

## 1993 No. 84

## BUILDING REGULATIONS

## Building (Amendment) Regulations (Northern Ireland) 1993

Made . . . . . 26th February 1993

Coming into operation . . . . . 1st May 1993

The Department of the Environment, in exercise of the powers conferred by Articles 3 and 5(1) of, and paragraphs 4, 21 and 22 of Schedule 1 to, the Building Regulations (Northern Ireland) Order 1979(a) and now vested in it(b) and of every other power enabling it in that behalf, after consultation with the Building Regulations Advisory Committee and such other bodies as appear to the Department to be representative of the interests concerned, hereby makes the following Regulations:—

*Citation and commencement*

1. These Regulations may be cited as the Building (Amendment) Regulations (Northern Ireland) 1993 and shall come into operation on 1st May 1993.

*Interpretation*

2. In these Regulations “the principal Regulations” means the Building Regulations (Northern Ireland) 1990(c).

*Transitional provisions*

3.—(1) The principal Regulations shall continue to apply to:—

- (a) plans deposited in accordance with the principal Regulations before the commencement of these Regulations;
- (b) work carried out in accordance with such plans with or without any departure or deviation from those plans; and
- (c) work completed before such commencement,

as if the amendments effected by these Regulations had not been made.

(2) For the purpose of paragraph (1) “work” means the erection of a building, the alteration or extension of a building, the execution of works, the installation of a fitting or the making of a material change of use.

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(a) S.I. 1979/1709 (N.I. 16) as amended by Part III of S.I. 1990/1510 (N.I. 14)

(b) By S.I. 1982/338 (N.I. 6) Article 5 and Schedule 1 Part II

(c) S.R. 1990 No. 59 to which there are amendments not relevant to the subject matter of these Regulations

*Amendment of principal Regulations*

4. The principal Regulations shall be amended as provided in regulations 5, 6 and 7.

*Amendment of Part A (Interpretation and General)*

5. In regulation A2 (Interpretation) after paragraph (4) there shall be inserted:—

“(4A) Where in relation to a specific purpose, a European Council Directive prescribes requirements in relation to a particular characteristic of a material, component or other manufactured product, or part thereof, then where that characteristic complies with that requirement, it shall be deemed to satisfy any requirement of these Regulations insofar as it relates to that purpose.

And, accordingly, for the removal of doubt, it is hereby declared that products designed and manufactured in accordance with the requirements of a European Council Directive relating to a specific purpose do not have to comply with any standard or code of practice (British, international or other) prescribed or otherwise referred to in these Regulations relating to any purpose covered by that Directive.”.

*Part EE (Means of escape in case of fire)*

6. For regulation EE1 there shall be substituted:—

**“EE1 Application and interpretation**

(1) Regulations EE2 and EE3 shall apply to a building which is or contains—

- (a) a house;
- (b) a flat or maisonette on or above the third storey;
- (c) a shop; or
- (d) an office.

(2) Subject to paragraph (3), regulations EE4 and EE5 shall apply to any building which is or contains a dwelling (including a dwelling created by a change of use to that building).

(3) Regulations EE4 and EE5 shall not apply to the alteration or extension of any existing dwelling where those regulations did not apply to that dwelling when it was first erected.

(4) In this Part—

- (a) expressions which are also used in Part E shall have the same meaning as in that Part;
- (b) AUTOMATIC FIRE DETECTION AND ALARM SYSTEM means a system, incorporating inter alia smoke detectors, sounders, control equipment, protected wiring and a back-up power supply, which is capable of automatically detecting smoke and thereupon giving an audible alarm; and

SELF-CONTAINED SMOKE ALARM means an electrical mains powered device (with or without a back-up power source) containing within a single housing all the components necessary for detecting smoke and thereupon giving an audible alarm.”

