1963 No. 1897 (S. 102)

BUILDING AND BUILDINGS

The Building Standards (Scotland) Regulations 1963

Made - - - - 22*nd November* 1963
Laid before Parliament 11*th December* 1963
Coming into Operation 15*th June* 1964

ARRANGEMENT OF REGULATIONS

*Note: Throughout these Regulations, the presence of an asterisk against the heading to a Regulation denotes that one of the specifications in Schedule 9 is deemed to satisfy a provision of that Regulation.

Regulation

PART IV

STRUCTURAL FIRE PRECAUTIONS

PART V

MEANS OF ESCAPE FROM FIRE AND ASSISTANCE TO FIRE SERVICE

PART VI

CHIMNEYS, FLUES, HEARTHS AND THE INSTALLATION OF HEAT PRODUCING APPLIANCES

PART VII

PREPARATION OF SITES AND RESISTANCE TO THE PASSAGE OF MOISTURE

PART XII

DRAINAGE AND SANITARY APPLIANCES

PART XIII

ELECTRICAL INSTALLATIONS

PART XIV

PREVENTION OF DANGER AND OBSTRUCTION

PART XV

HOUSING STANDARDS

PART XVI

ASHPITS AND DUNGSTEADS

SCHEDULE 1

General rules of measurement.

SCHEDULE 2

Classification of buildings by occupancy.

SCHEDULE 3

Exempted classes of buildings.

SCHEDULE 4

Fixtures for the fitting of which no warrant required.

SCHEDULE 5

Structural fire precautions—distance of side of building from boundary calculated by reference to enclosing rectangle of openings.

SCHEDULE 6

Daylight standards and Permissible Height Indicators.

SCHEDULE 7

Drainage tests.

SCHEDULE 8

TABLES

Table

1. Occupant capacity of flats.
2. Occupant load factors.
3. Imposed floor loads.
4. Notional periods of fire resistance.
5. Limits of cubic capacity of building and area of storey in relation to structural fire precautions.
6. Fire resistance requirements.
7. Periods of fire resistance.
8. Notional designations of roof constructions.
9. Structural fire precautions—minimum distance between enclosing rectangle of openings in the side of a building and the boundary.
10. Structural fire precautions—limiting distances (in feet) in respect of a recess having openings only in the back wall.
11. Minimum number of exits.
12. Levels of sound insulation in houses.
13. Mechanical ventilation of buildings—rate of fresh air supply.
14. Standards of minimum daylight factor.
15. Minimum distance (in feet) between window openings.
16. Daylighting—minimum width of window openings.
17. Daylighting—percentage additions to window opening widths according to type of window installed.
18. Standards of housing accommodation.

SCHEDULE 9

Deemed-to-satisfy specifications.

SCHEDULE 10

General specifications for preparation of sites and resistance to the passage of moisture.

In exercise of the powers conferred on me by sections 3, 6 and 24 of, and Schedule 4 to, the Building (Scotland) Act 1959(a), and of all other powers enabling me in that behalf, I hereby make the following Regulations—

PART I

GENERAL

Citation and Commencement

Citation and commencement

1. These Regulations which may be cited as the Building Standards (Scotland) Regulations 1963, shall come into operation on 15th June 1964.

(a) 7 & 8 Eliz. 2. c. 24.

General Interpretation

Interpretation

2.—(1) In these Regulations—

" the Act " means the Building (Scotland) Act 1959 ;

" agriculture ", " agricultural land " and " agricultural unit " shall have the same meanings as in the Agriculture (Scotland) Act 1948(a) ;

" apartment " has the meaning assigned to that expression by Regulation 4 ;

" appliance " has the meaning assigned to that expression by Regulation 63 ;

" basement storey " has the meaning assigned to that expression by paragraph (7) of this Regulation ;

" block of flats " means a building which contains two or more flats and which consists of two or more storeys exclusive of any storey which is constructed for use for purposes other than those of a dwelling ; so, however, that where part of such a building is so separated from another part by a vertical wall that no access (other than an access provided only for fire escape purposes) can be obtained from one part to the other, each part shall for the purposes of these Regulations be taken to be a block of flats ;

" boundary " has the meaning assigned to that expression by Regulation 3(2) ;

" building " means any structure or erection of what kind or nature soever, whether temporary or permanent, and every part thereof, including any fixture affixed thereto, not being a structure or erection or part thereof consisting of, or ancillary to,—

(*a*) any road, whether public or private, including in the case of a public road (but not in the case of a private road) any bridge on which the road is carried ;

(*b*) any sewer or water main which is, or is to be, vested in a public authority ;

(*c*) any aerodrome runway ;

(*d*) any railway line ;

(*e*) any large reservoir within the meaning of the Reservoirs (Safety Provisions) Act 1930(b), or

(*f*) any telegraphic line as defined in section 2 of the Telegraph Act 1878(c),

and includes any prospective building ; and in relation to the extension, alteration or change of use of a building any reference to the building shall be construed as a reference only to so much of the building as is comprised in the extension or is the subject of alteration or change of use as the case may be ;

" caravan " has the same meaning as in the Caravan Sites and Control of Development Act 1960(d) ;

" cavity wall " means a wall constructed of two or more leaves with a continuous cavity ;

(a) 11 & 12 Geo. 6. c. 45. (b) 20 & 21 Geo. 5. c. 51. (c) 41 & 42 Vict. c. 76.
(d) 8 & 9 Eliz. 2. c. 62.

" change of use ", in relation to a building, means such change in the use or occupation of the building as will bring it within a class of building to which these Regulations apply, or, if it is already within such a class, within a class to which additional or more onerous provisions of these Regulations apply, and " change the use " shall be construed accordingly ;

" chimney " means a structure, not being a flue-pipe, enclosing one or more flues and includes any opening therein for the accommodation of an appliance, but does not include any chimney can thereon ;

" chimney stack " means that part of a chimney which rises above a roof of the building of which it forms part and includes any cope thereon, but does not include any chimney can thereon ;

" column " means an isolated loadbearing member whose greatest overall dimension, measured in the horizontal plane, is not more than four times the least overall dimension so measured ;

" compartment ", in relation to a building or division of a building, means a part of the building, or of the division, separated from the remainder of the building or division, by a compartment floor or floors ;

" compartment floor " means a floor complying with the provisions of Part IV relating to compartment floors and separating a compartment of a building or of a division from the remainder of the building or division ;

" construct " includes alter, erect, extend and fit, and " construction " shall be construed accordingly ;

" cross-sectional area " in relation to—

(*a*) an opening, ventilator or duct means the unobstructed area of the smallest louvre or grill located within the opening, ventilator or duct ;

(*b*) a flue, means the smallest cross-sectional area within that flue ;

" damp-proof course " means a layer or layers of material impervious to moisture so constructed as to prevent the passage of moisture ;

" division ", in relation to a building, means any part of the building separated from the remainder of the building by a fire division wall or walls ;

" element of structure " means an element which falls within one of the following descriptions—

(*a*) a member forming part of a structural frame or other beam or column, not being a member forming part of a roof structure only ;

(*b*) a floor, not being the lowest floor of a building ;

(*c*) a fire division wall or separating wall ;

(*d*) an internal wall supporting any other structural element in respect of which a standard of fire resistance is prescribed under these Regulations ;

(*e*) an external wall ;

(*f*) any door, shutter, duct enclosure or access cover in respect of which a standard of fire resistance is prescribed under these Regulations ;

" fire division wall " means a wall complying with the provisions of Part IV relating to fire division walls and separating a division of a building from the remainder of the building ;

" flat " means a separate and self-contained set of premises, whether or not on the same floor, constructed for use for the purposes of a dwelling and forming part of a building from some other part of which it is divided horizontally ;

" flat roof " mean a roof whose slope does not exceed 10 degrees from the horizontal ;

" foundation " means that part of the structure in direct contact with and transmitting loads to the ground ;

" ground storey " has the meaning assigned to that expression by paragraph (7) of this Regulation ;

" house " includes any part of a building, being a part which is occupied or intended to be occupied as a separate dwelling, and in particular includes a flat ;

" kitchen " has the meaning assigned to that expression by Regulation 4 ;

" land in different occupation " has the meaning assigned to that expression by Regulation 3 ;

" land in the same occupation " has the meaning assigned to that expression by Regulation 3 ;

" living room " has the meaning assigned to that expression by Regulation 4 ;

" non-combustible " in relation to a material means that the material is graded as non-combustible according to the combustibility test of materials specified in clauses 3 and 4 of British Standard B.S.476: Part 1: 1953, " Fire tests on building materials and structures ", and " combustible " shall be construed accordingly ;

" occupant capacity " has the meaning assigned to that expression by Regulation 6 ;

" office premises " has the same meaning as in section 1 of the Offices, Shops and Railway Premises Act 1963(a) ;

" passage ", in relation to a part of a building, means a part of the building used solely as a means of passage and in particular includes a corridor, lobby or vestibule ;

" permanent ventilator " means a permanent ventilation opening which permits an uninterrupted passage of air between a part of a building and the external air either directly or by means of a duct of a length not exceeding 4 feet ;

" pier " means a loadbearing member which forms an integral part of a wall and whose width is not more than four times its thickness, including the thickness of the wall ;

" public road " means a road maintainable by the Secretary of State, a county council or a town council and " private road " means a road not so maintainable whether it comprises a public right of way or not ;

" reasonably practicable ", in relation to the carrying out of any operation, means reasonably practicable having regard to all the circumstances including the expense involved in carrying out the operation ;

" road " includes street and any pavement, footpath, drain, ditch or verge at the side of a road or street ;

(a) 1963 c. 41.

" roof space " means any space in a building between a part of the roof of the building and the ceiling next below that part ;

" room " means any enclosed part of a storey of a building intended for human occupation, not being a part of a storey used solely as a bathroom, washroom, watercloset, stairway or passage, or where the storey is not divided into separate rooms, means a whole storey excluding any part thereof used solely as aforesaid ;

" separating wall " and " separating floor " mean respectively a wall or floor complying with the provisions of Part IV relating to separating walls or floors and separating—

(*a*) any two adjoining buildings or parts of one building occupied or intended to be occupied by different persons, or

(*b*) any two adjoining buildings, or parts of one building, in different occupancy groups, or

(*c*) any two adjoining parts of one building, where one part is in single occupation and the other is communally occupied ;

" shop premises " has the same meaning as in section 1 of the Offices, Shops and Railway Premises Act 1963 ;

" site ", in relation to a building, means the area of ground covered or to be covered by the building, including its foundations ;

" storage water heater " has the meaning assigned to that expression by Regulation 63 ;

" storey " has the meaning assigned to that expression by paragraph (7) of this Regulation ;

" temporary building " means a building intended to have a life not exceeding that specified in Regulation 10, that is to say, five years ;

" upper storey " has the meaning assigned to that expression by paragraph (7) of this Regulation ;

" utility room " has the meaning assigned to that expression by Regulation 4 ;

" washroom " means any room used solely for ablutionary purposes, not being a bathroom ;

" watercloset " means a room which has a fixed receptacle for excremental matter connected to a drainage system with provision for flushing the receptacle from a piped supply of water either by the operation of mechanism or by automatic action and includes a urinal or a room combining a watercloset and a bathroom.

(2) Where in these Regulations any meaning is assigned to an expression such meaning shall have effect for the purposes of these Regulations only where the context does not otherwise require.

(3) In these Regulations, unless the contrary intention appears, words in the singular shall include the plural and words in the plural shall include the singular.

(4) Any reference in these Regulations to a height, area, cubic capacity or other dimension shall, unless the context otherwise requires, be taken to be a reference to a height, area, cubic capacity or other dimension as the case may be, calculated or measured in accordance with the provisions of Schedule 1.

(5) Any reference in these Regulations to a value specified in a Table is a reference to the appropriate value shown in that Table having regard to the conditions and other matters by reference to which the Table sets forth different values.

(6) Any reference in these Regulations to a Part, Regulation or Schedule shall be construed as a reference to a Part or Regulation of, or Schedule to these Regulations and any reference to a numbered Table shall be construed as a reference to a Table in Schedule 8 to these Regulations.

(7) Any reference in these Regulations to a storey of a building shall be construed as meaning that part of the building which is situated between the top of any floor and the top of the floor next above it or, if there be no floor above it, that portion between the top of such floor and the ceiling above it (any mezzanine floor being taken to be a separate storey and any open work floor, gallery or catwalk being taken to be part of the storey in which it is situated); and in relation to the storeys of a building—

(*a*) the ground storey shall be taken as the storey in which there is situated an entrance to the building from the level of the adjoining ground or, if there be more than one such storey, the lower or lowest of these;

(*b*) a basement storey shall be taken to be any storey of the building which is below the level of the ground storey;

(*c*) an upper storey shall be taken to be any storey of the building which is above the level of the ground storey.

(8) In these Regulations the following expressions used to describe terms in relation to a stairway forming part of or providing access to a building shall have the meanings hereby assigned to them respectively—

(*a*) " going " means the horizontal distance between the nosings of two consecutive treads;

(*b*) " pitch " means the angle between the pitch line and the horizontal;

(*c*) " pitch line " means the line tangential to the nosings of the treads;

(*d*) " rise " means the vertical distance between the tops of two consecutive treads;

(*e*) " tread " means the upper surface of a step within the width of the stairway;

(*f*) " tread width " means the horizontal distance between the front of the tread and the face of the riser, or if there is no riser, the back of the tread.

(9) The provisions of these Regulations shall be without prejudice to the provisions of any local enactment continued in force by any Order made by the Secretary of State under section 30(2) of the Act.

(10) The Interpretation Act 1889(a), shall apply for the interpretation of these Regulations as it applies for the interpretation of an Act of Parliament.

Land in different occupation

3.—(1) Any reference in these Regulations to land in different occupation in relation to a building shall, subject to Regulation 130(2), be taken as a reference to land occupied or to be occupied by a person other than the occupier of the land on which the building has been erected or is to

(a) 52 & 53 Vict. c. 63.

be erected, and any reference to land in the same occupation shall be construed accordingly:

Provided that in relation to the land on which the building has been or is to be erected, none of the following descriptions of land shall be treated as land in different occupation, that is to say—

(i) that portion of any road, access way, river or stream adjacent to the land, but only to the centre line thereof;

(ii) that portion of any common, public open space, loch, lake, or pond adjacent to the land;

(iii) any portion of the foreshore or area of the sea adjacent to the land.

(2) Any reference in these Regulations to a boundary in relation to a building shall, subject to Regulations 23(1) and 130(1), be construed as a reference to the boundary between land in the same occupation as the building and land in different occupation.

(3) In this Regulation—

"common" includes any town or village green;

"public open space" includes any land laid out as a public garden or used for the purpose of public recreation or as a burial ground or land being a disused burial ground.

Rooms in houses

4. In these Regulations the following expressions used to describe rooms forming part of a house shall have the meanings hereby assigned to them respectively—

"apartment" means any habitable room, not being a kitchen;

"kitchen" means any room used or intended to be used for the preparation or cooking of food;

"living room", in relation to a house containing two or more apartments, means—

(*a*) where there is in the house one apartment which is neither used nor intended to be used for sleeping, that apartment;

(*b*) where there is in the house more than one such apartment, the larger or the largest of these apartments;

(*c*) where there is in the house no such apartment, the larger or largest apartment;

"utility room" means any room, other than an apartment, kitchen or laundry.

Classification of buildings by occupancy

5.—(1) For the purposes of these Regulations buildings shall be classified according to the grouping and sub-grouping of occupancy use set forth in Schedule 2 and any reference in these Regulations to a building or part of a building of a particular occupancy group or occupancy sub-group shall be construed accordingly and shall, unless the context otherwise requires, be taken to include all uses ancillary to any occupancy use in that group or sub-group.

(2) Any occupancy use which falls within any of the numbered heads of classification of industry set forth in column (4) of Schedule 2 shall be deemed to form part of occupancy sub-group D1, D2, D3 or E1, as the case may be, the reference to numbered heads of classification of industry being a reference to the heads set forth in the Standard Industrial Classification issued by the Central Statistical Office on 5th August 1958.

(3) Where any building or any part of a building falls within more than one occupancy sub-group and as a result is required to conform to more than one standard prescribed in any provision of these Regulations, that provision shall have effect in relation to the building, or part, as the case may be, as if the building or part were required to conform to the more or most onerous standard:

Provided that no account shall be taken for the purposes of this paragraph of the occupancy use of any part of a building which is separated from the remainder of the building by a separating wall, fire division wall, compartment floor or separating floor or any combination of these.

(4) Where a building or part of a building does not fall into any occupancy group or sub-group the provisions of these Regulations shall have effect as if the most onerous requirement applicable to any occupancy group or sub-group applied.

Occupant capacity

6.—(1) Any reference in these Regulations to the occupant capacity of a room or storey shall, subject to Regulation 45, be construed as a reference to the number of persons which the room or storey is, for the purposes of these Regulations, to be taken as capable of holding, that is to say—

(*a*) in the case of any part of a storey comprising a flat, the occupant capacity specified in Table 1;

(*b*) in the case of a room or storey comprising or forming part of a building of a description mentioned in Table 2, the number obtained by dividing the area in square feet of the room or storey by the occupant load factor specified in column (2) of that Table;

(*c*) in the case of any other room or storey, the number of persons the room or storey is designed to hold:

Provided that in the case of a storey of a building of occupancy sub-group A3, A4, C2 or C3 or occupancy group D or E the occupant capacity of the storey shall not be taken to be greater than the aggregate of the occupant capacities of the rooms comprised in the storey.

(2) Any reference in these Regulations to the occupant capacity of a building shall be construed as a reference to the aggregate of the occupant capacities of the storeys comprised within the building calculated in accordance with paragraph (1) of this Regulation.

(3) In calculating the area of any room, storey or flat for the purposes of this Regulation there shall be excluded the area of any bathroom, washroom, watercloset or stairway.

Classification of roofs

7. Any reference in these Regulations to a roof or part of a roof of a specified designation, being one of the following designations—

AA	BA	CA	DA
AB	BB	CB	DB
AC	BC	CC	DC
AD	BD	CD	DD

shall, subject to Regulation 38(5), be construed as a reference to a roof or part of a roof of a construction which complies with the tests set out in respect of that designation of roof in British Standard B.S.476: Part 3: 1958, "External fire exposure roof tests", as read with Amendment PD 3276, February, 1959.

APPLICATION

Exempted classes and fixtures for the fitting of which no warrant required

8.—(1) Subject to the following provisions of these Regulations, these Regulations shall apply to every building other than a building every part of which falls into one of the exempted classes specified in Schedule 3.

(2) For the purposes of the proviso to section 6(1) of the Act (which provides that nothing in that subsection—which requires warrant to be obtained for the alteration of a building—shall apply to any operations for the alteration of a building which consist solely of the fitting of a fixture of any such kind as may be prescribed), there are prescribed the kinds of fixtures set forth in Schedule 4.

Exclusion from specification in section 11 *notices*

9. The provisions of these Regulations, so far as they relate to premises in respect of which a licence has been granted under section 2 of the Cinematograph Act 1909(a), shall not be subject to specification in a notice served under section 11 of the Act (which enables local authorities to require existing buildings to conform to these Regulations).

GENERAL

Buildings having a short life

10. For the purposes of section 3(3)(*b*) of the Act (which enables special provisions to be made in these Regulations for buildings intended to have a life not exceeding such period as may be specified) a period of five years is specified.

Deemed-to-satisfy specifications

11.—(1) Where any element of structure or other part of a building or any fitting affixed thereto specified in the second column of Schedule 9 consists of materials of such type or is constructed by such method as to conform with one of the specifications set forth in relation thereto in the fourth column of that Schedule (but only in the case, or subject to the conditions if any, set out in the third column of that Schedule) the element of structure, part or fitting shall be deemed to satisfy the provisions of the Regulation set out in relation thereto in the first column of that Schedule.

(2) Nothing in any specification in Schedule 9 which is deemed to satisfy any provision of these Regulations shall be taken to prohibit the use of any other material, component, design, method of construction or operation or any combination of these which satisfies that provision.

(3) Any reference in this Regulation to a specification set forth in the fourth column of Schedule 9 shall include a reference to such of the general specifications set forth in Schedule 10 as are referred to in that specification.

PART II

MATERIALS AND DURABILITY

**Selection and use of materials*

12. All materials used in the construction of any building to which these Regulations apply shall be—

(*a*) of a suitable quality and of suitable properties for the purposes for which they are used, and

(a) 9 Edw. 7. c. 30.

(*b*) sufficiently resistant to deterioration and wear having regard to the conditions to which they will be subjected and, in the case of a temporary building, to the intended life of the building, and

(*c*) properly prepared, and

(*d*) so applied, fixed or otherwise used that those parts of the building in which they are used attain the standards prescribed in these Regulations:

Provided that nothing in this Regulation shall prevent the use of a material which does not comply with paragraph (*b*) of this Regulation

(i) where the material can achieve a sufficient standard of durability by added protection, if the material is given such protection as its nature and the conditions to which it will be subjected require, and, where periodic maintenance or renewal of the protective work is necessary, is used only in a position where the protected work will be readily accessible for inspection and maintenance or renewal, or

(ii) where the material itself is readily accessible for inspection and maintenance or renewal,

and in either case such maintenance or renewal is reasonably practicable.

PART III

Structural Strength and Stability

Interpretation of Part III

13. In this Part—

" dead load ", in relation to a building, means the weight of all walls, partitions, floors and roofs comprised in the building, including the weight of all other fixed construction therein and any service equipment affixed to the building as a fixture;

" imposed load ", in relation to a building, means all static and dynamic loads imposed on the building, and includes floor loads, roof loads other than from wind, wind loads, crane and traffic loads and any load, other than dead load, which will be imposed on the building as a result of the intended use thereof;

" loading class ", in relation to a floor, means the number of pounds per square foot which is taken, for the purposes of this Part and subject to Regulation 16, as being the imposed load on that floor, that is to say, the number of pounds specified in column (1) of Table 3;

" maintenance access " means an access only for the purpose of cleaning, repair or chimney sweeping.

**Foundation and structure above foundation*

14.—(1) The foundation of every building shall be taken down to such a depth and shall be so designed and constructed as to sustain and transmit to the ground the combined dead load and imposed load, in such a manner that the total or differential settlement of the building will not impair the stability of, or cause damage to, the whole or any part of the building.

(2) The structure of a building above the foundation thereof shall be so designed and constructed as to sustain and transmit to the foundation the combined dead load and imposed load, without such deflection or deformation as would impair the stability of, or cause damage to, the whole or any part of the building.

(3) For the purposes of this Regulation the dead load and imposed load shall be taken to be loads calculated in accordance with, or set forth in, this Part:

Provided that in any case where it is known that any actual imposed load to which a building will be subject, will exceed or is likely to exceed the imposed load calculated in accordance with, or set forth in, this Part, such actual load shall be substituted for the load so calculated or set forth.

Dead loads

15.—(1) For the purpose of calculating the dead load of a building or any part thereof the unit weights of any material comprised in the building shall be taken to be—

(*a*) if the material is listed in British Standard B.S.648: 1949, "Schedule of weights of building materials", the unit weight set forth therein for that material, or

(*b*) in the case of any material, such unit weight as may be determined by test to the satisfaction of the buildings authority.

(2) Where the position of any partition or other element of the building or of any service equipment to be installed therein is not known, allowance for the weight of such element or equipment shall be made in the dead load.

(3) In calculating the dead load of any tank or other receptacle forming part of or installed in a building there shall be taken into account the weight of its contents when filled to capacity.

Imposed floor loads

16.—(1) The imposed load on any floor, balcony, landing, flight of stairs or steps structually independent from one another shall, subject to Regulation 14(3), be calculated on the basis set forth in this Regulation:

Provided that in any case where it is known that the actual load to be imposed on any floor, balcony, landing, flight of stairs or steps will be substantially less than the load calculated in accordance with this Regulation, such lesser load as the buildings authority may in the circumstances determine may be substituted for the load so calculated.

(2) Subject to the provisions of paragraph (3) of this Regulation, the imposed load shall—

(*a*) in the case of a floor or a balcony providing access to a floor, be taken to be whichever of the loads for that class of floor set forth respectively in column (4), (5) or (6) of Table 3, causes the greatest stresses;

(*b*) in the case of a flight of stairs or landing (but excluding any structurally independent step) be taken to be—

(i) 30 pounds per square foot when the flight of stairs or landing leads to a floor of loading class 30, or to a roof forming part of a roof exit which complies with Regulation 47(3);

(ii) 60 pounds per square foot when the flight of stairs or landing leads to a floor of loading class 40, 50 or 60;

(iii) 100 pounds per square foot when the flight of stairs or landing leads to a floor of loading class 80, 100, 150 or 200;

(*c*) in the case of any structurally independent step be taken to be whichever of the following loads causes the greatest stresses—

(i) a load calculated in accordance with the last foregoing subparagraph;

(ii) a load of 300 pounds concentrated in a position to cause the greatest stresses.

(3) The imposed floor load calculated in accordance with sub-paragraph (*a*) of the last foregoing paragraph may—

(*a*) in relation to a single span of a beam or girder supporting an area of floor at one general level of not less than 500 square feet, be reduced by 5 per cent. for each 500 square feet of floor supported, subject to a maximum reduction of 25 per cent. ;

(*b*) in relation to a support to such a beam or girder be reduced by—

(i) the percentage set forth in the last foregoing sub-paragraph, or

(ii) the percentage set forth in the next succeeding sub-paragraph

whichever is the greater ;

(*c*) in relation to a support which supports more than one floor, be reduced in respect of all the floors so supported by—

(i) if the support carries two floors, 10 per cent.,

(ii) if the support carries three floors, 20 per cent.,

(iii) if the support carries four floors, 30 per cent.,

(iv) if the support carries five or more floors, 40 per cent. :

Provided that nothing in this paragraph shall apply to the support for any floor—

(i) of loading class 50, 80 or 100 in a building of occupancy group D, or in a workroom in a building of any occupancy group ;

(ii) in a building of occupancy group E ;

(iii) carrying plant or machinery where under the proviso to Regulation 14(3) the imposed load is taken as the actual imposed load.

(4) In this Regulation, " support ", in relation to any element, means any beam, girder, column, pier or wall supporting that element or any support or foundation for any of these.

Imposed roof loads other than from wind

17. The imposed load on the roof of a building other than from wind, shall, subject to Regulation 14(3), be taken to be the following load measured on the horizontal plane—

(*a*) where there is provided to the roof no access (other than a maintenance access) and the slope of the roof does not exceed 30 degrees, 15 pounds per square foot ;

(*b*) where there is provided to the roof no access (other than a maintenance access) and the slope exceeds 30 degrees but does not exceed 75 degrees, an amount varying in linear proportion to the slope of the roof when the amount for a slope of 30 degrees is 15 pounds per square foot and for a slope of 75 degrees is nil ;

(*c*) where there is provided to the roof an access (other than a maintenance access) and the slope does not exceed 10 degrees, 30 pounds per square foot subject to minimum loads uniformly distributed over the span—

(i) of 240 pounds on roof slabs or roof covering per foot width, and

(ii) of 1,920 pounds on any beam or truss.

Imposed loads from wind

18. The wind load on a building shall, subject to Regulation 14(3), be calculated on the basis of the recommendations in clauses 7 to 12 of,

and in Appendix 3 to British Standard Code of Practice CP 3: Chapter V: 1952, "Loading", as read with pages 2 to 5 of the Amendment thereto, PD 2966, February, 1958:

Provided that, in relation to any overhang of the roof of a building, the design pressure for the purposes of the said Code shall be obtained by multiplying the equivalent static pressure as determined under the said Code by—

(i) 0·5 for the positive pressure beneath the windward overhang;

(ii) 0·3 for the negative pressure beneath the leeward overhang.

Imposed lateral loads on parapets, balustrades and railings

19. The imposed lateral load on any parapet, balustrade or railing, together with any connection or member which gives it direct structural support shall, subject to Regulation 14(3), be taken to be as follows—

Case	*Load in pounds per foot run*
(*a*) balustrade or railing on a flight of stairs, landing or balcony leading to a floor of loading class 30	25
(*b*) balustrade or railing on a flight of stairs, landing or balcony leading to a floor of loading class 40—	
(i) if a balustrade or railing on a balcony of not more than 30 square feet	25
(ii) if any other balustrade or railing	50
(*c*) in the case of a balustrade or railing on a flight of stairs, landing or balcony leading to a floor of loading class 50, 60, 80, 100, 150 or 200—	
(i) if in a building of occupancy sub-group C1 ...	200
(ii) if in any other building	50
(*d*) in the case of a parapet, balustrade or railing on a roof to which access is available, not being a maintenance access—	
(i) if the roof of a building of occupancy sub-group C1	200
(ii) if the roof of any other building	50

in each case applied at hand-rail or coping level.

Imposed loads from dynamic effects

20. In relation to plant, machinery and equipment producing dynamic effects, the imposed loads calculated in accordance with the foregoing provisions shall be increased to an amount which as a static load will produce stresses of a magnitude and kind approximating to that induced dynamically.

Loading notices

21.—(1) In any building with a floor of loading class 50, 60, 80, 100, 150 or 200, there shall be exhibited conspicuously at each stairway or doorway giving access to such a floor a notice incised or embossed in letters and figures not less than one-half inch high, stating in the following terms, or in terms substantially to the like effect, the imposed floor load for which the floor has been designed—

"NOTICE

The imposed load on [this floor]† [the floor to which this stairway gives access]† must not exceed pounds per square foot.

†*Delete as appropriate*"

Provided that where different parts of such a floor have been designed for different imposed loads, a notice complying with this paragraph shall be displayed on each such part stating the load for which that part has been designed.

(2) Where any part of the roof of a building is not capable of supporting 200 pounds concentrated load at any area 5 inches square, there shall be exhibited at some appropriate and conspicuous place visible from any access to that part of the roof, a notice in permanent form in letters not less than 2 inches high in the following terms—

"DANGER

This roof covering will not support your weight."

PART IV

STRUCTURAL FIRE PRECAUTIONS

Application of Part IV

22.—(1) The provisions of this Part, other than the provisions of Regulations 24 to 37 so far as they relate to buildings under head (*b*) of occupancy sub-group E1 or of occupancy sub-group E2, shall not be subject to specification in a notice served under section 11 of the Act (which enables local authorities to require existing buildings to conform to these Regulations).

(2) The provisions of Regulations 24 to 38 shall not apply to—

(*a*) any garage to which Regulation 40 applies;

(*b*) a building comprising only a tank for the storage of fuel oil or erected solely for housing such a tank.

Interpretation of Part IV

23.—(1) In this Part—

"boundary", in relation to any external wall or side of a building, means any part of the boundary within the meaning of Regulation 3(2) on the same side of the building as the wall or side, being a part which is either parallel to the wall or side or at an angle with the wall or side of not more than 80 degrees;

"fire-stop" means—

(*a*) a barrier in a cavity, or

(*b*) a seal at the junction of two faces, or

(*c*) a packing between a cable, pipe or duct or a shaft enclosing a duct and any floor or wall through which it passes,

so formed and positioned as to prevent or retard the passage of smoke or flame and "fire-stopped" shall be construed accordingly;

"opening", in relation to an external wall or side of a building, means a window, door or other aperture in the wall or side, so, however, that

(*a*) any part of an external wall or side which has a fire resistance less than that required for the wall by this Part, or

(*b*) any part of an external wall which has attached or applied to its external face combustible material of a thickness of more than $\frac{1}{32}$ inch, whether for cladding or for any other purpose,

shall for the purposes of this Part be treated as an opening.

(2) Any provision of this Part requiring that an element of structure shall have a fire resistance for a specified period shall be construed as a requirement that the element of structure shall either—

(*a*) in the conditions of test set out in column (3) of Table 6 in relation to the element, be capable of satisfying such of the three requirements of clause 11 of British Standard B.S.476 : Part 1 : 1953, "Fire tests on building materials and structures", as are so set out in the said column (3), or

(*b*) be of such materials and construction as are stated in Table 4 in relation to that element to have a notional fire resistance for a period not less than the period so specified,

so, however, that nothing in Table 4 shall be taken to prohibit the use of any other material or any other form of construction which has a fire resistance for a period not less than the period so specified.

(3)(*a*) Any beam which is built into and forms part of a floor for which these Regulations prescribe a fire resistance shall for the purposes of this Part be taken to be part of the floor.

(*b*) Any column which is built into a wall for which these Regulations prescribe a fire resistance and does not project beyond either face of the wall shall for the purposes of this Part be taken to be part of the wall.

Provision of fire division walls and compartment floors

24.—(1) Subject to the following provisions of this Regulation, where—

(*a*) the cubic capacity of a building exceeds that specified in column (4) of Table 5, or

(*b*) the area of any storey of a building exceeds that set forth in column (5) of that Table,

the building shall be so divided by fire division walls or compartment floors that—

(i) the cubic capacity of each division of the building or of each compartment does not exceed that specified in column (4) of Table 5, and

(ii) the area of any storey within a division does not exceed that set forth in column (5) of that Table.

(2) Where the height of a building exceeds 50 feet the building shall be so split up into compartments that—

(*a*) the height of the lowest compartment (irrespective of the number of storeys contained therein) does not exceed 50 feet, and

(*b*) the height of the compartment next above the lowest (irrespective of the number of storeys contained therein) does not exceed 30 feet, and

(*c*) the height of any other compartment in the building does not exceed 20 feet :

Provided that nothing in this paragraph shall apply to—

(i) a building comprising only one storey ;

(ii) a building consisting of a theatre, cinema, music hall, concert hall, exhibition hall, non-residential school or place of public worship ;

(iii) a building for the storage or parking of motor vehicles ;

(iv) that part of a building comprising a stairway enclosure provided so as to comply with Regulation 50 or a lift enclosure.

(3) There shall in every building be provided such fire division walls and compartment floors as are necessary to comply with Regulation 32 and Part V.

Provision of separating walls and floors

25. Between—

(*a*) any two adjoining buildings, or parts of one building, occupied or intended to be occupied by different persons, or

(*b*) any two adjoining buildings, or parts of one building, in different occupancy groups, or

(*c*) any two adjoining parts of one building, where one part is in a single occupation and the other is communally occupied,

there shall be provided a wall (in these Regulations referred to as a "separating wall") which complies with Regulations 26, 27 and 29 or, as the case may be, a floor (in these Regulations referred to as a "separating floor") which complies with Regulations 26, 27 and 30:

Provided that where a building comprises two or more garages each of an area not more than 400 square feet, nothing in this Regulation shall require the provision of a separating wall between any two adjacent garages in that building.

Requirements as to fire resistance

26.—(1) Every element of structure of a building shall comply with the following provisions of this Regulation as to fire resistance:

Provided that paragraphs (2) and (3) of this Regulation shall not apply to—

(i) any structural frame or other beam or column in a single storey building;

(ii) any internal loadbearing wall being neither a fire division wall nor a separating wall, in a single storey building;

(iii) any part of an external wall which is under Regulation 23 treated as an opening for the purposes of this Part.

(2) The element of structure shall throughout its whole extent have a fire resistance not less than the appropriate period specified in Table 7 by reference to column (4) of Table 6.

(3) Where the element of structure forms part of more than one building, division or compartment, so that more than one requirement is specified for that element in Table 7, the foregoing paragraph shall have effect as if the higher or highest of these requirements was the requirement so specified.

(4) The element of structure shall, in any event, have a fire resistance for a period not less than that required under this Regulation for any part of the structure of the building to which it gives support.

(5) In this Regulation and in Table 7, any reference to the building, division or compartment in relation to an element of structure of a building means—

(*a*) where the building is neither divided into divisions nor split up into compartments, the building;

(*b*) where the building is divided into divisions, each division of which the element forms part (not being a division which is split up into compartments);

(*c*) where the building or the division of the building is split up into compartments, each compartment of which the element forms part:

Provided that nothing in sub-paragraph (*c*) of this paragraph shall apply to any requirement in Table 7 based on the height of a division or of a building.

Requirements as to non-combustibility

27. In every building the following elements of structure shall be constructed of non-combustible materials,—

(*a*) any floor which is a compartment floor or separating floor;

(*b*) any separating wall;

(*c*) any fire division wall which forms a stairway enclosure provided so as to comply with Regulation 50 or which separates a lift shaft from the remainder of the building so as to comply with Regulation 32;

(*d*) any part of an external wall which is not more than 3 feet 6 inches from the boundary;

(*e*) any stair forming part of an exit for the purposes of Part V, not being a stairway wholly within a flat;

(*f*) the floor of any landing or passage within a stairway enclosure provided so as to comply with Regulation 50;

(*g*) any stair or balcony or the floor of any landing where such stair, balcony or landing forms part of the access to a house provided so as to comply with Regulation 179:

Provided that nothing in this Regulation shall—

(i) apply to a floor separating flats in a building of occupancy sub-group A2 not more than 4 storeys in height;

(ii) apply to any stair wholly within one compartment in a building not more than 3 storeys in height or to the floor of any landing or passage within a stairway enclosure of such a stair;

(iii) prevent the application to any such element of structure of combustible floor covering or, subject to Regulation 57, of ceiling or wall lining if the element, with the addition of the covering, ceiling or lining, complies with such of the provisions of Regulation 26 as relate to the element without such addition.

Additional requirements for fire division walls

28.—(1) Every fire division wall in a building shall, subject to Regulation 31, form a complete vertical separation between the divisions of the building including, where the wall extends to the top storey of the building, the roof space:

Provided that nothing in this paragraph shall—

(i) prevent the formation in a wall of an access opening, including access to a roof space, which complies with paragraph (6) of this Regulation;

(ii) require any fire division wall to be extended across any balcony outwith the external walls of the building.

(2) Where an external wall is carried across the end of a fire division wall—

(*a*) the two walls shall be bonded together, or

(*b*) the junction of the two walls shall be fire-stopped.

(3) Where a fire division wall forms a junction with a roof the wall shall be carried above the upper surface of the roof covering for a

distance of not less than 15 inches measured normal to the surface of the roof:

Provided that this paragraph shall not apply—

(i) where each of the divisions separated by the wall is within either occupancy group A or occupancy sub-group C2 and is a division of a building of a height of not more than 40 feet and the roof covering is non-combustible;

(ii) where any part of the roof within a distance of 10 feet from the wall is of solid or hollow slab construction of non-combustible material and is a roof designated AA or AB and either—

(A) the wall is tightly jointed to the underside of the roof covering, or

(B) the junction between the wall and the roof is fire-stopped.

(4) No combustible material shall be built into or carried through or across the ends of or over the top of any fire division wall in such a way as to render ineffective the resistance of the wall to the effects of fire and the spread of fire:

Provided that where under proviso (i) to the last foregoing paragraph, a fire division wall is not carried above the surface of the roof covering, nothing in this paragraph shall prevent the continuation over the top of the wall of—

(i) any timber sarking and underslating felt, if the sarking is used as a base for slates or tiles fixed to the sarking without fillets and the sarking is solidly bedded in mortar where it rests on the wall;

(ii) any woodwool slabbing and underslating felt, or woodwool slabbing and tiling or slating fillets, if the slabbing is solidly bedded in mortar where it rests on the wall;

(iii) any other tiling or slating fillets which are solidly bedded in mortar where they rest on the wall and the space between which is filled with mortar up to the underside of the roof covering.

(5) Where in any storey of a building there is a fire division wall or part of a fire division wall separating two divisions of the building, the width of any opening, or the aggregate width of any openings, in the wall, or part, shall not exceed one-quarter of the length of the wall or of the part, as the case may be.

(6) Every opening in a fire division wall shall be protected by a door or shutter, which with its frames and surrounds has a fire resistance for a period of not less than that required by Regulation 26:

Provided that—

(i) where the period so required for the door or shutter is not more than one hour there shall be accepted as sufficient compliance with this paragraph the provision of a "fire-check door", that is a door which swings in one direction only, and which is capable of satisfying the requirements of clause 11 of British Standard B.S.476: Part 1: 1953, "Fire tests on building materials and structures," as follows—

a. collapse—for the period so required,

b. passage of flame—for 20 minutes where the period so required is 30 minutes, or for 45 minutes where the period so required is one hour,

when either face is exposed to fire;

(ii) where the period of fire resistance so required is 30 minutes and the openings open into a lobby or corridor from a stairway enclosure provided so as to comply with Regulation 50, it shall be accepted as sufficient compliance with this paragraph if there is provided a single or double leaf door without rebates, so, however, that if the door contains any glazed opening the opening shall be protected by wired or toughened glass and no pane shall exceed 4 square feet in area.

Additional requirements for separating walls

29.—(1) Every separating wall shall, subject to the following provisions of this Regulation and of Regulations 31 and 40—

(*a*) in the case of a wall separating parts of a building which does not extend throughout the whole height of the building, form a complete vertical separation between those parts;

(*b*) in the case of any other separating wall, form a complete vertical separation between the buildings, or parts of a building, which it separates, including the roof space:

Provided that—

(i) nothing in this paragraph shall require a wall which separates two buildings or parts of a building to extend across any balcony outwith the external walls of the buildings or building;

(ii) where a building contains a common stair, lift well, landing, passage or other common service area which is separated from the remainder of the building by more than one separating wall, nothing in this paragraph shall require more than one separating wall to be carried into the roof space when there is between the common stair, lift well, landing, passage or other common service area and the roof space a floor which complies with the provisions of this Part relating to separating floors.

(2) The provisions of paragraphs (2) to (4) and (6) of the last foregoing Regulation shall apply to a separating wall as they apply to a fire division wall and as if references to divisions of a building were references to separate buildings or parts of a building in different occupancy groups or occupied by different persons.

(3) Nothing in this Regulation shall prohibit the formation in a separating wall of any opening required for access where the wall separates—

(*a*) two adjoining buildings, or any two parts of one building which are in different occupancy groups but are occupied or intended to be occupied by the same person, or

(*b*) any two parts of one building where one part is in a single occupation and the other is communally occupied,

unless either—

(i) the wall is a wall separating a building or part of a building in occupancy group A from a building or part of a building in occupancy group D or E, or

(ii) the opening would be an opening giving access between two parts of a roof space.

Additional requirements for separating floors and compartment floors

30.—(1) Every separating floor or compartment floor shall be of such construction that the requirements of Regulation 26 are met without taking into account any suspended ceiling unless the ceiling is of jointless construction with no openings therein.

(2) Where an external wall, separating wall or fire division wall is carried across the edge of a separating floor or a compartment floor the junction of the wall and the floor shall be fire-stopped.

(3) Subject to the next succeeding Regulation every separating floor or compartment floor shall form a complete horizontal separation between parts separated or the compartments of the building:

Provided that nothing in this paragraph—

(i) shall require any separating floor or compartment floor to be extended outwith the external walls of the building;

(ii) shall be taken to prohibit in a building of occupancy sub-group A2 an opening in a separating floor for a stairway, if—

(A) the stair is constructed of non-combustible material, and

(B) the walls enclosing the stairway are constructed as separating walls.

(4) Subject to the next succeeding Regulation no combustible material shall be built into or carried through a separating floor or compartment floor.

Protection of service and ventilation ducts and pipes

31.—(1) Nothing in Regulations 28 to 30 shall prohibit—

(*a*) a duct to which paragraph (2) of this Regulation applies, or

(*b*) a pipe to which paragraph (3) of this Regulation applies

being carried through a separating wall, fire division wall, separating floor or compartment floor.

(2) This Regulation shall apply to any duct used for ventilation and to any duct carrying service or other pipes or forming part of a refuse chute, if the duct—

(*a*) is enclosed throughout so much of its length as is within each part of the building separated by the wall or floor as the case may be, by an enclosure—

(i) which with its junction with the wall or floor has a fire resistance for a period of not less than that required by Regulation 26, and

(ii) which is imperforate save for any opening for access fitted with a cover having a period of fire resistance of not less than that required by Regulation 26, and

(*b*) in the case of a duct used for ventilation which serves a part of the building on each side of the wall or floor, is fitted internally at the wall or floor with shutters or baffles which close automatically in the event of fire.

(3) This Regulation shall apply to any pipe which—

(*a*) has a diameter not greater than—

(i) in the case of a pipe of combustible material, 1 inch;

(ii) in the case of a pipe of non-combustible material, 6 inches, and

(*b*) is fire-stopped and where necessary sleeved where it passes through the wall or floor.

Protection of lifts

32. Every lift well in a building shall be separated from the remainder of the building by a fire division wall:

Provided that nothing in this Regulation shall require the provision of a fire division wall separating a lift well from a stairway enclosure which is so enclosed as to comply with Regulation 50.

Fire-stops in elements of structure of hollow construction

33. Where in any building an element of structure contains a cavity which is continuous throughout the whole or part of the extent of the element and any surface within the cavity is of combustible material, the cavity shall be fire-stopped at every junction with any other cavity or, where the length of cavity between such junctions exceeds 15 feet, at intervals of not more than 15 feet:

Provided that nothing in this Regulation shall—

(i) prevent the introduction of a combustible filling within such a cavity, or

(ii) apply to a cavity between floor joists in a timber floor.

Connection of elements

34. Any connection between two elements of structure each of which is, by this Part, required to have a fire resistance of not less than a specified period shall be so made that the structure comprising the junction of the two elements so connected has a fire resistance of a period not less than that so specified, or if different periods are specified for the two elements, the lower of the two periods.

Timber on outer face of external walls

35. Any timber used on the outer face of an external wall of a building shall be not less than $\frac{3}{8}$ inch thick:

Provided that this Regulation shall not apply—

(i) to any timber facing which is of an area of less than 150 square inches and is not nearer to any other such timber facing on the same side of the building, division or compartment than 5 feet;

(ii) in the case of any building of occupancy group A or occupancy sub-group C2 of a height of not more than 40 feet.

Special provision as to pends

36. Where a floor or part thereof separates any part of a building from a pend, the provisions of this Part shall apply to the floor as they apply to a separating floor.

Distance of side of building from boundary

37.—(1) Subject to Regulation 39 every building shall be so sited that each external wall or exterior side of the building complies with the following provisions of this Regulation in relation to the boundary.

(2) No part of the side of a building, division or compartment shall be nearer to the boundary than one-half of the distance at which the total thermal radiation intensity in still air due to all openings in that side of the building, division or compartment would be 0·3 calories per square centimetre per second (66 British thermal units per square foot per minute) when the radiation intensity at each such opening is—

(*a*) if the building is of occupancy sub-group B2, C3 or D2 or occupancy group E, 4 calories per square centimetre per second (884 British thermal units per square foot per minute);

(*b*) if the building is of occupancy group A, or occupancy sub-group B1, C1, C2 or D1, 2 calories per square centimetre per second (442 British thermal units per square foot per minute).

(3) Where any part of an external wall is by virtue of the provisions of Regulation 23 treated as an opening by reason only of having attached to its external face combustible material of a thickness more than $\frac{1}{32}$ inch

whether for cladding or for any other purpose, that part of the wall shall, for the purposes of the last foregoing paragraph, be treated as an opening at which the radiation intensity is one-half of that prescribed in the said paragraph.

(4) For the purpose of paragraph (2) of this Regulation, no account shall be taken of any of the following openings, namely—

(*a*) an opening which is of an area less than 150 square inches and is not nearer to another such opening in the same side of the building, division or compartment than 5 feet;

(*b*) an opening in any part of the side of the building which forms the side of a stairway, being a stairway completely separated from the rest of the building by an enclosure consisting of fire division or separating walls and, where a floor comprises part of the enclosure, a compartment or separating floor;

(*c*) an opening or group of openings if—

(i) the area of the opening or the aggregate area of the group of openings is not more than 10 square feet, and

(ii) no part of any opening is nearer to any other opening in the same side of the building, division or compartment than 12 feet, unless such other opening is an opening to which sub-paragraph (*a*) of this paragraph applies;

(*d*) any opening or part of an opening in an uncompartmented building the height of the opening or part being not less than 50 feet above ground level.

(5) No part of the side of a building shall be less than 3 feet 6 inches from the boundary:

Provided that nothing in this paragraph shall prohibit the side of a building, or part of such a side, being contiguous with the boundary if in the side or part, as the case may be, there is no opening other than such an opening as is mentioned in sub-paragraph (*a*) of the last foregoing paragraph.

(6) Nothing in this Regulation shall apply to—

(*a*) the side of a building, or of a division or compartment of a building, if no part of the enclosing rectangle of any opening or of any group of openings in that side is nearer to any point on the boundary than the distance calculated in accordance with the provisions of Schedule 5;

(*b*) the side of a building of occupancy sub-group A1 or A2 which does not exceed three storeys in height or 80 feet in length if no part of the side is nearer to the boundary than—

(i) where the aggregate area of openings in the side does not exceed 60 square feet, 3 feet 6 inches;

(ii) where such aggregate area does not exceed 160 square feet, 8 feet;

(iii) where such aggregate area exceeds 160 square feet, 20 feet, or, if the side of the building does not exceed 40 feet in length, 16 feet.

(7) In this Regulation—

(*a*) "enclosing rectangle" in relation to an opening or a group of openings in the exterior side of a building or of a division or compartment of a building, means the smallest rectangle, two sides of which are vertical and of a height set forth in column (1) of Table 9, and two sides of a width set forth in column (2) of Table 9, that will enclose the opening or group of openings;

"overall enclosing rectangle" in relation to the exterior side of a building, division or compartment, means the smallest enclosing rectangle that will enclose all the openings in that side;

"plane of reference" in relation to the side of a building, division or compartment, means the outermost vertical plane on that side which contains the outer surface of an enclosing wall or, where there is no enclosing wall, the outer edge of any floor, including any floor laid directly upon the solum;

"thermal radiation intensity" means the amount of radiant energy per unit area in unit time;

(*b*) any reference to a building, division or compartment in relation to an opening, means—

(i) where the building is neither divided into divisions nor split into compartments, the building in the side of which the opening is situated;

(ii) where the building is divided into divisions the side of the division in which the opening is situated (not being a division which is further split into compartments);

(iii) where a building or a division of a building is split into compartments, the compartment in the side of which the opening is situated;

(*c*) any reference to an opening in the side of a building shall include a reference to any part of a roof which—

(i) slopes at an angle to the horizontal of 70 degrees or more, and

(ii) forms part of the side of a building within the height thereof as measured in accordance with Rule (4) of Schedule 1, and

(iii) does not have a fire resistance for the period required by this Part for the external wall on that side or has attached to its external face combustible material of a thickness of more than $\frac{1}{32}$ inch, whether for covering or for any other purpose.

Roofs

38.—(1) Subject to the provisions of Regulation 39, every part of the roof of a building shall comply with the following provisions of this Regulation.

(2) No part of the roof—

(*a*) which is designated BA, BB or BC shall be nearer to any boundary than 20 feet;

(*b*) which is designated AD, BD, CA, CB, CC or CD, or is covered with thatch or wood shingles shall be nearer to any boundary than a distance of—

(i) where the area of such roof does not exceed 30 square feet and is separated from any other part of the same roof so designated or covered by an area of non-combustible material at no part less than 5 feet in width, 20 feet,

(ii) in any other case, 40 feet;

(*c*) which is designated DA, DB, DC or DD, shall—

(i) be nearer to any boundary than 75 feet, or

(ii) be nearer to any other part of the same roof so designated than 5 feet, or

(iii) be of greater area than 30 square feet,

so, however, that any roof covering separating one part of a roof designated DA, DB, DC or DD from another part so designated shall be non-combustible.

(3) Where the building—

(*a*) is of occupancy group D or E, and is of capacity of more than 40,000 cubic feet, or

(*b*) is of occupancy sub-group A1 and comprises more than two houses, or

(*c*) is occupied or intended to be occupied by more than one separate occupier

no part of the roof shall be a roof designated BD, CA, CB, CC, CD, DA, DB, DC or DD or shall be covered with thatch or wood shingles.

(4) Where any part of a roof of a building cannot be designated under Regulation 7 on account of the low softening temperature of the material of which it is composed, that part shall not be nearer to any point on the boundary than—

(*a*) 40 feet, or

(*b*) a distance equal to twice the height of the building,

whichever is the greater:

Provided that, if that part of the roof is—

(i) of an area not greater than 30 square feet, and

(ii) separated from any part of the same roof that is of the same or any similarly unclassifiable material by an area of non-combustible material of not less than 5 feet in width,

nothing in this paragraph shall require that part to be distant from the boundary by more than 20 feet.

