b) a stairway situated not more than 4.5 metres from an exit to a place of safety and serving only a single tier raised free-standing floor used solely for storage purposes within a single storey building, provided that such floor has a space between it and the walls of the room within which it is situated and if more than 10 metres in width or length there is installed an automatic smoke detection and alarm system.

(2) Every stairway forming part of an exit shall be within a stairway enclosure.

(3) Every stairway enclosure shall be enclosed by any combination of the following-

(a) compartment walls;

(b) external walls;

(c) compartment floors;

(d) the lowest floor of the building; and

(e) the roof of the building,

Provided that nothing in these Regulations shall prohibit the inclusion in a stairway enclosure of sanitary accommodation or a washroom or both and any floorspace giving access to the stairway if such floorspace is intended for use solely as a means of passage, and provided further that nothing in these Regulations shall prohibit the inclusion in a stairway enclosure in a building (being a building served by two or more stairways forming parts of exits) of a reception desk or enquiry office area at ground or access level which reception desk or enquiry office area

(i) does not exceed 10 square metres in area;

(ii) is ancillary to the use of the building in which it is situate; and

(iii) is intended solely for the control or supervision of persons entering or leaving that building.

(4) Every stairway enclosure shall give access at ground level to an exit to the open air, and that exit shall be separate from any other exit to which access is given by any other stairway.

(5) Where any storey is required by this Part to have more than one exit, the stairway enclosures of any stairway provided from that storey shall be so constructed and situated that access may be obtained from any point on that storey to at least two stairway enclosures without passing through any other stairway enclosure.

(6) Any stairway forming part of an exit sited in the open air and which exceeds 6 metres in height shall be enclosed as protection against the weather.

(7) Nothing in this regulation shall apply to any stairway between a doorway from the building and the adjoining ground where that stairway comprises not more than eight risers.

119 Construction of ramps

(1) Any ramp forming part of an exit must be constructed with an unbroken gradient having a uniform slope not greater than 1 in 12.

(2) Except where the rise of the ramp is 600 millimetres or less, the ramp and any landing thereto shall be guarded on each side by a wall or securely fixed screen, balustrade or railing extending, in each case, to a height of not less than 1.07 metres above the upper surface of that ramp or landing and to which shall be fixed handrails at a height of between 900 millimetres and 1000 millimetres.

(3) Between any two successive flights as well as at the top and bottom of the ramp there shall be a landing not less in length (in the direction of travel and measured on the centre line of the ramp) than-

(a) in the case of buildings in Purpose Group 2, 2.1 metres;

(b) in the case of buildings in other Purpose Groups, 1.2 metres.

120 Doors in exits

(1) An exit from a room or storey which is not an entrance door to a flat or to a room or space of occupant capacity less than 50-

(a) shall open in the direction of travel to the open air; and

(b) if constructed to open in either direction, shall have a transparent upper panel; and

(c) if opening outwards into a passage or towards a corridor or stairway, shall be so arranged as not to obstruct the passage, corridor or stairway when opened; and

(d) if opening towards the external air, shall open over a level landing having a length and width equal to the width of the door at a height similar to that of the floor immediately within the building and which is unobstructed other than by the door threshold.

(2) Revolving doors shall not be installed across exits and sliding doors shall not be provided across exits unless they are automatic power operated and arranged to fail safely in the open position.

(3) Doors in exits shall be capable of being easily opened from the side from which escape is required and, if it is necessary to secure the door against entry from outside the building, shall be capable of being readily opened from the inside although so secured. In the case of buildings in Purpose Group 5, the means of securing such doors shall be by bolts or other approved devices which will open to pressure from the inside.

(4) The construction of fire doors shall comply with regulation 107 and the Table thereto.

(5) No door shall open directly over a step or other change in floor level.

PART XXIII - ACCESS TO AND USE OF BUILDINGS (OTHER THAN DWELLINGS)

[S.R. & O. 3/21/w.e.f. 24/5/21.]

120A Interpretation

In this Part "**building**" does not include a dwelling.

[S.R. & O. 3/21/w.e.f. 24/5/21.]