7. After regulation EE3 there shall be inserted:—

**“EE4 Provision of automatic fire detection in dwellings**

- (1) Subject to paragraphs (2) and (3) a dwelling shall be provided with either—
- (a) at least one suitable self-contained smoke alarm which complies with the requirements of paragraph (5) located in an appropriate place on each storey; or
  - (b) a suitable automatic fire detection and alarm system installed entirely within the dwelling itself.
- (2) Where the shortest route from any point in one room of a dwelling to the furthest point therefrom in any other room on the same storey is more than 30 m, that dwelling shall be provided with a suitable automatic fire detection and alarm system in accordance with paragraph (1)(b).
- (3) Where a dwelling is contained in a building which also comprises other rooms (whether habitable or not), then in relation to that dwelling it shall be sufficient compliance with paragraph (1)(b) if a suitable automatic fire detection and alarm system is installed in the building provided that, in all circumstances—
- (a) a detector of that system can detect smoke in circulation routes of the dwelling; and
  - (b) the alarm of that system is audible in all rooms within the dwelling.
- (4) Where, in accordance with paragraph (1)(a), a dwelling is provided with more than one self-contained smoke alarm, each shall be connected to the other so that all shall give an audible alarm in the event of any one detecting smoke.
- (5) Self-contained smoke alarms shall be permanently wired to a circuit—
- (a) which is separately fused at the distribution board;
  - (b) to which no other equipment is connected; and
  - (c) which, where a residual current device is to be used in connection therewith, is not connected to a residual current device which is also used in connection with any other circuit.
- (6) Without prejudice to the requirements of paragraphs (2) or (4), in the case of a sheltered dwelling scheme with a warden or supervisor, the smoke detection equipment in individual dwellings (whether part of a self-contained smoke alarm or an automatic fire detection and alarm system) shall be so connected with a central monitoring point as to—
- (a) there give an audible warning of the detection of smoke in any dwelling; and
  - (b) enable the automatic identification of that dwelling.

***EE5 Deemed-to-satisfy provisions for the provision of automatic fire detection in dwellings***

- (1) *For the purposes of regulation EE4(1)(a) the requirement that a self-contained smoke alarm be suitable shall be deemed to be satisfied if it complies with BS 5446: Part 1: 1990.*

- (2) For the purposes of regulation EE4(1)(a) the requirement that a self-contained smoke alarm be located in an appropriate place shall be deemed to be satisfied if—
- (a) the self-contained smoke alarm is installed on a circulation route (other than in a kitchen, bathroom or any other place where steam or fumes would be likely to cause a false alarm) so that it is—
    - (i) not more than 3 m from every bedroom door;
    - (ii) not more than 7 m from every door to a living room or kitchen; and
    - (iii) where the circulation route on a storey is more than 15 m long, not more than 15 m from another self-contained smoke alarm on the same storey; and
  - (b) the self-contained smoke alarm is installed so that it is—
    - (i) either on a ceiling and not less than 300 mm from a wall or light fitting, or on a wall and not less than 150 mm or more than 300 mm from the ceiling;
    - (ii) not less than 300 mm from, and not directly above, a heater or an air conditioning ventilator;
    - (iii) on a surface which is normally at the ambient temperature for the space it bounds; and
    - (iv) easily and safely accessible.
- (3) For the purposes of regulation EE4(1)(b) the requirement that an automatic fire detection and alarm system be suitable shall be deemed to be satisfied if the system complies with the relevant recommendations of BS 5839: Part 1: 1988 to at least an L3 standard.”

Sealed with the Official Seal of the Department of the Environment on  
26th February 1993.

(L.S.)

John O'Neill

Assistant Secretary

*(This note is not part of the Regulations.)*

These Regulations further amend the Building Regulations (Northern Ireland) 1990 (the principal Regulations). In particular they insert new regulations EE4 and EE5 in Part EE thereof so as to require the provision of at least one suitable and appropriately sited self-contained smoke alarm which complies with the requirements of new regulation EE4(5) on each storey of a dwelling (new regulation EE4(1)(a)) or, failing that, some other suitable automatic fire detection and alarm system either in the dwelling or in the building which contains it. But in the latter case the alarm of that system must be audible within the dwelling in all circumstances and the detector must be able to detect any smoke in it (new regulation EE4(1)(b) and (3)).

Where a dwelling is provided with more than one self-contained smoke alarm they must be interconnected (new regulation EE4(4)). New regulation EE5(2) sets out the circumstances in which such alarms are deemed to be appropriately sited. New regulation EE4(2) and (6) make special provision for, respectively, large dwellings and sheltered accommodation with a supervisor or warden. The former must be provided with an automatic fire detection and alarm system in accordance with new regulation EE4(1)(b) as opposed to a self-contained smoke alarm under new regulation EE4(1)(a). Where dwellings within the latter are provided with either a self-contained smoke alarm or with an automatic fire detection and alarm system, the smoke detector equipment therein must be linked to a central monitoring point so as to indicate there the detection of smoke in the dwelling and enable the identification of that dwelling.

If self-contained smoke alarms and automatic fire detection and alarm systems meet the standard provided for in new regulation EE5(1) and (3) (as read with regulation A2(5) of the principal Regulations) they will be deemed to be suitable for the purposes of new regulation EE4(1).

A new clause 4A has been added at regulation A2 to recognise compliance with the requirements of an EC Directive, in relation to a purpose of a material, component or other manufactured product, as compliance with the requirements in these Regulations which relate to that purpose.

The British Standards referred to in new regulation EE5 may be purchased from The Sales Department, British Standards Institution, Linford Wood, Milton Keynes, MK14 6LE.

These Regulations come into operation on 1st May 1993 but do not apply to work which has been completed, or for which plans have been deposited with a district council before that date.