(5) If a roof conforms to one of the specifications listed in Table 8 it shall, for the purposes of this Regulation and notwithstanding the provisions of Regulation 7, be deemed to be of the appropriate designation shown in that Table.

Application for warrant for more than one building

39. Where an application for warrant under section 6 of the Act relates to more than one building to which this Part applies—

(*a*) nothing in Regulation 37 shall be taken to regulate the distance between any building to which the application relates and its boundary with any other such building if the two buildings are separated by a distance equal to the sum of the distances calculated in relation to the said boundary under Regulation 37(2) in respect of each such building, and

(*b*) nothing in Regulation 38 shall be taken to regulate the distance between the roof of any building to which the application relates and the boundary with any other such building if the roofs of the two buildings are separated by a distance equal to the sum of the distances provided in relation to the said boundary under Regulation 38 in respect of each such roof.

Special provisions as to certain small garages

40.—(1) Every garage whose area does not exceed 400 square feet and which either—

(*a*) forms part of or adjoins any building in occupancy sub-group A1 or A2, or

(*b*) comprises a building erected on an area of land all in the same occupation and on another part of which there is erected a building of either of those occupancy sub-groups

shall comply with the following provisions of this Regulation.

(2) Every garage to which paragraph (1)(*a*) of this Regulation applies shall be so constructed that—

(*a*) the wall separating the garage from the remainder of the building or from the adjoining building is a fire division wall having a period of fire resistance of not less than one hour, and in which any opening giving access to the building is protected by a door—

(i) which is a fire-check door within the meaning of proviso (i) to Regulation 28(6) and with its frames and surrounds has a fire resistance of not less than one-half hour, and

(ii) the foot of which is not less than 4 inches above the floor of the garage;

(*b*) where the roof of a garage adjoining the building is lower than the lowest part of the roof of the building on that side, the roof of the garage is designated AA, AB or AC;

(*c*) where there is living accommodation above the garage—

(i) the floor of the living accommodation has a period of fire resistance of not less than one hour, and

(ii) the external walls of the garage are non-combustible, and

(iii) the ceiling of the garage is of jointless non-combustible construction;

(*d*) where there is living accommodation below the garage the floor of the garage is of solid non-combustible construction and has a fire resistance of not less than one hour.

(3) Every garage to which paragraph (1)(*b*) of this Regulation applies shall—

(*a*) where it is not less than 7 feet behind the back wall or not less than 7 feet in front of the front wall of the building, be at no part nearer to the boundary than 1 foot 6 inches;

(*b*) where it is less than 7 feet behind the back wall or less than 7 feet in front of the front wall, and—

(i) the external walls of the garage are combustible, or

(ii) the roof of the garage is designated other than AA, AB or AC,

be at no part nearer to the building than 10 feet nor the boundary than 7 feet:

Provided that where the external wall of the building is non-combustible and has a period of fire resistance of not less than 30 minutes the provisions of this paragraph shall have effect as if for the distance of 10 feet there was substituted a distance of 3 feet 6 inches.

(4) Where the external wall of any garage to which this Regulation applies satisfies the requirements of this Part for a separating wall having a period of fire resistance of not less than one hour, nothing in this Regulation shall prohibit such a wall from being placed on the boundary.

Fuel oil storage tanks

41.—(1) Every tank provided for the storage of fuel oil and having a capacity of not more than 750 gallons shall—

(*a*) be situated in the open air and no part thereof shall be nearer to any other building in land in the same occupation or to the boundary than 6 feet, and

(*b*) be provided with an oil-tight catchpit of sufficient size to contain the total contents of the tank:

Provided that nothing in this paragraph shall prohibit the tank being situated—

(i) within a building if—

(A) the walls and floor enclosing the tank comply with the provisions of this Part relating to fire division walls and compartment floors respectively, and have a fire resistance of not less than one hour, and

(B) the tank is adequately ventilated to the open air either directly or by means of a duct;

(ii) on the boundary if—

(A) the tank is enclosed on all sides by walls which comply with the provisions of this Part relating to fire division walls and have a fire resistance of not less than one hour, and

(B) the tank is adequately ventilated to the open air either directly or by means of a duct;

(iii) on the boundary or within 6 feet of another building on land in the same occupation if no part of the tank protrudes above ground level.

(2) The provisions of the foregoing paragraph shall apply to a tank having a capacity of more than 750 gallons as if for the references to 6 feet and one hour fire resistance, there were respectively substituted references to 20 feet and two hours fire resistance.

PART V

Means of Escape from Fire and Assistance to Fire Service

Application of Part V

42.—(1) This Part shall not apply to any building of occupancy subgroup A1:

Provided that nothing in this paragraph shall exclude the application to any building of Regulation 57.

(2) Nothing in this Part shall prohibit the provision within a room or storey of a building of an openwork floor or gallery, or a catwalk, or a stairway leading therefrom where Regulations 44 to 46 are complied with in relation to that room or storey.

(3) The provisions of this Part, so far as they relate to

(*a*) any house of more than two storeys not being a flat, or

(*b*) any building to which the Factories Act 1961(a) applies,

shall not be subject to specification in a notice served under section 11 of the Act (which enables local authorities to require existing buildings to conform to these Regulations).

Interpretation of Part V

43.—(1) In this Part—

" exit " means a route by way of a room, doorway, corridor, stairway or other means of passage (not being a lift, escalator or doorway containing a revolving door) and by which a person may reach a place of safety, and in relation to—

(a) 9 & 10 Eliz. 2. c. 34.

(*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 the room;

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

(*d*) any flat, means a route from an entrance to the flat;

"independent circuit" means an electrical circuit supplying current to a lift or to lights for an exit, being a circuit in which a supply of current would be available even in the event of the supply of electricity to the remainder of the building being cut off;

"place of safety" means either—

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

(*b*) an enclosed space in the open air at ground level which has a means of access to such an unenclosed space by means of an exit or exits having a width, or aggregate width, not less than the width, or aggregate width, of the exits leading from the building to the enclosed space;

"protected doorway" means—

(*a*) any doorway containing a self-closing, fire-resisting door—

(i) from a flat on to an open access balcony, or

(ii) giving access to a protected zone, or

(*b*) any doorway leading directly to a place of safety in the open air at ground level;

"protected zone", in relation to an exit, means any part of the exit, not being a part within a room, which extends to a place of safety at ground level and is enclosed by any combination of the following—

(*a*) fire division or separating walls;

(*b*) external walls;

(*c*) compartment or separating floors;

(*d*) the lowest floor of the building;

(*e*) the roof of the building;

"rate of discharge", in relation to any point in an exit, means the number of persons to be taken for the purposes of this Part as passing that point in one minute;

"travel distance" has the meaning assigned to that term by Regulation 46;

"unprotected zone", in relation to an exit, means any part of the exit being neither a protected zone nor a part within a room.

(2) In calculating for the purposes of this Part the occupant capacity of a storey containing an exit door from a flat, every part of the flat shall be taken to form part of the storey notwithstanding that—

(*a*) part of the flat is on another storey, or

(*b*) there is another exit from the flat on another storey.

(3) Any reference in this Part to a self-closing fire-resisting door shall be construed as a reference to a door which—

(*a*) with its frames and surrounds has a fire resistance for a period of not less than that required by Regulation 26, and

(*b*) is so constructed and fitted as to close automatically from all angles of swing including the fully open position, and

(*c*) is fitted with a suitable quick release device to hold the door open when required, and

(*d*) in the case of any building in occupancy group A or B, not being the door of a flat, has attached to the door on both sides a notice in permanent form in letters not less than ½ inch high in the following terms or any terms substantially to the like effect—

"FIRE DOOR—This door must be kept closed at night."

So, however, that in any case where the provision of such a door as is mentioned in paragraph (i) or (ii) of the proviso to Regulation 28(6) is accepted as sufficient compliance with Regulation 28(6) this paragraph shall have effect as if for the requirement in sub-paragraph (*a*) of this paragraph there were substituted a requirement that the door should be such a door as is mentioned in either paragraph of that proviso.

Provision of exits

44. In every building to which this Part applies there shall be available from each room and from each storey not less than such number of exits as are required to comply with the provisions of Regulations 45 and 46, each of which exits shall comply with so much of the provisions of Regulations 46 to 57 as apply thereto.

Number of exits

45.—(1) Subject to Regulation 44, the number of exits available from any flat or from any ground or upper storey of a house of more than two storeys (not being a flat) shall be not less than the number specified in column (5) of Part I, II or III, as the case may be, of Table 11.

(2) Subject to Regulation 44, the number of exits available from—

(*a*) any storey of a building other than the ground or upper storey of a house of more than two storeys, or

(*b*) any room, not being a room in a flat,

shall be not less than whichever is the greater of the following numbers—

(i) in the case of a storey of a description mentioned in Part IV or V of Table 11, the number specified in column (5) of the said Part IV or V, as the case may be, and

(ii) in any case, the number of exits shown in the following table having regard to the occupant capacity of the room or storey—

(1) Occupant Capacity of Room or Storey	(2) Number of Exits
1 - 60	1
61 - 600	2
601 - 1000	3
1001 - 1400	4
1401 - 1700	5
1701 - 2000	6
2001 - 2250	7
2251 - 2500	8
2501 - 2700	9
Over 2700	One additional exit over 9 for every 300 persons or part thereof over 2700.

Travel distance in relation to exits

46.—(1) Subject to Regulation 44 and the following provisions of this Regulation, the exits from any storey shall be of such number and so situated that the travel distance from any point on that storey does not exceed—

(*a*) where two or more exits are provided from the point, the distance which can be covered in 2½ minutes by a person moving at the speed of—

(i) if the storey is a ground storey and is not sub-divided into separate rooms, no part thereof is equipped with fixed or moveable seating, no part of such exit therefrom forms a stairway and no part of such exit comprising a corridor or passage from the point of egress from the storey exceeds 10 feet in length, 60 feet per minute;

(ii) in any other case, 40 feet per minute;

(*b*) where only one exit is provided from the point, two-fifths of the distance calculated in accordance with sub-paragraph (*a*) of this paragraph:

Provided that nothing in this paragraph shall apply to any storey in a block of flats falling within the description in head 1 of Part II of Table 11.

(2) Where, in the relevant circumstances set forth in the next succeeding paragraph—

(*a*) a room has more than one exit, and

(*b*) any part of an exit from a point in the room is by way of an adjoining room from which it is separated by a fire division wall,

the travel distance from that point shall be measured as if any doorway in the fire division wall were a protected doorway.

(3) In relation to any such room and adjoining room the relevant circumstances are that—

(*a*) not less than one-half of the number of exits from the room are by way of a protected doorway, and

(*b*) the floor of the adjoining room is of an area, in square feet, not less than the sum of the occupant capacities of both rooms multiplied by—

(i) in the case of a building of occupancy sub-group A4, 24,

(ii) in any other case, 3, and

(*c*) in any case, there is in the adjoining room a protected doorway.

(4) In this Regulation, "travel distance", in relation to any point in a storey of a building, means the distance required to be covered between that point and the nearest protected doorway, whether in that storey or in the storey next to that storey, measured—

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

(*b*) where not so divided, by way of the shortest route:

Provided that if the travel distance is to be measured from any point on a storey to a protected doorway on the storey next to that storey, any distance required to be covered by way of a stairway shall, for the purposes of this Regulation, be taken to be the distance measured along the pitch line from the centre of the nosing of the topmost tread to the lower landing,

including the length of any intermediate landing, measured throughout along the centre line of travel.

Requirements as to exits

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

Provided that where more than one exit is available from the top storey of a building and that storey is either in a building—

(i) of occupancy sub-group A2, A3 or B1, or of occupancy group D or E, or

(ii) of occupancy sub-group B2 and the public have no access thereto,

nothing in this paragraph shall prevent one of the exits from that storey being by way of a flat roof.

(2) Every exit from a room or storey shall be independent from any other exit to which access may be obtained directly from that room or storey:

Provided that where the occupant capacity of a room, not being a whole storey, does not exceed 100, nothing in this paragraph shall prevent the exits from that room giving access to one common hall or passage from which escape to a protected doorway is possible in more than one direction.

(3) Where part of any exit from the top storey of a building is by way of a roof, that part shall—

(*a*) lead to another exit, not being another exit from the same storey, and

(*b*) be protected on each side by a suitable wall or balustrade not less than 3 feet 6 inches in height, and

(*c*) if access to the roof exit is obtained from the top of a stairway serving the top storey, be separated from the stairway at the floor of the top storey by a wall having the same fire resistance as the stairway enclosure and containing a self-closing fire-resisting door.

(4) Where any part of an exit comprises a landing or balcony that landing or balcony shall be guarded on each side by a wall or by a secure balustrade or railing extending in either case to a height of not less than 4 feet.

Width of exits

48.—(1) Every exit from a room or storey shall be of an unobstructed width—

(*a*) throughout, not less than the width determined in accordance with the following provisions of this Regulation, and

(*b*) so far as it comprises a stairway, not less than the width determined in accordance with the next succeeding Regulation, and

(*c*) at no part less than the width required by these Regulations for any other part of the exit further from the place of safety in the open air to which the exit leads.

(2) The width of the exit shall be not less than—

(*a*) such width as will, when taken with the width of any other exit or exits from that room or storey, allow the total occupant capacity of the room or storey to discharge in 2½ minutes when the rate of discharge is taken as 40 persons per minute per 21 inches of width of exit, so, however, that when the width so determined is not a multiple of 3 inches there shall be substituted for it a width being the next multiple of 3 inches greater than the width so determined, or

(*b*) the following width—

	Sub-group A2	*Any other sub-group*
(i) where the occupant capacity of the room or storey does not exceed 25	2 ft. 6 ins.	2 ft. 6 ins.
(ii) where the occupant capacity exceeds 25 but does not exceed 100	2 ft. 6 ins.	3 ft. 6 ins.
(iii) where the occupant capacity exceeds 100 ...	3 ft. 6 ins.	3 ft. 6 ins.

whichever is the greater:

Provided that where a storey contains two divisions from each of which there are two exits, one by way of a protected doorway and the other by way of the other division, this paragraph shall have effect in relation to the width of any exit from the storey as if the division from which direct access to the exit is obtained were the whole storey.

(3) Where any part of an exit from a ground storey forms also part of an exit from a stairway, the width of the exit at that part shall not be less than the sum of—

(*a*) the width required by this Part for the exit from the ground storey, and

(*b*)(i) if the stairway serves only upper storeys or basement storeys, the width so required for the stairway,

(ii) if the stairway serves both basement storeys and upper storeys, the sum of the widths so required for that part serving the basement storeys and for that part serving the upper storeys:

Provided that for the purposes of this paragraph no account shall be taken of a stairway from a basement if the occupant capacity of the basement is less than 50.

Width of stairways in exits

49.—(1) Subject to the following provisions of this Regulation, where there are one or more stairways from a storey, each of these stairways shall be of such width as will allow the appropriate capacity of that storey to discharge in a time not exceeding 2½ minutes, when the rate of discharge is taken as 40 persons per minute per 21 inches of width of exit, so, however, that when the width so determined is not a multiple of 3 inches there shall be substituted for it a width being the next multiple of 3 inches greater than the width so determined.

(2) The appropriate capacity of a storey in relation to a stairway shall, for the purpose of the last foregoing paragraph, be taken to be—

(*a*) where the stairway does not serve a storey next above that storey, the occupant capacity of that storey;

(*b*) where the stairway also serves the storey next above that storey, the aggregate of—

(i) the occupant capacity of that storey, and

(ii) the occupant capacity of such storey next above, under deduction of the standing capacity of that part of the stairway between that storey and such storey next above:

Provided that where there is available from any storey more than two stairways, there shall, for the appropriate capacity of that storey as determined under this paragraph, be substituted a capacity equal to the appropriate capacity so determined divided by a number equal to one less than the number of stairways so available.

(3) The standing capacity in relation to any part of a stairway between two storeys, for the purposes of the last foregoing paragraph, means the number of persons that part of the stairway, including landings as aftermentioned, can hold and shall be taken to be the sum of—

(*a*) the number obtained by dividing by 42 the aggregate in inches of the lengths of all the treads comprised in that part of the stairway, and

(*b*) the number obtained by dividing by 3 the area in square feet of any landing at the level of the higher of the two storeys and of any intermediate landing (the width of a landing being taken as in no case greater than the width of the stairway).

(4) No part of a stairway forming part of an exit from an upper storey shall be of less width than—

(*a*) the width of any higher part of the stairway, other than a landing;

(*b*) at any level below any exit doorway which gives access to the stairway, the width of that exit doorway.

(5) No part of a stairway forming part of an exit from a basement storey shall be of less width than—

(*a*) the width of any lower part of the stairway, other than a landing;

(*b*) at any point above the floor of a storey from which an exit doorway gives access to the stairway, the width of that exit doorway.

(6) For the purposes of this Regulation "stairway", in relation to any storey, means—

(*a*) where the stairway serves only that storey, the whole stairway;

(*b*) where the stairway serves other storeys, that part of the stairway which serves the storey.

Enclosure of stairways

50.—(1) This Regulation shall, subject to the provisions of paragraph (9) hereof, apply to any stairway, being neither a stairway wholly within a flat nor a stairway to which Regulation 42(2) applies.

(2) The stairway shall be separated from the remainder of the building by a fire division wall or walls and, where applicable, by a compartment floor (the enclosure so formed being referred to in this Regulation as "the stairway enclosure"):

Provided that nothing in this paragraph shall—

(i) require a fire division wall or a compartment floor so as to separate a stairway enclosure from a living room or kitchen in a house in occupancy sub-group A2, if the stairway is separated from the living room or kitchen by a wall or, as the case may be, a floor having a period of fire resistance not less than one half hour, any opening in such wall being protected with a self-closing, fire-resisting door having a period of fire resistance not less than that required for the wall, and

(ii) prohibit the inclusion in a stairway enclosure of any floor space giving access to the stairway if such floor space is intended for use solely as a means of passage.

(3) Any landing, passage or other common service area which is separated from the remainder of a storey of a building by a separating wall or walls, and leads from a stairway enclosure so as to provide access to the remainder of the storey shall be separated from the stairway or any floor space giving access to the stairway by means of a wall and a self-closing, fire-resisting door both of which shall have a period of fire resistance of not less than one half hour.

(4) Every stairway enclosure shall give access at ground level to an exit to the open air, which exit shall be separate from any other exit to which access is given from any other stairway:

Provided that nothing in this paragraph shall prevent a stairway enclosure giving access to another exit by way of a roof exit which complies with Regulation 47(3).

(5) Where between a stairway forming part of an exit and the access to the open air at ground level, there is a vestibule or other means of passage forming part of the same exit, the stairway enclosure shall be so continued as to separate the vestibule or other means of passage from the remainder of the building:

Provided that nothing in this paragraph shall require—

(i) a stairway enclosure to be so continued in the case of a building of occupancy sub-group A2 other than a block of flats, and

(ii) the provision of a self-closing, fire-resisting door in any opening in any wall which communicates only with a washroom or watercloset having no other door communicating with the said remainder of the building.

(6) Where any storey is by this Part required to have more than one exit, the stairway enclosures of any stairways 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 stairway enclosure.

(7) Where from any storey of a building there is access to only one stairway, any room on that storey, or on a lower storey of that building which gives access to that stairway, shall be separated from the stairway by not less than two doors, that nearest the stairway being a door in the stairway enclosure.

(8) Where a stairway forming part of the only exit from an upper storey of a building is continued so as to form part of the exit from any basement storey of the building, that part of the stairway enclosure above the level of the floor of the ground storey shall be separated from that part below the level of the ground storey by a wall having the same fire resistance as the stairway enclosure and containing a self-closing, fire-resisting door.

(9) Nothing in this Regulation shall apply to a stairway in a building if—

(*a*) it provides access only between storeys within one compartment, and

(*b*) the building is of occupancy group B, D or E, or of occupancy sub-group C1 or C3, and

(*c*) there are available from the storeys above the lowest storey exits—

(i) not less in number (excluding the stairway) than is required to comply with this Part, and

(ii) in no case less in number than two and giving escape in at least two directions, and

(iii) such that the travel distance from any point on any storey served by the stairway above the lowest is—

(A) where there is only one such storey above the lowest, 100 feet,

(B) where there are two or more such storeys above the lowest, 40 feet, and

(iv) in such a position on the perimeter of the storey that an exit can be reached from any part of the storey in a direction away from the stairway.

Lobby approach stairways

51.—(1) Where in a building, not being a building of occupancy sub-group A2, a doorway gives access from a storey which is at a height above ground level of more than 80 feet to a stairway to which the last foregoing Regulation applies, there shall be provided from every storey in that building access to not less than the relevant number of lobby approach stairways.

For the purposes of this paragraph—

(*a*) "the relevant number" is one for every 10,000 square feet of floor area of that storey which is at a height above ground level of more than 80 feet or if there is more than one such storey the storey having the greater or greatest floor area, and

(*b*) a "lobby approach stairway" is a stairway to which access is obtained only by way of a lobby or lobbies which complies or comply with the following provisions of this Regulation.

(2) At least one wall of the lobby shall be an external wall adjacent to an area of cleared ground provided so as to comply with Regulation 58(4)(*b*) or with Regulation 59(*c*).

(3) The lobby shall have a floor area of not less than 30 square feet and shall be separated from the remainder of the building by a fire division wall or walls, any door therein being a self-closing, fire-resisting door and having a period of fire resistance not less than one half of that required for the wall, and, where applicable, by a compartment floor.

(4) If the lobby is on a ground storey or on a storey above the ground storey it shall be provided with—

(*a*) an opening to the external air of an area of not less than—

(i) where the floor area of the lobby exceeds 120 square feet one quarter of the floor area, or

(ii) in any other case, 30 square feet, or

(*b*) an openable window providing such an opening of such area and a permanent ventilator or ventilators having an area or aggregate cross-sectional area of not less than one square inch for one square foot of floor area of the lobby.

(5) If the lobby is on a storey below the ground storey it shall be provided with a smoke extract—

(*a*) independent of any other such extract, and

(*b*) having a minimum cross-sectional area of 10 square feet, and

(*c*) which discharges direct to the open air at a point not less than 10 feet measured horizontally from any part of any exit from the building.

Construction of stairs

52.—(1) This Regulation shall apply to every stairway forming part of an exit, not being a stairway wholly within a house.

(2) The stairway shall have clear headroom of at least 6 feet 6 inches measured vertically from the pitch line and there shall be at least 5 feet clearance at right angles to that line.

(3) The stairway shall have a pitch not exceeding—

(*a*) in a building of occupancy sub-group C3, 29 degrees;

(*b*) in a building of occupancy sub-groups A4, C1 or C2, 33 degrees;

(*c*) in any other building, 37 degrees,

and shall in each flight have a uniform rise and going.

(4) The tread width shall at every part of the stairway be not less than—

(*a*) in the case of any stairway referred to in sub-paragraph (*a*) of the last foregoing paragraph, 11 inches;

(*b*) in any other case, 10 inches.

(5) The dimensions of each step of the stairway shall be such that the aggregate of the going and twice the rise is not less than 22½ inches nor more than 25 inches.

(6) The stairway shall be constructed in straight flights, each of which shall consist of not fewer than 3 rises nor more than 16:

Provided that nothing in this paragraph shall prohibit the stairway being constructed in curved flights if the dimensions of each step of the stairway comply with paragraph (5) of this Regulation at the points 10½ inches from each end of the tread.

(7) At each end of each flight of the stairway there shall be provided a terminal landing not less in length measured horizontally in the direction of travel on the centre line of the exit than—

(*a*) 3 feet 6 inches, or

(*b*) the width of the stairway,

whichever is the greater:

Provided that nothing in this paragraph shall apply to a landing between successive flights of the stairway where between such flights there is a change of direction of 90 degrees or more.

(8) The stairway shall be guarded on each side by a wall or by a secure balustrade or railing extending in either case to a height of not less than 3 feet 3 inches measured vertically from the pitch line:

Provided that where from any storey in a block of flats there is more than one stairway nothing in this paragraph shall require any wall, balustrade or railing guarding one of these stairways to extend to a height greater than 2 feet 9 inches.

(9) The stairway shall be provided with—

(*a*) in any case where the width of the stair does not exceed 3 feet 6 inches, a hand-rail on one side of the stairway;

(*b*) in any other case, a hand-rail on each side of the stairway.

(10) No stairway shall exceed 6 feet in width unless it is divided by a central hand-rail or by hand-rails into separate sections, each of which is of a width not less than 3 feet 6 inches nor more than 6 feet, the upper end of any such hand-rail being supported by an upright rigidly secured post carried to the ceiling or to a height of not less than 7 feet.

(11) Any hand-rail provided in a stairway—

(*a*) shall be securely fixed at a height not less than 2 feet 9 inches nor more than 3 feet 3 inches measured vertically from the pitch line, and

(*b*) shall not be so positioned as to reduce the width required under Regulation 49 by more than 3½ inches, and

(*c*) shall be continuous through each flight, and

(*d*) unless forming part of a balustrade, shall at its upper end be wreathed back to the wall.

Construction of ramps

53.—(1) Any ramp forming part of an exit shall be constructed in unbroken flights, each having a uniform slope not greater than 1 in 10.

(2) The ramp 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 3 feet 3 inches measured vertically from the upper surface of the ramp.

(3) Between any two successive flights 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 a building of occupancy sub-group A4, 7 feet;

(*b*) in the case of any other building, 4 feet.

Doors in exits

54.—(1) Where the occupant capacity of a room or storey exceeds—

(*a*) in the case of a building of occupancy group A, B or C, 50;

(*b*) in the case of any other building, 10.

every door across an exit from that room or storey, not being the entrance door of a flat, shall—

(i) except in the case of a classroom in a school, open in the direction of travel towards the open air;

(ii) if constructed to open both ways, have a transparent upper panel;

(iii) if it is necessary to secure the door against entry from outside the building, be capable of being readily opened from the inside, although so secured, so, however, that in the case of a building or part of a building in occupancy group C the means of securing shall be by bolts that will open to pressure from the inside:

Provided that nothing in sub-paragraph (i) of this paragraph shall prohibit the provision of a sliding door across an exit in a building to which the public have no access, other than a building in occupancy group C, where the door is clearly marked on both sides "SLIDE TO OPEN".

(2) Every door opening on to an exit—

(*a*) if it opens outwards into a passage, shall be so arranged as not to obstruct the passage when fully opened;

(*b*) if it opens on to a landing between flights of stairs, shall not when fully open diminish the effective width of the landing to less than the width of the stair nor at any angle of swing reduce the effective width of the landing either below 3 feet or the width of the stair, whichever is the greater.

(3) Every entrance door of a flat shall be a self-closing fire-resisting door.

Lighting of exits

55.—(1) This Regulation shall not apply to—

(*a*) a house in occupancy sub-group A2 other than a flat, or

(*b*) any building which comprises premises to which Part I of the Cinematograph (Safety) (Scotland) Regulations 1955(a), apply.

(2) Every part of an exit from a room or storey shall be provided with adequate means of lighting.

(3) Where in any exit any means of lighting is by electricity the current for such lighting shall be supplied by an independent circuit.

(a) S.I. 1955/1125 (1955 I, p. 326).

(4) Where any stairway forms part of an exit and the lighting in the stairway enclosure is by electricity the current for such lighting shall be supplied by an independent circuit separate from any electrical circuit supplying lighting to any other part of the same exit.

Control of smoke spread

56.—(1) This Regulation shall apply to any room in a house within a building of occupancy sub-group A2 exceeding 35 feet in height where there is provided within the house a system of warm air central heating which serves that room.

(2) Every opening which serves to extract air for re-circulation from the room to any other part of the house shall be so positioned that the top of the opening is not more than one half the height of the room, or 4 feet 6 inches above the floor of the room, whichever is the greater.

(3) The room shall be fitted with a thermostat which will serve to halt the circulation of warm air through the opening when the temperature within the room reaches 27° Centigrade (80·6° Fahrenheit).

Internal linings

57.—(1) In every building to which this Part applies and in every building in occupancy sub-group A1 any internal lining of a wall or ceiling (excluding doors or finishings) shall be of a grade not lower than—

(*a*) in any protected zone of an exit or in any unprotected zone of an exit (not being an unprotected zone within a part of a house falling within the next succeeding sub-paragraph)—Grade A;

(*b*) in the case of a house in occupancy sub-group A1 which contains a stairway, that part of the house containing the stairway and any landing or passage leading to or from the stairway—Grade B;

(*c*) in the case of walls and ceilings within any room in a building of any of the following occupancy group or sub-groups, that grade specified in the following table—

Occupancy group or sub-group	Grade	
	Walls	Ceilings
A2	B	B
A3	B	C
A4	A	B
B1	C	C
B2	B	C
C1	C	C
C2	B	C
C3	A	B
D	B	B
E1	B	B
E2	A	A

Provided that—

(i) in any part of a house to which sub-paragraph (*b*) of this paragraph applies, nothing in this paragraph shall prohibit a percentage of the total area of the wall and ceiling linings, not exceeding 10 per cent., being of Grade D;

(ii) in any room to which sub-paragraph (*c*) applies, nothing in this paragraph shall prohibit—

(A) a percentage of the aggregate area of the wall linings, not exceeding 15 per cent., being of Grade D, and

(B) in the case of a room whose occupant capacity is less than 10, the lining being of Grade C;

(iii) where a percentage of the aggregate area of the wall linings in

(A) any room, or

(B) any part of a house to which sub-paragraph (*b*) of this paragraph applies

is of a Grade higher than that required by this paragraph, nothing in this paragraph shall prohibit an equal percentage of the area of the ceiling lining being of the Grade next below that which is required under this paragraph for the ceiling as a whole, but in no case of Grade D.

(2) Any provision in this Regulation requiring that a wall or ceiling lining shall be of a specified Grade shall be construed as a requirement that the lining shall satisfy the requirements set forth below in relation to that Grade (the Grades being set forth in descending order of degree of resistance to the spread of flame)—

Grade		*Requirement*
A	—	The lining is non-combustible or complies with the conditions set out in paragraph (3) of this Regulation.
B	—	The lining is Class 1.
C	—	The lining is Class 2 or Class 3.
D	—	The lining does not fall into any of the foregoing Grades.

(3) The conditions referred to in paragraph (2) of this Regulation are—

(*a*) where the base material or background is non-combustible, any surface film of material is not more than $\frac{1}{32}$ inch in thickness and the aggregate of the combined lining is not lower than Grade B;

(*b*) if the material of the lining has a structural base or background of combustible material, it is finished with a skin of not less than $\frac{1}{8}$ inch in thickness of material of Grade A and the other surface is not exposed to the air.

(4) Any reference in paragraphs (2) and (3) of this Regulation to a lining of any of the Classes 1, 2 or 3 shall be construed as a reference to a lining which complies with the tests as to the surface spread of flame set forth in relation to that Class in clause 7 of British Standard B.S. 476 : Part 1 : 1953, "Fire tests on building materials and structures".

(5) Any part of a ceiling or soffit that slopes at an angle to the horizontal of 70 degrees or more shall for the purposes of this Regulation be treated as if it were a wall.

Construction of and access to windows

58.—(1) Where in a building of occupancy sub-group A2 or A3 any upper storey is at a height of less than 80 feet above ground level and there is available from that storey only one exit, there shall be provided in an external wall of that storey such windows so positioned and so constructed as to comply with paragraphs (2) and (3) of this Regulation and in front of each such window there shall be available an area of cleared ground so as to comply with paragraph (4) of this Regulation.

(2) In each such storey there shall be—

(*a*) if the storey contains more than one flat, one such window in each flat;

(*b*) if the storey is in a building of occupancy sub-group A3 and contains more than one bedroom, one such window in each bedroom;

(*c*) in any other case, one such window.

(3) Each window shall be so constructed as to be capable of providing an opening—

(*a*) the bottom of which is not more than 3 feet 6 inches from the floor of the storey, and

(*b*) which measures when the window is open not less than 2 feet 9 inches in height by 1 foot 9 inches in width.

(4) Each area of cleared ground provided so as to comply with paragraph (1) of this Regulation shall be so positioned that between it and the wall of the building containing the window there is no obstruction exceeding 6 feet in height, and shall—

(*a*) when the height of the highest storey of the building does not exceed 35 feet—

(i) be not less than 15 feet in depth and in no part at a distance from the wall on the side of the building on which the window is situated greater than 30 feet or less than 5 feet;

(ii) if not itself a public road, be accessible from a public road by a roadway or reinforced surface not less than 8 feet 6 inches in width and having at every part a headroom of not less than 11 feet 6 inches;

(*b*) when the height of the highest storey of the building exceeds 35 feet—

(i) be a roadway or reinforced surface capable of bearing an axle loading of eight tons;

(ii) be not less than 10 feet in depth and in no part at a distance from the wall on the side of the building on which the window is situated greater than 43 feet or less than 16 feet;

(iii) if not comprising a public road be accessible from such a road by an accessway not less than 10 feet in clear width and having at every part a headroom of not less than 11 feet 6 inches and in which the radius of any bend will provide a turning circle of not less than 27 feet radius.

Access to buildings for fire fighting purposes

59. Where a building falls within occupancy sub-group A4, or occupancy group B, C, D or E there shall be available in respect of that building, or, if the building contains two or more divisions, in respect of each division comprised in the building, an area of cleared ground which—

(*a*) is adjacent to an external wall of the building or, as the case may be, an external wall or part of an external wall comprised in the division, and

(*b*) is not less in width measured parallel to the wall of the building, than—

(i) where the cubic capacity of the building exceeds 100,000 cubic feet, 8 feet for every 1,000 square feet of ground floor area;

(ii) in any case, 10 feet,

whichever is the greater, and

(*c*) complies with Regulation 58(4)(*b*).

Provision of fire mains

60.—(1) Where—

(*a*) in a building the floor of any storey is at a height exceeding 35 feet, or

(*b*) in a building or division of a building, the floor area of any storey exceeds 10,000 square feet,

there shall be affixed to the building as fixtures such fire mains provided with such outlets for appliances of the Fire Service, as comply with the following provisions of this Regulation.

(2) Any part of a fire main which is not within a protected zone of an exit shall be enclosed within a duct or enclosure—

(*a*) which, with its junction with any wall or floor, has a fire resistance for a period not less than that required by Part IV, and

(*b*) which is imperforate save for any opening for access fitted with a cover of fire resistance for a period of not less than that so required.

(3) The outlets shall be so situated and of such number that no point on any storey of the building or division is distant from an outlet by more than—

(*a*) 200 feet, measured along a route suitable for a hose, including any distance in that route up or down a stairway, and

(*b*) one storey in height.

(4) If there is fitted in the building a fire lift which complies with Regulation 61 no outlet on any storey shall be more than 15 feet distant from the entrance to the fire lift on that storey.

(5) Each outlet shall be located in one of the following places—

(*a*) on an open balcony;

(*b*) within the protected zone of an exit;

(*c*) in a lobby giving access to such a stairway, being a lobby which complies with the provisions of Regulation 51.

(6) Each inlet to a fire main shall be so sited that—

(*a*) access for a pumping appliance can be obtained to a cleared space which complies with Regulation 58(4) or 59(*c*) and is within 60 feet of, and within sight of, an inlet, and

(*b*) it is not more than 40 feet measured horizontally from any vertical part of the main.

(7) In this Regulation "fire main" means a system of pipes, each being of an internal diameter of not less than 4 inches, available for carrying a supply of water for fire fighting purposes and for those purposes only.

Fire lifts

61.—(1) In every building any storey of which is at a height of more than 80 feet above ground level there shall be provided, in respect of every storey, at least one lift serving that storey and complying with the following provisions of this Regulation:

Provided that nothing in this Regulation shall apply in respect of—

(i) a storey in a block of flats on which there is no entrance to any flat.

(ii) the top-most storey of a building—

(A) on which there is a fire mains outlet provided so as to comply with the last foregoing Regulation, and

(B) to which there is access by a stair serving also the storey below that storey, and

(C) the lift serving the floor next below that storey is distant from a door in the stairway enclosure of that stair by a horizontal distance of not more than 15 feet.

(2) The electrical supply to the lift shall be provided by an independent circuit.

(3) The area of the platform of the lift shall be not less than 15½ square feet and the lift shall be capable of carrying a load of not less than 1,200 pounds.

(4) The lift shall be fitted with a fire switch control system incorporating—

(*a*) a device which will enable firemen to take control of the lift without interference from landing call points, and

(*b*) a fire switch positioned at the landing call station at ground floor level and housed in a glass-fronted lock-fast recessed box clearly marked "FIRE SWITCH".

(5) The entrance to the lift on each storey served by the lift shall be—

(*a*) in an open access balcony or other permanently ventilated area, or

(*b*) within any stairway enclosure provided so as to comply with Regulation 50, or

(*c*) within any lobby provided so as to comply with Regulation 51, or

(*d*) not more than—

(i) where there is only one exit from the storey, 15 feet, or

(ii) where there is more than one exit from the storey, 50 feet

from a protected doorway giving access to such a stairway enclosure.

PART VI

CHIMNEYS, FLUES, HEARTHS AND THE INSTALLATION OF HEAT PRODUCING APPLIANCES

Application of Part VI

62.—(1) Regulations 64 to 82 shall apply to—

(*a*) any appliance—

(i) designed to burn solid fuel or oil and having an output rating not exceeding 150,000 British thermal units per hour, or

(ii) comprising an incinerator having a combustion chamber capacity exceeding 1 cubic foot but not exceeding 3 cubic feet, and

(*b*) any chimney, flue-pipe or hearth used in conjunction with such an appliance.

(2) Regulations 83 to 91 shall apply to—

(*a*) any appliance—

(i) designed to burn only gaseous fuel and having an input rating not exceeding 150,000 British thermal units per hour, or

(ii) comprising an incinerator having a combustion chamber capacity not exceeding 1 cubic foot, and

(*b*) any chimney, flue-pipe or hearth used in conjunction with such an appliance.

(3) Regulation 92 shall apply to—

(*a*) any appliance—

(i) designed to burn solid fuel or oil and having an output rating exceeding 150,000 British thermal units per hour, or

(ii) designed to burn only gaseous fuel and having an input rating exceeding 150,000 British thermal units per hour, or

(iii) comprising an incinerator having a combustion chamber capacity exceeding 3 cubic feet, and

(*b*) any chimney, flue-pipe or hearth used in conjunction with such an appliance.

(4) The provisions of Regulations 66 and 82 shall not be subject to specification in a notice served under section 11 of the Act (which enables local authorities to require existing buildings to conform to these Regulations).

Interpretation of Part VI

63.—(1) In this Part—

"air heater" means an appliance designed to burn only gaseous fuel and to distribute warm air by means of a fan forming part of the appliance;

"appliance" means a heat producing appliance, either forming part of a building or affixed to a building as a fixture, not being an appliance designed to burn without being connected to a flue and includes an incinerator;

"appliance ventilation duct" means a flue which in one part serves to convey combustion air to one or more appliances, in another part serves to convey the products of combustion from one or more appliances to the external air, and intermediately serves both purposes;

"aspect ratio", in relation to any part of a flue, means—

(*a*) in the case of a flue of rectangular shape, the ratio of the length of the longer side to the length of the shorter side, or in the case of a square a ratio of 1 to 1,

(*b*) in the case of a flue of any other shape, the ratio of the major axis to the minor axis, or in the case of a circle, a ratio of 1 to 1,

the dimensions in either case being those of the internal cross-section of that part of the flue;

"controlled combustion appliance" means an appliance so designed that the total supply of air thereto can be controlled manually or automatically but does not include an open fire or openable heating stove;

"convector gas fire" means an appliance designed to burn only gaseous fuel, incorporating an incandescent source of heat and designed to give not less than 10 per cent. of its heat output in the form of convected warm air, not being an air heater;

"flue" means a passage which conveys the products of combustion from an appliance to the open air;

"flue-pipe" means a pipe forming a flue, but does not include a pipe fitted as a lining in a chimney;

"instantaneous water heater" means an appliance designed to burn only gaseous fuel and to heat water, having no storage capacity for water therein;

"radiant gas fire" means an appliance designed to burn only gaseous fuel and incorporating an incandescent source of heat not being a convector gas fire;

"storage water heater" means an appliance designed to burn only gaseous fuel and to heat water, having storage capacity for water therein.

(2) Any reference in this Part to bricks or blocks of a fire-resistant composition shall be construed as a reference to—

(*a*) bricks or blocks of kiln-burnt material or of concrete having a density of not less than 100 pounds per cubic foot and made with natural aggregate or aggregate composed of crushed kiln-burnt material, or

(*b*) blocks of aerated concrete.

(3) In determining, for the purposes of this Part, whether a material used in particular circumstances is suitable or is of adequate thickness regard shall be had—

(*a*) in the case of appliances, chimneys, flues or hearths to which Regulations 64 to 82 apply, to the strength of the material as so used and to—

(i) its ability to withstand a temperature of 1,000° Centigrade (1,832° Fahrenheit) without significant change in its properties, and

(ii) the effect on its properties of rapid heating;

(*b*) in the case of appliances, chimneys, flues or hearths to which Regulations 83 to 91 apply, to the permeability and strength of the material so used and to its ability to withstand a temperature of 120° Centigrade (248° Fahrenheit) and the effects of corrosion without significant change in its properties.

Solid Fuel and Oil Burning Appliances

Construction of chimneys

64. Every part of a chimney to which this Regulation applies shall be constructed of suitable non-combustible materials and shall be properly jointed:

Provided that nothing in this Regulation shall prevent the use in a chimney of a damp-proof course composed of combustible material if it is solidly bedded in mortar.

Construction of flue-pipes

***65.**—(1) Every flue-pipe to which this Regulation applies shall be—

(*a*) constructed of—

(i) malleable or wrought iron or mild or stainless steel not less than $\frac{3}{16}$ inch in thickness, or

(ii) cast iron of adequate thickness and strength, and

(*b*) properly jointed and supported, and

(*c*) properly connected to the appliance and to any chimney into which it discharges, and

(*d*) so fitted as to discharge into a flue in a chimney complying with the requirements of this Part or into the open air:

Provided that nothing in this Regulation shall prevent—

(i) so much of any flue-pipe, not being a flue-pipe connected with an open fire, as is more than 6 feet from the junction of the flue-pipe with the appliance, being constructed of asbestos cement conforming to British Standard B.S.835: 1959, "Asbestos cement flue pipes and fittings, heavy quality";

(ii) any part of the flue-pipe which is not more than 1 foot 6 inches in length and connects the outlet of a free-standing open fire to a chimney, being constructed of sheet steel having a thickness of not less than No. 16 Standard Wire Gauge.

(2) No part of the flue-pipe, whether encased or not, shall pass through—

(*a*) any floor, or

(*b*) any roof space, other than a space between a roof covering and a ceiling attached as a lining to—

(i) the rafters or purlins of a pitched roof, or

(ii) the joists of a flat roof, or

(*c*) any ceiling, other than such a ceiling as is referred to in the last foregoing sub-paragraph, or

(*d*) any wall, other than—

(i) an external wall of a building, or

(ii) where the flue-pipe discharges into a flue in a chimney, a wall forming part of the chimney:

Provided that nothing in this paragraph shall prevent a flue-pipe from passing through any ceiling and floor where—

(i) the ceiling and floor are constructed of non-combustible materials, and

(ii) the flue-pipe discharges into a flue within a chimney carried by the floor.

(3) Where the flue-pipe passes through a roof or, subject to the provisions of the last foregoing paragraph, passes through a ceiling or wall, it shall—

(*a*) be distant by an amount equal to not less than three times its external diameter from any combustible material forming part of the roof, ceiling or wall, or

(*b*) be separated from any combustible material forming part of the roof, ceiling or wall by solid non-combustible material not less than 8 inches thick, so, however, that if the flue-pipe passes through a wall and the combustible material is above the pipe the non-combustible material shall not be less than 12 inches thick, or

(*c*) be enclosed in a sleeve of metal or asbestos cement which complies with the provisions of the next succeeding paragraph.

(4) Any sleeve of metal or asbestos cement provided so as to comply with sub-paragraph (*c*) of the last foregoing paragraph shall—

(*a*) be carried through the roof, ceiling or wall to project not less than 6 inches beyond any combustible material forming part of the roof, ceiling or wall, and

(*b*) have between it and the flue-pipe a space of not less than 1 inch packed with non-combustible thermal insulating material, and

(*c*) where the roof, ceiling or wall contains any combustible material, and—

(i) is of hollow construction—

(A) be so placed that there is an air space between the outer surface of the sleeve and the combustible material, and

(B) be so fitted that the combustible material is at a distance of not less than 1 inch from the outer surface of the sleeve and not less than one and a half times the external diameter of the flue-pipe from the outer surface of the pipe,

(ii) is of solid construction—

(A) be so fitted that the combustible material is at a distance of not less than 7½ inches from the outer surface of the flue-pipe, and

(B) be separated from the outer surface of the sleeve by solid non-combustible material not less than 4½ inches thick.

(5) Where the flue-pipe is adjacent to any wall which contains any combustible material, the flue-pipe shall be distant from the combustible material by an amount equal to not less than three times the external diameter of the flue-pipe:

Provided that where—

(i) the combustible material is protected by a shield of non-combustible material fixed between the wall and the flue-pipe, and

(ii) the shield projects on either side of the flue-pipe for a distance not less than an amount equal to one and one-half times the external diameter of the flue-pipe, and

(iii) there is an air space of not less than ½ inch between the shield and the combustible material or between the shield and any non-combustible material which covers the combustible material,

this paragraph shall have effect as if for the amount equal to not less than three times the external diameter of the flue-pipe there were substituted an amount equal to not less than one and one-half times such diameter.

(6) Where the flue-pipe passes under any floor, roof or ceiling which contains any combustible material it shall be distant from the combustible material by an amount equal to not less than four times the external diameter of the pipe:

Provided that where—

(i) the combustible material is protected by a shield of non-combustible material fixed between the floor, roof or ceiling and the flue-pipe, and

(ii) the shield projects on either side of the flue-pipe for a distance of not less than an amount equal to two and one-half times the external diameter of the flue-pipe, and

(iii) there is an air space of not less than ½ inch between the shield and the combustible material or between the shield and any non-combustible material which covers the combustible material,

this paragraph shall have effect as if for the amount equal to not less than four times the external diameter of the flue-pipe there were substituted an amount equal to not less than three times such diameter.

(7) Where the flue-pipe discharges in a vertical direction into a flue in a chimney, the flue-pipe shall be separated from any combustible material fixed into the chimney by solid non-combustible material not less than 8 inches thick all round the flue-pipe.

(8) Where the flue-pipe discharges into the side of a flue in a chimney it shall be distant from any combustible material fixed into the chimney by an amount of not less than—

(*a*) if the combustible material is below or beside the flue-pipe, 8 inches;

(*b*) if the combustible material is above the flue-pipe, 12 inches.

(9) There shall be provided in the flue-pipe such number of openings so located and of such size as shall enable the flue to be inspected and cleaned and each such opening shall be fitted with a non-combustible close fitting cover.

Height of chimney stacks and flue-pipes

66.—(1) Every chimney stack and flue-pipe to which this Regulation applies shall extend to such a height and be so positioned that the outlet of—

(*a*) any flue contained in the chimney stack, no account being taken of any attachment to the stack, or

(*b*) any flue-pipe

complies with the following provisions of this Regulation.

(2) No part of the outlet shall be within a horizontal distance of 7 feet 6 inches of any part of any building, other than a chimney or parapet wall.

(3) No part of the outlet shall be within a distance of 40 feet measured in any direction from any part of a roof which is covered with materials designated DA, DB, DC or DD.

(4) No part of the outlet shall be less than—

(*a*) 2 feet above the highest point of intersection of the chimney stack or flue-pipe with any roof, saddle or gutter, or in the case of a flat roof, 5 feet;

(*b*) 3 feet above the level of the top of any dormer window, openable skylight or other roof opening any part of which is within a horizontal distance of 7 feet 6 inches of the flue;

(*c*) 3 feet above the level of any part of a building (other than a roof, chimney or parapet wall) that is within a horizontal distance of 7 feet 6 inches of the flue.

Combustible materials in relation to chimneys

67.—(1) No timber, or other combustible material, shall be built into the structure of a building within a distance of 8 inches from any part of—

(*a*) a fireplace opening in a chimney to which this Regulation applies, or

(*b*) a flue in a chimney or flue-pipe to which this Regulation applies, or

(*c*) an opening into such a fireplace opening or flue:

Provided that—

(i) in relation to wooden dooks built into the structure of a building, this paragraph shall have effect as if for the distance of 8 inches there were substituted a distance of 6 inches;

(ii) nothing in this Regulation shall prevent the use of a damp-proof course composed of combustible materials if it is solidly bedded in mortar.

(2) No structural timber or other combustible structural material, other than flooring, strapping or sarking, shall be nearer than 1½ inches to the face of any rendering provided so as to comply with Regulation 69.

Metal fastenings

68. No metal fastening which is in contact with any combustible material forming part of the building shall be placed within a distance of 2 inches from any part of—

(*a*) any fireplace opening in a chimney to which this Regulation applies, or

(*b*) any flue in a chimney or flue-pipe to which this Regulation applies, or

(*c*) any opening into such a fireplace opening or flue.

Sealing the outside of chimneys

69. Where any part of a chimney to which this Regulation applies, not being a chimney which is constructed of concrete cast in situ, is within a building and the thickness in that part from the outer surface of the chimney to the flue is less than 8 inches, the outer surface of that part of the chimney shall be rendered with mortar or plaster not less than ¼ inch in thickness.

Thickness of materials surrounding flues in chimneys

70.—(1) The following provisions of this Regulation shall apply to every flue in a chimney to which this Regulation applies.

(2) The flue shall be surrounded by, and separated from every other flue by, solid material—

(*a*) extending from the top of the fireplace opening to the top of the chimney stack, and

(*b*) of a thickness not less than—

(i) in the case of bricks or blocks of a fire-resistant composition, 4 inches,

(ii) in any other case, 6 inches.

(3) Where the flue is in a chimney forming part of a separating wall, the material surrounding the flue shall, on the side opposite to that of the building or part of a building served by the flue, be of a thickness of not less than—

(*a*) in the case of bricks or blocks of a fire-resistant composition, 8 inches;

(*b*) in any other case, 12 inches,

which thickness shall extend from the top of the fireplace opening up to the underside of the roof covering:

Provided that nothing in this paragraph shall prevent the thickness so required being made up of leaves of a wall separated by a cavity or flue if the two leaves together are of the thickness so required, and neither leaf is of a thickness less than—

(i) in the case of bricks or blocks of a fire-resistant composition, 4 inches;

(ii) in any other case, 6 inches.

(4) No part of the flue shall make an angle with a horizontal plane of less than 45 degrees.

(5) Any reference in this Regulation to a thickness shall be construed as a reference to a thickness excluding any lining.

Lining of flues

71.—(1) Every flue in a chimney, not being a chimney constructed of aerated concrete, or flue-pipe to which this Regulation applies and which serves a fireplace opening capable of containing an open fire shall be—

(*a*) provided with—

(i) fireclay or stoneware linings, at least $\frac{11}{16}$ inch thick, jointed with cement mortar, or

(ii) a lining of some other suitable non-combustible material of sufficient thickness, suitably jointed, and

in either case flush-pointed, or

(*b*) lined or parged with some other suitable non-combustible material of sufficient thickness, or

(*c*) constructed of flush-pointed brickwork.

(2) Every flue in a chimney to which this Regulation applies which is constructed of aerated concrete and serves a fireplace opening capable of containing an open fire shall be lined continuously throughout its length with fireclay or stoneware linings at least $\frac{11}{16}$ inch thick, glazed on both faces, having spigot and faucet or rebated joints, jointed with cement mortar and flush-pointed.

(3) Every flue in a chimney to which this Regulation applies and which serves a controlled combustion appliance shall—

(*a*) be lined continuously throughout its length with fireclay or stoneware linings at least $\frac{11}{16}$ inch thick, glazed on both faces, having spigot and faucet or rebated joints, jointed with cement mortar and flush-pointed, and

(*b*) have no opening in it other than—

(i) an inlet in the base which shall be within a chamber which complies with paragraph (4) of this Regulation, and

(ii) an outlet at the top to allow discharge of flue gases to the open air, and

(*c*) terminate at its lower end in such a chamber, into which the lining shall project so as to form a drip for condensate.