120B Access into and circulation within buildings

(1) Access to the principal entrance must be by-

(a) a level pathway; or

(b) a ramp that complies with regulation 119.

(2) The principal entrance and internal doorways that are on the same level as the principal entrance must have a minimum effective clear width in accordance with the following table-

Direction and width of approach	Minimum effective clear width
Straight-on (without a turn or oblique approach)	800 millimetres
At right angles to an access route at least 1500 millimetres wide	800 millimetres
At right angles to an access route at least 1200 millimetres wide	825 millimetres
External doors to buildings used by the general public	1000 millimetres

(3) In the case of internal doorways, the requirements in subregulation (2) are satisfied if the effective clear

width through a single leaf door or one leaf of a double leaf door complies with that subregulation.

(4) In this Regulation-

"**effective clear width**" means the width of the opening in which a door is situated, measured at right angles to the wall from the outside of the doorstop on the door closing side to any obstruction on the hinge side, whether this is projecting door opening furniture, a weather board, the door or a door stop; and

"**principal entrance**" means the entrance into a building which a person not familiar with the building would normally expect to use to approach and enter the building.

[S.R. & O. 3/21/w.e.f. 24/5/21.]

120C Sanitary facilities

In a building where there are closets and other sanitary facilities, the sanitary facilities must-

(a) be designed for use by persons including persons who are wheelchair users, ambulant disabled persons or are accompanied by babies or young children;

(b) be located in parts of the building that are easily accessible without recourse to stairs; and

(c) comply with British Standard 8300-2:2018 "Design of an accessible and inclusive built environment. Buildings. Code of practice".

[S.R. & O. 3/21/w.e.f. 24/5/21.]

121 Revocation of Board of Health By-Laws

Regulations 4 to 42 all inclusive of the Board of Health By-Laws are hereby revoked.

FIRST SCHEDULE
APPLICATION FOR APPROVAL TO ALTER, ERECT, EXTEND OR INSTALL FITTINGS, OR FOR APPROVAL TO CHANGE THE USE IN CONNECTION WITH A BUILDING

(regulation 6(2) to Part II)

A. Every application for approval to construct or change the use of a building shall give particulars of the intended use of the building, the purpose for which (if it is an existing building) it is currently used and the source of water supply (note that if this and other mains services will be required, the proposed points of connection must be indicated on the block plan).

B. Such applications shall in all cases be accompanied by drawings executed or reproduced in a clear and intelligible manner on suitable and durable materials which shall include, so far as necessary to show whether the building complies with the relevant requirements of the Building Regulations, the following-

1. On all drawings-
   (a) date prepared;

   (b) scales used;

   (c) names, addresses and telephone numbers of Architects/Engineers/Draughtsmen responsible for preparation of the drawing and of the person for whom those drawings have been prepared; and

   (d) orientation (North point).

2. A block plan to a scale of 1 to 500 which shall show-
   (a) location and plot reference, with the site edged in red;

(b) roads and adjoining plots with owners' names;

(c) power lines, telephone lines, buried services and watercourses;

(d) dimensions in metric form and boundaries of plot;

(e) indication by contours, spot levels, description or section of topography;

(f) road access- indicating whether existing and if to be altered, or new;

(g) position of main building and ancillary buildings, septic tank or sewage treatment plant, cisterns, surface water and foul water drainage as well as any sewers to which drainage will discharge with details of sizes depths, inclinations and the means of access to be provided for the inspection and cleansing of the drainage system;

(h) paved areas, trees and natural obstructions lying above ground such as boulders, rocks and the like; and

(i) where the building plot will adjoin or abut on any road, the distance of the nearest part of the building to the centre line of that road.

3. A key plan to a scale of not less than 1 to 2,500 showing the position where it is not sufficiently identifiable from the block plan.

