
STATUTORY RULES OF NORTHERN IRELAND

2012 No. 192

The Building Regulations (Northern Ireland) 2012

PART H

Stairs, ramps, guarding and protection from impact

Application and interpretation

- 54.**—(1) Subject to paragraphs (2) to (6), this Part shall apply to any building or part of a building.
- (2) The requirements of regulation 56 shall only apply where a stair, ladder or a ramp and landings—
- (a) forms part of the building;
 - (b) that does not form part of the building, is provided to comply with the requirements of Part E or Part R; or
 - (c) provides access to an entrance or exit of the building and the general ground level immediately outside that entrance or exit.
- (3) The requirements of regulation 57(1) shall not apply—
- (a) to the extent that compliance therewith would unreasonably obstruct normal movement to, into, out of or within any building;
 - (b) in relation to the two steps at the bottom of a stair where the landing from which the stair rises does not require guarding in accordance with that paragraph;
 - (c) in relation to a flight within a stair with a total rise of less than 600 mm;
 - (d) in relation to a sunken area less than 600 mm in depth; and
 - (e) in relation to a roof or other place to which access is solely for maintenance purposes provided that either—
 - (i) access is infrequent; or
 - (ii) any fall would be—
 - (aa) less than 2000 mm; or
 - (bb) to an area which does not present a hazard.
- (4) The requirements of regulation 57(2) shall not apply in relation to a car showroom, a garage within the boundary of a dwelling, or a single storey building comprising two or more garages each of which has an area not exceeding 40 m².
- (5) The requirements of regulation 59 shall not apply to—
- (a) a dwelling; and
 - (b) a door or gate which is part of a lift.
- (6) Insofar as they relate to a dwelling, the requirements of regulation 60 shall only apply to a window, skylight or ventilator which opens over a public route of travel.

(7) For the purposes of this Part access to any place is infrequent if it takes place on average on less than one occasion a month during the course of a year.

(8) In this Part—

“Balcony” includes a gallery;

“Barrier” includes a wall or screen;

“Flight” means that part of a stair or ladder between landings that has a step or a continuous series of steps;

“Ladder” means a fixed ladder having a flight with a pitch greater than 55°;

“Landing” means a platform situated—

(a) at the top or bottom of a stair, ladder or ramp; and

(b) between consecutive flights of stairs;

“Ramp” means an inclined surface which provides a route of travel; and

“Stair” means a flight or flights (other than a ladder) and landings that make it possible to pass on foot to another level or levels.