(4) The chamber referred to in the last foregoing paragraph shall be—

(*a*) provided with means of access for inspection and cleaning and fitted with a non-combustible close-fitting cover, and

(*b*) connected to the appliance by a flue-pipe which discharges into the chamber through one of its sides, and

(*c*) so constructed as to be capable of containing a condensate collecting vessel.

(5) Where required for the safe burning of a controlled combustion appliance there shall be provided a draught-stabiliser or explosion door which shall open either into such a chamber as complies with the last foregoing paragraph or into the flue-pipe connecting the appliance to such a chamber.

Access to flues

72. Where any flue in a chimney or flue-pipe to which this Regulation applies, serves a fireplace opening capable of containing an open fire, there

shall be no opening in the flue which is not an opening of any of the following descriptions—

(*a*) the opening made for the purpose of receiving the products of combustion;

(*b*) any opening made for the purpose of inspection or cleaning and fitted with a non-combustible close-fitting cover;

(*c*) an air inlet made in a part of the chimney either—

(i) in the same room as the fireplace opening, or

(ii) from the external air;

(*d*) the opening made for the purpose of discharging the products of combustion into the external air.

Flues for appliances

73.—(1) Every appliance to which this Regulation applies, not being an incinerator, shall be connected to a separate flue:

Provided that nothing in this Regulation shall prevent the connection of two appliances to one flue if—

(i) one of the appliances is auxiliary to the other, and

(ii) both are situated in the same room, and

(iii) both are designed to burn the same type of fuel, that is, either solid fuel or oil, and

(iv) the flue of each appliance is provided with a suitable and adequate baffle or damper to prevent the passage of smoke or gases from one appliance to the other, and

(v) the two appliances are connected to the flue at different levels, the connection from the auxiliary appliance being the lower.

(2) The cross-sectional area of the flue shall be adequate to dispose efficiently of the products of combustion of any appliance which it serves and shall, in any case, be not less than the area of any flue connection on the appliance or, if the flue is used for two appliances, not less than the area of the larger of the flue connections.

**Thickness of materials surrounding fireplace openings*

74.—(1) Every fireplace opening in a chimney to which this Regulation applies shall be constructed in accordance with the following provisions of this Regulation.

(2) The jambs at each side of the fireplace opening shall be constructed of solid non-combustible material of a thickness, excluding any part of the appliance, of not less than—

(*a*) in the case of bricks or blocks of a fire-resistant composition, 8 inches;

(*b*) in any other case, 12 inches.

(3) Subject to Part IX, the wall at the back of the fireplace opening shall be constructed of solid non-combustible material of a thickness, excluding any part of the appliance, of not less than—

(*a*) where the wall is exposed on one face to the open air or is common to more than one fireplace opening but does not form part of a separating wall—

(i) in the case of bricks or blocks of a fire-resistant composition, 4 inches,

(ii) in any other case, 6 inches;

(*b*) where the wall is not so exposed or, if common to more than one fireplace opening, forms part of a separating wall—

(i) in the case of bricks or blocks of a fire-resistant composition, 8 inches,

(ii) in any other case, 12 inches:

Provided that where under this paragraph a wall is required to be of a thickness of 8 inches or more, nothing in this paragraph shall prevent the thickness so required being made up of two leaves separated by a cavity if the two leaves together are of the thickness so required, and neither leaf is of a thickness less than—

(i) in the case of bricks or blocks of fire-resistant composition, 4 inches;

(ii) in any other case, 6 inches.

(4) The solid non-combustible material provided so as to comply with paragraphs (2) and (3) of this Regulation shall extend for the full height of the fireplace opening and up to the underside of the lintel or springing of the arch over the opening.

(5) The walls and jambs forming the fireplace opening shall be lined on the back and sides with fireclay not less than $1\frac{1}{2}$ inches in thickness:

Provided that this paragraph shall not apply to any fireplace opening in which there is set an appliance which is itself lined with fireclay of a thickness of not less than $1\frac{1}{2}$ inches.

(6) In this Regulation, "fireclay" shall include fireclay bricks built and pointed in fireclay cement.

Thickness of materials in proximity to free-standing appliances

75. Any part of a building which is within 12 inches of any part of a free-standing appliance to which this Regulation applies shall—

(*a*) in the case of a wall, be constructed of solid non-combustible material and be of a thickness of not less than 4 inches, which construction shall extend to a height of not less than 12 inches measured vertically above the upper surface of the appliance;

(*b*) in the case of any other part, not being a floor, be constructed of non-combustible materials, unless it is so protected as to ensure that it cannot be ignited by heat from the appliance.

Constructional hearths in fireplace openings

76.—(1) Subject to paragraph (5) of this Regulation, every fireplace opening in a chimney to which this Regulation applies shall be provided with a constructional hearth which complies with the following provisions of this Regulation.

(2) The hearth shall—

(*a*) be of solid non-combustible construction throughout, and

(*b*) extend throughout the whole base of the fireplace opening, and

(*c*) project not less than 6 inches beyond each side of the opening and have a total width of not less than 33 inches, and

(*d*) project not less than 20 inches in front of the face of the jamb.

(3) The hearth throughout its whole area shall be not less than 5 inches thick, exclusive of any part of the appliance, but inclusive of any tiles or other non-combustible surface finish:

Provided that where the floor is constructed as a solid concrete floor laid directly on the ground nothing in this paragraph shall require any hearth in or on that floor to be of a thickness greater than 4 inches.

(4) The upper surface of that portion of the hearth projecting beyond the front of that part of the appliance which is designed to contain the fire shall be not lower than the surface of the floor adjoining the hearth.

(5) Nothing in this Regulation shall prohibit—

(*a*) the construction of a pit to hold the sunken ash container of an appliance if—

(i) such pit is surrounded with brickwork or concrete not less than 2 inches in thickness, and

(ii) there is beneath the pit a solid base of non-combustible material not less than 4 inches in thickness, and

(iii) there is no opening in the surround or base of the pit other than—

(A) the outlet of a smoke-tight duct drawing the air supply for the appliance direct from the external air or sub-floor area, or

(B) a smoke-tight opening in the external wall of the building to enable the removal of the container, and

(iv) there is no combustible material nearer to the inner surface of any part of the surround and base of the pit than 9 inches, and

(v) between the outer surface of any part of the surround or base of the pit and any combustible material, there is an air space of not less than 2 inches;

(*b*) the formation in the hearth of a smoke-tight duct solely for the admission of air to the appliance and constructed of non-combustible materials.

Constructional hearths other than in fireplace openings

77.—(1) Every free-standing appliance to which this Regulation applies shall be provided with a constructional hearth which shall comply with the following provisions of this Regulation.

(2) The hearth shall be throughout of solid non-combustible material and, including any tiles or other surface finish, shall be not less than 5 inches in thickness.

(3) No part of the upper surface of the hearth shall be below the surface of the floor adjoining the hearth.

(4) The hearth shall have such a width and depth in relation to the appliance as will enable compliance with Regulation 81, but in no case shall such width and depth be less than 2 feet 9 inches.

Combustible material under constructional hearths

78. Any timber or other combustible materials under a constructional hearth provided so as to comply with Regulation 76 or the last foregoing Regulation shall be so placed that it is separated from the underside of the hearth by an air space of not less than 2 inches:

Provided that—

(i) this Regulation shall not apply if the timber or other combustible material is separated from the upper surface of the constructional hearth, or superimposed hearth, as the case may be, by solid non-combustible material not less than 10 inches in thickness;

(ii) nothing in this Regulation shall prevent the placing under a hearth of timber fillets supporting the edges of the hearth at the front and on the sides.

Access to tops of chimneys

79. Where in any building of occupancy group A the cope of the chimney stack of any chimney to which this Regulation applies is at a height of more than 6 feet above the highest point from which the cope is accessible from a roof, there shall be provided suitable means for obtaining safe access to that cope.

Construction of appliances

80. Every appliance to which this Regulation applies shall be so designed and constructed as to contain the fire and shall be provided with an opening of adequate size for the removal of smoke and noxious fumes and such opening shall be so formed as to permit its connection with the flue or flue-pipe.

Installation of appliances

81.—(1) Every appliance to which this Regulation applies shall be so installed as to comply with the following provisions of this Regulation.

(2) The appliance shall be placed either—

(*a*) directly upon the constructional hearth provided so as to comply with Regulation 76 or 77, or

(*b*) directly upon a superimposed hearth which is of non-combustible material not less than $1\frac{7}{8}$ inches in thickness and is placed wholly or partly on the constructional hearth so provided.

(3) The distance between an appliance and the edges of the hearth upon which it is directly placed shall in no case be less than—

(*a*) from the front of the appliance—

(i) if the appliance is or has an open fire, 12 inches,

(ii) in any other case, 8 inches;

(*b*) from the sides of the appliance, 6 inches;

(*c*) from the back of the appliance, 6 inches.

(4) Where an appliance is installed directly upon a superimposed hearth no part of the appliance shall project over any edge of the constructional hearth and no combustible material beneath the superimposed hearth shall be nearer any part of the appliance than 6 inches measured horizontally.

**Fireguard fittings*

82. Where in any building of occupancy group A there is a fireplace opening capable of containing an open fire there shall be provided on each side of the fireplace opening screwed bushes or plugs fitted with screwed eyelets so as to enable a fireguard to be securely fitted in front of the opening.

GAS BURNING APPLIANCES

**Design and construction of chimneys and flue-pipes*

83.—(1) Every part of a chimney or flue-pipe to which this Regulation applies shall be constructed of suitable non-combustible materials and shall be properly jointed:

Provided that nothing in this paragraph shall prevent the use in a chimney—

(i) of a damp-proof course composed of combustible material if it is solidly bedded in mortar, or

(ii) of combustible jointing collars if the chimney is constructed of blocks and has only horizontal joints.

(2) Where two or more appliances to which this Regulation applies are served by a common flue, each of the subsidiary flues connecting an appliance to the common flue shall include a vertical portion of flue extending to not less than 6 feet in height.

(3) Every flue-pipe to which this Regulation applies shall—

(*a*) be properly supported, and

(*b*) be so fitted as to discharge into a flue of a chimney or flue-pipe which complies with this Part or into the open air, and

(*c*) be properly connected to the appliance and to any flue into which it discharges.

(4) No part of such a flue-pipe shall be nearer to any combustible material than 1 inch.

(5) Where such a flue-pipe passes through a roof, floor, ceiling or wall of combustible material it shall be enclosed in a sleeve of non-combustible material which—

(*a*) is carried through the roof, floor, ceiling or wall, and

(*b*) is separated from the pipe by a distance of 1 inch.

(6) Where any part of a flue-pipe from an appliance to which this Regulation applies passes through any room (other than that in which the appliance is installed) or other enclosed space, that part of the flue-pipe shall be so placed or protected as to prevent damage to the pipe or danger to the occupants of the building.

Flue outlets

84. Every outlet of a flue of a chimney or flue-pipe to which this Regulation applies shall—

(*a*) be so positioned that a free current of air may pass across it at all times, and

(*b*) be fitted with a terminal, that is to say, a device designed to allow free egress to the products of combustion, to minimise downdraught and to prevent the entrance of foreign matter which might cause restriction of the flue:

Provided that nothing in paragraph (*b*) of this Regulation shall apply to the outlet of a flue which terminates in the outer face of a wall and is suitably covered to protect it from damage.

Fastenings in relation to chimneys

85. No fastenings shall be built into or placed in any chimney to which this Regulation applies nearer than 1 inch to the internal face of any flue.

Thickness of materials surrounding flues in chimneys

86. Every flue in a chimney to which this Regulation applies shall be surrounded by and separated from every other flue by solid material not less than 1 inch in thickness:

Provided that nothing in this Regulation shall require a flue in a chimney to be separated from another flue in the chimney by solid material if each flue is contained within a flue-pipe fitted in the chimney, being a flue-pipe which complies with this Part.

Access to flues

87. Where any flue in a chimney or flue-pipe to which this Regulation applies serves one or more appliances there shall be no opening in the flue which is not an opening of any of the following descriptions—

(*a*) the opening made for the purpose of receiving the products of combustion from an appliance so served;

(*b*) any opening associated with a draught diverter, that is to say, a device designed to prevent downdraught or static conditions in a flue from interfering with combustion gas in any appliance or to prevent excessive flue pull;

(*c*) any opening made for the purpose of inspecting or cleaning and fitted with a non-combustible gastight cover;

(*d*) any air inlet made in that part of the flue which is in a room where an appliance to which it is connected is situated;

(*e*) the opening made for the purpose of discharging the products of combustion into the open air.

Flues for appliances

88.—(1) Every appliance to which this Regulation applies, not being an incinerator, shall be connected to a separate flue:

Provided that nothing in this paragraph shall prevent the connection of two or more appliances—

(i) to a common flue if the appliances are situated in the same room;

(ii) to a common flue by way of separate subsidiary flues in the relevant circumstances;

(iii) to an appliance ventilation duct if—

(A) all of the appliances so connected draw their combustion air from, and discharge their combustion products to the duct, and

(B) the combustion chambers of the appliances are sealed from the room in which they are fitted except for a gas-tight lighting or access door which is either self-closing or, when open, operates to close automatically the flue from the appliance to the duct, and

(C) the duct is so designed and constructed that under any condition of normal operation of the appliances so connected the discharge from the outlet of the duct does not contain more than 2 per cent. in volume of carbon dioxide.

(2) For the purposes of proviso (ii) to paragraph (1) of this Regulation the relevant circumstances are all of the following—

(*a*) all the appliances connected to the common flue are of the same type, being one of the types set forth in column (1) of the table in

sub-paragraph (*j*) of this paragraph, and each is fitted with a flame failure device;

(*b*) the common flue has a cross-sectional area of not less than 64 square inches;

(*c*) the outlet of the common flue is in a position which is freely exposed to the external air and which is at no part lower than whichever is the greatest of the following heights—

(i) if the roof is a pitched roof, the height of the ridge thereof, or if the roof is a flat roof, 2 feet above the roof;

(ii) if there is any part of a structure within a horizontal distance from the outlet not exceeding 11 feet—

(A) if the distance does not exceed 5 feet, a height of 2 feet above that part;

(B) if the distance exceeds 5 feet, a height above that part equal to one-third of the difference between the distance and 11 feet;

(*d*) the common flue is not fitted to an external wall;

(*e*) the windows of the rooms in which the appliances are fitted all face in the same direction;

(*f*) the vertical distance between the outlet of each appliance and the point of connection of the subsidiary flue to the common flue is not less than 6 feet;

(*g*) the cross-sectional area of each subsidiary flue is not less than the cross-sectional area of the outlet of the appliance;

(*h*) no part of a subsidiary flue other than a connecting bend of 24 inches makes an angle with the horizontal plane of less than 45°;

(*i*) the outlet of the common flue is not less than 20 feet above the outlet of the highest appliance connected thereto;

(*j*) the number of appliances and their aggregate rating does not exceed—

(i) where the cross-sectional area of the common flue is less than 96 square inches, the number and rating set forth respectively in columns (2) and (3) of the following table, and

(ii) in any other case, the number and rating set forth respectively in columns (4) and (5) of the said table.

Appliance (1)	No. of appliances (2)	Maximum total input rating Btu/hr. (3)	No. of appliances (4)	Maximum total input rating Btu/hr. (5)
Convector gas fire with controlled flue flow (1,500–2,500 cubic feet) ...	5	100,000	7	150,000
Instantaneous water heater	10	1,000,000	10	1,500,000
Storage water heater, circulator or air heater	10	400,000	10	600,000

(3) Every flue in a chimney or flue-pipe to which this Regulation applies shall be so constructed that at no point in the flue shall—

(*a*) the dimension of any axis of the cross-sectional area thereof be less than 2½ inches;

(*b*) the aspect ratio exceed—

(i) in the case of a flue serving a convector gas fire or radiant gas fire, 5 to 1;

(ii) in the case of any other flue, 1½ to 1;

(*c*) the cross-sectional area be less than the area of any flue connection on the appliance served by the flue, or, if the flue is used for two appliances, be less than the area of the larger of the flue connections to the common flue.

(4) In this Regulation any reference to a roof in relation to the outlet of a common flue shall be construed as a reference to any roof or part of a roof with which the flue pipe or chimney containing the common flue makes an intersection.

Combustible material in relation to appliances

89. The back, top and sides of any appliance to which this Regulation applies (including any draught diverter associated therewith) shall be separated from any combustible material in the building, other than flooring, by a shield of non-combustible material not less than 1 inch in thickness or by a space of not less than 3 inches:

Provided that this Regulation shall not apply to any appliance designed so that, under any conditions of normal operation, the external surface temperature at no point on the back, top or sides exceeds 100° Centigrade (212° Fahrenheit).

Hearths for appliances

90. Between the underside of any appliance to which this Regulation applies and any combustible surface finish, or other combustible material, there shall be provided a hearth of non-combustible material not less than ½ inch thick, which hearth shall—

(*a*) extend beyond each side and the back of the appliance—

(i) not less than 6 inches, or

(ii) up to any adjacent wall,

whichever is the less distance, and

(*b*) extend forward from the appliance to a distance of not less than 9 inches measured horizontally from the lowest part of any flame or incandescent material within the appliance:

Provided that this Regulation shall not apply in the case of an appliance—

(i) of which the lowest portion of any flame or incandescent material is at a distance of 9 inches or more above the floor, or

(ii) so designed that under any condition of normal operation the temperature at the base of the appliance does not exceed 100° Centigrade (212° Fahrenheit).

**Gas burning appliances*

91. Every appliance to which this Regulation applies shall be so designed, constructed and installed as to operate efficiently and safely.

APPLIANCES OF A HIGH RATING

Chimneys, flue-pipes and hearths and appliances of a high rating

92.—(1) Every chimney, flue-pipe and hearth to which this Regulation applies shall be constructed of suitable non-combustible materials so put together and arranged as to prevent the ignition of any part of the building

of which they form part, and every such chimney or flue-pipe shall be carried upwards to such a height and so positioned as to prevent so far as is reasonably practicable the escape of smoke, grit, dust or gases into any such part or any other adjoining building.

(2) Every appliance to which this Regulation applies shall be so designed, constructed and installed as to operate efficiently and safely.

GENERAL

Access to roof

93. Where in the case of any building—

(*a*) the roof is a mansard roof and the flatter portion thereof is, or

(*b*) the roof is a flat roof and is, or

(*c*) the roof is neither a flat roof nor a mansard roof and the eaves are

at a height of more than 15 feet above ground level at every part, the building shall be provided with suitable means for obtaining access to the roof and to any chimney stacks forming part of the building.

Appliances for heating and cooking

94. No appliance for heating or cooking shall be installed in a building other than an appliance designed to burn coke, anthracite, semi-anthracite, gas or electricity:

Provided that nothing in this Regulation shall prohibit—

(i) the installation of a furnace to which section 3 of the Clean Air Act 1956(a), applies;

(ii) the installation of an appliance which is itself exempt from the provisions of section 11 of the said Act of 1956, or which belongs to a class or description of appliance which is so exempt;

(iii) the installation of an appliance in a building which is itself so exempt, or which belongs to a class or description of building which is so exempt.

PART VII

PREPARATION OF SITES AND RESISTANCE TO THE PASSAGE OF MOISTURE

Application of Part VII

95.—(1) Regulations 97, 99 and 100 shall not apply to any temporary building of occupancy sub-group A3 or A4 or of occupancy group B, C, D or E.

(2) Regulation 101 shall not apply to any temporary building of occupancy group B, C, D or E.

**Protection against ground water and flood water*

96. The site of every building and the ground in the vicinity of the building shall, so far as is reasonably practicable, be drained or otherwise treated to the extent necessary to prevent any harmful effects on any part of the building from ground water or flood water.

Existing drains

97. Every drain and agricultural pipe passing under the site of a building shall, if reasonably practicable, be diverted therefrom or, if not so practicable, shall be so reconstructed as to conform to Regulation 143.

(a) 4 & 5 Eliz. 2. c. 52.

Removal of matter harmful to health

98. There shall be removed from the site of any building intended for human use and habitation, and from the ground in the vicinity of the building, any matter which might have harmful effects on the health of the users or occupants of the building.

Removal of surface soil and other matter

99. There shall be dug out and removed from the site of every building, surface soil, vegetable and other similarly harmful matter to the extent necessary to prevent any harmful effects therefrom on any part of the building.

**Treatment of solum*

100.—(1) The solum shall be treated in such a way as to prevent the growth of vegetable matter and to reduce the evaporation of moisture from the ground to the extent necessary to prevent any harmful effects on any part of the building and on the health of its occupants.

(2) In this Regulation, "solum" means the area within the containing walls of a building after removal of the soil and other matter so as to comply with the last foregoing Regulation.

**Resistance to moisture from the ground*

101. In every building, that part of the structure in contact with the ground shall—

(*a*) have incorporated therein a layer of material impermeable to moisture and so positioned as to prevent the passage of ground moisture, or

(*b*) be of such material and so constructed that ground moisture cannot penetrate

to the inner surface of the building or to any part of the building that would be harmfully affected thereby.

**Resistance to moisture from rain or snow*

102. In every building those parts of the structure that are exposed to the effects of rain or snow shall be so designed and comprised of such materials as—

(*a*) to prevent any harmful effect of moisture from rain or snow on the health of the persons using or occupying the building, and

(*b*) (i) in the case of roofs, to prevent, and

(ii) in the case of other parts of the structure, to restrict so far as is reasonably practicable

the passage of such moisture to the inner surface of the building or any part thereof that would be harmfully affected thereby:

Provided that this Regulation shall not apply to a building or part of a building which is intended to be used in such a manner that the passage of moisture to the inner surface thereof will have no more harmful effect upon the structure of the building or part thereof than that likely to result from the intended use of the building.

PART VIII

RESISTANCE TO THE TRANSMISSION OF SOUND

Application of Part VIII

103. The provisions of this Part shall not be subject to specification in a notice served under section 11 of the Act (which enables local authorities to require existing buildings to conform to these Regulations).

**Separating walls and floors*

104.—(1) Where a wall separates a house from any other building or where a wall or floor separates a house forming part of a building from any other part of that building, the wall or floor, as the case may be, shall be so constructed that, in conjunction with other parts of the structure of the building in association therewith, it reduces the airborne sound by not less than the values given in Part I of Table 12 at all the frequencies stated therein:

Provided that the wall or floor shall be accepted as meeting the requirements of this paragraph if, on a reading being taken at each of the frequencies set out in the said Part I, the aggregate of any amounts by which the reduction of airborne sound falls short of the value given in the said Part I does not exceed 23 decibels.

(2) Where the floor of any part of a building separates that part of the building from a house in the same building, the floor shall be so constructed that in conjunction with other elements of structure in association therewith, it limits the impact sound transmission so that when a sound field is generated in that part of the building by the standard impact method, the sound pressure levels produced in any part of any house do not exceed the values given in Part II of Table 12 at all the frequencies stated therein:

Provided that a floor shall be accepted as meeting the requirements of this paragraph if, on a reading being taken at each of the frequencies set out in the said Part II, the aggregate of any amounts by which the sound pressure level exceeds the value set forth in the said Part II, is not greater than 23 decibels.

(3) In this Regulation, " standard impact method ", means the method of generating a sound field described in clause *5a* of British Standard B.S. 2750: 1956, " Recommendations for field and laboratory measurement of airborne and impact sound transmission in buildings ", used in relation to a floor.

Measurement of sound transmission

105.—(1) For the purposes of Regulation 104 the measurements of sound transmission and the values of sound transmission in relation to any wall or floor shall be determined in accordance with the following provisions of this Regulation:

Provided that—

(i) where the construction of any part of a wall or floor differs from that of the remaining part of that wall or floor each part shall be treated for the purposes of this Regulation as a separate wall or floor;

(ii) every wall or floor or part of a wall or floor in a building with nominally identical construction shall be treated as forming part of a single wall or floor, as the case may be.

(2) Measurements shall be in accordance with sections two and three of British Standard B.S. 2750: 1956, and the method of normalising the results for both airborne and impact sound shall be that given in clause 3*e*(ii) of the said British Standard.

(3) Where a wall or floor in any building separates one or more pairs of apartments the value of the sound transmission of that wall or floor shall be taken to be the average of the measurements between apartments separated by that wall or floor as follows—

(*a*) where the wall or floor separates four pairs of living rooms, the measurements between those four pairs;

(*b*) where the wall or floor separates more than four pairs of living rooms, the measurements between such of those pairs of rooms, being not less than four, as may be selected by the buildings authority;

(*c*) where the wall or floor separates less than four pairs of living rooms but separates other pairs of apartments, the measurements between the pairs of living rooms and such other pairs as may be selected by the buildings authority, being in any case such number as will bring up the number tested to not less than four;

(*d*) where the wall or floor separates less than four pairs of apartments, the measurements between those pairs of apartments.

PART IX

Resistance to the Transmission of Heat

Application of Part IX

106.—(1) Nothing in this Part shall apply to—

(*a*) any temporary building of occupancy sub-group A3 or A4;

(*b*) any hospital or sanatorium;

(*c*) the roof, external wall or floor of any ancillary accommodation (including a garage, store, wash-house or watercloset) which forms part of a building of occupancy sub-group A1, A2 or A3 but is not entered from within the building.

(2) The provisions of Regulations 109 and 110 shall not be subject to specification in a notice served under section 11 of the Act (which enables local authorities to require existing buildings to conform to these Regulations).

Interpretation of Part IX

107. In this Part—

" surface heat transfer coefficient ", in relation to a surface, means the amount of heat in British thermal units transferred per hour between each square foot of the surface and the ambient air when there is a difference in temperature of one degree Fahrenheit between the surface and the ambient air;

" surface resistance " means the reciprocal of the surface heat transfer coefficient;

" thermal transmittance coefficient ", in relation to any structure, being a roof, wall or floor, means the number of British thermal units transmitted per hour through one square foot of the structure when there is a difference in temperature of one degree Fahrenheit between the air on the internal and external surfaces of the structure.

Roofs

108.—(1) The roof of every building of occupancy group A shall be so constructed that, when the sum of the surface resistances of—

(*a*) the external surface of the roof, and

(*b*) the internal surface of the roof, or the lower surface of the ceiling of the storey immediately below the roof

is taken as 0·85, the thermal transmittance coefficient of the roof, or of the roof in conjunction with any such ceiling, is not more than 0·20.

(2) For the purpose of this Regulation, " roof " shall not include any roof-light or other opening therein.

(3) Where the floor of a balcony or other structure, or any part of such a floor, forms the roof of any part of a building of occupancy group A and the upper side thereof is exposed to the open air, this Regulation shall apply to the floor or that part thereof, as the case may be, as it applies to the roof of the building.

Walls

109.—(1) Every part of an external wall of a house or of a building of occupancy sub-group A3 or A4, which does not comprise a window or other glazed opening, shall be so constructed that the thermal transmittance coefficient thereof is not more than 0·30.

(2) The external walls of every house or of a building of occupancy sub-group A3 or A4 shall be so constructed that the average thermal transmittance coefficient over all such walls of the house or building (including any windows or other glazed openings therein) is not more than 0·42.

(3) In calculating the average thermal transmittance coefficient for the purposes of this Regulation—

(*a*) the thermal transmittance coefficient of any single glazing shall be taken as 1·00 and of any double glazing as 0·50, and

(*b*) where the average thermal transmittance coefficient over all the windows and other glazed openings in the external walls of the house or building of occupancy sub-group A3 or A4 is 0·75 or more, the average thermal transmittance coefficient over the remaining parts of the walls shall be taken to be not less than 0·20, and

(*c*) where the average thermal transmittance coefficient over all the windows and other glazed openings in the external walls of the house or building of occupancy sub-group A3 or A4 is less than 0·75 the average thermal transmittance coefficient over the remaining parts of the walls shall be taken to be not less than 0·10.

(4) For the purposes of this Regulation, " wall " shall include any internal or external surface finishes thereon and in any calculation for the purposes of this Regulation the sum of the surface resistances of the internal and external surfaces shall be taken as 1·00.

Floors

110.—(1) In any building of occupancy group A every floor or part of a floor next to the ground shall be constructed—

(*a*) as a suspended floor with tongued and grooved boarding or other draught-resisting decking, carried on joists or as a suspended concrete floor, having in either case a space beneath the level of the floor enclosed by walls on all sides (apart from any necessary ventilation openings), or

(*b*) as a floor laid upon the ground or upon hardcore filling.

(2) Where the underside of the floor of any part of a building of occupancy group A is exposed to the open air the floor shall be so constructed that when the sum of the surface resistances of the upper and lower surfaces of the floor is taken as 1·00, the thermal transmittance coefficient of the floor is not more than 0·20.

PART X

VENTILATION

Application of Part X

111.—(1) This Part shall not apply to any building or part of a building—

(*a*) which comprises premises which are subject to the Factories Act 1961, or any regulations made under that Act, or

(*b*) which is a school building as defined in the School Premises (Standards and General Requirements) (Scotland) Regulations 1959(a), or

(*c*) which comprises any premises used as a cinema or theatre.

(2) The provisions of Regulation 126 shall not be subject to specification in a notice served under section 11 of the Act (which enables local authorities to require existing buildings to conform to these Regulations).

Interpretation of Part X

112.—(1) In this Part—

" air change ", in relation to a room or space being ventilated, means a movement of air whereby a quantity of fresh air equal to the cubic capacity of the room or space is admitted thereto;

" mechanical ventilation " means a system of ventilation operated by a power driven mechanism which causes a change of air between any part of the interior of a building and the external air;

" roof-light " means a roof-light so constructed that the whole or part thereof is capable of being opened;

" ventilator " (except in the expression " permanent ventilator ") means a louvre or grille capable of being opened which, when opened, permits an uninterrupted passage of air between a part of a building and the external air.

(2) Any provision of this Part requiring that a window, roof-light or ventilator shall have an opening area of a given amount shall be construed as a requirement that the window, roof-light or ventilator shall be so constructed as to be capable of being opened to the extent of an area not less than the given amount.

(3) Any provision of this Part requiring—

(*a*) the provision of a window, roof-light or ventilator having a given opening area shall be construed as requiring the provision of one or more windows, roof-lights or ventilators or any combination thereof having an area or aggregate opening area equal to the given area;

(*b*) the provision of a permanent ventilator of a given cross-sectional area shall be construed as requiring the provision of one or more permanent ventilators having an area or aggregate cross-sectional area equal to the given area.

(a) S.I. 1959/1096 (1959 I, p. 1075).

(4) Any reference in this Part to—

(*a*) the cubic space per occupant of a room shall be construed as a reference to the cubic space obtained by dividing the cubic capacity of the room by the occupant capacity thereof, and

(*b*) the cross-sectional area per occupant in relation to a permanent ventilator in a room shall be construed as a reference to the cross-sectional area of the ventilator divided by the occupant capacity of the room.

VENTILATION OF HOUSES

**Cross ventilation of houses*

113.—(1) Every house, whether or not it forms only part of a building, shall be so constructed as to have at least two external walls, being either—

(*a*) on opposite sides of the house, or

(*b*) adjacent to each other, so, however, that the relevant area in the house, or if the house contains more than one storey, in each storey, shall not be less than one-third of the floor area of the house, or as the case may be of that storey.

For the purposes of this paragraph "the relevant area" is the area enclosed on a horizontal plane by the largest assumed triangle created by the adjacent walls and any vertical plane joining the centre lines of the windows or ventilators provided so as to comply with paragraph (2) of this Regulation.

(2) In each of these external walls there shall, on each storey of the house bounded by the wall, be a window or ventilator from an apartment, kitchen, passage, stairway or landing to the external air, such window or ventilator having an opening area of one square foot.

(3) Nothing in this Regulation shall apply to a house in which there is installed a system of mechanical ventilation which—

(*a*) will provide a supply of fresh air in each apartment in the house and in the kitchen at the rate set out in Table 13, and

(*b*) is so designed that no air is fed directly into any part of the house from any kitchen, bathroom or watercloset, and

(*c*) is designed so as to be capable of continuous operation.

**Kitchens*

114. Every kitchen forming part of a house shall be ventilated—

(*a*) direct to the external air by a window, roof-light or ventilator having an opening area of one-twentieth of the floor area of the kitchen, or

(*b*) by mechanical means so as to provide a fresh air supply at the rate set out in Table 13.

**Apartments and other rooms in houses*

115. Every apartment or other room (not being a utility room of an area of not more than 40 square feet or a kitchen) forming part of a house shall be ventilated—

(*a*) (i) direct to the external air by a window, roof-light or ventilator having an opening area of one-twentieth of the floor area of the apartment or room, and

(ii) by a permanent ventilation opening having a cross-sectional area of not less than 10 square inches and opening either direct to the external air or into a passage within the house and ventilated by a permanent ventilator, or

(*b*) by mechanical means so as to provide a fresh air supply at the rate set out in Table 13:

Provided that nothing in paragraph (*a*)(ii) of this Regulation shall require the provision of a permanent ventilation opening in an apartment or room where there is leading from the apartment or room the flue from an uncloseable appliance if—

(i) the appliance is designed to burn solid fuel, or

(ii) the flue has a cross-sectional area of not less than 30 square inches.

**Bathrooms, washrooms and watercloseets*

116. Every bathroom, washroom or watercloset forming part of a house shall be ventilated—

(*a*) direct to the external air by a window, roof-light or ventilator having an opening area of—

(i) one-twentieth of the floor area of the bathroom, washroom or watercloset, or

(ii) one square foot,

whichever is the greater, or

(*b*) by mechanical means—

(i) so as to provide a fresh air supply at the rate set out in Table 13, and

(ii) so designed that the outlet is to the external air, and

(iii) in the case of mechanical means serving watercloseets or bathrooms containing a watercloset in more than one house, provided with a duplicate motor, and

(iv) separate from any other ventilating plant installed for any other purpose in the building:

Provided that, subject to Regulation 185, nothing in paragraph (*b*)(ii) of this Regulation shall prohibit a bathroom or watercloset opening directly off an apartment other than a living room.

**Ancillary accommodation*

117.—(1) Every room in which there are provided laundry facilities or clothes drying facilities for communal use in respect of a number of houses shall be ventilated—

(*a*) direct to the external air by—

(i) a window, roof-light or ventilator having an opening area of one-twentieth of the floor area of the room, and

(ii) a permanent ventilator having a cross-sectional area of 75 square inches for every 750 cubic feet of the room, or

(*b*) by mechanical means so as to provide a fresh air supply at the rate set out in Table 13.

(2) Every room which is not—

(*a*) such a room as is referred to in the last foregoing paragraph, or

(*b*) a room forming part of a house, or

(*c*) a garage, or

(*d*) part of a building used only for vehicle parking, or

(*e*) a storage room of an area of not more than 40 square feet,

shall be ventilated—

(i) direct to the external air by—

(A) a window, roof-light or ventilator having an opening area of one-twentieth of the floor area of the room, and

(B) a permanent ventilator having a cross-sectional area of not less than 10 square inches for every 750 cubic feet of the room, or

(ii) by mechanical means so as to provide a fresh air supply at the rate set out in Table 13.

Ventilation of Garages

Small garages

118. In every garage the area of which does not exceed 400 square feet, there shall be provided two permanent ventilators—

(*a*) each having a cross-sectional area of not less than 10 square inches, and

(*b*) so situated as to permit the maximum flow of air within the whole of the garage.

**Garages other than small garages*

119.—(1) This Regulation shall apply to any storey of a building used for vehicle parking or garaging, being neither a garage to which Regulation 118 applies nor a storey of a building in which vehicles are moved by mechanical means forming part of the building.

(2) If the storey is the ground storey or a storey above the ground storey it shall be ventilated—

(*a*) direct to the external air by two permanent ventilators each having a cross-sectional area equal to not less than one fortieth of the floor area of the storey and situated in opposite walls of the storey, or

(*b*) by mechanical means to provide a fresh air supply at the rate set out in Table 13.

(3) If the storey is a basement storey ventilated only by mechanical means—

(*a*) it shall be ventilated by two mechanical ventilation systems—

(i) which in aggregate provide a fresh air supply at the rate set out in Table 13, and

(ii) each of which is capable of providing a fresh air supply at one-half of the rate set out in Table 13, and

(*b*) there shall be provided in the storey an audible or visible warning signal which operates automatically in the event of a failure of both such mechanical ventilation systems and which is available even in the event of a failure of the mains power supply to the building, and

(*c*) there shall be exhibited conspicuously at each entrance to the storey a notice incised or embossed with letters of not less than 9 inches high, in the following terms or in terms substantially to the like effect—

"DANGER

SWITCH YOUR ENGINE OFF WHEN WARNING SIGNAL [SHOWS] [SOUNDS]†

† *Delete as appropriate*"

(4) If the storey is a basement storey not ventilated solely by mechanical means it shall be ventilated—

(*a*) direct to the external air by two permanent ventilators each having a cross-sectional area equal to not less than one-eightieth of the floor area of the storey or part thereof and situated in opposite walls, and

(*b*) by a mechanical ventilation system so as to provide a fresh air supply at one-half of the rate set out in Table 13.

(5) Any mechanical ventilation system provided so as to comply with this Regulation shall—

(*a*) be independent of any ventilating plant for any other part of the building, and

(*b*) have at least one exhaust air outlet for every 2,000 square feet of area of the floor of the storey served by the system, and

(*c*) be so constructed that at least two-thirds of the exhaust air is extracted from outlets not more than two feet above the level of the floor.

(6) The provisions of this Regulation shall apply to—

(*a*) any passage giving access to a storey to which this Regulation applies, or

(*b*) any ramp giving access to such a storey from an adjacent storey

as if that passage or ramp were itself such a storey.

(7) In this Regulation, any reference to a storey shall include a reference to any part of a storey.

VENTILATION OF BUILDINGS OTHER THAN HOUSES AND GARAGES

**Ventilation of buildings other than houses and garages*

120.—(1) This Regulation shall apply to every room—

(*a*) in a building, being neither a building comprising or containing a house nor a garage;

(*b*) in the case of a building containing a house or garage, in any part which neither forms part of a house or garage nor pertains to a house;

(*c*) in a building or part of a building used for vehicle parking, in which vehicles are moved by mechanical means forming part of the building.

(2) If the room—

(*a*) forms part of a building of occupancy group E, or

(*b*) is used only for the purposes of storage not being for storage which requires a controlled temperature, or

(*c*) is neither a room forming part of a building of a description mentioned in Table 2 nor a room for which there is available a number, being the number of persons the room is designed to hold.

it shall be ventilated—

(i) direct to the external air by a window, roof-light or ventilator having an opening area of 10 square inches for every 750 cubic feet of the room, or

(ii) by mechanical ventilation to give a fresh air supply at the rate set out in Table 13.

(3) The provisions of Regulation 116 shall apply to any room to which this Regulation applies and which is used as a bathroom, washroom or watercloset as they apply respectively to any bathroom, washroom or water-closet forming part of a house.

(4) Any other room to which this Regulation applies shall, subject to the provisions of Regulations 121 and 122, be ventilated—

(*a*) where the cubic space per occupant does not exceed 100 cubic feet, by mechanical means to provide a fresh air supply at the rate set out in Table 13;

(*b*) where the cubic space per occupant exceeds 100 cubic feet but does not exceed 750 cubic feet—

(i) direct to the external air, by a window, roof-light or ventilator having an opening area of one-twentieth of the floor area of the room and by a permanent ventilator having a cross-sectional area of not less than 10 square inches per occupant, or

(ii) by mechanical means to provide a fresh air supply at the rate set out in Table 13;

(*c*) where the cubic space per occupant exceeds 750 cubic feet—

(i) (A) direct to the external air by a window, roof-light or ventilator having an opening area of one-twentieth of the floor area of the room, and

(B) by a permanent ventilator having a cross-sectional area per occupant of not less than 10 square inches, diminished by one square inch for every 250 cubic feet of cubic space per occupant in excess of 750, so, however, that in no case shall such area per occupant be less than one square inch, or

(ii) by mechanical means to provide a fresh air supply at the rates set out in Table 13.

GENERAL

**Additional requirements for sleeping rooms*

121.—(1) The provisions of this Regulation shall apply to any room used or intended to be used for sleeping but not forming part of a house and shall so apply notwithstanding the provisions of the last foregoing Regulation.

(2) The room shall be ventilated by—

(*a*) a roof-light or window opening direct to the external air, and

(*b*) a permanent ventilator

which shall comply with the provisions of paragraph (4)(*b*)(i) or (4)(*c*)(i), as the case may be, of the last foregoing Regulation:

Provided that nothing in this paragraph shall require the provision of a permanent ventilator in the case of—

(i) a room whose cubic capacity does not exceed 1,500 cubic feet and where there is leading from the room the flue of an uncloseable appliance if—

(A) the appliance is designed to burn solid fuel, or

(B) the flue has a cross-sectional area of not less than 30 square inches;

(ii) a room which is ventilated by mechanical means to provide a fresh air supply at the rate set out in Table 13.

(3) The room shall have a cubic capacity of not less than 525 cubic feet.

(4) The provisions of Regulation 184 shall apply to the room as they apply to an apartment forming part of a house.

Additional requirements for rooms with flue-less gas water heaters

122.—(1) This Regulation shall apply only to a room in which there is affixed as a fixture a gas water heater which has no flue from the combustion chamber to the external air, and shall so apply notwithstanding any of the foregoing provisions of this Part.

(2) Any room to which this Regulation applies, having a cubic capacity of not more than 400 cubic feet, shall be ventilated to the external air by a permanent ventilator having a cross-sectional area of not less than—

(*a*) if the heater is an instantaneous water heater, 5 square inches;

(*b*) if the heater is a storage water heater, 15 square inches.

(3) Any room to which this Regulation applies and which has a cubic capacity of more than 400 cubic feet but not more than 750 cubic feet shall, if the heater is a storage water heater, be ventilated to the external air by a permanent ventilator having a cross-sectional area of not less than 5 square inches.

(4) In this Regulation the expression "instantaneous water heater" shall have the meaning assigned to it by Regulation 63.

**Enclosed access to houses and other buildings*

123. Every part of an enclosed passage, stairway, landing or balcony providing common access to—

(*a*) any part of a building, or

(*b*) any part of the curtilage of a building containing two or more houses, being a part which is provided for the use of the occupants of two or more houses in that building

shall be ventilated—

(i) direct to the external air by a permanent ventilator having a cross-sectional area of not less than 10 square inches for every 750 cubic feet of that part of the access, or

(ii) by mechanical means to provide a fresh air supply at the rate set out in Table 13:

Provided that nothing in this Regulation shall apply to any part of an enclosed passage, stairway, landing or balcony where opposite ends of the enclosure are formed only by a doorway which opens directly to the external air.

Lift machine rooms and lift wells

124.—(1) Any room in which there is housed machinery operating a lift shall be ventilated direct to the external air by two permanent ventilators, each having a cross-sectional area of not less than 100 square inches.

(2) The lift well of any lift shall be ventilated by a permanent ventilation opening, having a cross-sectional area of not less than 10 square inches, which permits an uninterrupted passage of air between the lift well and the open air either directly or by means of a duct.

General requirement for windows and ventilators

125. Every window and ventilator provided so as to comply with this Part shall be so positioned that the top of the opening part or of the permanent ventilation opening is not less than 6 feet 6 inches above the floor.

Windows and ventilators opening to courts or passages

126.—(1) Where a window provided so as to comply with this Part opens into a closed court, open court or passage, it shall be so sited that there is in front of every part of the window and at the level of the sill of the window a horizontal area of open space comprising a square, one side of which is in the plane of the window opening and which has sides of a length not less than—

(*a*) the relevant length set forth in paragraphs (2) to (5) of this Regulation, and

(*b*) in any case, 10 feet:

Provided that no area shall for the purposes of this Regulation be taken to be an area of open space if it is overhung by a balcony or other projection.

(2) Where the window opens into a closed court the relevant length for the purposes of the last foregoing paragraph shall be equal to one-third of the height of the lowest of the opposite or adjacent walls above the level of the head of the window.

(3) Where the window opens into an open court, the opening of which is on the side opposite the window, the relevant length for the purposes of paragraph (1) of this Regulation shall be equal to one-sixth of—

(*a*) the height of the lower of the adjacent walls above the level of the head of the window, or

(*b*) the distance from the plane of the window opening to the plane of the opening of the court,

whichever is the less.

(4) Where the window opens into an open court, the opening of which is on a side adjacent to the window, the relevant length for the purposes of paragraph (1) of this Regulation shall be equal to one-quarter of—

(*a*) the height of the lowest wall of the court above the level of the head of the window, or

(*b*) the distance from the plane containing the opening of the court to the nearest part of the window,

whichever is the less.

(5) Where the window opens into a passage the relevant length for the purposes of paragraph (1) of this Regulation shall be equal to one-sixth of—

(*a*) the height of the passage wall above the level of the head of the window, or

(*b*) the distance from the nearest point where the passage terminates to the nearest part of the window,

whichever is the less.

(6) In this Regulation—

"closed court", in relation to a window, means any space at the level of the sill of the window which is either wholly enclosed by walls or enclosed by walls but has an opening on one side which—

(*a*) is less than 3 feet 6 inches in width, or

(*b*) opens on to a passage of a width of less than 10 feet;

"open court", in relation to a window, means any space at the level of the sill of the window enclosed by walls, not being a closed court, and includes a recess if, and only if—

(*a*) the window is in the back wall of the recess and the ratio of the length of the back wall to the depth of the recess is less than 1 to 1, or

(*b*) the window is in the side of a recess and the ratio of the length of the back wall of the recess to the depth of the recess is less than 2 to 1;

"passage", in relation to a window, means any space at the level of the sill of the window bounded by walls on two opposite sides where the distance between the opposite walls is not greater than one-quarter of the height of the higher of the two walls above the said level.

(7) This Regulation shall apply in relation to a ventilator provided so as to comply with this Part as it applies in relation to a window so provided and references to the sill of the window shall be taken to include references to the foot of the ventilator and references to the head of the window shall be taken to include references to the top of the ventilator.

External openings to mechanical ventilation system

127. Every external opening forming part of a mechanical ventilation system of a building to which this Part applies—

(*a*) shall be so sited in relation to any outlet for smoke, steam or noxious vapours, as to reduce as far as practicable the ingress into the system of smoke, steam or noxious vapours therefrom, and

(*b*) shall be so sited in relation to any other opening into the building as to avoid the escape of air from the system into any part of the building, and

(*c*) shall be protected against the passage of snow, rain, and vermin.

Construction of ventilation ducts

128. Every wall of a duct forming part of a mechanical ventilation system of a building to which this Part applies shall be so constructed that it is airtight and the internal surface thereof is smooth.

PART XI

Daylighting and Space about Houses

Application of Part XI

129.—(1) This Part shall apply to a building any part of which is of occupancy sub-group A1 or A2.

(2) The provisions of this Part shall not be subject to specification in a notice served under section 11 of the Act (which enables local authorities to require existing buildings to conform to these Regulations).

Interpretation of Part XI

130.—(1) In this Part—

" boundary ", in relation to a window, means that part of the boundary over which daylight reaches the window ;

" daylight area ", in relation to a daylight factor, means the area enclosed by a line drawn through all points on the working plane on which the daylight factor is of the given value ;

" daylight factor ", in relation to any reference point, means the ratio of the daylight illumination (including light reflected from interior and exterior surfaces) on the working plane at that point to that prevailing simultaneously on a horizontal plane due to the whole of an unobstructed sky having a standard luminance distribution as defined by the International Commission on Illumination ;

" daylight penetration ", in relation to a window in the wall of a room, means the horizontal distance from the window to any reference point in that room, measured from the outer face of the wall normal to the plane of the window ;

" daylighting window ", means a window provided so as to comply with Regulation 132 ;

" external obstruction ", in relation to a window, means any building or land (including any trees thereon) which obstructs any part of the view of the sky as seen through the window at an angle above the working plane ;

" reference point " means any point on the working plane at which a daylight factor is calculated or, as the case may be, any point by reference to which a proportion of obscured sky is calculated ;

" reflection factor ", in relation to a surface, means the ratio of light reflected from that surface to light incident upon it ;

" working plane ", in relation to the window of a room, means the horizontal plane 2 feet 9 inches above the floor level of the room, on which a daylight factor is calculated.

(2) The provisions of Regulation 3 (which relate to the meaning of the expression " land in different occupation ") shall, in relation to this Part, have effect as if there was added at the end of the proviso to paragraph (1) of that Regulation the following sub-paragraph—

" (iv) any land, including a private street, over which there exists a servitude of light in favour of the building or of the land on which the building is to be erected ".

Rooms in which daylighting to be provided

131. Regulations 132 to 135 shall apply to every kitchen, living room or other apartment forming part of a house.

Standard of daylighting

132.—(1) In every room to which this Regulation applies there shall be provided a daylighting window so positioned and of such dimensions that—

(*a*) within a depth of daylight penetration extending to not less than one-half of the depth of the room, and

(*b*) within a daylight area extending to not less than one-half of the floor area of the room,

the daylight factor is not less than that specified in column (3) of Table 14.

(2) Nothing in this Regulation shall apply to a room in which there is provided a daylighting window or windows which complies or comply with Part I or II of Schedule 6.

Calculation of daylight factor

133.—(1) Subject to Regulation 135, in calculating the daylight factor in any room for the purposes of these Regulations—

(*a*) there shall be taken into account in relation to any daylighting window—

(i) any existing external obstruction, or

(ii) the external obstruction assumed to exist in accordance with paragraph (2) of this Regulation,

whichever is the greater, and

(*b*) the brightness of any external obstruction shall be assumed to be one-tenth of the sky brightness, and

(*c*) there shall be taken into account any part of the frame of the window and any glazing bar, transom or mullion which obstructs the passage of daylight through the opening of a daylighting window, and

(*d*) the reflection factors of the internal surfaces of the room shall be taken to be those specified in column (2) of Table 14.

(2) In relation to any daylighting window there shall for the purposes of sub-paragraph (*a*) of the last foregoing paragraph be assumed to be an obstruction—

(*a*) on the other side of the boundary, parallel to the line of the boundary and of infinite length, and

(*b*) of such height that at ground level at any point on the line of the boundary it subtends an angle of 43 degrees, and

(*c*) at a distance beyond the boundary equal to the difference between—

(i) the minimum distance of the boundary from the wall of the building as calculated for the purposes of Regulation 136, and

(ii) the minimum distance which would have been so calculated if for the external obstruction used for the purpose of calculating the distance in Regulation 136 there were substituted an assumed external obstruction which obscured 5 per cent. of the unobstructed sky and for the angle of elevation and the horizontal angle so used there were substituted angles of 30 degrees and 45 degrees respectively:

Provided that nothing in this paragraph shall apply in relation to a boundary with land which consists or forms part of an area shown in an operative development plan under the Town and Country Planning (Scotland) Act 1947(a), as allocated for a use other than residential.

Windows

134.—(1) Nothing in Regulation 132(1) shall prevent the compliance with the provisions thereof by the provision of two or more windows in the same or in different walls of the room, if they are so positioned and of such dimensions that within a daylight area extending to not less than one-half of the floor area of the room, the daylight factor is not less than that

(a) 10 & 11 Geo. 6. c. 53.

specified in column (3) of Table 14 and each such window so provided shall for the purposes of this Part be taken to be a daylighting window.

(2) Every daylighting window shall be situated in an external wall:

Provided that nothing in this paragraph shall prohibit a daylighting window in an attic being a dormer.

(3) If, in any room to which this Regulation applies, there is provided in an external wall a glazed door, the glazed part of the door shall, for the purposes of this Part, be taken to be a daylighting window.

Balconies and projections

135.—(1) In calculating the daylight factor in relation to a daylighting window for the purposes of this Part, account shall also be taken of—

(*a*) any horizontal projection beyond the plane of the window opening and over the head of the opening, and

(*b*) any wall or screen flanking the window opening and forward of the plane of the opening, and

(*c*) any balustrade, screen or other external part of the building so constructed as to constitute an obstruction to daylight entering the window.

