
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.

Provision of stairs in dwellings

55. Within every dwelling of more than one storey there shall be provided between such storeys access by means of a stair complying with the relevant provisions in this Part: Provided that nothing in this regulation shall require the provision of a stair to any storey within a dwelling if that storey is used only as general storage accommodation.

Stairs, ladders, ramps and landings

56. In a building or within the boundary of a building a stair, ladder and a ramp and its landings, shall offer reasonable safety to people using them.

Guarding

57.—(1) A stair, ladder, ramp, floor, balcony, landing, platform and any roof or other place to which people normally have access (including access for the purpose of maintenance) and a sunken area next to a building, shall, where it is necessary to protect people approaching, accessing, moving between levels within or exiting that building from the risk of falling, be adequately guarded with a barrier which does not present a hazard.

(2) Any part of a building which is a vehicle ramp, floor or roof to which vehicles have access shall, where it is necessary to protect people, be adequately guarded with a barrier which does not present a hazard.

Vehicle loading bays

58. A vehicle loading bay shall be designed and constructed to minimise the risk of people in it from being struck by a vehicle.

Protection against impact from and trapping by doors

59.—(1) In any building a door or gate which—

(a) is across a main route of travel; or

(b) can be pushed open from either side,

shall have a means to ensure that people approaching it have a clear view of the space on the opposite side.

(2) In any building a door or gate which slides or opens upwards shall have a means to prevent it from sliding into or falling on any person.

(3) In any building a powered door or gate shall have a means to prevent it trapping any person and a means to open it in the event of a power failure.

Protection from collision with open windows, skylights or ventilators

60. Reasonable provision shall be made to minimise the risk of people colliding with an open window, skylight or ventilator when moving in or about a building.

Changes to legislation:

There are currently no known outstanding effects for the The Building Regulations (Northern Ireland) 2012, PART H.