4. Building drawings to a scale of either 1:50 or 1:100 with all dimensioning shown in metric form-

(a) plans of the foundations, every floor and the roof;

(b) sections of every storey through the building showing the foundations, each floor, walls, windows, roof, the position of the damp-proof courses and any other barriers to moisture (eg vapour barrier and breather paper linings to studding);

(c) planned use of each room in the building;

(d) fixed equipment including that within sanitary accommodation and the waste appliances, also heat-producing appliances with details of their output rating, flue pipe and chimney, hearth, and provision of air for combustion;

(e) sizes of ventilators, windows and doors;

(f) materials of construction (where composite construction is proposed, such as in the case of timber framed external walls, this may best be demonstrated by a small "typical detail" with all parts carefully notated);

(g) dimensions of walls and floors;

(h) floor levels and ground levels in relation to one another;

(i) roof details including the provisions to be made to prevent excessive condensation in a roof void above an insulated ceiling such as by cross-ventilation;

(j) foundation details;

(k) all steps, stairways, landings, handrails, ramps and balconies;

(l) position of soil, waste, sewer, rain-water and ventilation pipes;

(m) elevations to buildings (these may usefully show information required in (e) herein as well as chimneys, flue pipes, soil and rain-water pipes, and external finishes to walls and roof areas where not described elsewhere);

(n) internal finishes to walls, ceilings and soffits;

(o) details of any septic tank or sewage treatment plant and soakage pits on area and the means of disposal of any trade effluent giving details of its composition;

(p) the provision made in the structure for protection against fire spread within and between buildings;

(q) the provision made in the building or part for means of exit in case of fire and for securing that such means can be safely and effectively used at all material times; and

(r) the provision made in the structure for-

(i) insulation against the transmission of airborne and impact sound; and

(ii) resistance to the passage of heat.

5. Detail drawings to show-

(a) plumbing details with arrangements for mains and for cistern supply; and

(b) structural details together with calculations to substantiate adequacy of foundations, suspended floors, roofs, walls and other structural items.

SECOND SCHEDULE
EXEMPT BUILDINGS AND WORK

(regulation 9 to Part II)

Class I

Buildings for the defence of the Falkland Islands

Any building the construction of which takes place on land leased to the Secretary of State for Defence.

Class II

Buildings not frequented by people

1. A detached building into which people cannot easily enter and do not normally go.

2. A detached building housing fixed plant or machinery, the only normal visits to which are at accepted intervals to inspect or maintain the plant or machinery.

3. A detached building which is restrained in a satisfactory manner to prevent undue movement from wind pressure.

Class III

Greenhouses and agricultural buildings

1. A building used as a greenhouse unless the main purpose for which it is used is for retailing, packing or exhibiting.

2. (a) A building used for agriculture which is-
   (i) sited at a distance not less than one and a half times its own height from any habitable building or adjacent boundary;

(ii) provided with two exits which may be used in case of fire, each of which is not more than 30 metres from any point within the building and are located in opposing walls or quadrants;

unless the main purpose for which the building is used is retailing, packing or exhibiting.

(b) In this paragraph, "**agriculture**" includes horticulture, fruit growing, seed growing, dairy farming, fish farming and the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur or for the purpose of its use in the farming of land).

3. A building used as a greenhouse or for agriculture which is restrained in a satisfactory manner to prevent undue movement from wind pressure.

Class IV

Temporary buildings

A building intended to remain and which remains where it is erected for less than 28 days provided that it is restrained in a satisfactory manner to prevent undue movement from wind pressure.

Class V

Ancillary buildings

1. A building used only by people engaged in the construction, alteration, extension or repair of a building during the course of that work.

2. A building, other than a building containing a dwelling or used as an office or show-room, erected in connection with a mine or quarry, and in either case the

building is restrained in a satisfactory manner to prevent undue movement from wind pressure.

Class VI

Small detached buildings

1. A detached building having a floor area which does not exceed 25 square metres which contains no sleeping accommodation and is either-

(a) situated more than one metre from the boundary of its curtilage; or

(b) a single storey building constructed wholly of non-combustible material.

and in either case is properly supported and restrained in a satisfactory manner to prevent undue movement from wind pressure.

2. A detached building designed and intended to shelter people from the effects of nuclear, chemical or conventional weapons, and not used for any other purpose, if;

(a) its floor area does not exceed 30 square metres; and

(b) the excavation for the building is no closer to any exposed part of another building or structure than a distance equal to the depth of the excavation plus one metre.