(2) If, in relation to the opening of a daylighting window of any apartment, there is such a horizontal projection as is mentioned in sub-paragraph (*a*) of the last foregoing paragraph, and—

(*a*) there is a private balcony with access from the apartment of not less projection and width than the horizontal projection, or

(*b*) there is direct access on the same level to an open space intended for the exclusive use of the occupants of the house or joint use with the occupants of other houses in the building only,

an area and depth of the private balcony or open space equal to three-quarters of the area and depth of the projection shall, for the purposes of this Part, be deemed to form part of the daylight area and daylight penetration respectively in relation to the apartment.

Relationship of building to boundary

136.—(1) Subject to the provisions of Regulation 37 and to the following provisions of this Regulation, every building to which this Part applies shall be so sited in relation to any boundary and so designed that, when the building, together with any existing external obstruction, is taken as the external obstruction in relation to a reference point assumed to be at ground level at any point on the line of the boundary, the part of the sky obscured in relation to the reference point does not exceed 14·5 per cent. of the unobstructed sky.

(2) In calculating the percentage of obstructed sky for the purposes of this Regulation—

(*a*) there shall be assumed to be between the reference point and the building a vertical unglazed opening so placed in relation to the reference point that—

(i) the foot of the opening is on the same horizontal plane as the reference point, and

(ii) the height of the opening subtends at the reference point an angle of elevation to the horizontal of 45 degrees, and

(iii) each side of the opening makes with the vertical plane perpendicular to the line of the boundary or to the line tangential with the boundary a horizontal angle at the reference point of 57½ degrees, and

(*b*) the plane of the opening shall be assumed to be parallel to the line of the boundary or to a line tangential to the boundary at the reference point, and

(*c*) no account shall be taken of light reaching the reference point—

(i) over land in different occupation, below an angle of 43 degrees above the horizontal, and

(ii) over any land, below an angle of 10 degrees above the horizontal.

(3) Nothing in this Regulation shall prevent the erection of any part of the building nearer to any point on the boundary than is required by paragraph (1) of this Regulation if—

(*a*) the height of the part of the building does not exceed—

(i) if contiguous with the boundary, 9 feet 6 inches,

(ii) if not so contiguous, the sum of 9 feet 6 inches and an amount equal to one-third of the distance of that part from the boundary,

such height being measured above the ground level at that point on the boundary, or

(*b*) the building forms part of a continuous frontage to the street and the part of the building is—

(i) of a height not greater than the highest part of the remainder of the building, and

(ii) of a depth measured backwards from the front of the building at ground floor level not exceeding 40 feet, or

(*c*) the boundary is a boundary with land which consists or forms part of an area shown in an operative development plan under the Town and Country Planning (Scotland) Act 1947, as allocated for a use other than residential.

(4) Nothing in this Regulation shall apply to a building if the distance of the building from any point on the boundary is not less than that determined in accordance with Part III or IV of Schedule 6.

Application for warrant for more than one building

137. Where an application for warrant under section 6 of the Act relates to more than one building to which this Part applies—

(*a*) the land on which these buildings are to be erected shall, for the purposes of this Part, be deemed to form land in the same occupation, notwithstanding that the buildings are intended for different occupation, and

(*b*) each of the buildings shall, in relation to the other buildings comprised in the application, be deemed to be an existing building for the purposes of Regulation 133.

Minimum distance between windows

138. No part of any daylighting window in a house shall be sited nearer to any part of a daylighting window in another house than the horizontal distance specified in Table 15 according to each of the horizontal angles

included between the shortest line joining any part of one window opening to any part of the other and the vertical plane of the opening of each window:

Provided that nothing in this Regulation shall prevent a daylighting window being sited nearer to another such window than the distance so specified if—

(i) no part of either window can be seen from any part of the other window, or

(ii) if both windows are the daylighting windows of kitchens.

PART XII

Drainage and Sanitary Appliances

Application of Part XII

139. In this Part the provisions of—

(*a*) Regulation 141(2) so far as relating to a building of any class to which section 120 of the Public Health (Scotland) Act 1897(a), applies, and

(*b*) Regulations 161 and 162

shall not be subject to specification in a notice served under section 11 of the Act (which enables local authorities to require existing buildings to conform to these Regulations).

Interpretation of Part XII

140. In this Part—

"drain", in relation to a building, means any pipe, forming part of the drainage system of that building, which is either—

(*a*) wholly below ground, or

(*b*) a continuation, in the direction of flow, of part of a drainage system that has been below ground;

"drainage system", in relation to a building, means the system of pipes and drains used for the drainage of the building, including all other fittings, appliances and equipment so used, but excluding sub-soil water drains;

"foul water" means any water contaminated by soil water, waste water or trade effluent;

"gutter" includes rhone;

"manhole" means any chamber constructed on a drain so as to provide access thereto for inspection and cleaning;

"public sewer" means any sewer provided, constructed or maintained under any provision of the Public Health (Scotland) Act 1897, or of the Burgh Police (Scotland) Acts 1892 to 1903(b), or under any corresponding provision of a local enactment, or vested in a local authority under any of those provisions;

"rainwater pipe" means a pipe for conveying only rainwater from any part of a building to a drain;

"soak-away" means a pit or chamber suitably prepared to receive surface water for seepage into the surrounding ground;

"soil appliance" means a sanitary appliance for the collection and discharge of excreted matter;

(a) 60 & 61 Vict. c. 38. (b) 55 & 56 Vict. c. 55; 1 Edw. 7. c. 24; 3 Edw. 7. c. 33.

"soil pipe" means a pipe for conveying soil water to a drain;

"soil-waste pipe" means a pipe for conveying both soil and waste water to a drain;

"soil water" means water containing excreted matter, whether human or animal;

"sub-soil water" means the ground water naturally contained in the sub-soil;

"surface water" means the run-off of rainwater from roofs and the ground surface whether paved or unpaved;

"surface water drain" means a pipe below the ground for conveying only water from rainwater pipes and the ground, whether paved or unpaved, or from a sub-soil drainage system;

"trade effluent" means any liquid, either with or without particles of matter in suspension therein, which is wholly or in part produced in the course of any trade, industry or research carried on at premises used or intended to be used for carrying on such trade, industry or research, but does not include soil water or waste water;

"ventilating pipe" means a pipe open to the atmosphere at its highest point which ventilates the drainage system or any part thereof;

"waste appliance" means a sanitary appliance for the collection and discharge of water used for ablutionary, culinary and other domestic purposes;

"waste pipe" means a pipe for conveying waste water to a drain;

"waste water" means used water, not being soil water or trade effluent.

**Drainage system of a building*

141.—(1) Every building shall be provided with such a drainage system as may be necessary for the hygienic and adequate disposal of foul water and surface water from that building and so as to comply with this Regulation.

(2) The drainage system shall communicate with a public sewer:

Provided that this paragraph shall not apply in the case of any building where there is within 100 yards of the building no public sewer to which it is reasonably practicable to obtain access and—

(i) any surface water drain from the building communicates with a soak-away, ditch or other means of disposal approved by the local authority, and

(ii) any part of the drainage system conveying foul water discharges to sewage treatment works which are—

(A) at such distance from any building of occupancy group A as to prevent any danger to health therefrom and in any event not nearer such a building than 50 feet, and

(B) so sited as not to endanger any water supply used for domestic purposes, and

(C) provided with suitable access, and

(D) of adequate size and suitable design having regard to the volume and strength of foul water discharging thereto, and

(E) constructed of suitable materials.

(3) No part of the drainage system conveying foul water shall be connected to a public sewer reserved for surface water, and no part of the drainage system conveying surface water shall be connected to a public sewer reserved for foul water.

**Construction of drains*

142.—(1) Every drain which forms part of a drainage system provided so as to comply with Regulation 141 shall be constructed in accordance with this Regulation and with Regulations 143 to 151.

(2) The drain shall be constructed of pipes, joints and fittings of suitable materials of sufficient durability and of adequate strength having regard to the nature of the ground through which the drain passes, the matter passing through the drain, and the maximum imposed loads to which the drain may be subjected.

(3) The drain shall be—

(*a*) securely jointed, properly supported and protected against damage and laid at such a gradient that all foul, surface and sub-soil water is effectively carried away, and

(*b*) so constructed as to be watertight, and

(*c*) of adequate size with an internal diameter of not less than 3 inches, or of the maximum diameter of any connection to it, whichever is the greater, and

(*d*) laid in a straight line between points where changes of direction or gradient are necessary.

(4) The junction between any two portions of the drain having different internal diameters shall be effected by the use of a level invert taper fitting.

(5) There shall be provided on the drain such number of manholes so positioned as to ensure that the drain will be readily accessible for inspection and cleaning, but in any event—

(*a*) a manhole shall be provided at each point where there is such a change of direction or gradient as would prevent any part of the drain being readily inspected or cleaned without a manhole;

(*b*) where no manhole is provided at the point of connection of the drain to a public sewer, a manhole shall be provided not more than 40 feet from that point;

(*c*) no part of a drain shall at any point be more than 50 yards distant (measured along the drain) from a manhole on the same drain.

(6) The drain shall—

(*a*) after any jointing material with a setting action has set but before any concrete haunching or encasing is commenced or before the drain track has been infilled, and

(*b*) after the drain track has been infilled,

be capable of satisfying—

(i) in the case of a drain which is to carry no foul water, either of the tests specified in Part I of Schedule 7;

(ii) in the case of a drain which is to carry foul water, either of the tests specified in Part II of Schedule 7:

Provided that in the case of a drain of an internal diameter of more than 24 inches, the provisions of this paragraph shall not apply if the drain has been approved by the buildings authority after an internal and external inspection.

(7) Where any contraction joint is provided in the concrete infill of a drain track so as to comply with Regulation 144(2), a flexible joint shall be provided in the drain at that point.

(8) Nothing in this Regulation shall apply to open-jointed, porous or perforated drains provided in accordance with proviso (i) to Regulation 141(2).

**Additional requirements for drains in or under buildings*

143—(1) A drain which is not constructed outside and clear of the foundations and supports of any building shall comply with the following provisions of this Regulation.

(2) Where the drain passes through or under a building it shall, so far as it is within a distance of 4 feet from the building (including the part within or under the building)—

(*a*) be laid in a straight line, or

(*b*) change direction only at a manhole.

(3) Where a drain passes through or under a wall of a building, that part of the drain within or under the wall shall be suitably supported and strengthened and provision made for settlement of either the structure or the drain.

**Drain tracks passing near or under walls*

144.—(1) Where—

(*a*) the track of a drain or part of a drain, not being a track in solid rock, is adjacent to the foundation of a wall, and

(*b*) the bottom of the track is lower than a depth beneath the foundation equal to the horizontal distance between the nearside of the track and the foundation less six inches,

the track shall, after the drain is laid, be infilled with concrete of a suitable strength up to that depth:

Provided that where any part of the track lies within 3 feet of the foundation of a wall, the concrete infill in that part shall be carried up to the level of the bottom of that foundation.

(2) The concrete infill provided under the foregoing paragraph shall have such contraction joints as are necessary to ensure that no continuous length of infill exceeds 30 feet.

Junctions and manholes

145.—(1) Where a drain joins another drain, the drain so joining shall be constructed to meet the other drain obliquely in the direction of flow of that other drain.

(2) Where the buildings authority so require, a manhole or other suitable means of access to the drain shall be provided—

(*a*) at any junction between a drain and any other drain, or

(*b*) at a point as near as may be reasonably practicable to such junction.

(3) No junction with a drain shall be made so as to be opposite to another junction with that drain unless both such junctions are within a manhole.

(4) The foregoing provisions of this Regulation shall not apply to a drain carrying sub-soil water only and constructed of open-jointed or porous or perforated pipes, so, however, that where such a drain discharges into

the drainage system of any building there shall be provided before the point of entry a suitable catchpit, that is to say a pit or chamber constructed of brick, concrete or fireclay for the purpose of intercepting silt or grit.

**Construction of manholes*

146.—(1) Every manhole provided in accordance with any provision of these Regulations shall—

(*a*) be of such a size and form as to permit ready access to the drain for inspection and cleaning purposes, and

(*b*) be so constructed of brickwork, concrete or other suitable material as to have adequate strength and durability, and be watertight, and

(*c*) where the depth of the manhole so requires, be fitted with such step irons, ladder or other fitting as will provide safe access to the level of the drain, and

(*d*) be fitted with a non-ventilating cover of adequate strength, constructed of cast iron or other suitable material, and

(*e*) where the manhole is within a building, be so constructed as to remain airtight under the maximum pressure to which that part of the drain may be subjected.

(2) That part of a drain which is within a manhole provided in accordance with these Regulations shall be—

(*a*) (i) constructed with access fittings provided with covers, or

(ii) formed with open channels having a smooth impervious finish, the main channel being of equal diameter to the outlet drain and any branch channel being not less in diameter than the inlet pipe of the branch drain, and

(*b*) completed with sloped benching suitable to the type of manhole.

Ventilation of drains

147. Every drain or section of a drain exceeding 20 feet in length and used for the conveyance of foul water from a building shall be ventilated by a pipe situated as near as may be practicable to the highest part of the drain or section ventilated thereby:

Provided that nothing in this Regulation shall prevent the ventilation of a drain by a soil, soil-waste or waste pipe.

Installation of traps

148. Every surface water drain shall, before the junction with any drain carrying foul water, be fitted with a trap with a minimum water seal of 2 inches, so situated as to be easily accessible.

**Oil, grease and silt interceptors*

149. Every drain which may receive any discharge containing substantial quantities of oil, fat, grease, volatile substances or silt, including the discharge from operations of cleaning, washing and servicing motor vehicles, shall be provided with a suitable trap or tank for the interception and retention of such substances.

Drains conveying steam or hot water

150.—(1) Every drain which connects with a public sewer and which may convey steam or hot water shall be fitted with a blow-down sump or such other means as may be necessary to reduce the temperature of the effluent from the drain to not more than 45° Centigrade (113° Fahrenheit).

(2) Any blow-down sump provided in accordance with this Regulation shall—

(*a*) be carried upwards to the level of the ground and covered with an open grating, or

(*b*) be ventilated by a shaft.

**Ventilation of traps*

151. Every trap in a drain, not being a trap within a building, shall be provided with adequate means of ventilation.

**Soil pipes, soil-waste pipes, waste pipes and ventilating pipes*

152.—(1)—Every soil pipe, soil-waste pipe, waste pipe and ventilating pipe shall—

(*a*) be formed of suitable materials of adequate strength and sufficient durability for its function, and

(*b*) have all joints formed in a manner appropriate to the materials of which the pipe is composed and so that the interior of the pipe is free from any obstruction, and

(*c*) be so constructed as to be capable of satisfying the tests specified in Part III of Schedule 7.

(2) Where any soil, soil-waste, waste or ventilating pipe is carried through a wall that portion thereof within the thickness of the wall shall be jointless.

(3) Every ventilating pipe to a drain, soil, soil-waste or waste pipe shall—

(*a*) be carried upwards to such a height and be so positioned as effectively to prevent the escape of foul air from the drain, soil pipe, soil-waste pipe or waste pipe into any building, and

(*b*) be fitted at its open end with a wire cage or other suitable cover of durable material, which does not restrict the flow of air :

Provided that the provisions of this paragraph shall not apply to a waste pipe from a waste appliance in the ground floor of a building if that waste pipe discharges into a trap with a suitable cover, so that the discharge is effected above the level of the water in the trap but below the level of the cover, and in such a way as not to cause dampness in a wall or foundation of any building.

**Additional requirements for soil, soil-waste and ventilating pipes*

153.—(1) Subject to paragraph (4) of this Regulation, every soil pipe, soil-waste pipe and ventilating pipe shall be of adequate size for its function but in no case shall have an internal diameter less than 3 inches, or the maximum diameter of any connection to it, whichever is the greater.

(2) Where any bend occurs in any soil, soil-waste or ventilating pipe—

(*a*) that bend shall be of an obtuse angle and have the largest practicable radius of curvature, and

(*b*) the cross-section of the pipe shall not change throughout the bend.

(3) Every soil, soil-waste and ventilating pipe shall be—

(*a*) adequately supported throughout its length without restraining thermal movement, the supports being securely attached to the building, and

(*b*) so placed as to be reasonably accessible for maintenance throughout its length, and

(*c*) provided with such means of access as are necessary to enable internal cleaning and inspection to take place.

(4) Any soil pipe serving only urinals shall—

(*a*) be constructed of lead, cast iron, or other suitable material not less resistant to corrosion, and

(*b*) have an internal diameter adequate for the number of fittings served and in no case less than 2½ inches.

**Additional requirements for waste pipes*

154.—(1) Every waste pipe shall be of adequate size for its function and shall be adequately supported without restraining thermal movement, the supports being securely attached to the building.

(2) Every waste pipe from a waste appliance shall have close to such appliance a readily accessible trap with an adequate water seal and have means of access for internal cleaning:

Provided that this paragraph shall not apply to the waste pipes from—

(i) two adjacent waste appliances, being sinks, tubs, or a sink and tub, or

(ii) not more than 6 waste appliances fixed in a range, being wash-hand basins or shower trays,

if the waste appliances are served by a common waste pipe not exceeding 15 feet in length on which there is fitted close to the junction or last junction, as the case may be, a trap which has an adequate water seal and there are provided both at the trap and at the higher end of the common waste pipe means of access for internal cleaning.

**Sanitary appliances*

155.—(1) Every soil appliance and waste appliance shall—

(*a*) be constructed of suitable, durable, impervious and corrosion resistant materials, and

(*b*) have smooth surfaces resistant to abrasion, and

(*c*) be so constructed as to be readily cleansed, and

(*d*) be so designed as to function efficiently, and

(*e*) be securely fixed and supported in position having due regard to thermal movement, and

(*f*) have a suitable outlet and connection to the drainage system, so graded as to ensure the efficient discharge of the soil or waste water, and

(*g*) be watertight when assembled and fixed.

(2) Every soil appliance shall be so constructed and fitted as to pass the discharge through an effective trap having a water seal of not less than 2 inches in depth and thence directly to a soil pipe or drain.

**Maintenance of water seal in traps*

156. Such provision shall be made in every drainage system as may be necessary to prevent, under working conditions, the destruction of the water seal of any drain trap or trap of a soil or waste appliance.

Machines for the wet disposal of solid refuse and food processing machines

157.—(1) Every machine installed for the purpose of macerating solid refuse shall be so designed and constructed as to produce an effluent which can be readily disposed of through the drainage system.

(2) Where the waste water from a food processing machine contains matter which cannot readily be disposed of through the drainage system, a suitable interceptor for the removal of such matter shall be interposed between the machine and the drainage system.

Disposal of rainwater from buildings

158. Adequate means shall be provided for the collection and disposal of the rainwater which may fall upon a building so as to prevent dampness or damage thereto.

**Gutters and channels for roofs, canopies and balconies*

159.—(1) Every channel and gutter provided for collecting rainwater from roofs, canopies and balconies shall be—

(*a*) of suitable material of adequate strength and durability, and

(*b*) of adequate size for its function, and

(*c*) securely attached to the building, and

(*d*) jointed in a manner appropriate to the material of which it is constructed so as to be watertight, and

(*e*) provided with a suitable outlet of adequate size.

(2) Every valley gutter having a slope of not more than 10° from the horizontal and every enclosed parapet gutter shall be provided with a suitable and adequate overflow.

**Rainwater pipes*

160.—(1) Every rainwater pipe shall—

(*a*) be of suitable material of adequate strength and durability, and

(*b*) be of adequate size for its function, and

(*c*) be securely attached to the building, and

(*d*) be jointed in a manner appropriate to the material of which the pipe is constructed, and

(*e*) to the extent to which it is situated within a building, be constructed and jointed so as to comply with Regulation 152(1) and (2), and

(*f*) discharge into a drain or into a rainwater storage receptacle which has an overflow pipe discharging into a drain:

Provided that nothing in this paragraph shall prevent the use of a rainwater pipe for the conveyance of rainwater from a higher to a lower roof where adequate provision is made for its disposal from the lower roof.

(2) A rainwater pipe shall not be used for soil or waste water or be connected to or used as a ventilating pipe:

Provided that nothing in this paragraph shall prevent the use of a soil pipe, soil-waste pipe, waste pipe or ventilating pipe for the conveyance of rainwater, where—

(i) the rainwater inlet complies with Regulation 152(3)(*a*), or in the case of a waste pipe being used to convey rainwater, the pipe is provided or fitted with a trap before its junction with the drain, and

(ii) the rainwater inlet is above the level of the highest soil or waste appliance, and

(iii) the drainage system does not make separate provision for surface water and foul water, and

(iv) in the case of a block of flats containing 5 or more storeys the pipes connecting the soil and waste appliances in the ground storey are connected directly to the drain.

Ducts for services

161.—(1) Where any soil pipe, soil-waste pipe, waste pipe or ventilating pipe serving an appliance provided so as to comply with Part XV of these Regulations within a building of occupancy sub-group A1 or A2 and comprising two storeys or more, the pipe shall be within the area bounded by the external walls of the building.

(2) Where any such pipe passes through—

(*a*) an apartment or kitchen, not being a pipe serving only a fitting in that room, or

(*b*) any part of an access to a house, being part within a building,

the pipe shall be enclosed in a duct.

(3) Any duct provided so as to comply with the foregoing paragraph shall be fitted with such access panel or panels as are necessary for the inspection and maintenance of the pipes contained therein.

**Provision of sanitary conveniences in buildings*

162.—(1) This Regulation shall apply to every building used as a filling station or every building of occupancy sub-group A3 or A4 or of occupancy group B or C.

(2) There shall be provided in the building suitable and sufficient sanitary conveniences with separate accommodation for persons of each sex, so situated, of such a type and of such number as may be necessary having regard to the number of persons likely to be employed in the building and to the number of persons likely to frequent the building:

Provided that nothing in this Regulation shall require the provision of—

(i) separate accommodation for persons of each sex in the case of any building in which less than six persons are employed, and

(ii) washrooms in buildings of occupancy sub-group C1 used as grandstands and stadia.

(3) For the purposes of this Regulation "sanitary conveniences" include waterclosets, urinals and washrooms.

PART XIII

Electrical Installations

Application of Part XIII

163.—(1) This Part shall not apply to any building or part of a building—

(*a*) which comprises premises which are subject to the Factories Act 1961, or any regulations made under that Act;

(*b*) which comprises premises to which Part I of the Cinematograph (Safety) (Scotland) Regulations 1955, apply;

(*c*) which forms part of or is deemed to form part of a mine or quarry under the Mines and Quarries Act 1954(a).

(2) Nothing in this Part shall apply to—

(*a*) a conductor or apparatus forming part of the works of an undertaker to whom the Electricity Supply Regulations 1937, apply;

(*b*) a conductor, apparatus or appliance which does not form part of a building or is not a fixture affixed thereto;

(*c*) a conductor, apparatus or appliance forming part of a radio, telephone, bell and call, or sound distribution circuit or apparatus, not being a conductor, apparatus or appliance connected to a public or private power distribution supply.

Interpretation of Part XIII

164. In this Part—

"apparatus" means electrical apparatus, and includes all machines, apparatus and fittings in which conductors are used or of which they form a part;

"appliance" means any device which utilises electricity for a particular purpose, excluding a lighting fitting or a motor;

"circuit" means an arrangement of conductors for the purpose of carrying electrical current;

"circuit-breaker" means a mechanical device for making and breaking a circuit which under abnormal conditions breaks the circuit automatically;

"conductor", in relation to a core or cable, means the conducting portion whether consisting of a single wire or a group of wires in contact with each other;

"earthed", in relation to a connection, means effectually connected with the general mass of the earth;

"fuse" means a device for opening a circuit by means of a conductor designed to melt when an excessive current flows;

"insulation" means suitable non-conducting material enclosing, surrounding or supporting a conductor;

"linked switch" means a switch, the blades of which are so linked mechanically as to make or break all poles simultaneously or in a definite sequence;

"live", in relation to a conductor, means that, under working conditions—

(*a*) a difference of voltage exists between the conductor and earth, or

(*b*) it is connected to the middle wire, common return wire or neutral wire of a supply system in which that wire is not permanently and solidly earthed;

"socket-outlet" means a fixed device containing metal contacts for connecting current-using appliances to a supply of electricity;

"switch" means a device, other than a fuse or circuit-breaker, for closing or opening a circuit;

"switch-fuse" means a unit comprising a switch and one or more fuses, the fuses not being carried on the moving part of the switch.

(a) 2 & 3 Eliz. 2. c. 70.

**Electrical conductors and apparatus*

165.—(1) All electrical conductors shall be of sufficient size and current rating for the purposes for which they are to be used.

(2) All electrical apparatus shall be of sufficient power rating for the purposes for which the apparatus is to be used.

(3) All live conductors, including conductors forming part of apparatus, shall be either—

(*a*) so insulated, and where necessary, further effectively protected, or

(*b*) so placed and safeguarded

as to prevent danger so far as is reasonably practicable.

(4) Every electrical joint and connection shall be of proper construction as regards conductivity, insulation, mechanical strength and protection, and shall, except in the case of cables buried underground, be accessible for inspection.

**Fuses, switches and circuit-breakers*

166.—(1) Every electrical circuit and sub-circuit shall be protected against excess current by fuses, circuit-breakers, or other similar devices which—

(*a*) will operate automatically at current values which are suitably related to the safe current ratings of the circuit, and

(*b*) are of adequate breaking capacity, and

(*c*) are suitably located and of such construction as to prevent danger. from overheating, arcing or the scattering of hot metal when they come into operation, and as to permit ready renewal of the fusible metal without danger.

(2) Where the possible earth fault leakage current from a circuit is insufficient to operate the fuses, circuit-breakers or other similar devices provided so as to comply with paragraph (1) of this Regulation, the circuit shall be protected against the persistence of earth leakage currents liable to cause danger by an earth-leakage circuit-breaker or equivalent device.

(3) No fuse or circuit-breaker other than a linked circuit-breaker, shall be inserted in a conductor connected with earth.

(4) No single pole switch shall be inserted in a conductor other than a live conductor.

**Precautions against metal becoming live*

167. Where metalwork, other than current-carrying conductors, is liable to become charged with electricity in such a manner as to create a danger if the insulation of a conductor should become defective or if a defect should occur in any apparatus—

(*a*) the metal work shall be earthed in such manner as will ensure immediate electrical discharge without danger, or

(*b*) other adequate precautions shall be taken to prevent danger.

**Isolation of systems and apparatus*

168. Effective means, suitably placed for ready operation, shall be provided so that all voltage may be cut off from every circuit and sub-circuit and from all apparatus, as may be necessary to prevent danger.

**Installation of apparatus*

169.—(1) Every piece of apparatus which requires operation or attention in normal use shall be so installed that adequate means of access and working space are afforded for such operation or attention.

(2) All parts of a building in which such apparatus is placed shall be adequately lighted to prevent danger.

(3) Every electric motor shall be controlled by an efficient switch for starting and stopping, such switch to be readily accessible and easily operated and so placed as to prevent danger.

**Connection of appliances to supply*

170.—(1) Every appliance, other than a heating appliance, shall be—

(*a*) controlled by means of a switch, which shall be additional to any automatic control device, and shall be arranged to disconnect the appliance from all live conductors, or

(*b*) where the supply of electricity is alternating current, connected by means of a plug and socket outlet:

Provided that nothing in this paragraph shall apply to—

(i) an electric clock, or

(ii) a bell transformer fed from a separate circuit.

(2) Every heating appliance shall be controlled by a linked switch arranged to break the supply conductors:

Provided that this paragraph shall not apply to an appliance the heating elements of which are so screened that they cannot be touched.

**Precautions against special conditions*

171.—(1) All apparatus and conductors exposed to weather, corrosive atmosphere or other adverse conditions, shall be so constructed or protected as may be necessary to prevent danger arising from such exposure.

(2) Where a conductor or apparatus is, or is likely to be, exposed to flammable surroundings or an explosive atmosphere, it shall be protected by a flameproof enclosure or be otherwise so designed and constructed as to prevent danger.

(3) For the purposes of the last foregoing paragraph a "flameproof enclosure", in relation to any conductor or apparatus, means an enclosure or casing which will withstand without injury any explosion of a flammable gas that may occur within it (in the case of apparatus under conditions of operation within the rating of the apparatus and recognised overloads, if any, associated therewith) and will prevent the transmission of flame such as would ignite any flammable gas that may be present in the surrounding atmosphere.

**Voltages exceeding 250 volts*

172. Conductors and apparatus operating at voltages between conductors or to earth exceeding 250 volts shall either—

(*a*) be completely enclosed in earthed metal which is electrically continuous and adequately protected against mechanical damage, or

(*b*) be so constructed, installed and protected as to prevent danger so far as is reasonably practicable.

Light fittings or appliances in rooms containing baths or showers

173.—(1) Any light fitting or appliance in a room containing a fixed bath or shower shall comply with the following provisions of this Regulation.

(2) Any part of a lamp-holder likely to be touched by a person replacing a lamp shall be constructed of or shrouded in insulating material and fitted with a protective shield.

(3) Any switch or other means of control or adjustment associated with a light or electrical appliance in the room shall be either—

(*a*) of the type operated by an insulating cord, or

(*b*) be placed in an accessible position outside and immediately adjacent to the normal access door of the room,

but shall in any event be so situated as to be out of the reach of a person in the bath or under the shower:

Provided that nothing in this paragraph shall prohibit the provision in the room of a shaver supply unit—

(i) complying with British Standard B.S. 3052: 1958, "Electric shaver supply units", and

(ii) so situated as to be out of the reach of a person in the bath or under the shower, and

(iii) having its earth terminal so earthed as to comply with Regulation 167, and

(iv) having its secondary circuit isolated both from the supply mains and earth.

(4) Save as provided for in the last foregoing paragraph, no provision shall be made in the room for the use of any portable appliance.

(5) Any heating appliance or other apparatus in the room shall be so situated as to be out of the reach of a person in the bath or under the shower.

Wiring diagrams

174. In every building or part of a building to which this Part applies, not being a building or part of a building comprising a house, there shall be displayed on the wall beside the main supply switch for that building, or part thereof, or at some other suitable place, a schematic diagram, in permanent form and of a suitable size, showing the main distribution systems and controls of the wiring of the building.

PART XIV

Prevention of Danger and Obstruction

Prevention of danger and obstruction

175. Where any part of a building or any fixture affixed to a building—

(*a*) projects, or is capable of being projected, over or on to any place to which the persons inhabiting or frequenting the building or adjacent buildings or places, or the public generally, have access, or

(*b*) opens or is capable of being opened over or on to such a place, or

(*c*) is affixed to a wall or roof which faces on to such a place,

such part or fixture shall be so situated, fixed and secured as to cause no obstruction or danger—

(i) in the case of a footway or other place to which pedestrian access only is available, to any person;

(ii) in the case of any other place, to any person or vehicle.

Pipes for the discharge of smoke, etc.

176. No pipe for the discharge of gas, steam, hot water or smoke or other gaseous product of combustion shall be—

(*a*) fixed to a building against the outside of, or taken through, any wall, in such a manner as to cause obstruction or danger to any member of the public, or

(*b*) so fixed as to discharge through a window or door.

Steam pipes

177. All waste steam from high pressure engines in or connected with any building shall be conveyed and carried away by a high chimney.

PART XV

Housing Standards

Application of Part XV

178.—(1) This Part shall apply only in relation to a building or part of a building of occupancy sub-group A1 or A2.

(2) In this Part, the provisions of—

(*a*) Regulations 180 and 181, other than Regulation 180(9) and (11) and those paragraphs as applied by Regulation 181(2), and

(*b*) Regulations 182 to 184, 186 to 191, and 196,

shall not be subject to specification in a notice served under section 11 of the Act (which enables local authorities to require existing buildings to conform to these Regulations).

**Access to houses—general*

179.—(1) There shall be provided in respect of each house access from a public road to—

(*a*) at least one entrance door into that house, and

(*b*) any refuse collection point serving that house,

by means of a roadway, footpath, passage, stairway, landing or balcony, being an access which complies with the following provisions of this Regulation and with Regulation 180 but always subject to the provisions of Part V.

(2) Any part of the access to a house which is at a distance, measured along the access, of more than—

(*a*) if the house is served by a common ground floor entrance doorway or a common stairway, 150 feet from that entrance doorway or from the bottom step of the stairway, or if the house is not so served, 150 feet from the door of the house, and

(*b*) if the house is served by a communal refuse storage container, 30 feet from the refuse collection point, or if the house is not so served, 150 feet from the refuse collection point,

shall be a roadway at least 10 feet wide and capable of carrying a vehicle of an axle load of 5 tons.

(3) The access shall, subject to the last foregoing paragraph, be of an unrestricted width of not less than—

(*a*) in the case of a footpath—

(i) providing access only to one house, 3 feet,

(ii) providing access to two houses, 4 feet,

(iii) providing access to more than two houses, 6 feet;

(*b*) in the case of a passage, landing or balcony—

(i) providing access only to one house, 3 feet,

(ii) providing access to two or more houses, 3 feet 6 inches;

(*c*) in the case of any part providing access only—

(i) to a refuse collection point which serves only one house, 3 feet,

(ii) to any other refuse collection point, 4 feet.

(4) The access shall be so contructed as to prevent an accumulation of water thereon and provide a safe and adequate surface for pedestrian traffic.

(5) Where any part of the access is a footpath providing access to a communal refuse storage container the footpath shall—

(*a*) either be level or have a fall-away from the refuse collection point not exceeding 1 in 14 at any part, and

(*b*) be constructed with an even continuous finish.

(6) Every part of the access comprising a landing or balcony and forming part of the building containing the house, shall be guarded on each side by a wall or by a balustrade or railing securely fixed to the landing or balcony, extending to a height above the floor of not less than 4 feet:

Provided that where any part of the balcony is guarded by a wall, balustrade or railing, the coping or top rail of which is of an overall width of not less than 9 inches, this paragraph shall have effect in relation to that part as if for the words " 4 feet ", there were substituted the words " 3 feet 6 inches ".

(7) Where in the wall of any part of an access comprising a passage there is a window, any part of the glazed portion of which is less than 3 feet 6 inches above the floor, the window shall be guarded by a secure railing or balustrade extending to a height of 4 feet above the floor.

(8) No opening in any balustrade or between any railings provided in accordance with the foregoing provisions of this Regulation shall be of such a size as will permit the passage through it of a sphere of 4 inches in diameter.

(9) In this Regulation, " refuse collection point " means the point, if any, from which the refuse of a house will be collected by the appropriate public authority.

Access stairways

180.—(1) Any stairway which—

(*a*) forms part of an access provided so as to comply with the last foregoing Regulation, or

(*b*) provides access to any part of—

(i) a building containing two or more houses, or

(ii) the curtilage of such a building,

being a part which is provided for the use of the occupants of two or more houses in that building,

shall, subject to the provisions of paragraphs (12) and (13) of this Regulation comply with the following provisions of this Regulation.

(2) The stairway shall have clear headroom of at least 6 feet 6 inches measured vertically from the pitch line and there shall be at least 5 feet clearance at right angles to that line.

(3) Every part of the stairway shall have a width of at least—

(*a*) if the stairway serves only one house, 3 feet;

(*b*) in any other case, 3 feet 6 inches.

(4) The stairway shall have a pitch not exceeding 37 degrees and shall in each flight have a uniform rise and going.

(5) The dimensions of each step of the stairway shall be such that the aggregate of the going and twice the rise is not less than 22½ inches nor more than 25 inches.

(6) Subject to paragraph (12) of this Regulation the tread width of each tread shall be—

(*a*) in the case of a stairway to which paragraph (1)(*a*) of this Regulation applies, 10 inches;

(*b*) in the case of any other stairway, 9 inches.

(7) No opening between any two adjacent treads of the stairway shall be of such a size as will permit the passage through it of a sphere of 4 inches in diameter.

(8) In each flight of the stairway there shall be neither more than 16 nor less than 3 rises, and at each end of the flight there shall be a terminal landing not less in length, measured horizontally in the direction of travel on the centre line of the access, than the width of the stairway.

(9) The stairway shall be guarded on each side by a wall or by a secure balustrade or railing extending in either case to a height of not less than 2 feet 9 inches measured vertically from the pitch line:

Provided that this paragraph shall not apply to any stairway or any part of a stairway—

(i) which is outwith the external walls of the building, and

(ii) the pitch line of which does not rise at any point more than 2 feet above the adjoining ground level.

(10) No opening in any balustrade or between any railings provided in accordance with the foregoing paragraph shall be of such a size as would permit the passage through it of a sphere of 4 inches in diameter.

(11) The stairway shall be provided with a hand-rail continuous throughout each flight and fixed on one side of the flight at a height of not less than 2 feet 9 inches nor more than 3 feet 3 inches measured vertically from the pitch line.

(12) In relation to any stairway or part of a stairway having tapered treads, the references in this Regulation to the going and the tread width shall be taken to be references to the going and the tread width at a distance of 1 foot 6 inches from that side of the stairway or part of a stairway at which the treads are narrower.

(13) Paragraphs (8) to (11) of this Regulation shall not apply to any stairway which in aggregate does not rise more than 2 feet.

Other stairways, balconies and landings

181.—(1) This Regulation shall apply to any stairway, landing or balcony which is—

(*a*) within a house, or

(*b*) provides access to any part of a building or of the curtilage of a building, being a part which is available for the use only of the occupants of one house within the building,

not being a stairway, landing or balcony forming part of an access provided so as to comply with Regulation 179.

(2) Every stairway to which this Regulation applies shall—

(*a*) at every part have a width of not less than 2 feet 11 inches, and

(*b*) have a pitch not exceeding 42 degrees, and shall in each flight have uniform rise and going, and

(*c*) at every part have a tread width of not less than 8¾ inches, and

(*d*) in every case comply with the provisions of paragraphs (2), (5) and (12) of the last foregoing Regulation, and

(*e*) in the case of a stairway whose aggregate rise is more than 2 feet, comply with paragraphs (9) and (11) of that Regulation :

Provided that nothing in sub-paragraph (*a*) of this paragraph shall apply to a stairway which provides access only—

(i) to one room, not being a living room or kitchen, or

(ii) to a bathroom, washroom or watercloset

if the width of the stairway is not less than 2 feet.

(3) Every stairway to which paragraph (1)(*b*) of this Regulation applies and which in aggregate rises more than 2 feet shall comply with Regulation 180(8).

(4) Every landing or balcony to which this Regulation applies shall comply with Regulation 179(6) and (7) and, if open to the external air, shall comply also with Regulation 179(8).

Lifts

182.—(1) This Regulation shall apply to every block of flats in which the entrance door of any house is vertically distant from any entrance to the block by not less than either—

(*a*) the height of four storeys of the building, or

(*b*) 31 feet,

so, however, that where an entrance to a block of flats is higher than the ground level adjacent to that entrance, the vertical distance of the entrance door of any house in the block in relation to that entrance shall be measured from that ground level.

(2) Subject to Regulation 61, in any block of flats to which this Regulation applies—

(*a*) there shall be provided access by passenger lift to within one storey of the entrance door of every house in that block ;

(*b*) the number of lifts so provided shall be not less than—

(i) where in the block of flats there are more than 70 houses or the occupant capacity of the block exceeds 160, the number required to provide a scale of either one lift to 70 houses or one lift to 160 occupants ;

(ii) where the entrance door of any house in the block of flats is vertically distant from any entrance to the block by a distance not less than either—

(A) the height of eight storeys of the building, or

(B) 62 feet,

two lifts;

(iii) in any other case, one lift;

(*c*) each lift so provided shall comply with the following provisions of this Regulation.

(3) The lift shall be capable of carrying not less than eight adults at any one time by means of a guided lift-car which shall be mechanically operated in an enclosed well.

(4) The lift shall be fitted with—

(*a*) if its travel range does not exceed 8 storeys, automatic push button control;

(*b*) if its travel range exceeds 8 storeys, automatic directional-collective control.

(5) The lift shall be capable of a speed of—

(*a*) if its travel range does not exceed 10 storeys, 100 feet per minute;

(*b*) if its travel range exceeds 10 storeys but does not exceed 18 storeys, 150 feet per minute;

(*c*) if its travel range exceeds 18 storeys but does not exceed 24 storeys, 200 feet per minute;

(*d*) if its travel range exceeds 24 storeys, 300 feet per minute.

(6) The lift shall have arrangements for the automatic parking of the lift-car when not in use at a floor containing an entrance to the building.

(7) The lift shall be fitted with such control devices as may be necessary to prevent—

(*a*) the movement of the lift-car in the well unless all the landing doors by which access to that lift-car is obtained and the doors of the lift-car itself are closed, and

(*b*) the opening of a landing door unless the lift-car is at rest opposite it:

Provided that nothing in this paragraph shall be so construed as to prevent the incorporation in the mechanism of safety devices such as to permit in an emergency the opening, subject to suitable safeguards, of the doors of a lift-car or landing doors.

(8) The lift-car of the lift shall—

(*a*) have external measurements of not less than 3 feet 9 inches by 5 feet 2 inches and have an internal height of not less than 7 feet, and

(*b*) be fitted with an imperforate and self-closing door, and

(*c*) be equipped with means of ventilation but otherwise be a fully enclosed structure, and

(*d*) be equipped with means of artificial lighting, available both in normal operation and on the failure of the main power supply to the lift, and

(*e*) be fitted with a suitable device for making an alarm signal capable of being heard outside the lift well, and

(*f*) have displayed conspicuously therein a notice stating the maximum working load and the maximum number of passengers which can be safely permitted to be carried in the car.

(9) Each landing door shall be self-closing and so constructed as to open by sliding or by sliding-and-folding.

(10) The lift well of the lift shall not contain any pipes, wires or other equipment unless these form part of the lift or are necessary for its operation and maintenance.

(11) The machinery operating the lift shall be—

(*a*) housed in a separate room which is capable of being secured against access by unauthorised persons and in which provision is made for artificial lighting, and

(*b*) effectively insulated from the floor of the machine room in relation to sound and vibration.

(12) In this Regulation " travel range " in relation to a lift fitted in a building, means the number of storeys between the level of the storey containing the main entrance to the building and the highest storey at which access is provided by the lift.

Area of rooms

183.—(1) In any house—

(*a*) the total area of the accommodation provided for living, eating and cooking shall not be less than that set out in column (3) of Table 18, and

(*b*) the aggregate area of the apartments, other than the living room, shall be not less than that set out in column (5) of Table 18.

(2) No apartment or kitchen shall have an area of less than—

(*a*) in the case of an apartment, 75 square feet;

(*b*) in the case of a kitchen, that specified in column (4) of Table 18.

(3) Where—

(*a*) in an apartment other than the living room, or

(*b*) in the case of a house of one apartment, in the apartment

there is fitted any built-in wardrobe accommodation the floor area thereof shall, for the purposes of this Regulation, be included as part of the floor area of that apartment but not to any extent greater than—

(i) in the case of an apartment having an area of 120 square feet or more, 10 square feet;

(ii) in the case of any other apartment, 5 square feet.

Height of rooms

184.—(1) Subject to the following provisions of this Regulation—

(*a*) every apartment, kitchen and bathroom forming part of a house, and

(*b*) every room in which there are provided communal laundry facilities or heated drying cabinets or tumbler dryers so as to comply with Regulation 190 or 191,

shall at no part be less than 7 feet 6 inches in height.

(2) There shall be accepted as complying with this Regulation—

(*a*) a living room, if it is not less than 7 feet 6 inches in height over nine-tenths of the floor area thereof and is at no part less than 7 feet in height;

(*b*) any other apartment if—

(i) it has a cubic capacity of not less than 525 cubic feet, and

(ii) it is not less than 7 feet 6 inches in height over at least one-half of its floor area and not less than 6 feet 3 inches over at least three-quarters of such area;

(*c*) a kitchen if—

(i) over the area specified in column (4) of Table 18, or

(ii) over one-half of the area of the kitchen,

whichever is the greater, it is not less than 7 feet 6 inches in height and is at no part less than 5 feet in height;

(*d*) a bathroom, if it is not less than 7 feet 6 inches in height over at least three-quarters of its floor area and is at no part less than 5 feet in height.

(3) Nothing in this Regulation shall be taken to prohibit the provision of a stairway rising from the floor of an apartment or kitchen to the storey above.

**Bathrooms and watercloset*s

185.—(1) There shall, within every house, be provided the following equipment—

(*a*) a bath of one of the following types—

(i) a bath of rectangular or tub pattern measuring not less than 5 feet in length overall;

(ii) a shower bath which complies with paragraph (2) of this Regulation;

(iii) a sitz-bath measuring at least 3 feet 6 inches in length overall, 2 feet 3 inches in width overall and 2 feet in depth at its deepest part and installed so that the top of the roll of the bath is not more than 1 foot 9 inches above the floor of the bathroom or a raised step or platform adjacent to the bath, and

(*b*) a wash-hand basin of adequate size, and

(*c*) a watercloset pan connected to a suitable flushing system.

(2) Any shower bath provided so as to comply with the last foregoing paragraph shall be equipped with a spray operated by an anti-scald valve and contained in a compartment—

(*a*) which is enclosed or capable of being enclosed by materials impervious to the passage of moisture, and

(*b*) the floor of which is—

(i) not less than 6½ square feet in area and at no part less than 2 feet 6 inches in width, and

(ii) composed of a material impervious to the passage of moisture, and

(iii) not less than 5 inches below the level of the top of a kerb surrounding it or the level of the floor of the bathroom, and

(iv) graded to an outlet.

(3) Subject to the next succeeding paragraph, the bath and the wash-hand basin provided so as to comply with paragraph (1) of this Regulation shall be fitted in a separate bathroom which shall not open directly into any apartment or kitchen:

Provided that in the case of a house containing only one apartment, nothing in this paragraph shall be taken to prohibit a bathroom which does not contain a watercloset pan opening directly into that apartment.

(4) If a house contains a bathroom in addition to that provided so as to comply with paragraph (3) of this Regulation it shall not open into a living room or kitchen but nothing in the said paragraph (3) shall prohibit it opening directly into any apartment other than the living room.

(5) The watercloset pan provided so as to comply with paragraph (1) of this Regulation shall be fitted either—

(*a*) in the bathroom provided so as to comply with the last foregoing paragraph, or

(*b*) in a separate watercloset which complies with the two next succeeding paragraphs.

(6) Every watercloset forming part of a house shall be fitted with a wash-hand basin:

Provided that nothing in this paragraph shall require the fitting of a wash-hand basin in a watercloset where there is a wash-hand basin fitted in any room giving access directly to the watercloset.

(7) No watercloset forming part of a house shall open directly into—

(*a*) in the case of the watercloset referred to in paragraph (5) of this Regulation, any apartment or kitchen;

(*b*) in any other case, the living room or a kitchen.

**Kitchens*

186.—(1) There shall be provided in every house a kitchen which shall comply with the following provisions of this Regulation.

(2) The kitchen shall be fitted with—

(*a*) a sink of adequate size, and

(*b*) a draining board fixed on one side of the sink and having a total area of not less than 3 square feet, and

(*c*) cooking facilities in the form of either—

(i) such piping, cables or other apparatus as may be necessary to enable a gas, electric or oil cooker to be used, or

(ii) a solid fuel cooker designed for continuous burning.

(3) The kitchen shall be provided with—

(*a*) a larder complying with the next succeeding Regulation, and

(*b*) a dry goods cupboard or cupboards

having an aggregate cubic capacity of not less than that specified in column (6) of Table 18:

Provided that where there are fitted in the house such piping, cables or other apparatus as may be necessary to enable a refrigerator to be used, the said column (6) shall have effect as if the cubic capacity specified therein were halved.

Larders

187.—(1) Any larder required to be provided under the last foregoing Regulation shall comply with the provisions of this Regulation.

(2) The cubic capacity of the larder shall be not less than 12 cubic feet.

(3) The larder shall be ventilated to the external air by not less than two permanent ventilators so sited as to permit the maximum flow of air within the larder:

Provided that, where the cubic capacity of the larder is less than 18 cubic feet, nothing in this paragraph shall require more than one permanent ventilator.

(4) Each such permanent ventilator shall have a cross-sectional area not less than 10 square inches, shall be fitted with a fly-proof cover so constructed as to allow a free flow of air, and shall have a smooth internal surface which is accessible for cleaning.

(5) No part of any hot water pipe, flue or other source of heat shall be within the larder or within 18 inches of any part thereof unless there is provided such insulation as will prevent the emission of heat therefrom into the larder.

(6) No window shall be placed in any wall of the larder which forms part of the external wall of the house unless the wall faces in a northerly direction within the limits between east and north-west and all openable parts of any window in the larder shall be fitted with a fly-proof cover.

(7) The larder shall be provided with shelves so constructed and fitted as to allow a free flow of air within the larder.

Fuel Stores

188. Every house containing an appliance designed to burn solid fuel, fitted for the purpose of complying with Regulation 193, shall be provided with a fuel store which—

(*a*) is adjacent to or within the house but does not enter directly from any habitable room or any room used for the preparation of food, and

(*b*) is capable of containing not less than 40 cubic feet of fuel, and

(*c*) has a suspended floor of reinforced concrete not less than 4 inches in thickness or a solid floor of concrete or paving stone not less than 3 inches in thickness, and

(*d*) has pointed or cement plastered walls constructed of bricks, stone or building blocks or concrete cast in situ, and

(*e*) if within the house, is accessible for fuel delivery purposes by a hatch or doorway from outside the house or from a utility room, passage or vestibule, having direct entry from outside the house:

Provided that—

(i) in the case of a house having a ground floor where access thereto is otherwise than by way of a common stair or passage, this Regulation shall not apply if there is provided for that house a fuel store which is capable of containing not less than 40 cubic feet of fuel situated either—

(A) outside the house, or

(B) in a utility room within the house having direct entry from outside the house;

(ii) nothing in paragraph (*a*) of this Regulation shall prohibit the provision of a hopper or other suitable device so as to withdraw fuel from a fuel store directly into an apartment or a kitchen in which there is an appliance designed to burn solid fuel.

Linen and general storage

189. In respect of every house there shall, in addition to the dry goods cupboard required under Regulation 186(3), be provided—

(*a*) a linen cupboard or cupboards within the house, and

(*b*) general storage accommodation within the house or in the curtilage of the house or of the building containing the house,

having an aggregate cubic capacity of not less than that specified in column (7) of Table 18.

**Laundry facilities*

190.—(1) In every house there shall be provided in the kitchen, or in a separate laundry room, facilities for the washing of clothes comprising—

(*a*) a sink of adequate size, and

(*b*) adjacent to a sink either—

(i) a tub of adequate size, or

(ii) such piping, cables or other apparatus as may be necessary to enable the use of a washing machine:

Provided that—

(i) where these facilities are provided in the kitchen nothing in this Regulation shall require the provision of a sink in addition to that required under Regulation 186;

(ii) this paragraph shall not apply to—

(A) any house in respect of which there is provided within the same building communal laundry facilities which comply with paragraph (2) of this Regulation;

(B) any house having an area not exceeding 450 square feet.

(2) The communal laundry facilities referred to in the proviso to the last foregoing paragraph—

(*a*) shall comprise the facilities specified under either head (A) or head (B) of the following table—

Appliance	Capable of dealing in one operation with dry weight of washing	Scale—number of houses to each appliance not more than—
(A)		
(i) Combined washing and rinsing machines powered by electricity and heated by gas, electricity or steam	(*a*) 9 lbs. or (*b*) 20 lbs.	(*a*) 15 or (*b*) 30
and		
(ii) Tubs	—	15
and		
(iii) Hydro-extractors powered by electricity, or wringers	(*a*) 9 lbs. or (*b*) 14 lbs.	(*a*) 30 or (*b*) 60
(B)		
(i) Combined washing, boiling, rinsing and spin-drying machines powered by electricity and heated by gas, electricity or steam	9 lbs.	15
and		
(ii) Tubs	—	15

(*b*) shall be provided in a room which—

(i) is naturally lighted, and

(ii) has provision for artificial lighting, and

(iii) has a ceiling, floor and walls of impervious finish, and

(iv) has a solid floor laid with falls to trapped gullies.

**Drying facilities*

191.—(1) There shall be provided in respect of every house such drying facilities or combination of drying facilities as are set forth under one of the heads in column (3) of the following table, sited as shown in column (4) thereof—

Description of house (1)	Head (2)	Drying facilities (3)	Sited (4)
Not in block of flats ...	(1)	Drying area of not less than 45† square feet.	On ground adjacent to house or building.
In block of flats of less than 5 storeys.	(2)	Individual drying area not less than 45† square feet or communal drying area on scale of not less than 45† square feet per house.	On ground adjacent to building.
In a block of flats ...	(3)	Individual drying area not less than 45† square feet or communal drying area on scale of not less than 45† square feet per house.	On a balcony or On a flat roof or In a room or other part of the block set aside for the purpose.
	(4)	(*a*) Individual drying cabinet or tumbler dryer and (*b*) Individual drying area not less than 30 square feet or communal drying area on scale of not less than 30 square feet per house.	(*a*) Within house. (*b*) On a balcony or On a flat roof or In a room or other part of the block set aside for the purpose.
	(5)	Individual drying cabinet or tumbler dryer and Hydro-extractor capable of dealing with 6 lbs. dry weight of washing in one operation and powered by electricity.	Within house.
	(6)	(*a*) Communal heated drying cabinets or tumbler dryers and (*b*) Individual drying area not less than 30 square feet or communal drying area on scale of not less than 30 square feet per house.	(*a*) In the block. (*b*) On a balcony or On a flat roof or In a room or other part of the block set aside for the purpose.
In a block of flats in respect of which there is provided communal laundry facilities such as are mentioned in Regulation 190 (2) (*a*).	(7)	Communal heated drying cabinets or tumbler dryers.	In the block.

†*Note:* This area shall be 30 square feet in relation to a house in a block of flats comprising—
(i) one or two apartments, or
(ii) three apartments, two of which have a floor area of less than 110 square feet.

(2) In the foregoing table—

(*a*) any reference to a drying area shall be construed as a reference to an area—

(i) suitable for use for drying clothes and equipped with posts or other suitable fittings for the fixing and suspension of a clothes line;

(ii) if on a balcony or flat roof, exposed to the open air and provided with suitable means of disposing of surface water;

(iii) in no case less than 9 feet in length, and

(*b*) any reference to a drying cabinet or a tumbler dryer shall be construed as a reference to a heated drying cabinet ventilated to the external air or, as the case may be, a heated tumbler dryer, and

(*c*) any reference to communal drying cabinets or tumbler dryers shall be construed as a reference to heated drying cabinets or, as the case may be, heated tumbler dryers—

(i) provided on a scale of one cabinet or tumbler dryer for every 15 houses they are intended to serve, and

(ii) in the case of drying cabinets, each capable of dealing with 12 pounds dry weight of washing in one operation, and

(iii) fitted in a room which is naturally lighted, has provision for artificial lighting, has a ceiling, floor and walls of impervious finish, and has a solid floor laid with falls to trapped gullies.

Water supply to baths, sinks, tubs and wash-hand basins

192.—(1) Every bath, sink, tub and wash-hand basin provided so as to comply with these Regulations shall have a piped supply of both hot and cold water with tap outlets, the piped supply of cold water to the sink being connected directly to the water service pipe for the house:

Provided that nothing in this paragraph shall require the provision of a piped supply of—

(i) hot water to a wash-hand basin fitted in a watercloset to which access can be obtained only from outside the house;

(ii) cold water to the sink from the water service pipe for the house when the pressure in the main supply pipe is insufficient to provide a constant supply of water.

(2) In every sink provided so as to comply with Regulation 186 there shall be a clearance of not less than 12 inches between the outlet of the fittings supplying water to the sink and the bottom of the sink on the inside.

Heating

193.—(1) There shall be provided—

(*a*) in the living room of every house, and

(*b*) in the case of a house of three or more apartments where no public electricity supply is available and no central heating system is installed, in one other apartment,

a space heating appliance which complies with this Regulation.

(2) The appliance shall be—

(*a*) a solid fuel stove or open fire, or

(*b*) an electric or gas heating appliance affixed to the house as a fixture, or

(*c*) an appliance forming part of a central heating system, or

(*d*) a flued oil burning convector heating appliance, not being an integral tank convector appliance.

(3) The appliance provided in the living room shall be capable of making available for heating the room not less than 6,000 British thermal units per hour.

(4) Any electric appliance provided so as to comply with this Regulation shall be permanently connected to the electrical supply system and any gas appliance so provided shall be connected to the gas supply with fixed non-flexible metal tubing and fittings.

(5) In this Regulation "central heating system" shall include any system of heating by means of warm air or under-floor heating.

Artificial lighting

194.—(1) Every house to which a public supply of electricity is available shall be provided with an efficient electric lighting system which complies with the following provisions of this Regulation.

(2) The system shall include at least one terminal point for lighting in every room having an area of 20 square feet or more and in every bathroom, watercloset, entrance vestibule, hall, passage and stairway terminal landing.

(3) Where any light forming part of the system is at a stairway terminal landing, switches controlling the light shall be provided—

(*a*) at the landing itself, and

(*b*) at any other terminal landing on the stairway.

**Power points*

195.—(1) Every house shall be provided with power points, so installed that they shall be safe and efficient under normal conditions of use, for the attachment and use of portable domestic appliances:

Provided that nothing in this paragraph shall apply to a house to which it is not reasonably practicable to provide a supply of electricity or gas from a public supply.

(2) Subject to paragraph (3) of this Regulation, the number of power points provided shall not be less than that specified in the appropriate column of the following table—

Position	Minimum number of points	
	Houses with electricity or both electricity and gas.	Houses with gas only.
Living room	3 power points, one of which shall be an electricity point with a twin outlet.	1 gas point
Other apartments	2 power points	1 gas point
Kitchen	3 power points	3 gas points
In any part of the house	2 points	—

(3) Where there is provided in the house any power point of the description mentioned in—

(*a*) Regulation 186(2)(*c*)(i) (for cooking facilities);

(*b*) Regulation 186(3) (for a refrigerator);

(*c*) Regulation 190(1)(*b*)(ii) (for a washing machine),

the requirements of paragraph (2) shall be in addition to the provision of that point.

(4) In this Regulation—

"electricity point" means a suitable electricity socket outlet which will provide safely a current of 13 amperes by means of a ring or radial circuit;

"gas point" means a gas outlet fitted with a safety tap;

"power point" means an electricity point or a gas point.

**Refuse disposal arrangements*

196.—(1) Where in a block of flats the entrance door of any house is vertically distant from any entrance to the block by not less than either—

(*a*) the height of four storeys of the building, or

(*b*) 31 feet,

there shall be provided in respect of every house in that block, refuse disposal arrangements by means of a system which complies with the following provisions of this Regulation.

(2) The system shall be so designed as to—

(*a*) afford access for the purposes of refuse disposal by means of a hopper or other suitable device either within the house or at a point within a distance of not more than one storey of every house served by the system, and

(*b*) carry or dispose of the refuse efficiently, without damage to the building or danger or offence to the persons in the building, and

(*c*) allow access for cleansing and for clearing obstructions.

(3) Any chute or refuse container chamber forming part of the system shall be so ventilated as to prevent the escape of foul air into the building.

(4) Where the system includes a refuse container, the container shall be housed in a chamber—

(*a*) formed of solid non-combustible materials, and

(*b*) the inner surface of which comprises a material impervious to the passage of moisture, and

(*c*) so designed as to permit convenient removal and replacement of containers and to prevent spillage of refuse on to the floor of the chamber.

Windows

197. In any house, every window above the ground storey of the house, not being a roof-light, shall be so constructed as to enable the outside of the window to be cleaned safely from inside the house:

Provided that nothing in this Regulation shall apply to a window where access to the outside thereof for cleaning can be safely obtained from a balcony, platform or flat roof.

PART XVI

ASHPITS AND DUNGSTEADS

Ashpits

198. Any ashpit provided in relation to a building of occupancy sub-group A1, A2 or A3 shall—

(*a*) be so sited that neither it nor any drainage system therefrom endangers any water supply used for domestic purposes, and

(*b*) be no nearer to any part of a house than 20 feet, and

(*c*) be so sited as to afford ready means of access for cleansing and for the removal of its contents without passing through the interior of any building, and

(*d*) have walls constructed of suitable impervious materials finished smooth on the inner surfaces, and

(*e*) have a floor not less than 3 inches above the surface of the adjoining ground at the entrance thereto constructed of suitable impervious material, finished smooth, and graded to an outlet which is so constructed as to allow the passage of liquid only and is connected to a channel leading to a drainage system, and

(*f*) be roofed in such a manner and be provided with a door or doors so fitted as to prevent the escape of the contents, and

(*g*) be ventilated to the external air.

Dungsteads

199. Every dungstead shall—

(*a*) be so sited that neither it nor any drainage system therefrom endangers any water supply used for domestic purposes, and

(*b*) be no nearer to any part of a house than 60 feet, and

(*c*) have walls and a floor constructed of suitable impervious material, and

(*d*) be properly drained.

Michael Noble,
One of Her Majesty's Principal Secretaries of State.

St. Andrew's House,
Edinburgh.
22nd November 1963.

Regulation 2

SCHEDULE 1

General Rules of Measurement

Thickness

(1) The thickness of timber shall be taken to be the actual thickness.

(2) The thickness of any plaster shall be taken to be the least thickness of the plaster.

(3) The thickness of a wall or leaf of a cavity wall shall be taken to be the actual thickness exclusive of any applied surface finish.

Height

(4) The height of—

(*a*) a building, or division of a building, shall be taken to be the vertical measurement from the upper surface of the floor of the lowest storey to the underside of the ceiling of the topmost storey or, where there is no such ceiling, to the highest part of the roof less one half of the vertical measurement between the lowest and the highest parts of the roof;

(*b*) a compartment of a building shall be taken to be the vertical measurement from the upper surface of the floor of the lowest storey in the compartment to the underside of the ceiling of the topmost storey in the compartment or where the compartment is the topmost compartment of a building and there is no such ceiling, to the highest part of the roof less one half of the vertical measurement between the lowest and highest parts of the roof;

(*c*) the roof of a building above ground level shall be taken to be the vertical measurement from the mean ground level to the highest part of the roof less, in the case of a building with a pitched roof, one half of the vertical measurement between the lowest and the highest parts of the roof:

Provided that where any building has more than one roof any reference in this Rule to the roof shall, in relation to that building, be construed as a reference to the higher or highest roof as the case may be.

(5) The height of a wall shall be measured—

(*a*) where there is a parapet, to the top of the parapet;

(*b*) in any other case, to the wallhead,

and where a wall is not of uniform height the height of the wall shall be taken to be the average height over its length.

(6) The height of a storey above ground level shall be taken to be the vertical measurement from the upper surface of the floor of the storey to the finished surface of the ground adjacent to the building containing the storey or, if such ground is not level, the least such measurement.

(7) The height of any part of a room shall be measured vertically from the upper surface of the floor to the underside of the ceiling or to the underside of any beam, bulkhead or other projection.

(8) The height of any wall, railing or balustrade, in relation to a stair, shall be measured vertically above the pitch line of the stair.

(9) The height of any part of a chimney or flue-pipe above an appliance shall be measured vertically from the highest part of the junction of the appliance with a chimney or flue-pipe.

Area

(10) The area of any storey of a building, division or compartment shall be taken to be the total area in that storey bounded by the finished inner surfaces of the enclosing walls or, on any side where there is no enclosing wall, by the outermost edge of the floor on that side.

(11) The area of any room or lobby shall be taken to be the total area of the floor thereof bounded by the inner finished surfaces of the walls forming the room or lobby:

Provided that in calculating the area of—

(i) any room of a house, there shall be excluded—

(A) the area of any passage, watercloset, washroom, bathroom or store room, and

SCHEDULE 1—*continued*

(B) the area of any part of a room where the height is less than 5 feet, and

(C) where there is within any apartment or kitchen a stair or part of a stair, the area of any space occupied by any part of the stair in any horizontal plane within that room, and

(D) the area of any larder, bulkhead, chimney, cupboard, press or fixture that extends to a height of more than 3 feet above the floor;

(ii) any room, not being a room of a house, there shall be excluded the area of any built-in storage space which extends from the floor to the ceiling.

(12) The area of any window or glazed opening shall be taken to be the area of the glass therein clear of any frame, sash or glazing bars.

Cubic capacity

(13) The cubic capacity of a building shall be taken to be the space contained by—

(*a*) the finished inner surfaces of its enclosing walls or, on any side where there is no enclosing wall, a plane extending vertically from the outermost edge of the floor on that side, and

(*b*) the upper surface of the floor of the lowest storey of the building, and

(*c*) if the roof over the building is non-combustible, the internal surface of the roof, or if combustible, the external surface.

(14) The cubic capacity of any room, larder, cupboard or general storage accommodation shall be taken to be the internal cubic capacity thereof:

Provided that, for the purposes of Parts X and XV of these Regulations, in calculating the cubic capacity of—

(i) any room, no account shall be taken of any part of the room at a height of less than 5 feet, or

(ii) any general storage accommodation, no account shall be taken of any space at a height of more than 7 feet 6 inches above the floor, or

(iii) any garage or part of a building used for vehicle parking, no account shall be taken of any space at a height of more than 10 feet above the floor, or

(iv) any room of a building, not being a garage or part of a building used for vehicle parking, no account shall be taken of any space at a height of more than 20 feet above the floor.

Stairways

(15) Without prejudice to Regulation 52(6) in relation to any stairway—

(*a*) the width of the stairway shall be taken to be the unobstructed width taking no account of any obstruction caused by hand-rails;

(*b*) the length of a tread shall be taken to be the horizontal distance between the two sides of the tread;

(*c*) in the case of a stairway or part of a stairway having tapered treads, the going and tread width shall be measured at a distance of 1 foot 6 inches from that side of the stairway or part at which the treads are narrower.

General

(16) Any distance from any point on the boundary of land in different occupation shall be measured horizontally.

(17) A rise, slope or fall away shall be taken to be one unit of measurement vertically in a given number of such units horizontally.

(18) Any reference to a width of cavity in a cavity wall shall be taken to be a reference to the distance between the inner face of the outer leaf, and the outer face of the inner leaf.

(19) The width of a window shall be measured over the window opening.

(20) Any Regulation which requires the provision of equipment or appliances to a scale of one item of equipment or one appliance to a given number of houses, shall be construed in any particular case as requiring the provision of one such item of equipment or appliance for every whole such number in that case, and one for any remainder left over.

Regulation 5

SCHEDULE 2

CLASSIFICATION OF BUILDINGS BY OCCUPANCY

Occupancy group (1)	Occupancy sub-group (2)	Description of occupancy use (3)	Standard Industrial Classification (4)
A (Residential)	1	Houses of not more than 2 storeys—other than flats.	
	2	Houses of more than 2 storeys. Flats.	
	3	Residential clubs, colleges and schools. Residential ecclesiastical buildings. Hotels. Motels. Hostels. Lodging houses. Boarding houses. Public houses (with residential accommodation attached).	
	4	Children's homes. Old people's homes. Hospitals. Private nursing homes. Sanatoria. Special schools for handicapped children.	
B (Commercial)	1	Office premises.	
	2	Shop premises. Television, radio and film studios. Laboratories.	
C (Assembly)	1	Passenger stations. Grandstands. Stadia.	
	2	Non-residential clubs, colleges, schools, ecclesiastical buildings, meeting houses, clinics and public houses (other than those covered in sub-group A3 above).	
	3	Theatres, cinemas, radio and television studios to which the public are admitted, concert halls. Restaurants, cafes. Exhibition halls.	
D (Industrial)	1	Mining and quarrying other than coal mines. Manufacture, process or repair of any of the following— tobacco; steel tubes; light metals; mechanical handling equipment; mechanical equipment or parts not elsewhere specified; scientific, surgical and photographic instruments; watches and clocks; electric machinery;	102, 103, 109 240 312 321 337 349 351 352 361

SCHEDULE 2—*continued*

Occupancy group (1)	Occupancy sub-group (2)	Description of occupancy use (3)	Standard Industrial Classification (4)
D (Industrial) *contd.*		insulated wires and cables;	362
		telegraph and telephone apparatus;	363
		radio and other electronic apparatus;	364
		domestic electric appliances;	365
		other electrical goods;	369
		aircraft;	383
		locomotives and railway track equipment;	384
		railway carriages, wagons and trains;	385
		cutlery;	392
		bolts, nuts, screws, rivets;	393
		wire and wire products;	394
		cans and metal boxes;	395
		metal goods not elsewhere specified;	399
		hosiery and other knitted goods;	417
		glass;	463
		cement;	464
		abrasives and building materials not elsewhere specified;	469
		plaster cast, image and models.	499
	2	Agriculture and horticulture.	001
		Coal mining.	101
		Shipbuilding and marine engineering.	370
		Paper, printing and publishing.	481–483, 486, 489
		Laundries and dry cleaners.	885, 886
		Motor repairers, distributors, garages and filling stations.	887
		Manufacture, process or repair of any of the following—	
		food and drink;	211–218, 229, 231, 239
		chemicals and allied industries;	261–263, 271–274, 276, 277
		metal;	311, 313, 322
		engineering and electrical goods;	331–336, 338–339, 341, 342
		vehicles;	381, 382, 389
		tools and implements;	391
		jewellery, plate and refining of precious metals;	396
		textiles;	411–415, 418, 419, 423, 429
		fur;	433
		clothing and footwear;	441–445, 449, 450, 888
		bricks, fireclay and refractory goods;	461
		pottery;	462
		rubber;	491
		brushes and brooms;	493
		stationers' goods;	495
		plastics moulding and fabricating;	496
		gas, electricity and water.	601–603
		Any other industry not separately classified in D1 or D3.	
	3	Manufacture, process or repair of any of the following—	
		animal and poultry foods;	219
		vegetable and animal oils, fats, soap and detergents;	275
		rope, twine and net;	416
		narrow fabrics;	421
		made-up textiles;	422

Occupancy group (1)	Occupancy sub-group (2)	Description of occupancy use (3)	Standard Industrial Classification (4)
D (Industrial) *contd.*		leather (tanning and dressing); sheepskin wool (fellmongery);	431
		leather goods;	432
		hats, caps and millinery;	446
		timber;	471
		furniture and upholstery;	472
		bedding and similar goods;	473
		shop and office fittings;	474
		wooden containers and baskets;	475
		miscellaneous wood and cork goods;	479
		linoleum, leather cloth, and similar material;	492
		toys, games and sports equipment.	494
		Miscellaneous manufacturing industries other than those classified under sub-group 1.	499
E (Storage)	1	(*a*) Storage of goods and materials not specified as hazardous in E2. (*b*) Garages used solely for the storage or parking of motor vehicles and garages over 400 square feet in area, and transit sheds and transport services.	702–706, 709
	2	Storage of hazardous materials including (*a*) any compressed, liquefied or dissolved gas; (*b*) any substance which becomes dangerous by interaction with either water or air; (*c*) any liquid substance with a flash point below 65°C. (149°F.) including whisky or other spirituous liquor; (*d*) any corrosive substance; (*e*) any substance that emits poisonous fumes when heated; (*f*) any oxidising agent; (*g*) any substance liable to spontaneous combustion; (*h*) any substance that changes or decomposes readily giving out heat when doing so; (*i*) any combustible solid substance with a flash point less than 121°C. (249·8°F.) (*j*) any substance likely to spread fire by flowing from one part of a building to another.	

SCHEDULE 3 Regulation 8

EXEMPTED CLASSES OF BUILDINGS

Description	Limitations
Class 1. A building erected on agricultural land having an area of more than one acre and comprised in an agricultural unit, being a building required for the use of that land for the purposes of agriculture and of which every part falls within one of the following descriptions— (*a*) building for housing cattle (other than milking dairy cattle), horses, sheep or dogs; (*b*) barn, shed or other building for storage purposes in which no feeding stuffs for livestock are prepared; (*c*) gate, fence, wall or other means of enclosure not exceeding 7 feet in height.	(i) In the case of a building falling under head (*a*) or (*b*)— (A) the cubic capacity does not exceed 40,000 cubic feet; (B) no part thereof is nearer to the boundary of the agricultural unit than 42 feet. (ii) In the case of a wall falling under head (*c*), no part of the wall which is over 4 feet in height adjoins any road or other place to which the public have access as of right.
Class 2. A building erected on land used for the purposes of forestry (including afforestation) being a building required for the use of the land for such purposes and of which every part falls within one of the following descriptions— (*a*) building for housing animals; (*b*) shed or other building for storage purposes; (*c*) gate, fence, wall or other means of enclosure not exceeding 7 feet in height.	(i) In the case of a building falling under head (*a*) or (*b*)— (A) the cubic capacity does not exceed 40,000 cubic feet; (B) no part thereof is nearer to the boundary than 42 feet. (ii) In the case of a wall falling under head (*c*), no part of the wall which is over 4 feet in height adjoins any road or other place to which the public have access as of right.
Class 3. A building consisting only of plant or machinery or of a structure or erection of the nature of plant or machinery.	No part of the building is nearer to any point on the boundary than— (A) 42 feet, or (B) the height of the building whichever is the less, unless at that point the boundary is a boundary with agricultural land on which there is no building nearer to the point than 42 feet.
Class 4. A building used only to house fixed plant or machinery in which there is no human occupation or no human occupation other than intermittent occupation for the purposes of maintenance.	As for Class 3.

Description	Limitations
Class 5. A building essential for the operation of a railway and comprising or erected within— (*a*) a locomotive depot; (*b*) a carriage depot; (*c*) a goods yard; (*d*) a marshalling yard; (*e*) a signal box: Provided that a building shall not be excluded from this class by reason only that a part thereof of a cubic capacity not exceeding one tenth of the total cubic capacity of the building does not conform to this description.	There shall not be included in this Class any building of occupancy sub-group D1.
Class 6. A building essential for the operation of a dock, harbour or pier and erected within the area of the dock, harbour or pier undertaking.	There shall not be included in this Class any building in respect of the construction of which the approval or consent of the local authority would have been required under a local act in force immediately before the coming into operation of these Regulations.
Class 7. A work of civil engineering construction including dock, wharf, harbour, pier, quay, sea defence work, lighthouse, embankment, river work, dam, bridge, tunnel, filter station (including filter bed), inland navigation, water works, viaduct, aqueduct, reservoir, pipe line, sewerage work, sewage treatment works, gas holder, gas main, electric supply line and supports.	
Class 8. A building in respect of which there is constructional control by virtue of the powers under the Explosives Acts 1875 and 1923(a).	
Class 9. A building within the curtilage of a dwelling-house used or intended to be used only for the keeping of poultry, bees, birds or other animals for the domestic needs or personal enjoyment of the occupants of the dwelling-house.	(i) The cubic capacity of the building does not exceed 300 cubic feet, and (ii) the building is wholly detached and distant not less than 10 feet from any other building, not being a building of a Class specified in this Schedule.
Class 10. A building constructed to be used only in connection with and during the construction, alteration, demolition or repair of any building or other work.	The building is neither used nor intended to be used for human habitation.
Class 11. A moveable dwelling including a tent, caravan, shed or similar structure used for human habitation.	

(a) 38 & 39 Vict. c. 17 and 13 & 14 Geo. 5. c. 17.

Description	Limitations
Class 12. A building erected on a site during a period of not more than 28 days in any period of 12 months.	
Class 13. (*a*) A gate or fence not exceeding 7 feet in height; (*b*) a wall or other means of enclosure not exceeding 4 feet in height.	In the case of a building falling under head (*a*)—the gate or fence does not adjoin any road or other place to which the public have access as of right.
Class 14. A pipe, cable or other apparatus laid underground.	There shall not be included in this Class— (*a*) a drain provided so as to comply with Part XII; (*b*) a conductor or apparatus provided so as to comply with Part XIII.

SCHEDULE 4 Regulation 8

FIXTURES FOR THE FITTING OF WHICH NO WARRANT REQUIRED

Any fixture of one of the following kinds, being a fixture the fitting of which does not involve a change of use of a building or a failure to comply with Part XIV—

(1) Any fixture of a kind for which no standard is prescribed under these Regulations.

(2) Any notice provided so as to comply with Regulation 21, 43 or 119.

(3) Any heating appliance of a type mentioned in Regulation 62(1) or (2).

(4) Any fixture forming part of a mechanical ventilation system provided so as to comply with Part X.

(5) Any fixture provided so as to comply with Part XII or Part XIII or to which any provision of those Parts applies.

(6) Any fixture provided so as to comply with Part XV:

Provided that there shall not be included under this head any lift or refuse chute.

(7) Any fixture which is fitted in replacement of an existing fixture of the same type:

Provided that there shall not be included under this head any replacement of—

(i) internal linings provided so as to comply with Regulation 57;

(ii) fire mains provided so as to comply with Regulation 60;

(iii) a lift provided so as to comply with Regulation 61 or 182;

(iv) a solid fuel appliance of the type mentioned in Regulation 62(3);

(v) a refuse chute provided so as to comply with Regulation 196.

SCHEDULE 5 Regulation 37

STRUCTURAL FIRE PRECAUTIONS

DISTANCE OF SIDE OF BUILDING FROM BOUNDARY CALCULATED BY REFERENCE TO ENCLOSING RECTANGLE OF OPENINGS

1. For the purposes of Regulation 37(6) the minimum distance between any part of the enclosing rectangle of any opening or any group of openings in the side of a building, or of a division or compartment of a building, and any point on the boundary shall, where all of the side is in the plane of reference of that side, be the distance specified in Table 9:

Provided that, if in any side of a building, compartment or division two adjacent enclosing rectangles are separated by a space which contains no opening and extends horizontally to more than four times the distance specified in Table 9 in relation to the overall enclosing rectangle of that side, no account shall be taken of the overall enclosing rectangle of that side for the purposes of this paragraph.

2. Where any part of the side of a building, division or compartment is recessed or set back but—

(*a*) is less than 5 feet behind the plane of reference, or

(*b*) if more than 5 feet behind the plane of reference, has no openings therein,

the foregoing paragraph shall apply as if that part were in the plane of reference.

3. Where any part of the side of a building, division or compartment consists of a recess which—

(*a*) extends to more than 5 feet behind the plane of reference of the side, and

(*b*) has openings in either of the side walls of the recess (whether or not there is any opening in the back wall)

paragraph 1 of this Schedule shall apply as if that part were in the plane of reference but contained an opening—

(i) of an area equal to the aggregate of the areas of all the openings in the recess, but in any case not greater than the area of that part of the aperture of the recess that is included in the overall enclosing rectangle of that side;

(ii) the enclosing rectangle of which is co-incident with the said part of the aperture of the recess.

4. Where any part of the side of a building, division or compartment consists of a recess which extends to more than 5 feet behind the plane of reference of that side and has an opening or openings only in the back wall, paragraph 1 of this Schedule shall have effect as if such opening or openings were in the plane of reference:

Provided that where the distance specified in Table 9 in respect of the enclosing rectangle of such opening or openings is less than the distance set forth in—

(i) Part 1 of Table 10, there may for the purposes of the said paragraph 1, be substituted the distance specified in Table 9 as if the percentage of openings in the enclosing rectangle were reduced by 10;

(ii) Part 2 of Table 10, there may for the purposes of the said paragraph 1, be substituted the distance specified in Table 9 as if the percentage of openings in the enclosing rectangle were reduced by 20.

5. Where any part of the side of a building or division is set back from the plane of reference of that side by more than 5 feet and the set back is uniform throughout the height of the building or division, the provisions of paragraph 1 of this Schedule shall apply—

(*a*) in relation to that part of the side within the plane of reference of the side as if the side terminated at the commencement of the set back, and

(*b*) in relation to the set back as if the building had a side with a plane of reference extending along the diagonal of the sides of the set back and containing an opening—

(i) the enclosing rectangle of which is that rectangle in the plane of reference enclosing the projections of the extreme edges of the outermost openings in the set back, the upper edge of the topmost opening and the lower edge of the lowest opening, all the projections being normal to the plane of reference, and

(ii) equal in area to the aggregate of the areas of actual openings in the set back, but in any case not greater than the area of the enclosing rectangle referred to in the last foregoing sub-paragraph.

6. For the purposes of this Schedule

(*a*) no account shall be taken of any of the openings mentioned in Regulation 37(4) whether in a plane of reference, recess, or set back;

(*b*) the provisions of Regulation 37(7) shall have effect for the purposes of this Schedule as they have effect for the purposes of that Regulation;

(*c*) where any part of an external wall is by virtue of the provisions of Regulation 23 treated as an opening by reason only of having attached to its external face combustible material of a thickness more than $\frac{1}{32}$ inch whether for cladding or for any other purpose, that part of the wall shall be treated as an opening but only to the extent of one-half of its area:

Provided that nothing in this sub-paragraph shall affect the dimensions of the enclosing rectangle or the overall enclosing rectangle of that external wall.

SCHEDULE 6 Regulations 132 and 136

DAYLIGHTING STANDARDS AND PERMISSIBLE HEIGHT INDICATORS

PART I

Standard of daylighting using permissible height indicators —all buildings containing houses

1. A room shall comply with this Part of this Schedule if there is provided a window or windows—

(*a*) of not less width, or in the aggregate of not less width, than that specified in Table 16, increased by the percentage specified in Table 17, and

(*b*) at a distance from—

(i) any existing obstruction, and

(ii) the obstruction assumed to exist in accordance with paragraph 3 of this Schedule

not less than the minimum distance determined in the manner described in the next following paragraph by test with four Permissible Height Indicators which have been constructed in accordance with the measurements given in head (*a*) of paragraph 11 of this Schedule.

2. The minimum distance referred to in sub-paragraph (*b*) of the last foregoing paragraph is the least distance given by any one of the four Permissible Height Indicators when—

(*a*) the Indicator is laid on the plan with the point P over the centre of the window opening which is being tested, and

(*b*) the Indicator is rotated in either direction about the point P, so, however, that neither of the lines PA or PD crosses the line of the external face of the wall containing the window opening, and

(*c*) with the Indicator rotated to any position between the limits defined in the last foregoing sub-paragraph no part of the obstruction which lies on the plan between the lines PB and PC is of greater height above the floor level of the room lighted by the window than the height given by any arc (or interpolated arc) which lies over that part of the obstruction.

3. There shall for the purposes of this Part of this Schedule be assumed to be an obstruction—

(*a*) on the other side of the boundary parallel to the line of the boundary and of infinite length, and

(*b*) of such height that at ground level at any point on the line of the boundary it subtends an angle of 43 degrees to the horizontal, and

(*c*) at a distance beyond the boundary equal to the difference between—

(i) the least distance of the boundary from the wall of the building as determined under Part III of this Schedule by test with Permissible Height Indicators constructed in accordance with the measurements given in head (*b*) of paragraph 11 of this Schedule, and

(ii) the least distance of the boundary from the wall of the building which would have been determined under Part III of this Schedule had the Permissible Height Indicators been constructed in accordance with the measurements given in head (*a*) of paragraph 11 of this Schedule.

4. For the purposes of this Part of this Schedule no account shall be taken of any window if—

(*a*) the angle above the horizontal subtended at the reference point appropriate to the use and floor area of the room by the lower edge of any balcony or projection above the window is less than—

(i) in the case of a kitchen, 30 degrees,

(ii) in the case of a living room, 25 degrees,

(iii) in the case of any other apartment, 25 degrees;

(*b*) the horizontal angle subtended at such reference point by the forward edges of any walls or screens flanking the window opening and forward of the plane of opening is less than—

(i) in the case of a kitchen, 50 degrees,

(ii) in the case of a living room, 45 degrees,

(iii) in the case of any other apartment, 30 degrees, or

(*c*) the height above the level of the floor of the room, of any balustrade or screens in front of the window exceeds the sum of—

(i) 2 feet 9 inches, and

(ii) one-third of the distance of such balustrade or screen from the wall containing the window.

PART II

Standard of daylighting without using Permissible Height Indicators—buildings under 40 feet containing houses

5. Where a room forms part of a building not exceeding 40 feet in height, that room shall comply with this Part of this Schedule if there is provided therein a window or windows—

(*a*) of not less width, or in the aggregate of not less width, than that specified in Table 16, increased by the percentage specified in Table 17, and

(*b*) at a distance from—

(i) any existing obstruction, and

(ii) the obstruction assumed to exist in accordance with paragraph 6 of this Schedule,

not less than a distance equal to twice that part of the height of the building above the floor of the room, plus 1 foot.

6. There shall, for the purposes of this Part of this Schedule, be assumed to be an obstruction—

(*a*) on the other side of the boundary parallel to the boundary and of infinite length, and

(*b*) of a height above the ground level at the boundary equal to the height of the building, and

(*c*) at a distance beyond the boundary equal to the height of the building.

7. Paragraph 4 of this Schedule shall have effect for the purposes of this Part of this Schedule as it has effect for the purposes of Part I of this Schedule.

PART III

Relationship of building to boundary using Permissible Height Indicators—all buildings containing houses

8. A building shall comply with this Part of this Schedule if the distance of the building from any point on the boundary is not less than the minimum distance determined as set forth in the next following paragraph by test with four Permissible Height Indicators which have been constructed in accordance with the measurements given in head (*b*) of paragraph 11 of this Schedule.

9. The minimum distance of the building from the boundary is the least distance given by any one of the four Permissible Height Indicators when—

(*a*) the Indicator is laid on the plan with the point P over any point on the line of the boundary, and

SCHEDULE 6—*continued*

(*b*) the Indicator is rotated in either direction about the point P provided that neither of the lines PA or PD crosses the line of the boundary, and

(*c*) with the Indicator rotated to any position between the limits defined in the last foregoing sub-paragraph, no part of the building which lies on the plan between the lines PB and PC is of greater height above the point of the boundary at P than the height given by any arc (or interpolated arc) which lies over that part of the building.

PART IV

Relationship of building to boundary without using Permissible Height Indicators—buildings under 40 feet containing houses

10. Where the height of a building does not exceed 40 feet that building shall comply with this Part of this Schedule if the distance of the building from any point on the boundary is not less than a distance equal to the height of the building above the level of the ground at that point on the boundary.

PART V

Permissible Height Indicators

11. In this Schedule "Permissible Height Indicator", in relation to a window or a building, means one of a series of four figures drawn to the scale of a plan of the building and its boundary as shown in the following diagram—

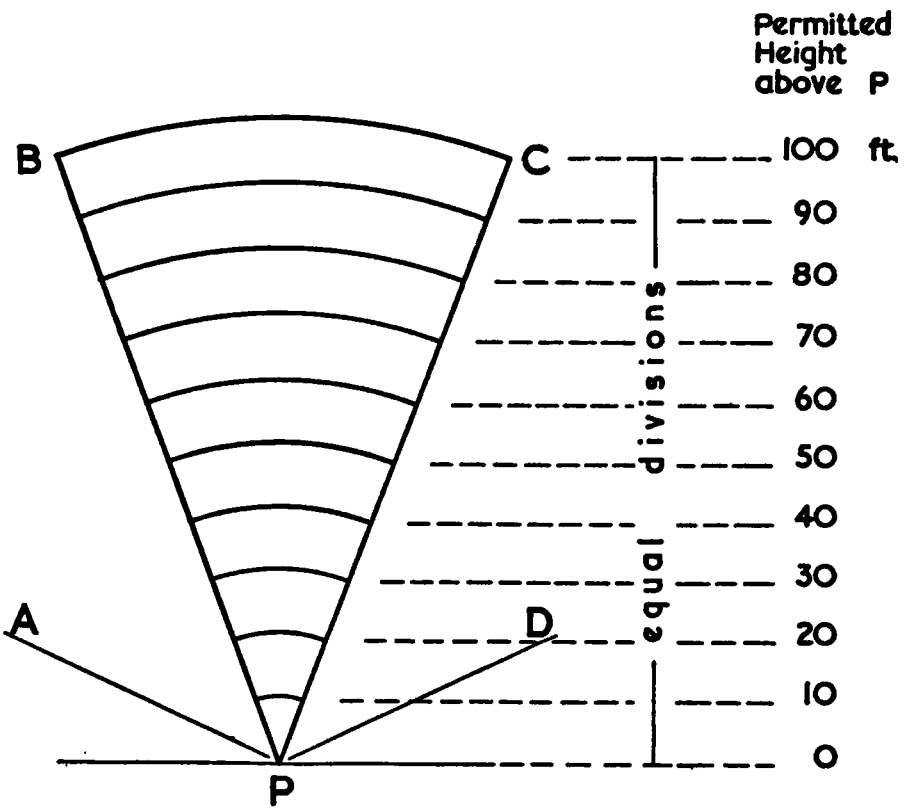

Diagram of a Permissible Height Indicator

in which the angles APB, BPC, and CPD and the dimensions of PB and PC are as follows—

(a)—if testing windows in relation to obstructions

		Indicator Number—			
		1	2	3	4
Angles:	APB	45°	45°	45°	45°
	CPD	45°	35°	25°	20°
	BPC				
Distance PB & PC		214 feet	274 feet	374 feet	568 feet

(b)—if testing siting of buildings in relation to boundaries

		Indicator Number—			
		1	2	3	4
Angles:	APB	25°	25°	25°	25°
	CPD	65°	45°	30°	20°
	BPC				
Distance PB & PC		107 feet	137 feet	187 feet	284 feet

Regulations 142 and 152 SCHEDULE 7

DRAINAGE TESTS

PART I

Tests for drains of an internal diameter of 24 inches or less which are to carry no foul water

Test 1

The drain or section thereof to be tested shall be suitably plugged and filled with water at a pressure equivalent to a head of 2 feet of water at the highest part of the drain or section under test. The test shall be so arranged that a pressure of 3·4 pounds per square inch (equivalent to a head of 8 feet of water) is not exceeded at any point in the drain or section under test. After sufficient time has elapsed to permit the absorption of water by the pipes, joints and fittings the pressure shall be restored to that equivalent to a head of 2 feet of water.

This test shall be satisfied if the drain thereafter maintains that pressure for a period of at least 10 minutes.

Test 2

The drain or section thereof to be tested shall be suitably plugged and filled with air (with or without smoke) at a pressure equivalent to a head of 2 inches of water.

This test shall be satisfied if the drain for 5 minutes thereafter maintains a pressure equivalent to a head of at least 1½ inches of water.

PART II

Tests for drains to carry foul water

Test 3

The drain or section thereof to be tested shall be suitably plugged and filled with water at a pressure equivalent to a head of 5 feet of water at the highest part of the drain or section under test. The test shall be so arranged that a pressure of 3·4 pounds per square inch (equivalent to a head of 8 feet of water) is not exceeded at any point in the drain or section under test. After sufficient time has elapsed to permit the absorption of water by the pipes and joints, the pressure shall be restored to that equivalent to a head of 5 feet of water.

This test shall be satisfied if the drain thereafter maintains that pressure for a period of at least 10 minutes.

Test 4

The drain or section thereof to be tested shall be suitably plugged and filled with air (with or without smoke) at a pressure equivalent to a head of 2 inches of water.

This test shall be satisfied if the drain for 5 minutes thereafter maintains a pressure equivalent to a head of at least 1½ inches of water.

PART III

Tests for soil pipes, soil-waste pipes, waste pipes and ventilating pipes

Test 5

The soil pipes, soil-waste pipes, waste pipes and ventilating pipes or any section thereof to be tested, shall be suitably plugged and filled with air (with or without smoke) at a pressure equivalent to a head of 2 inches of water.

This test shall be satisfied if this pressure remains constant for a period of 5 minutes thereafter.

SCHEDULE 8

TABLES

TABLE 1—OCCUPANT CAPACITY OF FLATS Regulation 6

Size of flat (1)	Number of apartments (other than living room) less than 110 square feet (2)	Occupant capacity (3)
One apartment	—	1
Two apartments	Nil	2
	One	1
Three apartments ...	Nil	4
	One	3
	Two	2
Four apartments	Nil	6
	One	5
	Two	4
	Three	3
Five apartments	Nil	8
	One	7
	Two	6
	Three	5
	Four	4
Six or more apartments ...	—	For each apartment (other than the living room)— (i) if less than 110 sq. ft., one; (ii) if not less than 110 sq. ft., two

Regulation 6 TABLE 2—OCCUPANT LOAD FACTORS

Description of building in which room or storey is comprised (1)	Occupant load factor (2)
Building of occupancy sub-group B1	40
Building of occupancy sub-group B2	15
Building of occupancy sub-group C1 not being a grandstand or stadium ...	15
Building of occupancy sub-group C2 not being a school building as defined in the School Premises (Standards and General Requirements) (Scotland) Regulations 1959.	5
Building of occupancy sub-group C3	5
Building of occupancy group D	50
Building of occupancy group E	300

Regulations 13 and 16 TABLE 3—IMPOSED FLOOR LOADS

Loading class (1)	Types of floor: Occupancy group or sub-group (2)	Types of floor: Description (3)	Imposed load†: Floors‡ pounds per sq. ft. of floor area (4)	Imposed load†: Slabs§ pounds per ft. width uniformly distributed over span¶ (5)	Imposed load†: Beams‖ pounds uniformly distributed over span¶ (6)
30	A1, A2	All floors *other than*— the floor of a flat, or, if the flat has more than one floor, the lower or lowest floor	30	240	1,920
40	A2	The floor of a flat, or, if the flat has more than one floor, the lower or lowest floor	40	320	2,560
	A3, A4	All floors *other than*— (i) storage floor (ii) assembly floor (iii) restaurant floor (iv) floor of a light workroom (v) floor of a heavy workroom			
50	B1	All floors *other than*— (i) lower or lowest floor of the building (ii) storage floor (iii) floor of a heavy workroom	50	400	3,200
	Any	Floor of a light workroom			
60	B1	The lower or lowest floor of the building *other than*— (i) storage floor (ii) floor of a light workroom (iii) floor of a heavy workroom	60	480	3,840
	Any	Floor of a classroom			

SCHEDULE 8—*continued*
TABLE 3—*continued*

Loading class (1)	Occupancy group or sub-group (2)	Types of floor: Description (3)	Imposed load†: Floors‡ pounds per sq. ft. of floor area (4)	Imposed load†: Slabs§ pounds per ft. width uniformly distributed over span¶ (5)	Imposed load†: Beams‖ pounds uniformly distributed over span¶ (6)
80	B2	All floors *other than*— (i) storage floor (ii) floor of a light workroom (iii) floor of a heavy workroom	80	640	5,120
	A3, A4, C	1. Assembly floor having fixed seating *other than* a floor of a classroom			
		2. Restaurant floor			
	Any	1. Floor of a heavy workroom			
		2. Floor used only for the parking of passenger vehicles and light vans not exceeding 2½ tons gross weight.	80	The worst combination of actual wheel loads	
		3. Floor of garage for vehicles not exceeding 2½ tons gross weight.	80	80 pounds per sq. ft. of floor area or The worst combination of actual wheel loads.	50 pounds per sq. ft. of floor area or The worst combination of actual wheel loads.
100	Any	Floor used for lightweight loads including storage.	100	800	6,400
	A3, A4, C	Assembly floor not having fixed seating *other than* a classroom.			
	B	Floor used for filing purposes			
150	Any	1. Floor for medium weight loads including storage.	150	For garage floors only one-and-a-half times the maximum wheel loads, but not less than 2,000 pounds considered to be distributed over a floor area two feet six inches square.	
		2. Garage for vehicles not exceeding 4 tons gross weight.			
200	Any	Floor for heavyweight loads including storage.	200	—	—

† The imposed load is that one of the three set forth in columns (4), (5) and (6) which causes the greatest stresses.

‡ For the purpose of this Table any part of a floor to be used as a passage shall be deemed to be a floor.

§ For the purpose of column (5) of this Table the expression "Slabs" includes boarding, and beams and ribs spaced not further apart than 3 feet between centres.

‖ For the purpose of column (6) of this Table the expression "Beams" means all beams and ribs other than those included in the expression "Slabs" as defined in the foregoing note.

¶ For cantilever balconies the span in columns (5) and (6) of this Table shall be deemed to be the projection of the cantilever.

TABLE 4—NOTIONAL PERIODS OF FIRE RESISTANCE

Regulation 23

In this Table—

(*a*) " Class 1 aggregate " means foamed slag, pumice, blast furnace slag, pelleted fly ash, crushed brick and burnt clay products including expanded clay, well-burnt clinker and crushed limestone.

" Class 2 aggregate " means flint-gravel, granite, and all crushed natural stones other than limestones.

(*b*) Any reference to plaster means—

(i) in the case of an external wall 3 ft. 6 ins. or more from the boundary, plaster applied on the internal face only;

(ii) in the case of any other wall, plaster applied to both faces;

(iii) if to plaster of a given thickness on the external face of a wall, except in the case of a reference to vermiculite-gypsum or perlite-gypsum plaster, a reference to rendering on the external face of the same thickness;

(iv) if to vermiculite-gypsum plaster, shall be construed as a reference to vermiculite-gypsum plaster of a mix within the range of 1½ to 2:1 by volume.

Part I: Walls

A. *Masonry construction*

Materials and construction	Minimum thickness in inches (excluding plaster) for period of fire resistance of											
	Loadbearing						Non-loadbearing					
	4 hours	3 hours	2 hours	1½ hours	1 hour	½ hour	4 hours	3 hours	2 hours	1½ hours	1 hour	½ hour
1. Reinforced concrete, minimum concrete cover to main reinforcement of 1 inch—												
(*a*) unplastered	7	7	4	4	3	3						
(*b*) ½ inch cement-sand plaster	7	7	4	3	3	2½						
(*c*) ½ inch gypsum-sand plaster	7	5	4	3	3	2½						
(*d*) ½ inch vermiculite-gypsum plaster ...	5	4	3	3	3	2½						
2. No-fines concrete of Class 2 aggregate—												
(*a*) ½ inch concrete-sand plaster							6					
(*b*) ½ inch gypsum-sand plaster							6					
(*c*) ½ inch vermiculite-gypsum plaster ...							6					

3. Bricks of clay, concrete or sand-lime—												
(*a*) unplastered	8½	8½	4	4	4	4	8½	8½	4	4	4	4
(*b*) ½ inch cement-sand plaster	8½	8½	4	4	4	4	8½	8½	4	4	4	4
(*c*) ½ inch gypsum-sand plaster	8½	8½	4	4	4	4	8½	4	4	4	4	4
(*d*) ½ inch vermiculite-gypsum or perlite-gypsum† plaster	4	4	4	4	4	4	4	4	4	4	4	4
4. Concrete blocks of Class 1 aggregate—												
(*a*) unplastered	6	6	4	4	4	4	6	5	4	4	3	2
(*b*) ½ inch cement-sand plaster	6	6	4	4	4	4	4	4	3	3	3	2
(*c*) ½ inch gypsum-sand plaster	6	6	4	4	4	4	4	4	3	3	2	2
(*d*) ½ inch vermiculite-gypsum plaster ...	4	4	4	4	4	4	3	3	3	2½	2	2
5. Concrete blocks of Class 2 aggregate—												
(*a*) unplastered			4	4	4	4	8	6	4	4	3	2
(*b*) ½ inch cement-sand plaster			4	4	4	4	7	6	4	4	3	2
(*c*) ½ inch gypsum-sand plaster			4	4	4	4	7	6	4	4	3	2
(*d*) ½ inch vermiculite-gypsum plaster ...	4	4	4	4	4	4	4	4	3	3	3	2
6. Autoclaved aerated concrete blocks density 30–75 lbs. per cubic foot		6	4	4	4	4	4	3	2½	2½	2	2
7. Hollow concrete blocks one cell in wall thickness of Class 1 aggregate—												
(*a*) unplastered							6	6	5	5	4	2½
(*b*) ½ inch cement-sand plaster							6	6	4	3	2½	2½
(*c*) ½ inch gypsum-sand plaster							6	6	4	3	2½	2½
(*d*) ½ inch vermiculite-gypsum plaster ...							4	4	3	3	2½	2½
8. Hollow concrete blocks one cell in wall thickness of Class 2 aggregate—												
(*a*) unplastered							6	6	6	5	5	5
(*b*) ½ inch cement-sand plaster							6	6	6	5	5	4
(*c*) ½ inch gypsum-sand plaster							6	6	6	5	5	4
(*d*) ½ inch vermiculite-gypsum plaster ...							5	5	4	4	4	3
9. Cavity wall with outer leaf of bricks or blocks of clay, composition, concrete or sand-lime minimum 4 inch thick and—												
(*a*) inner leaf of bricks or blocks of clay, composition, concrete or sand-lime ...	4											
(*b*) inner leaf of solid or hollow concrete blocks or brick of Class 1 aggregate	3											

† Perlite-gypsum plaster to clay bricks only.

SCHEDULE 8—*continued*

TABLE 4—*continued*

Part 1: Walls—continued

B. *Framed and composite construction*

Materials of construction	*Period of fire resistance in hours*
1. Steel frame with external cladding of $\frac{5}{8}$ inch rendering on metal lathing and internal lining of autoclaved aerated concrete blocks, density 30–70 lbs./cubic foot of thickness of—	
2 inches	2
2½ inches	3
3 inches	4
2. Steel frame with external cladding of 4 inch concrete blocks and internal lining of $\frac{5}{8}$ inch gypsum plaster on metal lathing	4
3. Steel frame with external cladding of bricks of clay, concrete or sand-lime 4 inches thick and internal lining of asbestos insulation board of thickness of—	
$\frac{3}{8}$ inch	3
4. Steel frame with external cladding of $\frac{5}{8}$ inch rendering on metal lathing and internal lining of—	
$\frac{3}{8}$ inch asbestos insulation board	½
$\frac{5}{8}$ inch gypsum plaster on metal lathing	1
5. Steel or timber frame with facings on each side of—	
(*a*) metal lathing with cement-sand or gypsum plaster of thickness of:	
$\frac{3}{4}$ inch	1
½ inch	½
(*b*) metal lathing with vermiculite-gypsum or perlite-gypsum plaster of thickness of:	
1 inch	2
$\frac{3}{4}$ inch	1½
½ inch	1
(*c*) $\frac{3}{8}$ inch plasterboard with gypsum plaster of thickness of:	
$\frac{3}{16}$ inch	½
(*d*) $\frac{3}{8}$ inch plasterboard with vermiculite (or perlite) gypsum plaster of thickness of:	
1 inch	2
$\frac{5}{8}$ inch	1½
$\frac{3}{8}$ inch	1
$\frac{3}{16}$ inch	½
(*e*) $\frac{3}{8}$ inch perforated plasterboard with gypsum plaster of thickness of:	
½ inch	½
(*f*) $\frac{3}{8}$ inch perforated plasterboard with vermiculite (or perlite) plaster of thickness of:	
1 inch	2
$\frac{5}{8}$ inch	1½
$\frac{3}{8}$ inch	1
(*g*) ½ inch plasterboard with gypsum plaster of thickness of:	
½ inch	1
nil	½
(*h*) ½ inch plasterboard with vermiculite (or perlite) plaster of thickness of:	
1 inch	2
$\frac{5}{8}$ inch	1½
$\frac{3}{8}$ inch	1
(*i*) $\frac{3}{4}$ inch plasterboard (or 2 layers of $\frac{3}{8}$ inch) without finish	1
(*j*) $\frac{3}{4}$ inch plasterboard (or 2 layers of $\frac{3}{8}$ inch) with vermiculite (or perlite) plaster of thickness of:	
$\frac{5}{8}$ inch	2
$\frac{3}{8}$ inch	1½
(*k*) ½ inch fibre insulation board with gypsum plaster of thickness of:	
½ inch	½
(*l*) asbestos insulation board of thickness of:	
$\frac{3}{8}$ inch	½
(*m*) 1 inch woodwool slabs with gypsum plaster of thickness of:	
½ inch	1

TABLE 4—*continued*

	Materials of construction	*Period of fire resistance in hours*
6.	Compressed straw slabs in timber frames finished on both faces with gypsum plaster of thickness of—	
	$\frac{3}{16}$ inch	1
7.	Plasterboard $\frac{3}{8}$ inch or $\frac{1}{2}$ inch on each side of cellular core	$\frac{1}{2}$
8.	Plasterboard $\frac{1}{2}$ inch finished on both faces with $\frac{1}{8}$ inch gypsum plaster ...	1
9.	Plasterboard $\frac{1}{2}$ inch bonded with gypsum plaster to each side of $\frac{3}{4}$ inch plasterboard	$1\frac{1}{2}$
10.	Three layers of $\frac{1}{4}$ inch plasterboard bonded with gypsum plaster	2
11.	Woodwool slab with $\frac{1}{2}$ inch render or plaster of thickness of—	
	3 inches	2
	2 inches	1
12.	Compressed straw slabs with 3 inch by $\frac{1}{2}$ inch wood cover strips to joints, of thickness of—	
	2 inches	$\frac{1}{2}$
C.	*External walls not on the boundary*	
1.	Steel frame with external cladding of non-combustible sheets with internal lining of—	
	(*a*) asbestos insulation board of thickness of $\frac{3}{8}$ inch	4
	(*b*) metal lathing with cement-sand or gypsum plaster of thickness of $\frac{1}{2}$ inch	4
	(*c*) sprayed asbestos of thickness of $\frac{1}{2}$ inch	4
	(*d*) 2 layers of $\frac{3}{8}$ inch plasterboard	$\frac{1}{2}$
	(*e*) $\frac{3}{8}$ inch plasterboard finished with gypsum plaster of thickness of $\frac{1}{2}$ inch	$\frac{1}{2}$
	(*f*) $\frac{1}{2}$ inch plasterboard finished with $\frac{3}{16}$ inch gypsum plaster	$\frac{1}{2}$
	(*g*) 2 inch compressed straw slabs	$\frac{1}{2}$
	(*h*) 2 inch compressed straw slabs finished with $\frac{3}{16}$ inch gypsum plaster	1
†2.	Timber frame with external cladding of $\frac{3}{8}$ inch cement-sand or cement-lime rendering and internal cladding of—	
	(*a*) $\frac{3}{8}$ inch asbestos insulation board	1
	(*b*) $\frac{3}{8}$ inch gypsum plaster on metal lathing	1
	(*c*) $\frac{3}{8}$ inch plasterboard finished with $\frac{1}{2}$ inch gypsum plaster	1
	(*d*) $\frac{1}{2}$ inch plasterboard finished with $\frac{3}{16}$ inch gypsum plaster	1
	(*e*) 2 inch compressed straw slabs	1
	(*f*) aerated concrete blocks:	
	2 inch	3
	$2\frac{1}{2}$ inch	4
	3 inch	4
	4 inch	4
3.	Timber frame with external cladding of 4 inch clay, concrete or sand-lime bricks or blocks, finished internally with—	
	(*a*) asbestos insulation board	4
	(*b*) $\frac{3}{8}$ inch gypsum plaster on metal lathing	4
†4.	Timber frame with external cladding of weather boarding or $\frac{3}{8}$ inch exterior grade plywood and internal lining of—	
	(*a*) $\frac{3}{8}$ inch asbestos insulation board	$\frac{1}{2}$
	(*b*) $\frac{3}{8}$ inch gypsum plaster on metal lathing	$\frac{1}{2}$
	(*c*) $\frac{3}{8}$ inch plasterboard finished with $\frac{1}{2}$ inch gypsum plaster	$\frac{1}{2}$
	(*d*) $\frac{1}{2}$ inch plasterboard finished with $\frac{3}{16}$ inch gypsum plaster	$\frac{1}{2}$
	(*e*) 2 inch compressed straw slabs	$\frac{1}{2}$
	(*f*) 3 inch woodwool slabs faced each side with asbestos cement ...	2
	(*g*) aerated concrete blocks:	
	2 inch	3
	$2\frac{1}{2}$ inch	4
	3 inch	4
	4 inch	4

† The presence of a combustible vapour barrier within the thickness of these constructions will not affect these periods of fire resistance.