3. A detached building having a floor area which does not exceed 35 square metres and is designed and intended to be used as a garage in connection with a private dwelling and is either-

(a) situated more than one metre from the boundary of its curtilage; or

(b) constructed wholly of non-combustible material,

and in either case is properly supported and restrained in a satisfactory manner to prevent undue movement from wind pressure.

4. A detached building designed as an all metal container or as a prefabricated building intended to be used in connection with a private dwelling and-

(a) having a floor area which does not exceed 35 square metres;

(b) is properly supported; and

(c) is restrained in a satisfactory manner to prevent undue movement from wind pressure.

Class VII

Extensions

The extension of a building by the addition at ground level of-

(a) a greenhouse, conservatory, porch, covered yard or covered way which-

(i) includes satisfactory provision for means of ventilation so that an adequate supply of air may be provided for people in that building to the extent of satisfying the requirements of regulations in Part VII (Means of Ventilation), but does not enclose the only windows or other form of ventilation to a bathroom, shower room or compartment containing a chemical or water closet or a urinal unless there is

ducted mechanical extract ventilation provided which satisfies the requirements of that said regulation; and

(ii) has a floor area not exceeding 20 square metres; or

(b) a carport open on at least two sides where the floor area does not exceed 35 square metres.

Class VIII

Mobile homes, caravans and park homes

The siting of a mobile home, caravan, park home and other manufactured residential units, provided that-

(a) where two or more of these structures in this Class are sited on land either in common ownership or on neighbouring land, there shall be no less than 6 metres between each structure in this Class; and

(b) the arrangements for foul water drainage shall comply with the requirements of regulations in Part XIII (Drainage) of these Regulations; and

(c) any installation of non-electrical heat-producing appliances shall comply with the requirements of regulations in Part XV (Heat Producing Appliances) of these Regulations; and

(d) the unit or structure is restrained in a satisfactory manner to prevent undue movement from wind pressure.

[i] subject to the special provision in this regulation where the total number of employees does not exceed 10
[ii] subject to the special provision in this regulation where the total number of employees does not exceed 10
[iii] subject to the special provision in this regulation where the total number of employees does not exceed 10
[iv] subject to the special provision in this regulation where the total number of employees does not exceed 10
[v] this period is increased to 60 minutes for compartment walls separating buildings
[vi] this period is reduced to 30 minutes for any floor within a maisonette, but not if the floor contributes to the support of the building.
[vii] this period is increased to 60 minutes for compartment walls separating buildings
[viii] this period is increased to 60 minutes for compartment walls separating buildings
[ix] "sprinklered" means that the building is fitted throughout with an automatic sprinkler system meeting the relevant requirements of British Standard 5306: Part 2: 1990, i.e. the relevant occupancy rating together with the additional requirements for life safety.
[x] this period is increased to 60 minutes for compartment walls separating buildings
[xi] this period is increased to 60 minutes for compartment walls separating buildings
[xii] this period is increased to 60 minutes for compartment walls separating buildings
[xiii] "sprinklered" means that the building is fitted throughout with an automatic sprinkler system meeting the relevant requirements of British Standard 5306: Part 2: 1990, i.e. the relevant occupancy rating together with the additional requirements for life safety.
[xiv] this period is reduced to 30 minutes where the building is single storey.
[xv] this period is increased to 60 minutes for compartment walls separating buildings
[xvi] "sprinklered" means that the building is fitted throughout with an automatic sprinkler system meeting the relevant requirements of British Standard 5306: Part 2: 1990, i.e. the relevant occupancy rating together with the additional requirements for life safety.
[xvii] this period is reduced to 30 minutes where the building is single storey.
[xviii] this period is increased to 60 minutes for compartment walls separating buildings
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Standard 5306: Part 2: 1990, i.e. the relevant occupancy rating together with the additional requirements for life safety.

[xx] this period is reduced to 30 minutes where the building is single storey.

[xxi] this period is increased to 60 minutes for compartment walls separating buildings

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[xxiv] this period is reduced to 30 minutes where the building is single storey.

[xxv] this period is increased to 60 minutes for compartment walls separating buildings