SCHEDULE 8—*continued*

TABLE 4—*continued*

Part II: Reinforced concrete columns

Construction and materials	Minimum dimension of concrete column without finish (in inches) for a fire resistance in accordance with Table 6 for a period of—					
	4 hours	3 hours	2 hours	1½ hours	1 hour	½ hour
1.—(*a*) without plaster	18	16	12	10	8	6
(*b*) finished with ½ inch encasement of vermiculite-gypsum plaster...	12	11	9	8	6	5
(*c*) with hard drawn steel wire fabric 12 S.W.G. of maximum 6 inch pitch in each direction placed in concrete cover to main reinforcement	12	11	9	8	8	6
(*d*) with limestone or lightweight aggregate as coarse aggregate	12	11	9	8	8	6
2. Built into† a separating wall, fire division wall, external wall on the boundary or other external walls‡—						
(*a*) without plaster	7	6	4	4	3	3
(*b*) finished with ½ inch of vermiculite-gypsum plaster	6	4	4	3	3	3

† No part of column projecting beyond either face of wall.
‡ Extending to its full height and not less than 2 feet on each side of column.

Part III: Reinforced concrete beams

Construction and materials	Minimum concrete cover (without finish) to main reinforcement for a fire resistance in accordance with Table 6 for a period of—					
	4 hours	3 hours	2 hours	1½ hours	1 hour	½ hour
(*a*) without plaster	2½	2	2	1½	1	½
(*b*) finished with ½ inch vermiculite-gypsum plaster	1	½	½	½	½	½
(*c*) with ½ inch cement-sand or gypsum-sand plaster, on mesh reinforcement fixed round beam	2	1½	1½	1	½	½

TABLE 4—*continued*

Part IV: Structural steel

(1) *Encased steel stanchions*

Construction and materials	Minimum thickness (in inches) of protection for a fire resistance in accordance with Table 6 for a period of—					
	4 hours	3 hours	2 hours	1½ hours	1 hour	½ hour
A. *Solid protection*† (*unplastered*)						
1. Reinforced concrete not leaner than 1:2:4 mix with natural aggregates—						
(*a*) concrete not assumed to be loadbearing ...	2	1½	1	1	1	1
(*b*) concrete assumed to be loadbearing in accordance with B.S.449:1959	3	2	2	2	2	2
2. Solid bricks of clay composition or sand-lime	3	2	2	2	2	2
3. Solid blocks of foamed slag or pumice concrete reinforced‡ in every horizontal joint	2½	2½	2	2	2	2
4. Sprayed asbestos—9 to 15 lbs. per cubic foot	1¾	1¾	¾	⅝	⅝	⅝
5. Sprayed vermiculite-cement			1½	1¼	¾	½
B. *Hollow Protection*§						
1. Solid bricks of clay composition or sand-lime reinforced in every horizontal joint, unplastered	4½	3	2	2	2	2
2. Solid blocks of foamed slag or pumice concrete reinforced‡ in every horizontal joint, unplastered	3	2½	2	2	2	2
3. Metal lath with gypsum or cement-lime plaster of thickness of			1½‖	1	¾	½
4. (*a*) Metal lath with vermiculite-gypsum or perlite-gypsum plaster of thickness of ...	2‖	1⅜‖	¾	⅝	½	½
(*b*) metal lath spaced 1 inch from flanges with vermiculite-gypsum or perlite-gypsum plaster of thickness of	1¾	1¼	¾	½	½	½
5. Gypsum plasterboard with 16 S.W.G. wire binding at 4 inch pitch—						
(*a*) ⅜ inch plasterboard with gypsum plaster of thickness of					½	½
(*b*) ½ inch plasterboard with gypsum plaster of thickness of			½	⅜	¼	¼
6. Gypsum plasterboard with 16 S.W.G. wire binding at 4 inch pitch—						
(*a*) ⅜ inch plasterboard with vermiculite-gypsum plaster of thickness of			⅝	½	⅜	¼
(*b*) ½ inch plasterboard with vermiculite-gypsum plaster of thickness of	1¼‖	¾	⅜	⅜	¼	¼
7. Metal lath with sprayed asbestos of thickness of	1¾	1¼	¾	⅝	⅜	⅜
8. Vermiculite-cement slabs of 4:1 mix reinforced with wire mesh and finished with plaster skim. Slabs of thickness of	2½	1¾	1	1	1	1
9. Asbestos insulation boards of density 32 to 55 lbs. per cubic foot (screwed to 1 inch thick asbestos battens for ½ hour and 1 hour periods)			1	¾	½	⅜

† Solid protection means a casing which is bedded close up to the steel without intervening cavities and with all joints in that casing made full and solid.

‡ Reinforcement. Where reinforcement is required in this Table, that reinforcement shall consist of steel binding wire not less than No. 13 S.W.G. in thickness, or a steel mesh weighing not less than 1 pound per square yard. In concrete protection the spacing of that reinforcement shall not exceed 6 inches in any direction.

§ Hollow protection means that there is a void between the protective material and the steel. All hollow protection to columns shall be effectively sealed at each floor level.

‖ Light mesh reinforcement required ½ to ¾ inch below surface unless special corner beads are used.

SCHEDULE 8—*continued*

TABLE 4—*continued*

Part IV : Structural steel—continued

(2) *Encased steel beams*

Construction and materials	Minimum thickness (in inches) of protection for a fire resistance in accordance with Table 6 for a period of—					
	4 hours	3 hours	2 hours	1½ hours	1 hour	½ hour
A. *Solid Protection*† (*unplastered*)						
1. Reinforced concrete not leaner than 1:2:4 mix with natural aggregates—						
(*a*) concrete not assumed to be loadbearing ...	2½	2	1	1	1	1
(*b*) concrete assumed to be loadbearing in accordance with B.S.449:1959	3	2	2	2	2	2
2. Sprayed asbestos—9 to 15 lbs. per cubic foot	1¾	1¼	¾	⅝	⅜	⅜
3. Sprayed vermiculite-cement			1½	1¼	½	½
B. *Hollow Protection*‡						
1. Metal lathing						
(*a*) with cement-lime plaster of thickness of ...			1½	1	¾	½
(*b*) with gypsum plaster of thickness of ...			⅞	¾	⅝	½
(*c*) with vermiculite-gypsum or perlite-gypsum plaster of thickness of	1¼	⅞	½	½	½	½
2. Gypsum plasterboard with 16 S.W.G. wire binding at 4 inch pitch—						
(*a*) ⅜ inch plasterboard with gypsum plaster of thickness of					½	½
(*b*) ½ inch plasterboard with gypsum plaster of thickness of			½	⅜	¼	¼
3. Plasterboard with 16 S.W.G. wire binding at 4 inch pitch—						
(*a*) ⅜ inch plasterboard with vermiculite-gypsum plaster of thickness of			⅝	½	⅜	¼
(*b*) ½ inch plasterboard with vermiculite-gypsum plaster of thickness of	1¼§	¾	⅜	⅜	¼	¼
4. Metal lathing with sprayed asbestos 9—15 lbs. per cubic foot of thickness of	1¾	1¼	¾	⅝	⅜	⅜
5. Asbestos insulation boards of density 32—55 lbs. per cubic foot (screwed to 1 inch thick asbestos battens for ½ hour and 1 hour periods)			1	¾	½	⅜
6. Vermiculite-cement slabs of 4:1 mix reinforced with wire mesh and finished with plaster skim. Slabs of thickness of	2½	1¾	1	1	1	1
7. Gypsum-sand plaster ½ inch thick applied to heavy duty (Type B) woodwool slabs of thickness of			2	1½	1½	1½

† Solid protection means a casing which is bedded close up to the steel without intervening cavities and with all joints in that casing made full and solid.

‡ Hollow protection means that there is a void between the protective material and the steel. All hollow protection to columns shall be effectively sealed at each floor level.

§ Light mesh reinforcement required ¼ to ¾ inch below surface unless special corner beads are used.

TABLE 4—*continued*

Part V: Structural aluminium

Encased aluminium alloy stanchions and beams

Construction and materials	Minimum thickness (in inches) of protection for a fire resistance in accordance with Table 6 for a period of—					
	4 hours	3 hours	2 hours	1½ hours	1 hour	½ hour
A. *Solid protection*†						
1. Sprayed asbestos—9 to 15 lbs. per cubic foot			1⅞	1¼	¾	¾
2. Sprayed vermiculite-cement					1¾	¾
B. *Hollow protection*‡						
1. Metal lath with vermiculite-gypsum or perlite-gypsum plaster of thickness of ...		2	1¼	⅞	⅝	½
2. Metal lath finished with neat gypsum plaster of thickness of					¾	½
3. Gypsum plasterboard ¾ inch thick with 16 S.W.G. wire binding at 4 inch pitch finished with gypsum-vermiculite plaster of thickness of		1½	⅞	⅝	⅜	⅜
4. Asbestos insulation board of density 32—55 lbs. per cubic foot (screwed to 1 inch thick asbestos battens for the ½ hour period) ...				1⅜	⅞	⅜

† Solid protection means a casing which is bedded close up to the alloy without intervening cavities and with all joints in that casing made full and solid.

‡ Hollow protection means that there is a void between the protective material and the alloy. All hollow protection to columns shall be effectively sealed at each floor level.

SCHEDULE 8—*continued*

TABLE 4—*continued*

Part VI: Timber floors

A. *All floors other than compartment and separating floors except floors in flats up to four stories (Sub-group A2)*

Minimum width of joist (inches) (1)	Minimum thickness of tongued and grooved boarding (inches)† (2)	Ceiling base (3)	Ceiling finish for a fire resistance in accordance with the requirements set out in Table 6 for a period of— (4)			
			2 hours	1½ hours	1 hour	½ hour
1½‡	11/16	⅜ inch asbestos insulation board				nil
		½ inch asbestos insulation board			1 inch glass fibre or mineral wool on top	nil
		⅜ inch plasterboard			½ inch vermiculite-gypsum plaster	½ inch gypsum plaster
		½ inch plasterboard				3/16 inch gypsum plaster
		¾ inch plasterboard				nil
		metal lathing fixed direct to joists			⅝ inch gypsum plaster or ½ inch vermiculite-gypsum plaster	⅝ inch gypsum plaster or ½ inch vermiculite-gypsum plaster
		1 inch woodwool slabs			⅜ inch vermiculite-gypsum plaster	3/16 inch plaster
	11/16 as floating floor on 1 inch glass fibre or mineral wool quilt.	½ inch plasterboard with metal lath or brandering			¾ inch gypsum plaster	½ inch gypsum plaster
2‡	11/16	½ inch asbestos insulation board				nil
		½ inch fibre insulation board				½ inch gypsum plaster
		metal lathing fixed direct to joists	1½ inch sprayed asbestos§	1¼ inch sprayed asbestos§	¾ inch sprayed asbestos§	½ inch sprayed asbestos§

B. For a floor above the lowest in a small house (Sub-group A1)

Minimum width of joist (inches) (1)	Minimum thickness of tongued and grooved boarding (inches)† (2)	Ceiling base (3)	Ceiling finish for a fire resistance in accordance with the requirements set out in Table 6 (4)
1½‡	⅝	3 inch plasterboard	nil
		½ inch plasterboard	nil
		½ inch fibre insulation board	½ inch gypsum plaster
2	⅝	½ inch fibre insulation board	nil

† Or an equal thickness of wood chipboard.

‡ All forms of ceiling protection for 1½ inch joists are suitable for 2 inch joists.

§ Sprayed asbestos in accordance with B.S. 3590:1963.

SCHEDULE 8—*continued*

TABLE 4—*continued*

Part VII: Concrete floors

Construction (1)	Minimum thickness of solid substance including screed (inches) (2)	Ceiling finish for a fire resistance in accordance with the requirements set out in Table 6 for a period of— (3)					
		4 hours	3 hours	2 hours	1½ hours	1 hour	½ hour
Solid flat slab or filler joist floor. Units of channel or T section	3½	1 inch V or 1 inch A	¾ inch V or ¾ inch A	⅝ inch V or ½ inch A	⅝ inch V or ½ inch A	¼ inch V or ½ inch A	nil
	4	¾ inch V or ¾ inch A	½ inch V	¼ inch V	¼ inch V	nil	nil
	5	⅝ inch V or ½ inch A	¼ inch V	nil	nil	nil	nil
	6	nil	nil	nil	nil	nil	nil
Solid flat slab or filler joist floor with 1 inch woodwool slab ceiling base	3½				½ inch G	nil	nil
	4		½ inch G	nil	nil	nil	nil
	5	½ inch G	nil	nil	nil	nil	nil
	6	nil	nil	nil	nil	nil	nil
Units of inverted U section	2½						nil
	3					nil	nil
	4			nil	nil	nil	nil
	6	nil	nil	nil	nil	nil	nil
Hollow block construction or units of box or I section	2½						nil
	3					nil	nil
	3½			nil	nil	nil	nil
	5						
Cellular steel with concrete topping	2½	½ inch V suspended on metal lathing or ½ inch A (direct)	½ inch V suspended on metal lathing or ½ inch A	½ inch G suspended on metal lathing	½ inch G suspended on metal lathing	½ inch G suspended on metal lathing	nil

"V"—vermiculite-gypsum plaster. "A"—Sprayed asbestos in accordance with B.S.3590:1963. "G"—gypsum plaster.

TABLE 5—LIMITS OF CUBIC CAPACITY OF BUILDING AND AREA OF STOREY IN RELATION TO STRUCTURAL FIRE PRECAUTIONS

Regulation 24

Occupancy		Number of storeys	Maximum cubic capacity of building, division or compartment (cubic feet)	Maximum area of storey in the building or within division (square feet)
Group	Sub-group			
(1)	(2)	(3)	(4)	(5)
A (Residential)	1	Not more than two storeys ...	N.L.	2,500
	2	One or more storeys	N.L.	5,000
	3	One or more storeys	500,000	20,000
	4	One or more storeys	300,000	15,000
B (Commercial)	1	One or more storeys	1,000,000	50,000
	2	One or more storeys	250,000	30,000
C (Assembly)	1	One or more storeys	N.L.	N.L.
	2	One or more storeys	750,000	20,000
	3	One or more storeys	N.L.	20,000
D (Industrial)	1	One storey	N.L.	1,000,000
		More than one storey	3,000,000	80,000
	2	One storey	N.L.	350,000
		More than one storey	1,000,000	30,000
	3	One storey	N.L.	100,000
		More than one storey	300,000	10,000
E (Storage)	1	One storey	N.L.	150,000
		More than one storey	750,000	30,000
	2	One storey	N.L.	10,000
		More than one storey	150,000	5,000

N.L. No upper limit is imposed.

SCHEDULE 8—*continued*

TABLE 6—FIRE RESISTANCE REQUIREMENTS

Regulations 23(2) and 26(2)

Element of Structure		Period of fire resistance, conditions of test and requirements of British Standard B.S.476: Part 1: 1953, "Fire Tests on Building Materials and Structures", clause 11, to be satisfied *a.* collapse, *b.* passage of flame, and *c.* insulation	Column in Table 7 which specifies basic period of fire resistance
(1)	(2)	(3)	(4)
Frame members—structural frames, beams and columns	In an uncompartmented building	The element is capable of satisfying requirement— *a.* collapse—for the period specified when subjected to fire from all radial directions at once	(5)
	In a building which is split up into compartments		(6)
Floors	Separating and compartment floors in all buildings Floors of garages to which Regulation 40(2)(*d*) applies	The element is capable of satisfying each of the three requirements *a.*, *b.* and *c.* for the period specified when the underside is exposed to fire	(6)
	Floor above the lowest in a house in a building of occupancy sub-group A1	The element is capable of satisfying each of the three requirements when the underside is exposed to fire, thus— *a.* collapse—for the period specified; *b.* passage of flame—for 15 minutes†; *c.* insulation—for 15 minutes†	(5)
	All other floors being floors above the lowest	The element is capable of satisfying each of the three requirements *a.*, *b.* and *c.* for the period specified when the underside is exposed to fire	(5)
Walls	Separating and fire division walls External walls on the boundary Internal loadbearing walls in a building which is split up into compartments Walls of garages to which Regulation 40(2)(*a*) applies	The element is capable of satisfying each of the three requirements *a.*, *b.* and *c.* for the period specified when either side is exposed to fire	(6)

	Internal loadbearing walls in an uncompartmented building	The element is capable of satisfying each of the three requirements *a.*, *b.* and *c.* for the period specified when either side is exposed to fire	(5)
	External walls 3 feet 6 inches or more from the boundary	The element is capable of satisfying each of the three requirements when only the internal side is exposed to fire, thus— *a.* collapse—for the period specified or 30 minutes, whichever is the greater; *b.* passage of flame—for the period specified or 30 minutes, whichever is the greater; *c.* insulation—for 15 minutes†	(5)
Doors, shutters, ducts and access covers	Where protecting openings in a fire division wall enclosing a stairway or lift shaft; or protecting openings in a separating wall between a flat and a common accessway; or comprising the enclosure of, or the access cover to, a duct carried through a separating wall, fire division wall, separating floor or compartment floor	Subject in the case of doors and shutters to Regulation 28(6) the element is capable of satisfying requirements— *a.* collapse; *b.* passage of flame, both for one half of the period specified for the wall or floor, as the case may be or 30 minutes, whichever is the greater when either side is exposed to fire: Provided that where the period required by this Table for a door or shutter would otherwise be 45 minutes the door or shutter shall not be required to have a fire resistance greater than 30 minutes	(6)
	Where protecting openings in any other fire division or separating wall	Subject in the case of doors and shutters to Regulation 28(6) the element is capable of satisfying requirements— *a.* collapse; *b.* passage of flame, both for the period specified when either side is exposed to fire	(6)

† Notwithstanding the period specified.

SCHEDULE 8—*continued*

Regulation 26 TABLE 7—PERIODS OF FIRE RESISTANCE

Part I: Periods of fire resistance according to height and cubic capacity of all buildings of occupancy groups A, B and C

Occupancy		The following are not exceeded:—		Specified period of fire resistance†	
Group	Sub-group	Height of building or division (feet)	Capacity of undivided building or of division or of compartment (cubic feet)	hours	hours
(1)	(2)	(3)	(4)	(5)	(6)
A (Residential)	1	Not more than two storeys	N.L.	½	1
	2	50 80 N.L.	N.L. N.L. N.L.	½ 1 1½	1 1 1½
	3	30 80 N.L.	150,000 300,000 500,000	½ 1 1½	1 1 1½
	4	30 80 N.L.	100,000 200,000 300,000	½ 1 1½	1 1 1½
B (Commercial)	1	20 40 80 N.L.	40,000 150,000 500,000 1,000,000	Nil‡ ½ 1 1½	1 1 1 1½
	2	20 40 80 N.L.	25,000 75,000 150,000 250,000	½ 1 2 3	1 1½ 2 3
C (Assembly)	1	N.L.	N.L.	½	½
	2	25 60 100 N.L.	150,000 300,000 500,000 750,000	Nil‡ ½ 1 1½	1 1 1 1½
	3	20 40 80 N.L.	20,000 100,000 500,000 N.L.	Nil‡ ½ 1 2	1 1 1 2

† If more than one period specified for any element, higher or highest to apply (see Regulation 26 (3)).

‡ A minimum of ½ hour for external walls (See Table 6).

N.L. No upper limit is imposed.

TABLE 7—*continued*

Part II: Periods of fire resistance according to floor area of single storey buildings of occupancy groups D and E

Occupancy		Floor area of undivided building or of division not exceeding:—		Specified period of fire resistance†	
Group	Sub-group	(square feet)		hours	hours
(1)	(2)	(3)	(4)	(5)	(6)
D (Industrial)	1	100,000	—	½	½
		1,000,000	—	1	1
	2	15,000	—	½	1
		75,000	—	1	1
		350,000	—	1½	1½
	3	5,000	—	½	1
		10,000	—	1	1½
		25,000	—	1½	1½
		100,000	—	2	2
E (Storage)	1	10,000	—	½	1
		25,000	—	1	1
		150,000	—	2	2
	2	1,000	—	½	1½
		2,000	—	1	1½
		3,000	—	1½	2
		5,000	—	3	3
		10,000	—	4	4

† If more than one period specified for any element, higher or highest to apply (see Regulation 26 (3)).

SCHEDULE 8—*continued*

TABLE 7—*continued*

Part III: Periods of fire resistance according to height and cubic capacity of buildings of more than one storey of occupancy groups D and E

Occupancy		The following are not exceeded:—		Specified period of fire resistance†	
Group	Sub-group	Height of undivided building or division (feet)	Capacity of undivided building or of division or of compartment (cubic feet)	hours	hours
(1)	(2)	(3)	(4)	(5)	(6)
D (Industrial)	1	30	300,000	Nil‡	½
		50	1,000,000	½	½
		N.L.	3,000,000	1	1
	2	30	60,000	Nil‡	1
		40	150,000	½	1
		50	300,000	1	1
		80	600,000	1½	1½
		N.L.	1,000,000	2	2
	3	30	25,000	½	1
		40	50,000	1	1½
		50	100,000	1½	1½
		80	150,000	2	2
		N.L.	300,000	3	3
E (Storage)	1	30	30,000	Nil‡	1
		40	50,000	½	1
		50	100,000	1	1
		80	300,000	2	2
		N.L.	750,000	3	3
	2	30	15,000	½	1½
		40	30,000	1	1½
		50	50,000	1½	2
		80	75,000	3	3
		N.L.	150,000	4	4

† If more than one period specified for any element, higher or highest to apply (see Regulation 26 (3)).

‡ A minimum of ½ hour for external walls (see Table 6).

N.L. No upper limit is imposed.

TABLE 8—NOTIONAL DESIGNATIONS OF ROOF CONSTRUCTIONS

Regulation 38

Part I: Sloping roofs covered with slates or tiles

Covering material	Supporting structure	Designation
1. Natural slates ... ... 2. Asbestos-cement slates ... ... 3. Clay tiles... ... ... 4. Concrete tiles	Timber rafters with or without underfelt on sarking or boarding, woodwool slabs, compressed straw slabs, wood chipboard or fibre insulation board	AA
5. Bitumen felt strip slates, asbestos or fibre based	Timber rafters and boarding ...	CC

Part II: Sloping roofs covered with preformed self-supporting sheets

Covering material	Supporting structure	Designation
Corrugated sheets of— (*a*) galvanised steel, or (*b*) aluminium, or (*c*) composite steel and asbestos sheets, or (*d*) asbestos-cement.	Main structure of timber, steel or concrete and covering in either— (*a*) single-skin construction without underlay or with underlay of— (i) asbestos insulation board, or (ii) plasterboard, or (iii) fibreboard treated to achieve Class I in spread of flame test†, or (iv) compressed straw slab, or (v) woodwool slab, or (*b*) double-skin construction without interlayer or with interlayer of resin-bonded or bitumen-bonded glass fibre.	AA

† The test referred to in British Standard B.S. 476: Part 1 : 1953.

SCHEDULE 8—*continued*

TABLE 8—*continued*

Part III: Sloping or flat roofs covered with fully-supported material

Covering material (1)	Supporting structure (2)			
	Timber joists and boarding not less than $\frac{7}{8}$ inch thick		Steel or timber joists with deck of (*a*) woodwool slabs screeded with— (i) cement and sand, or (ii) $\frac{1}{2}$ inch gypsum plaster, or (*b*) compressed straw slabs 2 inches thick, or (*c*) wood chipboard not less than $\frac{7}{8}$ inch thick, or (*d*) fibre insulation board not less than 1 inch thick	Slab of concrete or clay pot, in situ or precast concrete; or non-combustible deck of steel, aluminium or asbestos-cement with or without insulation
	Tongued and grooved	Plain edged		
Aluminium, copper or zinc sheets ...	AA	AB	AA	AA
Lead sheet	AA	BA	AA	AA
Mastic asphalt	AA	AA	AA	AA

TABLE 8—*continued*

Part IV: A. *Flat roofs covered with bitumen felt*

DETAILS OF FELT: TYPE NUMBER WEIGHT, BASE AND FINISH				COMBUSTIBLE DECK				NON-COMBUSTIBLE DECK		
						Steel or timber beams				
	Under layer or layers	Upper layer		Timber joists with 1 in. (nom.) P.E. or T. & G. boarding (*lower layer nailed*)	Stressed skin plywood cavity deck	Supporting compressed straw slabs	Supporting woodwool slabs with cement screed finish	Asbestos cement cavity deck	Steel or aluminium deck: single skin or cavity	Concrete or clay pot slab, cast in situ or precast
								Overlaid fibre insulation board in accordance with B.S.1142: 1961 (Section One 2*b*)		
Flat roof with two or three layer felt 30 pounds/100 sq. ft. bitumen bonding compound between layers of felt	1. Type 1C, self finished or lightly sanded bitumen felt minimum 30 pounds	Type 1C, self finished or lightly sanded bitumen felt minimum 30 pounds	(*a*)	—	—	—	—	AA	AA	AA
			(*b*)	AA	AA	AA	AA	AA	AA	AA
	2. Type 1C, self finished or lightly sanded bitumen felt minimum 30 pounds	Type 2B, self finished or lightly sanded bitumen asbestos felt minimum 30 pounds	(*a*)	—	—	—	—	AA	AA	AA
			(*b*)	AA	AA	AA	AA	AA	AA	AA
	3. Type 2B, self finished or lightly sanded bitumen asbestos felt minimum 30 pounds	Type 2B, self finished or lightly sanded bitumen asbestos felt minimum 30 pounds	(*a*)	AA	AA	AA	AA	AA	AA	AA
			(*b*)	AA	AA	AA	AA	AA	AA	AA
	4. Type 5A, bitumen glass fibre felt minimum 30 pounds	Type 5A, bitumen glass fibre felt minimum 30 pounds	(*a*)	AA	AA	AA	AA	AA	AA	AA
			(*b*)	AA	AA	AA	AA	AA	AA	AA

SCHEDULE 8—*continued*

TABLE 8—*continued*

Part IV: B. *Sloping roofs covered with bitumen felt*

	DETAILS OF FELT: TYPE NUMBER WEIGHT, BASE AND FINISH		COMBUSTIBLE DECK				NON-COMBUSTIBLE DECK		
					Steel or timber beams				
	Under layer or layers	Upper layer	Timber joists with 1 in. (nom.) P.E. or T. & G. boarding (*lower layer nailed*)	Stressed skin plywood cavity deck	Supporting compressed straw slabs	Supporting woodwool slabs with cement screed finish	Asbestos cement cavity deck	Steel or aluminium deck: single skin or cavity	Concrete or clay pot slab, cast in situ or precast
							Overlaid fibre insulation board in accordance with B.S.1142: 1961 (Section One 2*b*)		
Sloping roof with two or three layer felt 30 pounds/100 sq. ft. bitumen bonding compound between layers of felt	1. Type 1C, self finished or lightly sanded bitumen felt minimum 30 pounds	Type 1E, mineral surfaced bitumen felt 80 pounds	CC	CC	AC	AC	AC	AC	AC
	2. Type 1C, self finished or lightly sanded bitumen felt minimum 30 pounds	Type 2C, mineral asbestos surfaced bitumen felt 80 pounds	BB	BB	AB	AA	AA	AA	AA
	3. Type 2B, self finished or lightly sanded bitumen asbestos felt minimum 30 pounds	Type 2C, mineral surfaced bitumen asbestos felt 80 pounds	AB	AB	AB	AA	AA	AA	AA
	4. Type 5A, bitumen glass fibre felt minimum 30 pounds	Type 5B, mineral surfaced bitumen glass fibre felt 60 pounds	BC	BC	AC	AB	AB	AB	AB

Sloping roof with single layer felt	Type 1E, mineral surfaced bitumen felt 80 pounds	—	CC	CC	AC	AC	AC	AC	AC

"(*a*)"—with bitumen bedded mineral chippings $\frac{3}{8}$ in. by $\frac{1}{8}$ in. spread evenly shoulder to shoulder 60–70 sq. yd. per ton.

"(*b*)"—with bitumen bedded tiles of asbestos cement or tiles of other non-combustible material.

Note.—Any reference in this Part of this Table to a Type of layer of felt is a reference to that type as listed in British Standard B.S. 747:1961.

SCHEDULE 8—*continued*

Regulation 37 and Schedule 5

TABLE 9—STRUCTURAL FIRE PRECAUTIONS—MINIMUM DISTANCE BETWEEN ENCLOSING RECTANGLE OF OPENINGS IN THE SIDE OF A BUILDING AND THE BOUNDARY

Part I: Buildings of occupancy sub-group B2, C2, C3, D2 or D3 or occupancy group E

Height (in feet) of enclosing rectangle not exceeding	Width (in feet) of enclosing rectangle not exceeding	Percentage of openings not exceeding—								
		20	30	40	50	60	70	80	90	100
		Distance (in feet) from boundary								
10	10	4	5	6	7	8	9	9	10	10
10	20	5	7	8	10	11	12	13	14	14
10	30	6	8	10	11	13	14	15	16	17
10	40	6	9	11	12	14	16	17	18	19
10	50	6	9	11	13	15	17	18	20	21
10	60	6	9	12	14	16	18	19	21	23
10	70	6	10	12	15	17	19	21	22	24
10	80	7	10	13	15	17	19	21	23	25
10	90	7	10	13	15	18	20	22	24	26
10	100	7	10	13	16	18	20	23	25	27
10	150	7	10	13	16	19	22	25	27	30
10	200	7	10	13	17	20	23	26	29	31
10	250	7	10	13	17	20	23	26	29	32
10	300	7	10	13	17	20	23	27	30	32
10	350	7	10	13	17	20	24	27	30	32
10	N.L.	7	10	13	17	20	24	27	30	33
20	10	5	7	8	10	11	12	13	14	14
20	20	8	10	12	13	15	16	18	19	20
20	30	9	12	15	16	19	20	22	23	24
20	40	10	13	16	19	21	23	25	27	28
20	50	10	14	18	21	23	26	27	29	31
20	60	11	15	19	22	25	28	30	32	34
20	70	11	16	20	23	27	30	31	34	36
20	80	12	17	21	24	28	31	34	36	38
20	90	12	17	22	25	29	33	35	38	40
20	100	12	18	22	26	30	34	36	40	42
20	150	13	19	25	29	34	38	42	46	48
20	200	13	19	25	31	36	40	45	49	53
20	250	13	19	26	32	37	42	48	52	56
20	300	13	19	26	32	38	44	49	54	59
20	350	13	19	26	33	39	45	50	56	61
20	400	13	19	26	33	39	46	51	57	62
20	450	13	19	26	33	40	46	52	58	63
20	500	13	19	26	33	40	46	52	58	63
20	600	13	19	26	33	40	47	53	59	64
20	700	13	19	26	33	40	47	53	60	64
20	N.L.	13	19	26	33	40	47	53	60	65
30	10	6	8	10	11	13	14	15	16	17
30	20	9	12	15	16	19	20	22	23	24
30	30	11	14	18	20	23	25	27	28	30
30	40	13	17	21	23	26	28	30	32	34
30	50	14	19	23	26	29	32	34	36	38
30	60	15	20	24	28	32	34	37	40	42
30	70	15	21	26	30	34	37	40	42	45
30	80	16	22	27	32	36	39	42	45	48
30	90	16	23	28	33	38	41	44	48	50
30	100	17	24	29	34	39	43	46	50	53
30	150	18	26	33	39	45	50	54	58	63
30	200	19	28	36	43	49	54	60	65	69
30	250	19	29	37	45	52	58	64	70	75
30	300	19	29	38	46	54	60	68	74	79
30	350	19	29	38	47	56	63	70	77	83
30	400	19	29	39	48	57	64	72	79	86
30	450	19	29	39	48	57	66	73	81	89
30	500	19	29	39	49	58	67	75	82	91
30	600	19	29	39	50	59	68	77	85	93
30	700	19	29	39	50	59	69	78	86	94

N.L. No upper limit is imposed.

TABLE 9—*continued*

Height (in feet) of enclosing rectangle not exceeding	Width (in feet) of enclosing rectangle not exceeding	Percentage of openings not exceeding—								
		20	30	40	50	60	70	80	90	100
		Distance (in feet) from boundary								
30	800	19	29	39	50	60	69	78	88	95
30	900	19	29	39	50	60	70	79	89	96
30	1,000	19	29	39	50	60	70	79	89	96
30	1,200	19	29	39	50	60	70	80	89	97
30	N.L.	19	29	39	50	60	70	80	89	98
40	10	6	9	11	12	14	16	17	18	19
40	20	10	13	16	19	21	23	25	27	28
40	30	13	17	21	23	26	28	30	32	34
40	40	15	20	24	27	30	33	35	38	40
40	50	16	22	26	30	34	37	39	42	44
40	60	18	24	29	33	37	40	43	46	48
40	70	19	25	31	35	40	43	46	49	52
40	80	20	27	32	37	42	46	49	53	56
40	90	20	28	34	39	44	48	52	56	59
40	100	21	29	35	41	46	51	55	58	61
40	150	23	33	40	47	54	60	65	70	74
40	200	24	35	44	52	60	67	72	78	83
40	250	24	36	47	56	64	71	78	85	90
40	300	25	37	49	59	67	75	83	91	96
40	350	25	38	50	60	70	78	87	94	101
40	400	25	38	50	61	72	80	90	98	105
40	450	25	38	51	62	74	82	92	102	109
40	500	25	39	51	63	75	84	94	104	112
40	600	25	39	52	64	76	87	98	108	118
40	700	25	39	52	65	77	89	100	111	122
40	800	25	39	52	66	78	90	102	113	124
40	900	25	39	52	66	79	91	103	115	125
40	1,000	25	39	52	66	79	92	104	116	126
40	1,200	25	39	52	66	80	92	105	118	127
40	1,400	25	39	52	66	80	93	106	119	128
40	1,600	25	39	52	66	80	93	106	119	129
40	N.L.	25	39	52	66	80	93	106	119	130
50	10	6	9	11	13	15	17	18	20	21
50	20	10	14	18	21	23	26	27	29	31
50	30	14	19	23	26	29	32	34	36	38
50	40	16	22	26	30	34	37	39	42	44
50	50	18	24	29	33	38	41	44	47	50
50	60	20	27	32	36	41	45	48	51	54
50	70	21	29	35	39	44	49	51	55	58
50	80	23	31	37	42	47	53	55	59	62
50	90	24	32	39	44	50	55	58	63	66
50	100	25	33	40	46	52	57	61	66	69
50	150	27	38	47	54	62	69	73	79	84
50	200	29	41	51	60	70	77	83	89	95
50	250	30	43	55	65	75	83	90	98	104
50	300	30	45	58	69	79	88	96	104	111
50	350	31	46	60	72	82	92	101	110	117
50	400	31	47	62	74	85	95	106	115	122
50	450	31	47	62	75	88	98	109	119	127
50	500	31	48	63	77	90	100	112	123	131
50	600	31	48	64	78	93	105	117	128	139
50	700	31	48	64	80	94	108	120	132	145
50	800	31	48	65	81	96	111	123	136	150
50	900	31	48	65	82	97	112	125	139	153
50	1,000	31	48	65	82	98	113	127	141	155
50	1,200	31	48	65	82	99	114	129	144	157
50	1,400	31	48	65	82	100	115	131	147	158
50	1,600	31	48	65	82	100	116	132	148	160
50	1,800	31	48	65	82	100	116	132	149	161
50	2,000	31	48	65	82	100	116	133	149	161
50	N.L.	31	48	65	82	100	116	133	149	163

N.L. No upper limit is imposed.

SCHEDULE 8—*continued*

TABLE 9—*continued*

Part II: Buildings of occupancy group A or occupancy sub-group B1, C1 or D1

Height (in feet) of enclosing rectangle not exceeding	Width (in feet) of enclosing rectangle not exceeding	Percentage of openings not exceeding—								
		20	30	40	50	60	70	80	90	100
		Distance (in feet) from boundary								
10	10	3·5	3·5	4	5	5	6	6	7	7
10	20	3·5	4	5	6	7	8	8	9	10
10	30	3·5	4	6	7	8	9	10	11	11
10	40	3·5	5	6	8	9	10	11	12	12
10	50	3·5	5	6	8	9	10	11	13	13
10	60	3·5	5	6	8	9	11	12	13	14
10	70	3·5	5	6	8	10	11	12	14	15
10	80	3·5	5	7	8	10	11	13	14	15
10	90	3·5	5	7	8	10	11	13	14	15
10	100	3·5	5	7	8	10	12	13	14	16
10	150	3·5	5	7	8	10	12	13	15	16
10	N.L.	3·5	5	7	8	10	12	13	15	17
20	10	3·5	4	5	6	7	8	8	9	10
20	20	3·5	6	8	9	10	11	12	13	13
20	30	4	7	9	11	12	13	15	16	16
20	40	4	8	10	12	13	15	16	18	19
20	50	5	8	10	13	14	16	18	19	21
20	60	5	8	11	14	15	17	19	21	22
20	70	5	9	11	14	16	18	20	22	23
20	80	5	9	12	15	17	19	21	23	24
20	90	5	9	12	15	17	20	22	24	25
20	100	5	9	12	15	18	20	22	25	26
20	150	5	9	13	16	19	22	25	27	29
20	200	5	9	13	16	19	23	25	28	31
20	250	5	9	13	16	19	23	26	29	32
20	300	5	9	13	16	19	23	26	29	32
20	350	5	9	13	16	19	23	26	30	33
20	N.L.	5	9	13	16	19	23	26	30	33
30	10	3·5	4	6	7	8	9	10	11	11
30	20	4	7	9	11	12	13	15	16	16
30	30	5	9	11	13	14	16	18	19	20
30	40	5	10	13	15	17	19	21	22	23
30	50	6	11	14	17	19	21	23	24	26
30	60	6	12	15	18	20	22	24	27	28
30	70	7	12	15	19	21	24	26	28	30
30	80	7	12	16	19	22	25	27	30	32
30	90	7	12	16	20	23	26	28	31	33
30	100	7	13	17	21	24	27	29	32	34
30	150	7	13	18	22	26	30	33	37	39
30	200	7	13	19	23	28	33	36	39	43
30	250	7	13	19	24	29	33	37	41	45
30	300	7	13	19	24	29	34	38	42	46
30	350	7	13	19	24	29	34	38	43	47
30	400	7	13	19	24	29	34	39	43	48
30	450	7	13	19	24	29	34	39	44	48
30	500	7	13	19	24	29	35	39	44	49
30	N.L.	7	13	19	24	29	35	39	45	50

N.L. No upper limit is imposed.

TABLE 9—*continued*

Height (in feet) of enclosing rectangle not exceeding	Width (in feet) of enclosing rectangle not exceeding	Percentage of openings not exceeding—								
		20	30	40	50	60	70	80	90	100
		Distance (in feet) from boundary								
40	10	3·5	5	6	8	9	10	11	12	12
40	20	4	8	10	12	13	15	16	18	19
40	30	5	10	13	15	17	19	21	22	23
40	40	6	12	15	18	20	22	24	26	27
40	50	7	13	16	20	22	24	26	28	30
40	60	7	14	18	21	24	26	29	31	33
40	70	8	15	19	22	25	28	31	33	35
40	80	8	15	20	24	27	30	32	35	37
40	90	9	16	20	24	28	31	34	37	39
40	100	9	16	21	25	29	32	35	38	41
40	150	9	17	23	28	33	37	40	45	47
40	200	9	17	24	30	35	40	44	49	52
40	250	9	17	24	31	36	42	47	52	56
40	300	9	18	25	31	37	44	49	54	59
40	350	9	18	25	32	38	44	50	55	60
40	400	10	18	25	32	38	45	50	56	61
40	450	10	18	25	32	38	45	51	57	62
40	500	10	18	25	32	39	45	51	57	63
40	600	10	18	25	32	39	45	52	58	64
40	700	10	18	25	32	39	46	52	59	65
40	N.L.	10	18	25	32	39	46	52	59	66
50	10	3·5	5	6	8	9	10	11	13	13
50	20	5	8	10	13	14	16	18	19	21
50	30	6	10	14	17	19	21	23	24	26
50	40	7	12	16	20	22	24	26	28	30
50	50	7	14	18	22	24	27	29	32	33
50	60	8	15	20	24	27	30	32	35	36
50	70	9	17	21	25	29	32	35	37	39
50	80	10	18	23	27	31	34	37	39	42
50	90	10	18	24	28	32	36	39	41	44
50	100	10	19	25	29	33	37	40	43	46
50	150	11	20	27	33	38	43	47	51	54
50	200	11	21	29	36	41	47	51	57	60
50	250	11	21	30	37	43	50	55	61	65
50	300	11	22	30	38	45	52	58	64	69
50	350	12	22	31	39	46	54	60	66	72
50	400	12	22	31	39	47	55	62	68	74
50	450	12	22	31	40	47	55	62	69	75
50	500	12	22	31	40	48	56	63	70	77
50	600	12	22	31	40	48	56	64	71	78
50	700	12	22	31	40	48	56	64	72	80
50	800	12	22	31	40	48	57	65	73	81
50	900	12	22	31	40	48	57	65	73	82
50	N.L.	12	22	31	40	48	57	65	74	82

N.L. No upper limit is imposed.

SCHEDULE 8—*continued*

Regulation 37 and Schedule 5

TABLE 10—STRUCTURAL FIRE PRECAUTIONS—LIMITING DISTANCES (IN FEET) IN RESPECT OF A RECESS HAVING OPENINGS ONLY IN THE BACK WALL

Part I: For a reduction in percentage effective opening of 10 *per cent.*

Depth of recess (in feet) exceeding	Percentage of openings not exceeding—								
	15	20	25	30	40	50	60	80	100
5	3·5	6	9	11	17	21	26	38	50
10	6	12	17	23	33	43	53	75	100
15	10	18	26	34	50	65	79	113	150
20	13	24	35	45	66	86	106	—	—
25	17	30	43	56	83	108	132	—	—
50	34	61	86	112	165	—	—	—	—
100	68	121	173	—	—	—	—	—	—

Part II: For a reduction in percentage effective opening of 20 *per cent.*

Depth of recess (in feet) exceeding	Percentage of openings not exceeding—					
	30	40	50	60	80	100
5	3·5	6	9	11	17	21
10	6	12	17	23	33	43
15	10	18	26	34	50	65
20	13	24	35	45	66	86
25	17	30	43	56	83	108
50	34	61	86	112	165	—
100	68	121	173	—	—	—

TABLE 11—MINIMUM NUMBER OF EXITS Regulation 45

Occupancy group (1)	Occupancy sub-group (2)	Head no. (3)	Description of flat or storey to which requirement applies (4)	Minimum number of exits (5)
			Part I: Exits from a flat with all rooms on one floor	
A	2	1	The floor is at a height not greater than 35 feet.	1
		2	(*a*) The exit from every apartment other than the living room is directly to a private entrance hall, and (*b*) the entrance door of the flat can be reached from every apartment other than the living room without passing across or within 3 feet of the doorway of the living room or kitchen, and (*c*) the doors of any living room or kitchen opening into the entrance hall are self-closing fire-resisting doors.	1
		3	Any other flat on one floor.	2
			Part II: Exits from a flat with rooms on two or more floors	
		1	(*a*) No apartment other than the living room is at a height greater than 35 feet, and (*b*) the stairway descends directly into a private entrance hall.	1
		2	(*a*) Every apartment other than the living room and the normal entrance to the flat are on the lowest floor, and (*b*) the lowest floor is at a height not greater than 80 feet, and (*c*) the living room and kitchen are not on the lowest floor.	1
		3	(*a*) Every apartment other than the living room and the normal entrance to the flat are on the same floor, and (*b*) the living room or kitchen are on a floor below the floor containing any other apartment, and (*c*) the landing of the stairway at the level of the floor above the living room floor is protected by a partition of 30 minutes fire resistance and a self-closing fire-resisting door at the upper or lower level, and (*d*) the level of the floor above the living room floor is at a height not greater than 80 feet.	1
		4	(*a*) Any apartment other than the living room is on a floor other than that on which the normal entrance to the flat is situated, and (*b*) the stairway and private entrance hall are separated from the living room and kitchen by a partition of 30 minutes fire resistance and a self-closing fire-resisting door, and (*c*) no apartment other than the living room is at a height greater than 80 feet.	1
		5	Any other flat on two or more floors.	2

SCHEDULE 8—*continued*

Regulation 45

TABLE 11—*continued*

Occupancy group (1)	Occupancy sub-group (2)	Head no. (3)	Description of flat or storey to which requirement applies (4)	Minimum number of exits (5)
A	2		*Part III: Exits from a ground or upper storey of a house of more than two storeys (not being a flat)*	
		1	Any exit from any upper storey is through the living room.	2
		2	Any other case.	1
			Part IV: Exits from the ground and upper storeys of a building other than a storey to which Part III applies	
		1	A storey— (*a*) containing flats of which the rooms are on one floor; and (*b*) at any height; and (*c*) in which the entrance door of every flat— (i) opens into a ventilated lobby, and (ii) is not more than 15 feet from a fire-resisting door which opens into a common hall or passage from which access to the stairway is by way of a protected doorway, and (iii) is not more than 50 feet from the protected doorway, measured along the route of travel.	1
		2	A storey— (*a*) containing flats of which the rooms are on one floor; and (*b*) at any height; and (*c*) in which the entrance door of every flat— (i) opens into a common hall or passage, and (ii) is not more than 15 feet from a fire-resisting door which gives access to the stairway by way of a ventilated lobby and a protected doorway, and (iii) is not more than 50 feet from the protected doorway, measured along the route of travel.	1
		3	A storey— (*a*) containing flats of which the rooms are on one floor; and (*b*) at any height; and (*c*) in which the entrance door of every flat— (i) opens into a common hall or passage, and (ii) is not more than 15 feet from a protected doorway which gives access to the stairway.	1
		4	A storey— (*a*) containing flats of which the rooms are on one or more floors; and (*b*) at a height not greater than 35 feet; and (*c*) in which the entrance doors of not more than 8 flats open into a common hall or passage.	1

Regulation 45

TABLE 11—*continued*

Occupancy group (1)	Occupancy sub-group (2)	Head no. (3)	Description of flat or storey to which requirement applies (4)	Minimum number of exits (5)
A	2	5	A storey— (*a*) containing flats of which the rooms are on one or more floors; and (*b*) at a height not greater than 80 feet; and (*c*) in which two or more flats have access to the stairway by an open access balcony on one side of the block.	1
		6	A storey— (*a*) containing flats of which the rooms are on one or more floors; and (*b*) at any height; and (*c*) in which every flat has access to the stairway by open access balconies on different sides of the block.	1
		7	Any other storey containing flats.	2
	3	8	A storey— (*a*) the floor of which is at a height not greater than 35 feet, and (*b*) whose occupant capacity does not exceed 25.	1
		9	Any other storey.	2
	4	10	Any storey.	2
B	1	11	A storey— (*a*) the floor of which is at a height not greater than 35 feet, and (*b*) whose occupant capacity does not exceed 60, and (*c*) whose area does not exceed 4,000 square feet.	1
	2	12	A storey— (*a*) the floor of which is at a height not greater than 15 feet, and (*b*) in which the travel distance does not exceed 40 feet.	1
	1 and 2	13	Any other storey.	2
C	1	14	Any storey.	2
	2	15	A storey— (*a*) the floor of which is at a height not greater than 15 feet, and (*b*) whose occupant capacity does not exceed 60 (or, in the case of a storey in a school of two storeys, 120), and (*c*) whose area does not exceed 4,000 square feet.	1
		16	Any other storey.	2
	3	17	Any storey.	2

SCHEDULE 8—*continued*

Regulation 45

TABLE 11—*continued*

Occupancy group (1)	Occupancy sub-group (2)	Head no. (3)	Description of flat or storey to which requirement applies (4)	Minimum number of exits (5)
D and E	—	18	A storey— (*a*) the floor of which is at a height not greater than 15 feet, and (*b*) whose occupant capacity does not exceed 60, and (*c*) whose area does not exceed 4,000 square feet.	1
		19	Any other storey.	2
All occupancy groups		1	*Part V: Basement storeys* A basement storey— (*a*) which is used solely for storage purposes or as a heating chamber, and (*b*) the floor of which is not more than 10 feet below the level of the ground to which the exit serving that basement storey gives access.	1
		2	Any other basement storey.	2

In this Table—

" fire-resisting door " has the meaning assigned to that expression by Regulation 43(3).

" ventilated lobby " means a lobby which adjoins an external wall and has a permanent ventilation opening in that wall of an area of not less than 15 square feet.

TABLE 12—LEVELS OF SOUND INSULATION IN HOUSES Regulation 104

Part I: Airborne sound

Frequency in cycles/second	Minimum sound reduction in decibels	
	Separating walls—houses other than flats	Separating walls and floors—flats
100	40	36
125	41	38
160	43	39
200	44	41
250	45	43
320	47	44
400	48	46
500	49	48
640	51	49
800	52	51
1,000	53	53
1,250	55	54
1,600	56	56
2,000	56	56
2,500	56	56
3,200	56	56

Part II: Impact sound

Frequency in cycles/second	Maximum octave-band sound pressure level in decibels for separating floors—flats
100	63
125	64
160	65
200	66
250	66
320	66
400	66
500	66
640	65
800	64
1,000	63
1,250	61
1,600	59
2,000	57
2,500	55
3,200	53

SCHEDULE 8—*continued*

TABLE 13—MECHANICAL VENTILATION OF BUILDINGS—RATE OF FRESH AIR SUPPLY

Regulations 113–117, 119–121, and 123

	Rate of supply in cubic feet of fresh air per hour per person
A. *Room or apartment with cubic space per occupant*—	
exceeding 10 cubic feet but not exceeding 300	1,000
exceeding 300 cubic feet but not exceeding 400	720
exceeding 400 cubic feet but not exceeding 500	600
exceeding 500 cubic feet ...	420

	Rate of supply in no. of air changes per hour
B. *Room with no occupant capacity*—	
Watercloset	3
Bathroom with W.C. pan ...	3
Bathroom without W.C. pan ...	2
Washroom	2
Kitchen—in building of occupancy sub-group A1 or A2	6
—in any other building	20
Pantry (exceeding 50 cubic feet)	2
Larder (exceeding 50 cubic feet)	2
Servery	2
Scullery	2
Laundry	10
Boiler room	10
Laboratory	4
Changing room	3
Gymnasium	3
Swimming bath	4
Shower bath	10
Anaesthetic room	10
Sterilising room	10
Operating theatre	10
X-ray room	10
First-aid room	3
Recovery room	3
Drying room	10
Cloakroom	2
Stairway or access way —in building of occupancy sub-group A1 or A2...	1
—in any other building	2
Storage room	1
Building for car parking ...	8
Garage	8
Any other room	1

TABLE 14—STANDARDS OF MINIMUM DAYLIGHT FACTOR

Regulation 132

Room (1)	Assumed reflection factors of surfaces (2)	Daylight factor (3)
Kitchen	Walls 35% Floor 15% Ceiling 70%	2·0%
Living-room	Walls 40% Floor 15% Ceiling 70%	1·0%
Any other apartment	Walls 40% Floor 15% Ceiling 70%	0·5%

TABLE 15—MINIMUM DISTANCE (IN FEET) BETWEEN WINDOW OPENINGS

Regulation 138

Angle† at window of house to be erected not more than—

Angle† at window of any other house not more than—	90°	80°	70°	60°	50°	40°	30°	20°	10°	0°
90°	60	60	60	60	42	29	19	14	10	6
80°	60	60	60	42	29	19	14	10	6	
70°	60	60	42	29	19	14	10	6		
60°	60	42	29	19	14	10	6			
50°	42	29	19	14	10	6				
40°	29	19	14	10	6					
30°	19	14	10	6						
20°	14	10	6							
10°	10	6								
0°	6									

Distances shall be interpolated for intermediate angles.

† That is, the horizontal angle included between—
(i) the shortest line joining any part of one window opening to any part of the other, and
(ii) the vertical plane of the opening of the window (see Regulation 138).

SCHEDULE 8—*continued*

TABLE 16—DAYLIGHTING—MINIMUM WIDTH OF WINDOW OPENINGS (ROOMS WITH ONE WINDOW SITUATED IN THE MIDDLE OF THE EXTERNAL WALL)

Regulations 132 and 136 and Schedule 6

Part I: Living rooms

Height of head of window opening above floor†				Floor area of room		Width of room measured parallel to window, exceeding (feet)								
Exceeding Ft.	ins.	Not exceeding Ft.	ins.	Exceeding Sq. ft.	Not exceeding Sq. ft.	9	10	11	12	13	14	15	16	17
(1)		(2)		(3)	(4)	Minimum width of window opening (feet and inches) (5)								
7	9	8	0	190	200	—	7 2	6 0	5 5	5 1	4 9	4 9	4 9	4 9
				180	190	7 10	6 3	5 4	4 10	4 6	4 4	4 4	4 4	4 4
				170	180	6 9	5 7	4 9	4 4	4 2	4 1	4 1	4 1	4 1
				160	170	5 9	4 10	4 3	3 10	3 8	3 8	3 8	3 8	3 8
				150	160	5 2	4 3	3 9	3 5	3 5	3 5	3 5	3 5	3 5
				140	150	4 5	3 9	3 4	3 2	3 2	3 2	3 2	3 2	3 2
				—	140	3 10	3 4	3 1	3 0	3 0	3 0	3 0	3 0	—
7	6	7	9	190	200	—	8 0	6 6	6 0	5 6	5 2	5 0	5 0	5 0
				180	190	8 8	7 0	6 0	5 4	4 11	4 8	4 8	4 8	4 8
				170	180	7 5	6 3	5 4	4 9	4 5	4 4	4 4	4 4	4 4
				160	170	6 6	5 5	4 8	4 4	4 1	4 0	4 0	4 0	4 0
				150	160	5 9	4 9	4 1	3 10	3 9	3 9	3 9	3 9	3 9
				140	150	4 10	4 2	3 8	3 6	3 5	3 5	3 5	3 5	3 5
				—	140	4 2	3 10	3 4	3 2	3 2	3 2	3 2	3 2	—
7	3	7	6	190	200	—	9 2	7 8	6 9	6 2	5 8	5 5	5 5	5 5
				180	190	—	7 11	6 9	5 11	5 7	5 2	5 1	5 1	5 1
				170	180	8 7	7 1	6 0	5 4	4 11	4 9	4 9	4 9	4 9
				160	170	7 5	6 2	5 3	4 10	4 6	4 5	4 5	4 5	4 5
				150	160	6 5	5 4	4 8	4 4	4 2	4 1	4 1	4 1	4 1
				140	150	5 4	4 8	4 2	3 11	3 9	3 9	3 9	3 9	3 9
				—	140	4 7	3 11	3 8	3 4	3 4	3 4	3 4	3 4	—

			190	200	—	—	8 11	7 8	6 10	6 4	6 0	5 11	5 11
			180	190	—	9 4	7 10	6 9	6 2	5 9	5 6	5 6	5 6
			170	180	—	8 2	6 10	6 0	5 7	5 4	5 2	5 2	5 2
7	0	7	3	160	170	8 7	6 11	5 11	5 4	5 0	4 10	4 10	4 10	4 10
				150	160	7 5	6 1	5 3	4 10	4 8	4 6	4 6	4 6	4 6
				140	150	6 1	5 2	4 8	4 3	4 1	4 1	4 1	4 1	4 1
				—	140	5 2	4 5	4 1	3 10	3 10	3 10	3 10	3 10	—
				190	200	—	—	10 5	8 11	7 10	7 1	6 8	6 5	6 5
				180	190	—	—	9 1	7 8	7 0	6 5	6 2	6 1	6 1
				170	180	—	9 5	7 10	6 11	6 3	5 11	5 9	5 9	5 9
6	9	7	0	160	170	—	7 10	6 9	6 0	5 9	5 4	5 4	5 4	5 4
				150	160	8 7	6 11	5 10	5 4	5 1	4 11	4 11	4 11	4 11
				140	150	7 1	5 11	5 2	4 9	4 6	4 6	4 6	4 6	4 6
				—	140	5 10	5 0	4 6	4 3	4 2	4 2	4 2	4 2	—
				190	200	—	—	—	10 7	9 2	8 2	7 6	7 3	7 2
				180	190	—	—	10 11	9 0	8 1	7 4	7 0	6 9	6 9
				170	180	—	—	9 2	7 11	7 1	6 8	6 5	6 5	6 5
6	6	6	9	160	170	—	9 6	7 10	6 10	6 3	5 11	5 11	5 11	5 11
				150	160	—	8 1	6 8	5 11	5 8	5 5	5 5	5 5	5 5
				140	150	8 2	6 9	5 10	5 3	5 0	5 0	5 0	5 0	5 0
				—	140	6 11	5 9	5 2	4 8	4 7	4 7	4 7	4 7	—
				190	200	—	—	—	—	10 7	9 4	8 8	8 2	8 0
				180	190	—	—	—	10 10	9 4	8 4	7 10	7 6	7 6
				170	180	—	—	—	9 2	8 1	7 6	7 1	7 1	7 1
	—	6	6	160	170	—	—	9 0	7 9	7 0	6 8	6 7	6 7	6 7
				150	160	—	9 5	7 5	6 9	6 4	6 0	6 0	6 0	6 0
				140	150	—	7 10	6 8	5 10	5 6	5 6	5 6	5 6	5 6
				—	140	8 3	6 9	5 10	5 3	5 0	5 0	5 0	5 0	—

†The table gives minimum widths for ground floor windows on a level site; the height of window head may be reduced by up to 12 in. on floors above the ground floor.

SCHEDULE 8—*continued*

TABLE 16—*continued*

Part II: Kitchens

Height of head of window opening above floor †		Floor area of room		Width of room measured parallel to window, exceeding (feet)								
Exceeding Ft. ins.	Not exceeding Ft. ins.	Exceeding Sq. ft.	Not exceeding Sq. ft.	4	5	6	7	8	9	10	11	12
(1)	(2)	(3)	(4)	Minimum width of window opening (feet and inches) (5)								
7 9	8 0	90	100	—	—	—	5 7	4 7	4 2	3 11	3 11	3 11
		80	90	—	—	5 11	4 5	3 10	3 7	3 7	3 7	3 7
		70	80	—	—	4 7	3 7	3 4	3 2	3 2	3 2	3 2
		60	70	—	4 9	3 6	2 11	2 10	2 10	2 10	2 10	2 10
		50	60	—	3 5	2 8	2 5	2 5	2 5	2 5	2 5	2 5
		40	50	3 1	2 5	2 1	2 1	2 1	2 1	2 1	2 1	—
		—	40	2 1	1 8	1 8	1 8	1 8	1 8	1 8	—	—
7 6	7 9	90	100	—	—	—	5 11	4 10	4 4	4 2	4 2	4 2
		80	90	—	—	—	4 11	4 1	3 10	3 10	3 10	3 10
		70	80	—	—	4 10	3 10	3 6	3 4	3 4	3 4	3 4
		60	70	—	—	3 8	3 1	3 0	3 0	3 0	3 0	3 0
		50	60	—	3 7	2 10	2 6	2 6	2 6	2 6	2 6	2 6
		40	50	3 6	2 6	2 1	2 1	2 1	2 1	2 1	2 1	—
		—	40	2 2	1 9	1 9	1 9	1 9	1 9	1 9	—	—
7 3	7 6	90	100	—	—	—	6 9	5 4	4 8	4 5	4 5	4 5
		80	90	—	—	—	5 2	4 5	4 1	3 11	3 11	3 11
		70	80	—	—	5 2	4 1	3 8	3 6	3 6	3 6	3 6
		60	70	—	—	4 1	3 3	3 2	3 2	3 2	3 2	3 2
		50	60	—	3 10	3 0	2 8	2 8	2 8	2 8	2 8	2 8
		40	50	3 9	2 9	2 2	2 2	2 2	2 2	2 2	2 2	—
		—	40	2 5	1 11	1 9	1 9	1 9	1 9	1 9	—	—

				90	100	—	—	—	—	5 11	5 1	4 10	4 9	4 9
				80	90	—	—	—	5 11	4 10	4 5	4 5	4 5	4 5
				70	80	—	—	5 10	4 7	4 1	3 10	3 10	3 10	3 10
7	0	7	3	60	70	—	—	4 6	3 8	3 6	3 5	3 5	3 5	3 5
				50	60	—	4 4	3 4	2 11	2 10	2 10	2 10	2 10	2 10
				40	50	—	3 1	2 6	2 4	2 4	2 4	2 4	2 4	—
				—	40	2 8	2 2	1 10	1 10	1 10	1 10	1 10	—	—
				90	100	—	—	—	—	6 9	5 9	5 2	5 1	5 1
				80	90	—	—	—	6 9	5 7	4 10	4 7	4 7	4 7
				70	80	—	—	—	5 2	4 7	4 2	4 1	4 1	4 1
6	9	7	0	60	70	—	—	5 2	4 2	3 9	3 7	3 7	3 7	3 7
				50	60	—	—	3 11	3 4	3 2	3 2	3 2	3 2	3 2
				40	50	—	3 8	2 10	2 7	2 7	2 7	2 7	2 7	—
				—	40	3 1	2 4	1 11	1 11	1 11	1 11	1 11	—	—
				90	100	—	—	—	—	—	6 6	5 10	5 7	5 7
				80	90	—	—	—	—	6 3	5 4	5 0	5 0	5 0
				70	80	—	—	—	6 0	5 0	4 5	4 5	4 5	4 5
6	6	6	9	60	70	—	—	5 11	4 8	4 1	3 10	3 10	3 10	3 10
				50	60	—	—	4 3	3 6	3 3	3 3	3 3	3 3	3 3
				40	50	—	3 10	2 11	2 7	2 7	2 7	2 7	2 7	—
				—	40	3 7	2 9	2 1	2 1	2 1	2 1	2 1	—	—
				90	100	—	—	—	—	—	7 6	6 6	6 1	6 1
				80	90	—	—	—	—	7 2	5 11	5 5	5 5	5 5
				70	80	—	—	—	—	5 6	4 10	4 9	4 9	4 9
—		6	6	60	70	—	—	—	5 3	4 4	4 1	4 1	4 1	4 1
				50	60	—	—	4 9	3 10	3 6	3 6	3 6	3 6	3 6
				40	50	—	4 5	3 3	2 10	2 10	2 10	2 10	2 10	—
				—	40	3 11	3 1	2 3	2 2	2 2	2 2	2 2	—	—

† The table gives minimum widths for ground floor windows on a level site; the height of window head may be reduced by up to 12 in. on floors above the ground floor.

SCHEDULE 8—*continued*

TABLE 16—*continued*

Part III: Apartments other than living rooms

Height of head of window opening above floor†		Floor area of room		Width of room measured parallel to window, exceeding (feet)								
Exceeding	Not exceeding	Exceeding	Not exceeding	7	8	9	10	11	12	13	14	15
(1)	(2)	(3)	(4)	Minimum width of window opening (feet and inches) (5)								
7 9	8 0	120	130	2 7	2 0	1 9	1 7	1 7	1 6	1 6	1 6	1 6
		110	120	2 1	1 9	1 6	1 5	1 5	1 5	1 5	1 5	1 5
		100	110	1 9	1 6	1 4	1 4	1 4	1 4	1 4	1 4	1 4
		90	100	1 5	1 3	1 2	1 2	1 2	1 2	1 2	1 2	—
		80	90	1 2	1 1	1 1	1 1	1 1	1 1	—	—	—
		70	80	1 0	1 0	1 0	1 0	1 0	—	—	—	—
		—	70	11	11	11	11	—	—	—	—	—
7 6	7 9	120	130	2 10	2 3	2 0	1 9	1 9	1 9	1 9	1 9	1 9
		110	120	2 3	2 0	1 9	1 7	1 7	1 7	1 7	1 7	1 7
		100	110	1 11	1 8	1 6	1 5	1 5	1 5	1 5	1 5	1 5
		90	100	1 7	1 5	1 4	1 4	1 4	1 4	1 4	1 4	—
		80	90	1 4	1 2	1 2	1 2	1 2	1 2	—	—	—
		70	80	1 2	1 1	1 1	1 1	1 1	—	—	—	—
		—	70	1 1	1 0	1 0	1 0	—	—	—	—	—
7 3	7 6	120	130	3 2	2 7	2 3	2 0	1 11	1 10	1 10	1 10	1 10
		110	120	2 7	2 2	1 11	1 9	1 9	1 9	1 9	1 9	1 9
		100	110	2 2	1 10	1 8	1 7	1 7	1 7	1 7	1 7	1 7
		90	100	1 10	1 7	1 6	1 6	1 6	1 6	1 6	1 6	—
		80	90	1 7	1 5	1 4	1 4	1 4	1 4	—	—	—
		70	80	1 4	1 3	1 3	1 3	1 3	—	—	—	—
		—	70	1 2	1 1	1 1	1 1	—	—	—	—	—

7	0	7	3	120	130	3 8	2 11	2 6	2 3	2 1	2 1	2 1	2 1	2 1
				110	120	2 11	2 5	2 2	2 0	1 11	1 11	1 11	1 11	1 11
				100	110	2 5	2 1	1 10	1 9	1 9	1 9	1 9	1 9	1 9
				90	100	2 1	1 9	1 8	1 7	1 7	1 7	1 7	1 7	—
				80	90	1 9	1 6	1 6	1 6	1 6	1 6	—	—	—
				70	80	1 6	1 4	1 4	1 4	1 4	—	—	—	—
				—	70	1 4	1 3	1 3	1 3	—	—	—	—	—
6	9	7	0	120	130	4 6	3 5	2 10	2 5	2 3	2 3	2 3	2 3	2 3
				110	120	3 5	2 9	2 5	2 2	2 1	2 1	2 1	2 1	2 1
				100	110	2 9	2 4	2 1	1 11	1 11	1 11	1 11	1 11	1 11
				90	100	2 3	2 0	1 9	1 9	1 9	1 9	1 9	1 9	—
				80	90	1 11	1 9	1 8	1 8	1 8	1 8	—	—	—
				70	80	1 7	1 6	1 6	1 6	1 6	—	—	—	—
				—	70	1 5	1 5	1 5	1 5	—	—	—	—	—
6	6	6	9	120	130	5 5	3 11	3 2	2 8	2 5	2 5	2 5	2 5	2 5
				110	120	4 3	3 2	2 7	2 4	2 3	2 3	2 3	2 3	2 3
				100	110	3 2	2 7	2 3	2 1	2 0	2 0	2 0	2 0	2 0
				90	100	2 7	2 2	1 11	1 10	1 10	1 10	1 10	1 10	—
				80	90	2 2	1 10	1 9	1 9	1 9	1 9	—	—	—
				70	80	1 10	1 8	1 7	1 7	1 7	—	—	—	—
				—	70	1 7	1 6	1 6	1 6	—	—	—	—	—
—		6	6	120	130	5 9	4 6	3 6	2 11	2 8	2 8	2 8	2 8	2 8
				110	120	5 6	3 6	2 11	2 7	2 4	2 4	2 4	2 4	2 4
				100	110	3 6	2 10	2 6	2 4	2 2	2 2	2 2	2 2	2 2
				90	100	2 10	2 5	2 2	2 1	2 0	2 0	2 0	2 0	—
				80	90	2 4	2 0	1 11	1 11	1 11	1 11	—	—	—
				70	80	2 0	1 10	1 9	1 9	1 9	—	—	—	—
				—	70	1 9	1 8	1 8	1 8	—	—	—	—	—

† The table gives minimum widths for ground floor windows on a level site ; the height of window head may be reduced by up to 12 in. on floors above the ground floor.

SCHEDULE 8—*continued*

Regulations 132 and 136 and Schedule 6

TABLE 17—DAYLIGHTING—PERCENTAGE ADDITIONS TO WINDOW OPENING WIDTHS ACCORDING TO TYPE OF WINDOW INSTALLED

Metal Windows		Wood Casements		Wood Sash and Case	
Unbarred	Barred	Unbarred	Barred	Unbarred	Barred
+6%	+16%	+12%	+20%	+25%	+30%

Regulations 183, 184, 186 and 189.

TABLE 18—STANDARDS OF HOUSING ACCOMMODATION

Size of house	Number of apartments (other than living room) less than 110 sq. ft.	Minimum area in square feet of—			Minimum capacity in cubic feet of—	
		Accommodation for living and eating (including kitchen)	Kitchen	Aggregate area of apartments other than living room	Larder and dry goods store	Linen and general store
(1)	(2)	(3)	(4)	(5)	(6)	(7)
One apartment	—	†250	45	†	24	170
Two apartments	Nil	210	50	120	30	175
	One	170	30	95	24	170
Three apartments	Nil	265	75	240	44	330
	One	250	70	195	44	330
	Two	210	50	170	30	175
Four apartments	Nil	305	75	360	60	335
	One	305	75	315	50	335
	Two	265	75	270	44	330
	Three	250	70	225	44	330
Five apartments	Nil	305	75	480	60	340
	One	305	75	435	60	340
	Two	305	75	390	60	335
	Three	305	75	345	50	335
	Four	265	75	300	44	330
Six or more apartments	—	305	75	Four of the apartments shall have a minimum area equal to the appropriate area for a five apartment house	60	340

† In the case of a one apartment house the figure given in column (3) includes sleeping accommodation.

SCHEDULE 9

Regulation 11

DEEMED-TO-SATISFY SPECIFICATIONS

A. *Interpretation of Schedule 9*

1. Where any specification in this Schedule requires a material, component, design, method of construction or operation to conform to a British Standard or to be based on the recommendations of a British Standard Code of Practice or other publication, the reference in the specification to the British Standard, Code of Practice or other publication shall, unless the context otherwise requires, be taken to be a reference to the latest edition for the time being of that British Standard, Code of Practice or other publication, including any published amendments thereto, but only to so much of the British Standard, Code of Practice or other publication as is relevant to the material, component, design, method of construction or operation in the circumstances in which it is proposed to be used.

2. Any reference in this Schedule to a specification only by a number shall be construed as referring to the specification so numbered which is deemed to satisfy the same provision of the same Regulation as that in relation to which the reference appears.

3. Any expression used in or in relation to a specification in this Schedule shall have the same meaning as in the Regulation which is deemed to be satisfied by that specification.

4. Any reference in a specification in this Schedule to

(*a*) a dimension shall, unless the context otherwise requires, be taken to be a reference to any dimension not less than that so stated;

(*b*) a mix of materials by reference to proportionate parts of each material shall, unless the context otherwise requires, be construed as a reference to proportions measured by volume.

5. In this Schedule—

"B.S." means British Standard;

"B.t.u." means British thermal units;

"CP" means British Standard Code of Practice;

"S.W.G." means Standard Wire Gauge.

SCHEDULE 9—*continued*

B. ***Specifications***

Provision of Regulation deemed to be satisfied	Element of structure or fitting	Case dealt with or relevant conditions	Specification
		Part II—Materials and durability	
12	All	The use of a material for a purpose and in conditions dealt with in a British Standard Code of Practice	(*a*) The material conforms to the relevant British Standard, if any, as to quality; (*b*) it is selected, prepared and used in accordance with the recommendations of the British Standard Code of Practice, and having regard to the principles and recommendations contained in CP 3: Chapter IX—" Durability ".
		The use of a material for a purpose and in conditions not dealt with in a British Standard Code of Practice	(*a*) The material conforms to a British Standard as to quality; (*b*) the use of the material is appropriate to the purpose and conditions for and in which it is used.
		Part III—Structural strength and stability	
14 (1)—as to design and construction	Foundations ...	Building of not more than two storeys, comprising house, houses or school	(1) The design and construction of the foundations are in accordance with CP 101.
		Building of more than two storeys or if two storeys or less, not comprising house, houses or school	(2) The design and construction of the foundations are based on the Institution of Civil Engineers Code of Practice No. 4.
14 (2)—as to design and construction	Loadbearing structure	—of steel	(1) The design and construction of the structure conform to B.S.449.
		—of reinforced concrete	(2) The design and construction of the structure are in accordance with CP 114.
		—of timber	(3) The design and construction of the structure are in accordance with CP 112.
		—of natural stone, bricks or blocks or of unreinforced in situ concrete	(4) The design and construction of the structure are in accordance with CP 111.
		—of bricks or blocks in a building of more than two storeys comprising houses	(5) The design of the wall is based on CP 111 and the construction thereof is in accordance with the Department of Health for Scotland Technical Memorandum " Slender wall construction for houses ".
		—of prestressed concrete	(6) The design and construction of the structure are in accordance with CP 115.

		—of aluminium... ...	(7) The design, construction and protection of the structure are based on the Report on " The Structural Use of Aluminium ", published by the Institution of Structural Engineers in January, 1962.
		Part VI—Chimneys, flues, hearths and the installation of heat producing appliances	
65(1)(*a*)—as to thickness and strength of cast iron	Flue-pipe	Appliance designed to burn solid fuel or oil	The flue-pipe conforms to B.S. 41.
74(5)—as to linings...	Fire-place openings	Opening for inset open fire	The design and construction of the fireback conforms to B.S. 1251: Part 1: 1959.
82	Fireguard fitting ...		The screwed bushes or plugs fitted with screwed eyelets conform to B.S. 2788.
83(1)—as to suitability of materials in chimneys and flue-pipes for gas-burning appliances	Chimney	Chimney serves any type of gas burning appliance	(1) Constructed of bricks, dense or aerated concrete blocks, or natural stone with one of the following flue linings— (*a*) acid-resistant tiles embedded and pointed in acid-resistant cement mortar; (*b*) glass enamelled or salt-glazed fireclay pipes, jointed and pointed in acid-resistant cement mortar; (*c*) asbestos cement pipes, the inside wall being coated with an acid-resistant compound prepared from— (i) vinyl acetate polymer, or (ii) a rubber derivative base compound; (*d*) parging composed of acid-resistant cement mortar.
			(2) (*a*) Constructed of dense concrete blocks and made either— (i) wholly of acid-resistant cement, or (ii) with the inside wall of acid-resistant cement; (*b*) jointed and pointed with acid-resistant cement mortar.
		Chimney serves boiler, circulator, storage water heater or air heater	(3) (*a*) Any part of chimney more than 10 feet† above appliance—as for Specification (1); (*b*) any other part—constructed of bricks, dense concrete blocks, or natural stone.
			(4) (*a*) Any part of chimney more than 10 feet† above appliance—as for Specification (2); (*b*) any other part—constructed of dense concrete blocks.
		Chimney serves instantaneous water heater or drying cabinet	(5) (*a*) Any part of chimney more than 20 feet† above appliance—as for Specification (1); (*b*) any other part—constructed of bricks, dense concrete blocks, or natural stone.

SCHEDULE 9—*continued*

Provision of Regulation deemed to be satisfied	Element of structure or fitting	Case dealt with or relevant conditions	Specification
83 (1)—as to suitability of materials in chimneys and flue-pipes for gas-burning appliances *cont.*	Chimney—*cont.*	Chimney serves— (i) instantaneous water heater or drying cabinet (ii) radiant or convector gas fire	(6) (*a*) Any part of chimney more than 20 feet† above appliance—as for Specification (2); (*b*) any other part—constructed of dense concrete blocks.
		Chimney serves convector gas fire and has flue of aspect ratio not exceeding 3 to 1	(7) (*a*) Any part of chimney more than 30 feet† above appliance—as for Specification (1); (*b*) any other part—constructed of bricks, dense concrete blocks, or natural stone.
			(8) (*a*) Any part of chimney more than 30 feet† above appliance—as for Specification (2); (*b*) any other part—constructed of dense concrete blocks.
		Chimney serves radiant gas fire and has flue of aspect ratio not exceeding 3 to 1	(9) (*a*) Any part of chimney more than 40 feet† above appliance—as for Specification (1); (*b*) any other part—constructed of bricks, dense concrete blocks, or natural stone.
			(10) (*a*) Any part of chimney more than 40 feet† above appliance—as for Specification (2); (*b*) any other part—constructed of dense concrete blocks.
	Flue-pipe	Flue-pipe serves any type of gas burning appliance	(11) Glass enamelled or salt-glazed fireclay pipes, jointed and pointed with acid-resistant cement mortar.
			(12) Asbestos cement pipes with joints of an acid-resistant compound and the inner wall of the pipes coated with an acid-resistant compound prepared from— (*a*) vinyl acetate polymer, or (*b*) a rubber derivative base compound.
			(13) Mild steel or cast iron pipes, in each case the inner wall having a coating of acid-resistant vitreous enamel.
			(14) Double walled pipes with $\frac{1}{4}$ inch to $\frac{3}{8}$ inch air space between the walls.

		Flue-pipe serves boiler, circulator, storage water heater or air heater	(15) (*a*) Any part of the flue-pipe more than 10 feet‡ above appliance—as for one of the Specifications (11) to (14); (*b*) any other part—asbestos cement pipes, jointed and pointed with acid-resistant cement mortar.
		Flue-pipe serves instantaneous water heater or drying cabinet	(16) (*a*) Any part of the flue-pipe more than 20 feet‡ above appliance—as for one of the Specifications (11) to (14); (*b*) any other part—asbestos cement pipes jointed and pointed with acid-resistant cement mortar.
		Flue-pipe serves convector gas fire	(17) (*a*) Any part of the flue-pipe more than 30 feet‡ above the appliance—as for one of the Specifications (11) to (14); (*b*) any other part—asbestos cement pipes jointed and pointed with acid-resistant cement mortar.
		Flue-pipe serves radiant gas fire	(18) (*a*) Any part of the flue-pipe more than 40 feet‡ above the appliance—as for one of the Specifications (11) to (14); (*b*) any other part—asbestos cement pipes jointed and pointed with acid-resistant cement mortar.
91—as to construction and design	Heat producing appliance	Appliance burns gas of type in gas groups G4, G5, G6 and G7 as set out in paragraph 1b of the Appendix to B.S. 1250: Part 1	(1) Appliance conforms to— B.S. 1250: Parts 1 to 6, or B.S. 2512.
		Appliance burns butane or propane	(2) Appliance conforms to— B.S. 2491, B.S. 2773 or B.S. 2883.

† If the chimney does not form part of an external wall these figures to be doubled.

‡ If the flue-pipe is neither attached to the outside of an external wall nor forms part of an external wall these figures to be doubled.

Part VII—Preparation of sites and resistance to the passage of moisture—particular specifications†

96—as to draining of site and ground in vicinity of building	Sub-soil drain ...	Not passing through or under a building	(*a*) Pipes conform to B.S. 1194, B.S. 1196 or B.S. 2760; (*b*) they are laid in accordance with CP 303: 1952.
100—as to treatment of solum	Solum	Solum for solid floor of concrete laid directly thereon and incorporating a damp-proof course	(1) (*a*) The solum is brought to a level surface; (*b*) a layer of bottoming 4 inches thick, free from fine material, as chemically inert as is practicable, is laid thereon; (*c*) the layer is blinded with suitable fine material and consolidated to form a level crack-free surface.

† A number of general specifications relating to this Part of this Schedule and referred to in this Part are set forth in Schedule 10.

SCHEDULE 9—*continued*

Provision of Regulation deemed to be satisfied	Element of structure or fitting	Case dealt with or relevant conditions	Specification
100—as to treatment of solum—*cont.*	Solum—*cont.*	Solum separated from lowest floor of timber by an air space	(2) (*a*) The level of the solum is upfilled to the level of the adjoining ground with hard dry material; (*b*) and (*c*) as for Specification (1)(*b*) and (*c*); (*d*) the surface is covered by a continuous layer of damp-resisting coating conforming to B.S. 2832 applied hot.
		Solum separated from lowest floor of concrete by an air space	(3) The solum is brought to a level surface.
101—as to resistance to moisture from the ground	Floor	Solid floor of concrete laid directly on the solum and incorporating a damp-proof course	(1) (*a*) The solum is treated in accordance with Specification (1) for Regulation 100; (*b*) there is laid thereon a layer of concrete— (i) having a mix of 1:3:6 (cement: fine aggregate: coarse aggregate) using not more than 7 gallons suitable mixing water to 1 hundredweight of cement, and (ii) of a thickness of 3½ inches, or where a damp-proof course is placed within its thickness, 3 inches below the damp-proof course and 2 inches above; (*c*) there is provided immediately below, or within the thickness of the concrete layer a damp-proof course which— (i) is of a material conforming to B.S. 743, and (ii) is continuous throughout the whole floor area, and (iii) is continuous with or joined and sealed to the damp-proof course or damp-proof structure in every adjoining wall, pier, buttress, column or chimney.
		Lowest floor of timber separated from the solum by an air space	(2) (*a*) The solum is treated in accordance with Specification (2) for Regulation 100; (*b*) the separating air space— (i) is of a depth of 6 inches measured vertically below the underside of the lowest part of the floor structure, and (ii) is ventilated by openings in the walls surrounding and intersecting it, such openings being so placed as to ensure ventilation of every part of the underside of the floor structure;

		(*c*) there are, in the external walls, openings which allow 1½ square inches of open area per foot run of external wall for the purpose of ventilating the said space and are sealed from any cavity in any wall through which they pass, such openings being provided with gratings conforming to B.S. 493; (*d*) ducts are formed through any solid floor or hearth which interferes with the adequate ventilation of the said space; (*e*) the floor is so positioned in relation to a wall, pier, buttress, column or chimney as to be protected from moisture rising from the ground through any such wall, pier, buttress, column or chimney.
	Lowest floor of concrete separated from the solum by an air space	(3) (*a*) The solum is brought to a level surface; (*b*) the floor is of— (i) in situ concrete, or (ii) precast concrete units having interlocking or mortar filled butt joints.
Wall, pier, buttress, column, chimney or other element of structure in contact with the ground	The element has no damp-proof course	(4) To a height of not less than 6 inches above the finished level of the adjoining ground— (*a*) the element is of dense vibrated concrete; (*b*) the concrete is of a mix suitable for the mode of vibration adopted and incorporates— (i) cement conforming to B.S. 12 or B.S. 146 (unless the ground conditions require a more chemically resistant cement), and (ii) aggregate conforming to B.S. 882, and (iii) is thoroughly compacted by vibrating; (*c*) any joint is so formed as to prevent the passage of moisture to the inner surface of the building.
		(5) To a height of not less than 6 inches above the finished level of the adjoining ground— (*a*) the element is built of— (i) clay engineering bricks, or (ii) granite blocks conforming to the appropriate specification listed in column (1) of Part I of Schedule 10, (*b*) the mortar conforms to the appropriate specification listed in column (1) of Part II of Schedule 10; (*c*) as for Specification (4)(*c*).

SCHEDULE 9—*continued*

Provision of Regulation deemed to be satisfied	Element of structure or fitting	Case dealt with or relevant conditions	Specification
101—as to resistance to moisture from the ground—*cont.*	Wall, etc.—*cont.*	The element has a damp-proof course	(6) (*a*) To a height of not less than 6 inches above the finished level of the adjoining ground the element is of dense concrete of a mix of 1:2:4 (cement: fine aggregate: coarse aggregate) incorporating— (i) not more than 6½ gallons of suitable mixing water per 1 hundredweight of cement, and (ii) and (iii) cement and aggregate as for Specification (4)(*b*) (i) and (ii); (*b*) the element has a damp-proof course of a material conforming to B.S.743; (*c*) the damp-proof course— (i) is so arranged as to seal any path by which moisture may otherwise pass from the ground to the inner surface of the building, (ii) extends at every point to, or is placed at a height of, not less than 6 inches above the finished level of the adjoining ground, (iii) is joined with and sealed to any damp-proof course in any adjoining structure, and (iv) extends through the thickness of each leaf of a cavity structure but not across the cavity; (*d*) any cavity in the element extends to a depth of not less than 6 inches below the damp-proof course.
			(7) (*a*) To a height of not less than 6 inches above the finished level of the adjoining ground— (i) the element is built of bricks or blocks conforming to the appropriate specification listed in column (1) of Part I of Schedule 10, and (ii) the mortar conforms to the appropriate specification listed in column (1) of Part II of Schedule 10; (*b*) (*c*) and (*d*) as for Specification (6)(*b*), (*c*) and (*d*).
102—as to resistance to moisture from rain or snow	External wall ...	Solid wall of bricks, blocks, slabs or natural stone of building in occupancy group A or occupancy sub-group B1, which under normal conditions is liable to be exposed to moderate or severe gales and persistent rain	(1) Between the level of the main damp-proof construction and the junction of the wall with the roof— (*a*) the wall is of material conforming to the appropriate specification listed in column (2) of Part I of Schedule 10 and of a thickness of— (i) 10 inches when the material is autoclaved aerated concrete blocks or slabs, or (ii) 13½ inches for any other material; (*b*) the mortar conforms to the appropriate specification listed in column (2) of Part II of Schedule 10; (*c*) any external rendering conforms to the appropriate specification listed in columns (1) to (5) of Part III of Schedule 10;

		(*d*) the wall has a damp-proof course or flashing of material conforming to B.S.743 so arranged at openings and at intrusions of other elements in the wall as to seal any path by which moisture may otherwise pass from the exterior of the building to its inner surface; (*e*) the wall, when a material other than autoclaved aerated concrete blocks or slabs is used, is strapped and lined internally with— (i) timber straps having a thickness of ¾ inch and treated with an inodorous non-staining preservative, and (ii) lined with plaster on lath or plasterboard or other suitable material.
Solid wall of bricks, blocks, slabs or natural stone of building in occupancy group A or occupancy sub-group B1, when the wall is not liable under normal conditions to be exposed to moderate or severe gales and persistent rain		(2) Between the level of the main damp-proof construction and the junction of the wall with the roof— (*a*) the wall is of material conforming to the appropriate specification listed in column (2) of Part I of Schedule 10 and of a thickness of— (i) 8 inches when the material is autoclaved aerated concrete blocks or slabs, or (ii) 9 inches for any other material; (*b*), (*c*), (*d*) and (*e*) as for Specification (1) (*b*), (*c*), (*d*) and (*e*).
Cavity wall of bricks, blocks or natural stone		(3) Between the level of the top of the main damp-proof construction and the junction of the wall with the roof— (*a*) any leaf of the wall is 3 inches in thickness and the cavity is 2 inches in width; (*b*) the wall is built of material conforming to the appropriate specification listed in column (2) of Part I of Schedule 10; (*c*) the mortar conforms to the appropriate specification listed in column (2) of Part II of Schedule 10; (*d*) any external rendering conforms to the appropriate specification listed in columns (1) to (5) of Part III of Schedule 10; (*e*) the wall ties are so laid and every duct and pipe that bridges the cavity is so positioned as to resist the passage of moisture from the exterior of the building to its inner surface; (*f*) the wall has a damp-proof course and flashing of material conforming to B.S. 743 so arranged as to seal any path by which moisture may otherwise pass from the exterior of the building to its inner surface where— (i) the cavity is bridged other than by a wall-tie, duct or pipe, (ii) any part of the inner leaf or any beam, lintel, plate or other part of the structure bearing on or inserted in the inner leaf of the wall, intrudes into the cavity, or (iii) any sill or other part of the structure intrudes into the cavity from the outer leaf of the wall in such a way as would otherwise permit moisture to pass to the inner surface of the wall;

SCHEDULE 9—*continued*

Provision of Regulation deemed to be satisfied	Element of structure or fitting	Case dealt with or relevant conditions	Specification
102—as to resistance to moisture from rain or snow—*cont.*	External wall—*cont.*	Cavity wall of bricks, blocks or natural stone —*contd.*	(*g*) the wall-ties and any other part of the structure which bridges the cavity are kept clear of all mortar droppings; (*h*) the cavity is cleared of all mortar droppings and building debris.
		No-fines concrete wall...	(4) Between the level of the top of the main damp-proof construction and the junction of the wall with the roof— (*a*) the wall is built of no-fines concrete to the appropriate specification (*a*) or (*b*) listed in column (2) of Part I of Schedule 10 and its thickness is— (i) if specification (*a*), 10 inches, or (ii) if specification (*b*), 12 inches; (*b*) the wall is externally rendered and the rendering conforms to the appropriate specification listed in columns (1) to (5) of Part III of Schedule 10; (*c*) the wall has a damp-proof course and flashing as for Specification (1) (*d*); (*d*) the wall is finished internally with— (i) a directly applied plaster finish of a thickness of $\frac{1}{2}$ inch, or (ii) straps and lining in accordance with Specification (1) (*e*).
		Timber wall which under normal conditions is not liable to be exposed to moderate or severe gales and persistent rain	(5) Between the level of the top of the main damp-proof construction and the junction of the wall with the roof— (*a*) it has a frame of timber standards and dwangs; (*b*) the exterior of the wall is clad with— (i) boarding not less than $\frac{13}{16}$ inch in thickness with rebated or tongued and grooved joints, fixed vertically with boards not more than 4 inches wide or fixed horizontally with boards not more than 6 inches wide, or (ii) tapered boarding not less than $\frac{13}{16}$ inch in thickness at the thicker edge and not more than 6 inches wide, fixed horizontally either lapped or with rebated joints and in either case the boarding conforms to the appropriate specification listed in column (2) of Part I of Schedule 10; (*c*) a membrane of bituminous felt conforming to B.S. 747 type (1C) is fixed between the standards and the boarding mentioned in paragraphs (*a*) and (*b*) of this Specification and sealed where necessary to any damp-proof course mentioned in the next succeeding paragraph of this Specification; (*d*) a damp-proof course of material conforming to B.S. 743 is arranged at floor levels and at openings in the wall so as to seal any path by which moisture may otherwise pass from the exterior of the building to its inner surface:

	Solid or cavity wall of bricks, blocks or natural stone which extends to 9 inches or more above the junction of the wall with the roof	(6) (*a*) Between the junction of the wall with the roof and the top of the wall— (i) the wall is built of materials conforming to the appropriate specification listed in column (1) of Part I of Schedule 10, (ii) the mortar conforms to the appropriate specification listed in column (1) of Part II of Schedule 10, (iii) any external rendering conforms to the appropriate specification listed in columns (1) to (5) of Part III of Schedule 10 and in the case of a solid parapet wall rendering is applied to one face only; (*b*) the wall is protected at its top by— (i) a damp-resisting cope constructed of stone or of pre-cast dense concrete thoroughly compacted by vibrating or pressing, projecting on both sides of the wall, throated on the underside of the projections and weathered on top to conduct rainwater to the roof side, (ii) copper sheeting conforming to B.S. 1569 and of 22 S.W.G. properly laid, dressed and lapped (all laps being clinked) and shaped to form drips clear of the faces of the wall, or (iii) in the case of a solid parapet wall a layer of asphalt conforming to B.S. 1162 or B.S. 988 properly laid and dressed over the wall; (*c*) where the wall is protected at its top by a cope as specified in paragraph (*b*)(*i*) of this Specification it has a continuous damp-proof course of a material conforming to B.S. 743 placed between the cope and the top of the wall and extending throughout the thickness of the wall including any surface finish or cavity; (*d*) where it abuts a roof the wall is provided with a continuous damp-proof course and flashing— (i) of a material conforming to B.S. 743, and (ii) at a height of not less than 6 inches nor more than 12 inches from the highest point at which the wall abuts on the roof and the damp-proof course; (*e*) the damp-proof course extends throughout the thickness of the wall, and if the wall is a cavity wall, is sloped upwards across the cavity from the roof side leaf of the wall to a higher level in the other leaf; (*f*) the flashing is so arranged that— (i) where the roof covering or gutter adjoining the wall is in the form of a continuous sheet it is continuous with the sheet or is so jointed thereto as to prevent the passage of moisture into or through the junction, or (ii) where the roof covering or gutter adjoining the wall is not in the form of a continuous sheet it prevents the passage of moisture to the inner surface of the building in conjunction with the roof covering or gutter.

SCHEDULE 9—*continued*

Provision of Regulation deemed to be satisfied	Element of structure or fitting	Case dealt with or relevant conditions	Specification
102—as to resistance to moisture from rain or snow—*cont.*	External wall—*cont.*	Solid or cavity wall of bricks, blocks or natural stone which extends to less than 9 inches above the junction of the wall with the roof—*cont.*	(7) (*a*), (*b*) and (*c*) as for Specification (6) (*a*), (*b*) and (*c*); (*d*) the damp-proof course beneath the cope, copper sheeting or asphalt protecting the top of the wall is brought down and so arranged as described for flashings in Specification (6) (*f*).
	Wall partly external	Wall of coursed brick, block or natural stone with roofs abutting at different levels — flat roof abutting at a lower level than the roof on the other side of the wall	(8) (*a*) A damp-proof course and flashing of material conforming to B.S. 743 are inserted in the wall so as to extend along the wall the full length of the abutment of the lower roof at a height of not less than 6 inches above the abutment; (*b*) where the wall is a cavity wall the damp-proof course is stepped upwards from the lower roof within the thickness of the wall; (*c*) the flashing is so arranged in relation to the lower roof that it conforms to Specification (6) (*f*).
		Wall of coursed brick, block or natural stone with roofs abutting at different levels—pitched roof abutting at a lower level than the roof on the other side of the wall	(9) (*a*) A damp-proof course and flashing of a material conforming to B.S.743 are inserted in the wall; (*b*) the damp-proof course is— (i) laid in several horizontal lengths at different heights within the depth between the levels of the two abutments, each length overlapping the length beneath it in such a manner as to prevent the passage of moisture from the exposed surface of the wall to its inner surface, or (ii) stepped down each course to follow the slope of the lower roof abutment and at any part at a height of not less than 6 inches above that abutment, and where the wall is of cavity construction, stepped upwards from the lower roof within the thickness of the wall; (*c*) the flashing is so arranged in relation to the lower roof as to comply with Specification (6) (*f*).
	Chimney stack ...	Chimney stack in contact with roof—of bricks, blocks or natural stone rendered externally	(10) (*a*) The materials conform to the appropriate specification listed in column (1) of Part I of Schedule 10; (*b*) the mortar conforms to the appropriate specification listed in column (1) of Part II of Schedule 10;

	where the height from the underside of the upper ceiling joists to the lowest point of intersection of the stack and roof covering is more than 2 feet 6 inches	(*c*) the rendering conforms to the appropriate specification listed in columns (1) to (5) of Part III of Schedule 10 and is applied at the external surfaces of the stack between the cope and where it contacts the roof; (*d*) the stack is protected at its top by a damp-resisting cope constructed of stone or pre-cast dense concrete thoroughly compacted by vibrating or pressing which projects beyond the face of the stack on all sides, is weathered on top, throated on the underside of the projections and all chimney cans are bedded thereon and haunched in mortar; (*e*) where such a cope is not in one piece, a continuous damp-proof course of material conforming to B.S.743 is placed between the cope and the top of the chimney stack and extends throughout the thickness of the stack including the flues and their linings; (*f*) at the junction of the stack and the roof a flashing of material conforming to B.S.743 is so arranged in conjunction with the roof covering or gutter as to conform to Specification (6) (*f*).
	Chimney stack in contact with roof— (A) of bricks, blocks or natural stone rendered externally where the height from the underside of the upper ceiling joists to the lowest point of intersection of the stack and roof covering is 2 feet 6 inches or less, or (B) of facing bricks or blocks or natural stone	(11) (*a*) to (*e*) As for Specification (10) (*a*) to (*e*); (*f*) a damp-proof course and flashing of material conforming to B.S.743 is inserted in the stack above its junction with the roof; (*g*) the damp-proof course mentioned in the last foregoing paragraph— (i) is at a height of not less than 6 inches nor more than 12 inches above the highest point at which the chimney is in contact with the roof, and (ii) extends throughout the chimney stack excluding the flues and their linings; (*h*) the flashing mentioned in paragraph (*f*) of this specification is so arranged, that in conjunction with the roof covering or gutter, it conforms to Specification (6) (*f*).
Roof	Slated or tiled roof ...	(12) The slates or tiles are laid and fixed in accordance with CP 142.
	Lead roof	(13) The lead is laid and fixed in accordance with CP 143 : Part 3.
	Copper roof	(14) The copper is laid and fixed in accordance with CP 143 : Part 4.

SCHEDULE 9—*continued*

Provision of Regulation deemed to be satisfied	Element of structure or fitting	Case dealt with or relevant conditions	Specification
102—as to resistance to moisture from rain or snow—*cont.*	Roof—*cont.*	Zinc roof with a slope of not less than 1 in 60 (2 inches in 10 feet)	(15) (*a*) The zinc conforms to B.S. 849 and has a thickness of 21 S.W.G.; (*b*) it is laid on a butt-jointed underlay of— (i) waterproof building paper Class A conforming to B.S. 1521, or (ii) Class 4A (ii) Brown No. 1 inodorous felt conforming to B.S. 747; (*c*) it is supported by— (i) concrete with a firm smooth surface laid to even falls, or (ii) well-seasoned and wrought tongued and grooved timber boarding, in the case of roof falls less than 10° the boarding being laid either diagonally or in the direction of fall; (*d*) it is fixed by zinc nails, clips and screws, or by heavily galvanised nails and screws.
		Aluminium roof ...	(16) The aluminium is laid and fixed in accordance with CP 143 : Part 1.
		Galvanised corrugated steel roof	(17) The steel is laid and fixed in accordance with CP 143 : Part 2.
		Corrugated asbestos cement roof	(18) The asbestos cement is laid and fixed in accordance with CP 143 : Part 6.
		Flat glass roof in patent glazing	(19) The flat glass is laid and fixed in accordance with CP 145.101.
		Mastic asphalted roof ...	(20) The mastic asphalt is laid and fixed in accordance with CP 144.201.
		Bitumen felted roof ...	(21) The bitumen felt is laid and fixed in accordance with CP 144.101.
		Cedar shingled roof with a slope of not less than 14°	(22) (*a*) The shingles are of no lower grading commercially than Grade No. 1; (*b*) they are laid on timber battens, timber counterbattens conforming to B.S. 1318 and underslating felt conforming to B.S. 747 and are supported by boarding;

			(c) they are laid to a gauge of— (i) if the roof slope is 18° or less, 4 inches for 16 inch shingles, 5 inches for 18 inch shingles, (ii) if the roof slope is more than 18°, 4½ inches for 16 inch shingles, 5½ inches for 18 inch shingles.

Part VIII—Resistance to the transmission of sound

104(1)—as to sound insulation of walls	Separating wall† ...	Walls of houses including flats—solid construction *Condition*— Each end of the separating wall either— (a) extends for a distance of 1 foot 6 inches beyond an external flanking wall, or (b) ties into an external flanking wall— (i) in which any windows and door openings within 2 feet 3 inches on either side of the junction are not less than 2 feet 3 inches apart measured horizontally, and (ii) which is of a construction of a weight and mass not less than one-half the weight and mass of any of the Specifications (1) to (5)	(1) 9 inches brick with ½ inch plaster on both sides and having a weight of 100 pounds per square foot. (2) 14 inches sandstone with ½ inch plaster on both sides. (3) 7 inches dense concrete with ½ inch plaster on both sides and having a weight of 95 pounds per square foot. (4) 8 inches dense concrete block with ½ inch plaster on both sides and having a weight of 95 pounds per square foot. (5) 10 inches no-fines concrete with ½ inch plaster on both sides including behind ends of abutting partitions and having a weight of 90 pounds per square foot.

† In the case of a wall dividing houses within the roof space of a building—

(a) where the wall is a solid wall one-half of the thickness of that specified with no plaster on either side;

(b) except in the case of Specification (12), where the wall is a cavity wall one leaf of the type specified.

SCHEDULE 9—*continued*

Provision of Regulation deemed to be satisfied	Element of structure or fitting	Case dealt with or relevant conditions	Specification
104(1)—as to sound insulation of walls —*cont.*	Separating wall†— *cont.*	Walls of houses including flats — cavity construction	(6) 2 leaves, 4 inches brick 2 inches wide cavity, butterfly wire ties, with ½ inch plaster on both sides and having a weight of 100 pounds per square foot.
		Condition—as for condition to Specifications (1) to (5)	(7) 2 leaves, 4 inches dense concrete block 2 inches wide cavity, butterfly wire ties, with ½ inch plaster on both sides and having a weight of 95 pounds per square foot.
			(8) 2 leaves, 3 inches clinker block (95 pounds per cubic foot) 3 inches wide cavity, butterfly wire ties, with ½ inch plaster on both sides and having a weight of 50 pounds per square foot.
		Walls of flats only—solid construction	(9) 6 inches dense in situ concrete with ½ inch plaster on both sides and having a weight of 85 pounds per square foot.
		Condition—as for condition to Specifications (1) to (5)	(10) 14 inches sandstone strapped and plasterboard-lined on each side.
		Walls of flats only—cavity construction	(11) 2 leaves, 3 inches clinker block (95 pounds per cubic foot) 2 inches wide cavity, butterfly wire ties, with ½ inch plaster on both sides and having a weight of 50 pounds per square foot.
		Condition—as for condition to Specifications (1) to (5)	(12) 2 leaves, 4 inches autoclaved aerated concrete (60 pounds per cubic foot and having an absorption co-efficient of 4) 3 inches wide cavity butterfly wire ties with ½ inch plaster on both sides and having a weight of 50 pounds per square foot.

† In the case of a wall dividing houses within the roof space of a building—

(*a*) where the wall is a solid wall one-half of the thickness of that specified with no plaster on either side;

(*b*) except in the case of Specification (12), where the wall is a cavity wall one leaf of the type specified.

104(2) — as to sound insulation of floors	Separating floors ...	Floor of a flat separated from another flat by a separating wall—concrete floors *Condition*— The separating floor ties in at opposite ends to an external flanking wall which— (*a*) at each junction extends for not less than 2 feet vertically measured from the underside of the floor without any window or door opening therein, other than a window or door opening above a balcony forming an extension to the floor, and (*b*) is of a construction of a weight and mass not less than one-half the weight and mass of any of the Specifications (1) to (5) for Regulation 104 (1)	(1) Resilient finish of rubber on sponge rubber underlay $\frac{1}{8}$ inch thick or of cork tiles, laid on solid concrete slab 6 inches thick and having a weight of 75 pounds per square foot. (2) Wood raft laid to float upon a resilient layer which conforms to CP 3: Chapter III (Appendix B, paragraph 7(*d*)), which will retain its resilience under imposed loading, laid on— (*a*) solid concrete slab 4 inches thick and having a weight of 45 pounds per square foot; (*b*) slab of concrete beams and hollow clay or concrete infilling blocks and having a weight of 45 pounds per square foot; (*c*) slab of hollow concrete beams of box section and having a weight of 45 pounds per square foot, or (*d*) slab of concrete beams of inverted trough section and having a weight of 45 pounds per square foot. (3) Concrete screed (whether or not incorporating heating elements) and any directly applied covering laid to float upon a resilient layer which conforms to CP 3: Chapter III (Appendix B, paragraph 7(*d*)) which will retain its resilience under imposed loading, laid on— (*a*) solid concrete slab 4 inches thick and having a weight of 45 pounds per square foot; (*b*) slab of concrete beams and hollow clay or concrete infilling blocks and having a weight of 45 pounds per square foot; (*c*) slab of hollow concrete beams of box section and having a weight of 45 pounds per square foot, or (*d*) slab of concrete beams of inverted trough section and having a weight of 45 pounds per square foot.
		Floor of a flat separated from another flat by a separating wall—timber floors *Condition*—as for condition to Specifications (1) to (3)	(4) (*a*) Wood joisted floor bounded by walls of 9 inches solid brickwork or other materials equivalent to 9 inches brickwork on at least three sides; (*b*) with a wood raft laid to float upon a resilient layer which conforms to CP 3: Chapter III (Appendix B, paragraph 7(*d*)) retaining its resilience under imposed loading; (*c*) 17 pounds per square foot granular deafening on $\frac{1}{2}$ inch plasterboard nailed to underside of joists and dwangs, and (*d*) a brandered ceiling of plaster $\frac{3}{4}$ inch thick on metal lath.

SCHEDULE 9—*continued*

Provision of Regulation deemed to be satisfied	Element of structure or fitting	Case dealt with or relevant conditions	Specification
		Part IX—Resistance to the transmission of heat	
108(1)—as to thermal insulation	Roof	Pitched roof of slates or tiles on roofing felt on (*a*) boarding (other than sarking) not less than ½ inch thick, or (*b*) sarking not less than ⅜ inch thick, or (*c*) water-repellent plasterboard foil-faced on one side not less than ⅜ inch thick	(1) Any of the following layers laid on and in contact with the ceiling with an air space between the layer and the roof boarding— (*a*) nodulated mineral wool or glass fibre, 1 inch thick; (*b*) gypsum granules, 1 inch thick; (*c*) exfoliated vermiculite, 1 inch thick; (*d*) combined corrugated and flat aluminium foil, corrugations in contact with the ceiling.
			(2) Any of the following layers laid over the ceiling joists but not in contact with the ceiling, with an air space between the layer and the roof boarding— (*a*) mat or quilt of glass fibre or mineral wool, 1 inch thick; (*b*) reinforced paper faced with aluminium foil on both sides.
			(3) A ceiling of aluminium foil-backed plasterboard and a layer of polythene film or building paper lapped at joints, laid over and securely fixed to the ceiling joists but not in contact with the ceiling and with an air space between the layer and the roof boarding.
			(4) Any of the following layers with an air space between the layer and the roof boarding— (*a*) woodwool slabs, 1½ inches thick; (*b*) compressed straw slabs, 2 inches thick; (*c*) mat or quilt of glass fibre or mineral wool, 1 inch thick; (*d*) fibre insulation board, ½ inch thick; (*e*) foamed or expanded plastic sheeting ½ inch thick and having a density not exceeding 5 pounds per cubic foot.

		Pitched or flat roof of any waterproof material on boarding not less than $\frac{3}{4}$ inch thick with a cross-ventilated air space below the boarding but above the layer of insulation	(5) Any of the following layers with an air space between the layer and the roof boarding and, in conjunction therewith, a ceiling comprising sheet or boarding backed by a suitable vapour barrier sealed at the joints of the sheets or boards with asphaltic bitumen or mastic— (*a*) when laid on and in contact with the ceiling—as for Specification (1) (*a*) (*b*) or (*c*); (*b*) when laid over the ceiling joists but not in contact with the ceiling—as for Specification (2)(*a*) or (*b*).
		Pitched or flat roof of concrete with any waterproof covering and with a ceiling comprising any kind of board lining backed by a suitable vapour barrier and fixed to branders not less than $\frac{3}{4}$ inch thick secured to the underside of the concrete	(6) Any of the following layers laid over the concrete between it and the waterproof covering— (*a*) woodwool slabs, $1\frac{1}{2}$ inches thick; (*b*) a screed of concrete made with vermiculite, $2\frac{1}{2}$ inches thick, having a mix of 1 : 5 cement and vermiculite; (*c*) a screed of aerated concrete, $2\frac{1}{2}$ inches thick and having a density not exceeding 40 pounds per cubic foot; (*d*) a screed of concrete made with foamed slag, expanded clay or sintered pulverised fuel ash, 4 inches thick, having a mix of 1 : 8 to 1 : 10 cement and aggregate.
		Pitched or flat roof of concrete with any waterproof covering	(7) The concrete is reinforced autoclaved aerated concrete not less than 5 inches thick and having a density not exceeding 45 pounds per cubic foot.
		Pitched or flat roof of concrete with a bitumen felt covering laid in accordance with CP 144.101 as a system comprising fibre insulation board and layers of bitumen felt and with a ceiling comprising any kind of board lining backed by a vapour barrier, and fixed to branders not less than $\frac{3}{4}$ inch thick secured to the underside of the concrete	(8) (*a*) A layer of fibre insulation board $\frac{3}{4}$ inch thick either bonded directly to the concrete with hot applied bitumen coating or bonded to a layer of bitumen felt that is lapped and sealed at all joints and is itself bonded to the concrete so that in either case a vapour barrier is formed between the concrete and the fibre insulation board, and (*b*) a covering of 3 layers of bitumen felt, bonded overall to the fibre insulation board in such a way that at all times the fibre insulation board is protected against the penetration of moisture.

SCHEDULE 9—*continued*

Provision of Regulation deemed to be satisfied	Element of structure or fitting	Case dealt with or relevant conditions	Specification
109 (1)—as to thermal insulation	External wall excluding window and other glazed openings	Unventilated cavity wall having a cavity not greater than 3 inches nor less than 2 inches	(1) (*a*) Outer leaf of clay, concrete, sand-lime brick or block having a density not exceeding 150 pounds per cubic foot, 4 inches thick, rendered or unrendered; (*b*) inner leaf of— (i) clay, concrete, sand-lime brick or block having a density not exceeding 150 pounds per cubic foot, 4 inches thick, or (ii) lightweight concrete block having a density not exceeding 90 pounds per cubic foot, 3 inches thick; (*c*) internal finish of plaster, ½ inch thick.
			(2) (*a*) Outer leaf of— (i) freestone, 5 inches thick, or (ii) whinstone or granite, 10 inches thick; (*b*) inner leaf of— (i) clay, concrete, sand-lime brick or block having a density not exceeding 150 pounds per cubic foot, 4 inches thick, or (ii) lightweight concrete block having a density not exceeding 90 pounds per cubic foot, 3 inches thick; (*c*) internal finish of plaster ½ inch thick.
			(3) (*a*) As for Specification (1)(*a*) or (2)(*a*); (*b*) inner leaf of— (i) lightweight concrete block having a density not exceeding 90 pounds per cubic foot, 4 inches thick, or (ii) lightweight concrete block having a density not exceeding 70 pounds per cubic foot, 3 inches thick; (*c*) internal finish of plaster, ½ inch thick.
			(4) (*a*) As for Specification (1)(*a*) or (2)(*a*); (*b*) inner leaf of— clay, concrete, sand-lime brick or block having a density not exceeding 150 pounds per cubic foot, 4 inches thick; (*c*) internal finish of plasterboard ⅜ inch thick, on strapping ¾ inch thick.

(5) (*a*) As for Specification (1)(*a*) or (2)(*a*);
(*b*) inner leaf of—
(i) lightweight concrete block having a density not exceeding 70 pounds per cubic foot, 4 inches thick, or
(ii) lightweight concrete block having a density not exceeding 50 pounds per cubic foot, 3 inches thick;
(*c*) internal finish of plaster, $\frac{1}{2}$ inch thick.

---

(6) (*a*) As for Specification (1)(*a*) or (2)(*a*);
(*b*) as for Specification (2)(*b*), and
(*c*) (i) internal finish of aluminium foil-backed plasterboard, $\frac{3}{8}$ inch thick, on strapping $\frac{3}{4}$ inch thick, or
(ii) an internal finish of $\frac{1}{2}$ inch insulation board having a density not exceeding 25 pounds per cubic foot, with a finishing coat of plaster, on strapping $\frac{3}{4}$ inch thick.

---

(7) (*a*) As for Specification (1)(*a*) or (2)(*a*);
(*b*) as for Specification (2)(*b*), and
(*c*) (i) internal finish of 1 inch insulation board having a density not exceeding 25 pounds per cubic foot, with a finishing coat of plaster, on strapping $\frac{3}{4}$ inch thick, or
(ii) internal finish of $\frac{1}{2}$ inch aluminium foil-backed insulation board having a density not exceeding 25 pounds per cubic foot with a finishing coat of plaster on strapping $\frac{3}{4}$ inch thick.

---

(8) (*a*) As for Specification (1)(*a*) or (2)(*a*);
(*b*) inner leaf of lightweight concrete block having a density not exceeding 50 pounds per cubic foot, 5 inches thick;
(*c*) internal finish of plaster, $\frac{1}{2}$ inch thick.

---

(9) (*a*) As for Specification (1)(*a*) or (2)(*a*);
(*b*) inner leaf of—
(i) lightweight concrete block having a density not exceeding 50 pounds per cubic foot, 4 inches thick, or
(ii) lightweight concrete block having a density not exceeding 70 pounds per cubic foot, 5 inches thick, and
(*c*) (i) internal finish of plasterboard, $\frac{3}{8}$ inch thick, on strapping $\frac{3}{4}$ inch thick, or
(ii) internal finish of $\frac{1}{2}$ inch insulation board having a density not exceeding 25 pounds per cubic foot with a finishing coat of plaster on strapping $\frac{3}{4}$ inch thick.

SCHEDULE 9—*continued*

Provision of Regulation deemed to be satisfied	Element of structure or fitting	Case dealt with or relevant conditions	Specification
109(1)—as to thermal insulation—*cont.*	External wall excluding window and other glazed openings—*cont.*	Unventilated cavity wall having a cavity not greater than 3 inches nor less than 2 inches—*cont.*	(10) (*a*) As for Specification (1)(*a*) or (2)(*a*); (*b*) inner leaf of lightweight concrete block having a density not exceeding 50 pounds per cubic foot, 4 inches thick, and (*c*) (*i*) internal finish of plasterboard, $\frac{3}{8}$ inch thick, on strapping $\frac{3}{4}$ inch thick with the interspace between the blockwork and the plasterboard filled with glass fibre or mineral wool, or (ii) internal finish of 1 inch aluminium foil-backed insulation board having a density not exceeding 25 pounds per cubic foot with a finishing coat of plaster on strapping $\frac{3}{4}$ inch thick.
			(11) (*a*) As for Specification (1)(*a*) or (2)(*a*); (*b*) inner leaf of lightweight concrete block having a density not exceeding 40 pounds per cubic foot, 8 inches thick; (*c*) internal finish of plaster, $\frac{1}{2}$ inch thick.
			(12) (*a*) Outer leaf of rendered lightweight aggregate concrete blocks having a density not exceeding 90 pounds per cubic foot, 3 inches thick; (*b*) inner leaf of lightweight concrete blocks having a density not exceeding 90 pounds, 3 inches thick; (*c*) internal finish of plaster $\frac{1}{2}$ inch thick.
			(13) (*a*) As for Specification (12)(*a*); (*b*) inner leaf of lightweight concrete blocks having a density not exceeding 70 pounds, 3 inches thick; (*c*) internal finish of plaster $\frac{1}{2}$ inch thick.
			(14) (*a*) As for Specification (12)(*a*); (*b*) as for Specification (13)(*b*); (*c*) internal finish of aluminium foil-backed plasterboard $\frac{3}{8}$ inch thick on strapping $\frac{3}{4}$ inch thick.
			(15) (*a*) and (*b*)—As for Specification (12)(*a*) and (*b*); (*c*) internal finish of plasterboard $\frac{3}{8}$ inch thick on strapping $\frac{3}{4}$ inch thick with the interspace between the blockwork and the plasterboard filled with glass fibre or mineral wool.

	(16) (*a*) Outer leaf of rendered autoclaved aerated concrete blocks or slabs having a density not exceeding 50 pounds per cubic foot, 4 inches thick; (*b*) inner leaf of autoclaved aerated concrete blocks or slabs having a density not exceeding 50 pounds per cubic foot, 4 inches thick; (*c*) internal finish of plaster $\frac{1}{2}$ inch thick.
	(17) (*a*) and (*b*)—As for Specification (16)(*a*) and (*b*); (*c*) internal finish of aluminium foil-backed plasterboard $\frac{3}{8}$ inch thick on strapping $\frac{3}{4}$ inch thick.
Framed wall having a cavity not greater than 4 inches nor less than 2 inches	(18) (*a*) Timber standards and dwangs lined with bitumen felt externally and clad with boarding $\frac{7}{8}$ inch thick; (*b*) internal lining of— (i) two layers of plasterboard, each $\frac{3}{8}$ inch thick, laid to break bond at joints between boards, or (ii) one layer of aluminium foil-backed plasterboard $\frac{1}{2}$ inch thick and plaster finish $\frac{3}{16}$ inch thick.
Framed wall having two cavities each not less than $1\frac{1}{2}$ inches	(19) (*a*) Timber standards and dwangs lined with bitumen felt externally and clad with boarding $\frac{7}{8}$ inch thick; (*b*) inter-leaf of plasterboard, $\frac{3}{8}$ inch thick, fixed to dwangs between the standards; (*c*) internal lining of plasterboard, $\frac{3}{8}$ inch thick, fixed to the standards.
	(20) (*a*) and (*b*) As for Specification (19)(*a*) and (*b*); (*c*) internal lining of aluminium foil-backed plasterboard, $\frac{3}{8}$ inch thick, with joints between boards sealed, fixed to the standards.
Solid wall	(21) (*a*) No-fines concrete— (i) 10 inches thick, made with whinstone or gravel aggregate and cement having a density not exceeding 110 pounds per cubic foot, or (ii) 12 inches thick, made with whinstone or gravel aggregate and cement, having a density greater than 110 pounds per cubic foot; (*b*) external finish of roughcast, $\frac{3}{4}$ inch thick; (*c*) internal finish of plaster, $\frac{1}{2}$ inch thick.
	(22) (*a*) (i) Clay, concrete, sand-lime brick or block having a density not exceeding 150 pounds per cubic foot, 13 inches thick, rendered or unrendered, (ii) freestone, 10 inches thick, or (iii) whinstone or granite 18 inches thick; (*b*) internal finish of plasterboard, $\frac{3}{8}$ inch thick, on strapping $\frac{3}{4}$ inch thick.

SCHEDULE 9—*continued*

Provision of Regulation deemed to be satisfied	Element of structure or fitting	Case dealt with or relevant conditions	Specification
109(1)—as to thermal insulation—*cont.*	External wall excluding window and other glazed openings—*cont.*	Solid wall—*cont.*	(23) (*a*) As for Specification (21)(*a*) or (22)(*a*), and (*b*) (i) internal finish of aluminium foil-backed plasterboard, $\frac{1}{8}$ inch thick, on strapping not less than $\frac{3}{4}$ inch thick, or (ii) internal finish of $\frac{1}{2}$ inch insulation board having a density not exceeding 25 pounds per cubic foot with a finishing coat of plaster on strapping $\frac{3}{4}$ inch thick.
			(24) (*a*) Autoclaved aerated concrete blocks or slabs 8 inches thick having a density not exceeding 50 pounds per cubic foot; (*b*) external finish of rendering or paint harled and internal finish of plaster.
			(25) (*a*) Autoclaved aerated concrete blocks or slabs 10 inches thick having a density not exceeding 50 pounds per cubic foot; (*b*) as for Specification (24)(*b*).
			(26) (*a*) Autoclaved aerated concrete 8 inches thick having a density not exceeding 40 pounds per cubic foot; (*b*) as for Specification (24)(*b*).
109(2)—as to thermal insulation	External wall including any window or other glazed openings therein	The wall (excluding any window or other glazed opening) complies with one of the Specifications for Regulation 109 (1)	(*a*) The wall (excluding any window or other glazed opening) complies with the Specification for Regulation 109(1) set out in column (1) of the following table; (*b*) the percentage of total glazing shown in column (2) of the said table is double glazing, and (*c*) the aggregate area of windows and other glazed openings does not exceed the percentage of the total area of the external walls of the house or other building set out in column (3) of the said table—

TABLE

(1) Specification for Wall for Regulation 109 (1)		(2) Percentage of glazing which is double glazing	(3) Maximum percentage of glazed openings
No.	Type		
		Per cent.	Per cent.
1 and 2	Unventilated cavity	Nil	17
		20	21
		40	24
18	Composite	60	30
		80	40
21 and 22	Solid	100	60
3, 4 and 12	Unventilated cavity	Nil	23
		20	27
		40	32
		60	38
19	Composite	80	50
23	Solid	100	68
5, 6 and 13	Unventilated cavity	Nil	28
		20	32
		40	37
		60	45
20	Composite	80	56
		100	73
7, 8, 9, 14 and 16	Unventilated cavity	Nil	28
		20	32
		40	37
		50	40
24	Solid	60	50
		80	61
		100	77
10, 11, 15 and 17	Unventilated cavity	Nil	28
		20	32
		40	37
		50	40
25 and 26	Solid	60	54
		80	64
		100	80

SCHEDULE 9—*continued*

Provision of Regulation deemed to be satisfied	Element of structure or fitting	Case dealt with or relevant conditions	Specification
110(2)—as to thermal insulation	Floor	Tongued and grooved boarding on timber joists where the underside is exposed to the open air	(1) Woodwool slab, 2 inches thick, fixed under joists.
			(2) Compressed straw slab, 2 inches thick, fixed under joists, used in conjunction with a ceiling.
			(3) Fibre insulation board, $\frac{3}{4}$ inch thick, used in conjunction with a ceiling.
			(4) Foamed or expanded plastic sheeting $\frac{1}{2}$ inch thick and having a density not exceeding 5 pounds per cubic foot used in conjunction with a ceiling.
			(5) Mat or quilt of glass fibre or mineral wool, 1 inch thick, used in conjunction with a ceiling.
			(6) Combined corrugated and flat aluminium foil, with a cavity on the flat side, used in conjunction with a ceiling.
			(7) Reinforced paper faced with aluminium foil, fixed with a cavity on each side, used in conjunction with a ceiling.
		Concrete—slab or beam construction where the underside is exposed to the open air	(8) Woodwool slab, $1\frac{1}{2}$ inches thick, fixed under concrete.
			(9) Compressed straw slab, 2 inches thick, fixed under concrete, used in conjunction with a ceiling.
			(10) The slab or beam is of reinforced autoclaved aerated concrete not less than 4 inches thick and having a density not exceeding 35 pounds per cubic foot.
			(11) The slab or beam is of reinforced autoclaved aerated concrete not less than 5 inches thick and having a density not exceeding 45 pounds per cubic foot.

Part X—Ventilation

113 to 117, 119 to 121 and 123—so far as requiring the provision of mechanical ventilation systems	Ventilation system...	Mechanical means of ventilation	A system of mechanical ventilation designed and installed in accordance with CP 352.

Part XII—Drainage and sanitary appliances

141(2) proviso (ii) — as to design, location and construction of sewage treatment works	Sewage treatment works		The design, location and construction are in accordance with CP 302.100.
142(2)—as to suitability and strength of materials	Pipes and fittings of a drain	Drain laid in firm ground and passing through or under a building	(1) The pipes and fittings conform to B.S. 78, B.S. 437, B.S. 1130 or Class B of B.S. 1211.
		Drain laid in firm ground and not passing through or under a building	(2) The pipes and fittings conform to B.S. 65, Class B of B.S. 486, Parts 1 and 2 of B.S. 539, B.S. 540, B.S. 556, B.S. 2760 or B.S. 3506.
142(3)—as to jointing	Drain	Joint in asbestos cement, glazed ware, fire-clay and cement concrete drain, or joint between such pipes, or between any one of these pipes and a cast iron pipe—drain laid in firm ground	(1) The joint is made with a rubber joint ring which conforms to Class C of B.S. 2494.
			(2) The joint is made with a gaskin steeped in cement grout or tar caulked tightly home so as not to fill more than one-quarter of the total depth of the socket, and the remainder of the socket is filled with 1: 2 (cement: sand) mortar and otherwise in accordance with clause 505(*c*) (i) of B.S. Code of Practice CP 301: 1950 (which Code is hereinafter referred to as 'CP 301').
		Joints in cast iron drains —drain laid in firm ground	(3) The joint is made with a rubber joint ring which conforms to Class C of B.S. 2494.
			(4) The joint is made in accordance with clause 505(*c*)(v)(1) or (2) of CP 301.

SCHEDULE 9—*continued*

Provision of Regulation deemed to be satisfied	Element of structure or fitting	Case dealt with or relevant conditions	Specification
142(3)—as to jointing —*cont.*	Drain—*cont.*	Joint in pitch-impregnated fibre drain laid in firm ground	(5) The joint is made in accordance with Appendix C to B.S. 2760.
142(3)—as to construction, support and laying		Drain laid in firm ground	(6) The drain is laid, constructed and supported in accordance with clause 505 (*b*) and clause 508(*a*) of CP 301.
142(3)—as to gradient and size			(7) The gradient and size (other than the minimum internal diameter) are in accordance with clauses 303, 304 and 305 of CP 301.
142(7)—as to provision of flexible joints		Spigot and socket pipes	The joint incorporates a rubber joint ring conforming to Class C of B.S. 2494.
143(3)—as to provision for settlement		Drain passes through or under a wall of a building	The wall is supported by a lintel or arch so positioned that no load bears on the drain.
144(1) — as to strength of concrete infill	Drain tracks	Drain tracks passing near or under walls	The concrete infill is of a mix of 1: 15 (cement: all-in graded aggregate).
144(2)—as to the provision of contraction joints			The contraction joint— (*a*) forms a plane surface in the concrete infill normal to the centre line of the drain; (*b*) separates the lengths of concrete infill with waterproof building paper conforming to Class A of B.S. 1521.
146(1)(*a*)—as to size and form	Manhole		The size and form are in accordance with clause 315 of CP 301.
146(1)(*b*)—as to construction		Manhole with brick walls of any size	(1) The design is in accordance with clause 316(*b*) of CP 301.
		Manhole with brick walls not exceeding 3 feet in depth	(2) (*a*) The walls are constructed of common bricks and are 4½ inches in thickness; (*b*) the roof slab is of concrete and is 4 inches in thickness.

		Manhole formed of precast concrete	(3) The design is in accordance with clause 316(*d*) of CP 301.
146(1)(*c*) — as to access			Access is provided in accordance with clause 318 of CP 301.
146(1)(*d*)—as to provision of cover	Manhole cover	Manhole outside a building	(1) The cover and its frame— (*a*) conform to B.S. 497, and (*b*) are of a grade appropriate to the superimposed loads they are to support.
		Manhole within a building	(2) (*a*) The cover is fitted in the frame with an airtight rubber seal; (*b*) the cover is secured to the frame by removable gun-metal bolts, and (*c*) the frame is firmly bedded on and anchored to the manhole walls.
146(2)—as to construction of drain within a manhole	Drain	Drain constructed with access fittings provided with covers	(1) (*a*) The access fittings conform to Part 2 of B.S. 539; (*b*) the concrete benching is floated to a smooth hard surface in 1: 2 (cement: sand) mortar, and graded towards the access at a slope of 1 in 6.
		Drain constructed with open channels	(2) The channels and benchings are constructed in accordance with clause 317 of CP 301, save that if the diameter of the drain is greater than 12 inches the channels are formed in concrete and finished in 1: 2 (cement: sand) mortar.
149—as to construction of suitable trap or tank	Oil and grease interceptor	Discharge does not include silt	The interceptor is constructed in accordance with clauses 313 and 314 of CP 301.
151—as to adequacy of means of ventilation	Trap in a drain	Trap is not within a building	A shaft of the same material as the drain and of the same diameter as the trap is carried up from the trap to finished ground or paving level, whichever is the higher, and is fitted with a grating conforming to B.S. 1130.
152(1)(*a*) — as to suitability and strength of materials	Soil, soil-waste, waste and ventilating pipes		(1) Cast iron pipes and fittings (Medium grade) conforming to B.S. 416.
			(2) Cast (spun) iron pipes (Class 'B') conforming to B.S. 1211.
			(3) Copper tubes conforming to B.S. 659, and fittings conforming to B.S. 864.
			(4) Lead pipes conforming to B.S. 602 and in accordance with the weights given in Table 5 of B.S. 602.

SCHEDULE 9—*continued*

Provision of Regulation deemed to be satisfied	Element of structure or fitting	Case dealt with or relevant conditions	Specification
152(1)(*a*) — as to suitability and strength of materials—*cont.*	Soil, soil-waste, waste and ventilating pipes—*cont.*		(5) Asbestos cement pipes and fittings conforming to B.S. 582.
			(6) Pitch-impregnated fibre pipes and fittings conforming to B.S. 2760.
			(7) Unplasticised polyvinyl chloride pipes and fittings conforming to B.S. 3506.
152(1)(*b*)—as to manner of jointing		Joint in cast iron and cast spun iron pipes	(1) The joint is made with rings of lead strip, leaded yarn or gaskin, tightly caulked to within 1½ inches of the face of the socket, and the remaining space is filled with molten lead well caulked.
		Joint in copper pipe	(2) The joint is made with a compression or capillary fitting conforming to B.S. 864.
		Joint in asbestos cement pipe	(3) The joint is made in accordance with Appendix E to B.S. 582.
		Joint in pitch-impregnated fibre pipe	(4) The joint is made in accordance with Appendix C to B.S. 2760.
		Joint between a lead pipe and a cast iron pipe or fitting	(5) (*a*) The joint is made by means of a brass ferrule 2½ inches longer than the inside length of the socket of the iron pipe or fitting; (*b*) the lead pipe is passed through and dressed over the end of the ferrule; (*c*) the other end of the ferrule is soldered to the lead pipe by means of a plumber's wiped soldered joint 2½ inches in length; (*d*) the joint between the ferrule and the socket of the iron pipe or fitting conforms to Specification (1).
		Joint between a lead pipe and the socket of an asbestos cement, glazed fireclay, glazed ware, concrete or pitch fibre pipe or fitting	(6) (*a*) The joint is made by means of a brass ferrule having an end flange of such diameter as will fit the socket of the pipe or fitting; (*b*) the ferrule is 2½ inches longer than the inside length of such socket; (*c*) the lead pipe is passed through the ferrule and dressed over the face of the flange; (*d*) as for Specification (5)(*c*); (*e*) the flange is inserted into the socket and the joint made tight with 1:2 (cement: sand) mortar.

		Joint between a lead pipe and the spigot end of a glazed ware or fireclay appliance	(7) (*a*) The joint is made by means of a gun-metal or brass thimble of a diameter such as will admit the spigot of the appliance; (*b*) one end of the thimble is soldered to the lead pipe by means of a plumber's wiped soldered joint, 2½ inches in length, and (*c*) the spigot of the appliance is inserted into the other end of the thimble and is made secure with red and white lead mixed with raw linseed oil and chopped hempen spun yarn.
		Joint between a lead pipe and a copper tube	(8) The joint is made with a coupling conforming to B.S. 864 and has a plumber's wiped soldered joint 2½ inches in length between the coupling and the lead pipe.
		Joint between a copper tube and a cast iron pipe	(9) The joint is made with a caulking bush, having a coupling for copper, caulked into the socket of the cast iron pipe so as to comply with Specification (1).
		Joint between a copper tube and an asbestos cement, glazed fireclay, glazed ware, concrete or pitch fibre pipe	(10) The joint is made with a grouting bush, having a coupling for copper, jointed into the socket in accordance with Specification (2) for Regulation 142 (3).
		Joint between the spigot of a cast iron pipe and the socket of an asbestos cement, glazed fireclay, glazed ware, concrete or pitch fibre pipe	(11) The joint is made in accordance with Specification (2) for Regulation 142(3) with, in the case of a pitch fibre pipe, the addition of a suitable adaptor of the same material.
152(3)(*a*) — as to height and position of ventilating pipes	Ventilating pipe ...	Ventilating pipe to a waste pipe	(1) An offset fitting of the same material and diameter as the pipe is inserted therein immediately below the rainwater inlet, and the ventilating pipe is carried up therefrom to a point which is at least 2 feet higher than— (*a*) the eaves of the building to which it is attached or the barge course in any gable of that building, or (*b*) the top of any opening in a roof or any window within a radius of 6 feet of the pipe, whichever is higher.
		Ventilating pipe to a soil, or a soil-waste pipe or a drain	(2) The pipe is carried up to a point as required in Specification (1), such point being no less than 3 feet above or below the level of the top of any chimney within a radius of 6 feet from the pipe.

SCHEDULE 9—*continued*

Provision of Regulation deemed to be satisfied	Element of structure or fitting	Case dealt with or relevant conditions	Specification
152(3)(*b*)—as to the fitting of a wire cage	Ventilating pipe ...		The pipe is fitted with a wire balloon conforming to B.S. 416.
153(1)—as to size ...	Soil, soil-waste, and ventilating pipes	Internal diameters ...	The internal diameters are in accordance with clauses 303 and 802 and Tables 2 to 5 of B.S. Code of Practice CP 304: 1953 (which Code is hereinafter referred to as " CP 304 ").
153(3)(*a*) — as to support			The support is in accordance with paragraphs (*a*); (*b*); (*c*)(i), (iv) and (v), and (*d*) of clause 307 of CP 304.
153(3)(*c*) — as to access			The access is in accordance with clause 308 of CP 304.
154(1)—as to size ...	Waste pipe... ...	Internal diameter ...	As for Specification for Regulation 153(1).
154(1)—as to support			As for Specification for Regulation 153(3)(*a*).
154(2)—as to access			As for Specification for Regulation 153(3)(*c*).
154(2)—as to provision of traps	Trap for waste pipe		(*a*) The trap is fitted on the waste pipe and close to the appliance served by the pipe; (*b*) the trap is a lead trap conforming to B.S. 504, or is a non-ferrous trap conforming to B.S. 1184, or, in the case of a waste pipe serving a bath, sink or tub, is a ferrous trap conforming to B.S. 1291.
155 (1) (*a*) to (*d*)—as to materials, design and construction	Sanitary appliances	Watercloset pan ...	(1) The watercloset pan conforms to B.S. 1213.
		Wash-hand basin ...	(2) The basin conforms to B.S. 1188.
		Sink	(3) The sink conforms to B.S. 1229, B.S. 1206 or B.S. 1244.
		Tub	(4) The tub conforms to B.S. 1229.
		Bath	(5) The bath conforms to B.S. 1390 or B.S. 1189.

156—as to provision for maintenance of water seals	Traps		The ventilation of the trap is in accordance with clauses 306 and 802 of CP 304.
159(1)(*a*)—as to the suitability and strength of materials	Gutter	Cast iron gutter... ...	(1) The gutter, fittings and accessories conform to B.S. 1205.
		Asbestos cement gutter...	(2) The gutter, fittings and accessories conform to B.S. 569.
		Aluminium and aluminium alloy gutter	(3) The gutter, fittings and accessories conform to B.S. 2997.
		Pressed steel gutter ...	(4) The gutter, fittings and accessories conform to B.S. 1091.
		Wrought copper and wrought zinc gutter	(5) The gutter, fittings and accessories conform to B.S. 1431.
159(1)(*b*)—as to size		Half-round eaves gutter	(*a*) The gutter is one of the sizes specified in column (1) of the following table; (*b*) the flow capacity specified in the appropriate columns (2) to (4) of the said table is not less than the flow load from the roof; (*c*) the flow load from the roof for the purposes of this Specification shall be taken to be the number of gallons per minute obtained by multiplying the area of the roof draining to the gutter (in square feet) by— (i) where the pitch of the roof does not exceed 50 degrees, a factor of 0·026,

SCHEDULE 9—*continued*

Provision of Regulation deemed to be satisfied	Element of structure or fitting	Case dealt with or relevant conditions	Specification
159(1)(*b*) — as to size *cont.*	Gutter—*cont.*	Half-round eaves gutter —*cont.*	(ii) where the pitch of the roof exceeds 50 degrees, a factor of the aggregate of 0·026 plus 0·012 × Tangent A (where A is the angle of the pitch of the roof)—

TABLE

Flow capacities† (in gallons per minute) for half-round gutters with outlet at one end

Gutter size (inches) (1)	Slope of less than 1 in 600 (2)		Slope 1 in 600 and over, and longer than 20 ft. (3)		Slope 1 in 600 and over, and length 20 ft. or less (4)	
	True‡	Nominal§	True‡	Nominal§	True‡	Nominal§
3	5½	4	8	6	7	5½
4	11	9	15	12½	14	11
4½	15	11	21	15½	19	14
5	20	14	28	20	25	18
6	31	24	43½	33½	39	30½
†*Note:* Where there is a bend these flow capacities shall be reduced by the percentage shown—						
(*a*) if bend within 6 feet of outlet						
(i) sharp bend ...	20%		25%		25%	
(ii) round bend ...	10%		25%		25%	
(*b*) bend between 6 feet and 12 feet of outlet						
(i) sharp bend ...	10%		12½%		12½%	
(ii) round bend ...	5%		12½%		12½%	

‡ " True " means a true half-round gutter (i.e. pressed steel to B.S.1091 or asbestos cement to B.S.569).
§ " Nominal " means a nominally half-round gutter (i.e. aluminium to B.S.2997 or cast iron to B.S. 1205).

159(1)(*e*) — as to adequacy of outlet			(*a*) The gutter is of one of the sizes specified in column (1) of the following table; (*b*) The outlet is of the appropriate size specified in column (3) or (4) of the said table—

TABLE

Half-round gutter outlet sizes (diameter in inches)

Half-round gutter size (inches) (1)	Sharp (S.C.) or round-cornered (R.C.) outlet (2)	Outlet at one end of gutter (3)	Outlet not at one end of gutter (4)
3	S.C. R.C.	2 2	2 2
4	S.C. R.C.	2½ 2	2½ 2
4½	S.C. R.C.	2½ 2	3 2½
5	S.C. R.C.	3 2½	3½ 3

160(1)(*a*) — as to suitability and strength of materials	Rainwater pipe ...	Rainwater pipe within a building	(1) Medium grade cast iron pipes and fittings which conform to Table 13 of B.S.460.
			(2) Cast (spun) iron pipes (Class B) which conform to B.S.1211.
			(3) Copper tubes and fittings which conform to B.S.659 and B.S.864 respectively.
			(4) Asbestos cement pipes and fittings conforming to B.S. 582.
			(5) Pitch-impregnated fibre pipes and fittings conforming to B.S. 2760.
			(6) Unplasticised polyvinyl chloride pipes and fittings conforming to B.S. 3506.

SCHEDULE 9—*continued*

Provision of Regulation deemed to be satisfied	Element of structure or fitting	Case dealt with or relevant conditions	Specification
160(1)(*a*) — as to suitability and strength of materials—*cont.*	Rainwater pipe—*cont.*	Rainwater pipe not being within a building	(7) Cast iron pipes and fittings conforming to Table 1 of B.S.460.
			(8) Asbestos cement pipes and fittings conforming to B.S.569.
			(9) Aluminium pipes and fittings conforming to B.S.2997.
			(10) Pressed steel pipes and fittings conforming to B.S.1091.
			(11) As for Specifications (5) and (6).
160(1)(*b*)—as to size of rainwater pipe		Rainwater pipe from a half-round eaves gutter	(*a*) The size of the gutter is one of those specified in column (1) of the table annexed to Specification for Regulation 159(1)(*e*); (*b*) the internal diameter of the pipe is not less than the appropriate outlet size specified in column (3) or (4) of the said Table.
160(1)(*d*)—as to the manner of jointing		Rainwater pipe within a building	As for Specifications (1) to (4) for Regulation 152(1)(*b*).
162(2)—as to type and number of sanitary conveniences in a building	Sanitary conveniences	1. Art gallery, library or museum 2. Cinema, concert hall or theatre 3. Hospital ... ... 4. Hotel ... ... 5. Office premises ... 6. Restaurant ... ... 7. School	The sanitary conveniences provided contain appliances of a type and to a scale in accordance with CP 3: Chapter VII: 1950.

Part XIII—Electrical Installations

165–172	Electrical installation		It conforms to the provisions of the "Regulations for the Electrical Equipment of Buildings" issued by the Institution of Electrical Engineers.

Part XV—Housing Standards

179(2)—as to load-bearing capability	Access roadway ...	(1) Bituminous asphalt finish	(1) (*a*) The site is cleared of vegetable and other harmful matter; (*b*) the roadway is constructed of— (i) a base course of 2½ inches of granular material, (ii) followed by a layer of 6 inches of hard-core bottoming, consolidated, (iii) followed by a fully compacted layer of 2 inches of either bituminous macadam conforming to B.S.1621 or tar macadam conforming to B.S.802.
		(2) Concrete roadway ...	(2) (*a*) The site is cleared of vegetable and other harmful matter; (*b*) the roadway is constructed of 5 inches of concrete with not less than 3½ pounds per square yard of reinforcement; (*c*) the concrete is fully compacted and has a compressive strength of 4,000 pounds per square inch 28 days after construction.
179(4)—as to safety and adequacy of surface	Access footpaths ...	(1) Footpath serving only one house	(1) (*a*) The site is cleared of vegetable and other harmful matter; (*b*) the footpath is constructed of 2 inch concrete slabs bedded on granular material.
		(2) Footpath serving more than one house	(2) (*a*) The site is cleared of vegetable and other harmful matter; (*b*) the footpath is constructed of— (i) a layer of 4 inches of hard-core bottoming, consolidated, (ii) followed by a fully compacted layer of 1½ inches of tar macadam conforming to B.S.1242.
185(1)(*a*) — as to adequacy of size of bath	Bath		The bath conforms to B.S. 1390 or B.S. 1189.
185(1)(*b*) — as to adequacy of size of wash-hand basin	Wash-hand basin ...		The wash-hand basin conforms to B.S. 1188.

SCHEDULE 9—*continued*

Provision of Regulation deemed to be satisfied	Element of structure or fitting	Case dealt with or relevant conditions	Specification
185(2) — as to the enclosure of compartment by materials impervious to moisture	Shower bath compartment		The compartment enclosure consists of— (*a*) waterproof curtains, and (*b*) a wall rendered on the inside with cement plaster ½ inch in thickness, composed of 1:3 cement: sand, trowelled smooth and finished with one coat of alkali resisting primer and two coats of oil paint.
185(2) — as to the operation of spray by anti-scald valve	Anti-scald valve of shower bath		The mixing valve conforms to, and is installed in accordance with B.S.1415.
186(2)(*a*) — as to adequacy of size of sink	Sink		The sink conforms to B.S. 1229, B.S. 1206 or B.S. 1244.
186(2)(*b*) — as to provision of draining board in kitchen	Draining board in kitchen		The draining board conforms to B.S. 1226.
190(1)(*a*) — as to adequacy of size of sink	Sink		The sink conforms to B.S. 1229, B.S. 1206 or B.S. 1244.
190(1)(*b*) — as to adequacy of size of tub	Tub		The tub conforms to B.S. 1229.
191(2)(*a*)— as to provision of clothes posts	Clothes line posts ...		The posts conform to B.S.1373.
195(1) — as to efficiency of power points	Power points ...	Gas installation ...	(*a*) Materials are in accordance with CP 331.103; (*b*) sockets conform to CP 332.601.
195(4) — as to suitability of socket	Electricity outlet socket		The socket conforms to B.S. 1363.
196	Refuse disposal arrangements	Gravity system by chute and container	The system is in accordance with CP 306.

SCHEDULE 10

Regulation 11

GENERAL SPECIFICATIONS FOR PREPARATION OF SITES AND RESISTANCE TO THE PASSAGE OF MOISTURE

PART I

Materials of Walls and Chimney Stacks

To a height of not less than 6 inches above the finished level of the adjoining ground (1)	Between the level of the top of the main damp-proof construction and the junction of the wall with the roof (2)
1. *Clay Facing and Common Bricks and Blocks*— of hard fired durable materials, including " blaes " and " bing " material, suitable for the intended use and for the conditions of exposure—	
having an adequate frost resistance and the soluble-sulphate-radicle content measured in accordance with B.S. 1257 not greater than 0·5 per cent. for elements subjected to very wet conditions or 1 per cent. for elements subjected to all other conditions.	and in the case of facing bricks or blocks the liability to efflorescence does not exceed the " slight " category when measured in accordance with B.S. 1257.
2. *Clay Engineering Bricks*—	
to B.S. 1301 having a Type A water absorption when used as a damp-proof course.	to B.S. 1301.
3. *Sand-lime and Concrete Bricks*—	
" Special purpose " sand-lime bricks to B.S. 187; " Special purpose " concrete bricks to B.S. 1180.	(*a*) Sand-lime bricks to B.S. 187, or (*b*) concrete bricks to B.S. 1180, in either case of Class A (i) or A (ii).
4. *Concrete Blocks (rendered externally) laid in accordance with CP* 122—	
of one of the types A (*a*) to (*d*) of B.S. 2028.	(*a*) of one of the types A (*a*) to (*d*) or types B (*a*) to (*f*) of B.S. 2028; save that no type B blocks or blocks made from lightweight aggregate concrete are used in the outer part of a solid wall in a building of occupancy group A or occupancy sub-group B1, or in the outer leaf of a cavity wall in a building of more than three storeys in height in occupancy group A or occupancy sub-group B1; (*b*) of autoclaved aerated concrete blocks or slabs save that no such blocks or slabs shall be used in the outer part of a solid wall or in the outer leaf of a cavity wall in a building of more than two storeys or twenty feet in height whichever is the greater in occupancy group A or occupancy sub-group B1.

SCHEDULE 10—*continued*

To a height of not less than 6 inches above the finished level of the adjoining ground (1)	Between the level of the top of the main damp-proof construction and the junction of the wall with the roof (2)
5. Dense Aggregate Concrete Blocks (unrendered)—	
made from aggregate conforming to B.S. 882 or B.S. 1047 having compressive strength, drying shrinkage and moisture movement limits conforming to B.S. 2028 for type A blocks.	made from aggregate conforming to B.S. 882 or B.S. 1047 having compressive strength, drying shrinkage and moisture movement limits conforming to B.S. 2028 for type A blocks.
6. Cast Stone	
To B.S. 1217 and having an adequate frost resistance.	To B.S. 1217.
7. Natural Stone	
Free from defects that would adversely affect its durability and weather resistance and having an adequate frost resistance and laid on natural bed.	Free from defects that would adversely affect its durability and weather resistance and laid on natural bed so far as reasonably practicable.
8. No-fines Concrete	
	(*a*) Made from whinstone or gravel aggregate conforming where appropriate to B.S. 882 and having a bulk density of not more than 110 pounds per cubic foot, or (*b*) made from whinstone or gravel aggregate conforming where appropriate to B.S. 882 and having a bulk density of more than 110 pounds per cubic foot, in either case the grading of the aggregate is such that it all passes a $\frac{3}{4}$ inch sieve but 95 per cent. of it by weight is retained on a $\frac{3}{8}$ inch sieve.
9. Timber Weather Boarding	
	(A) *Air-cured Softwoods* of one of the following species and in the case of species (1) to (4), impregnated under pressure with preservative to B.S. 1282: *Species* (1) Redwood or whitewood from Northern European source and of no lower commercial grade than "unsorted." (2) Western hemlock, Californian redwood, East Canadian spruce and western white spruce from North American source and of no lower commercial grade than "selected merchantable." (3) British Columbia Douglas fir from North American source and of no lower commercial grade than "No. 2 clear."

To a height of not less than 6 inches above the finished level of the adjoining ground (1)	Between the level of the top of the main damp-proof construction and the junction of the wall with the roof (2)
	(4) Scots pine, sitka spruce, and Douglas fir which is home grown and no lower commercial grade than "No. 2". (5) Western red cedar from North American source and of no lower commercial grade than "selected merchantable". (B) *Air-cured Hardwoods* of one of the following species and (*a*) containing no sapwood; (*b*) any checks, splits or shakes— (i) on either face do not exceed 0·01 inch wide and are not continuous for more than 12 inches in length, (ii) are not more than one-quarter of the width of the piece, (iii) do not exceed one in 4 inches of width or one in 3 feet of length of piece; (*c*) all exposed surfaces are free from knots other than isolated sound and tight knots not exceeding ¾ inch in diameter and in any case having no splay, arris knots, or decayed or dead knots; (*d*) having no pitch pockets or plugs or inserts; (*e*) free from all signs of decay and active insect attack— *Species* (1) Afrormosia. (2) Opepe. (3) Iroko. (4) African mahogany. (5) Utile. (6) Idigbo. (7) Teak. (8) Agba. (9) Makore. (10) European Oak. (11) Sapele.

SCHEDULE 10—*continued*

PART II

Specifications for mortar

To a height of not less than 6 inches above the finished level of the adjoining ground (1)	Between the level of the top of the main damp-proof construction and the junction of the wall with the roof (2)
1. *For all conditions of exposure and for construction at all seasons* Mix† A, B or G.	1. *For sheltered and moderate conditions of exposure and for construction in spring and summer* Mix† C, D or E.
2. *For all conditions of exposure and for construction at all seasons* Mix† G when the element is designed specifically to withstand heavy loading.	2. *For sheltered and moderate conditions of exposure and for construction in autumn and winter* Mix† A, B or F save that mix A is not to be used with Class A (ii) sand-lime and concrete bricks.
	3. *For severe exposure conditions and for construction at all seasons* Mix† A, B or F save that mix A is not to be used with Class A (ii) sand-lime and concrete bricks.
	4. *For all conditions of exposure and for construction at all seasons* Mix† G when the element is designed to withstand heavy loading.

† See details of mixes—Part III

PART III

Specifications for rendering

Background and type of finish (1)	Undercoat(s)		Final Coat	
	Mix† for severe exposure (2)	Mix† for moderate or sheltered exposure (3)	Mix† for severe exposure (4)	Mix† for moderate or sheltered exposure (5)
Dense, strong and smooth moderately strong, porous backgrounds				
Wood float	H‡ or A	H‡ A or C	H‡ or A	H‡ A or C
Scraped or textured	A	A or C	A	A or C
Roughcast, wet dash, harling ...	H‡ or A	H‡ or A	H‡ or A	H‡ or A
Dry dash, pebble dash	H	H	H	H
Moderately weak, porous backgrounds				
Wood float	A	A or C	A	A or C
Scraped or textured	A	A or C	A	A or C
Roughcast, wet dash, harling ...	A	A	A	A
Dry dash, pebble dash	H‡ or A	H‡ or A	H‡ or A	H‡ or A
No-fines concrete background				
Wood float	H‡ or A	H‡ A or C	H‡ or A	A or C
Scraped or textured	H‡ or A	H‡ A or C	A	A or C
Roughcast, wet dash, harling ...	H‡ or A	H‡ or A	H‡ or A	H‡ or A
Dry dash, pebble dash	H	H	H	H

† *Details of mixes*

The references in the foregoing specifications to mixes are, subject to the General notes which follow, to be construed as follows—

Mix	*Composition*	
A	1:1:5–6 of cement: lime: sand or 1:5 of masonry cement and sand	All measured by volume
B	1:5–6 of cement: sand with the addition of mortar plasticizer	
C	1:2:8–9 of cement: lime: sand or 1:6 of masonry cement and sand	
D	1:8 of cement: sand with the addition of mortar plasticizer	
E	1:3 of hydraulic lime: sand	
F	1:2 of hydraulic lime: sand	
G	1:3 of cement: sand or 1:3 of masonry cement and sand	
H	1:¼:4–4½ of cement: lime: sand or 1:4 of masonry cement and sand	

‡ *Mix H to be used for winter construction.*

SCHEDULE 10—*continued*

GENERAL NOTES ON MIXES SPECIFIED FOR MORTAR AND RENDERING IN THIS SCHEDULE

Materials

1. *Cement*—to B.S. 12, B.S. 146 or B.S. 1370, or having similar properties.

2. *Sand*

(*a*) Sand to B.S. 1199 and B.S. 1200;

(*b*) when a range of sand content is given (e.g. 5–6 and 8–9) the highest to be used for well-graded sand and the lowest for coarse or uniformly fine sand;

(*c*) very fine sand not to be used with hydraulic limes or for construction specifically designed to withstand heavy loading, and

(*d*) in proportioning, allowance to be made for the bulking of damp sand, particularly if fine sand is used.

3. *Lime*

(*a*) Non-hydraulic or semi-hydraulic lime to B.S. 890;

(*b*) proportions given are for lime putty;

(*c*) if lime hydrate, to be soaked at least overnight before use if weather conditions permit, and

(*d*) magnesium lime mortar used below main damp-proof course level to be fully hydrated.

4. *Mortar plasticizers*

If used, to be added in accordance with the manufacturer's instructions.

5. *Water-retentive properties*

For units and backgrounds having high suction, mortars and rendering mixes should have high water-retentive properties.

Operations

6. *Pointing*

Pointing is to be done on the bedding mortar as work proceeds, but if this is not possible the mix for pointing as a separate operation is not to be appreciably stronger than the bedding mortar.

7. *Rendering mixes*

(*a*) The mix for a following coat not to be richer in cement than the one to which it is applied;

(*b*) if metal lathing or wire netting fixed to dense, strong and smooth backgrounds to form a key, the first undercoat not to be of a Type C mix;

(*c*) spatterdash used to provide a key on dense strong and smooth backgrounds to be of a mix 1:1½-2 cement: coarse sand, and

(*d*) spatterdash used to overcome uneven suction on moderately strong and porous backgrounds to be of a mix 1:2-3 cement:coarse sand.

8. *Rendering coats*

(*a*) Not less than two coat work to be applied;

(*b*) the thickness of an undercoat to be not more than ½ inch nor less than ⅜ inch, and

(*c*) the thickness of the finishing coat to be not less than ¼ inch.

EXPLANATORY NOTE

(This Note is not part of the Regulations, but is intended to indicate their general purport.)

These Regulations, made under the Building (Scotland) Act 1959, prescribe standards for buildings for the purposes of Part II of that Act. The matters in relation to which standards have been prescribed are described in the Table of Arrangement given at the beginning of this Instrument.

For the purposes of these standards the Regulations classify buildings by occupancy groups and sub-groups (Regulation 5) and roof constructions by designation (Regulation 7).

The Regulations also specify classes of buildings as exempted classes and prescribe fixtures for the fitting of which no warrant is required under the Act (Regulation 8). They also fix the period for buildings having a short life at five years (Regulation 10).

Schedule 9 to the Regulations specifies types of materials and methods of construction which are deemed to satisfy certain provisions of the Regulations.

NOTE: Copies of technical and other publications referred to in these Regulations may be purchased from the following:—

(*a*) British Standards and British Standard Codes of Practice: British Standards Institution, British Standards House, 2 Park Street, London, W.1.

(*b*) Institution of Electrical Engineers—Regulations for the Electrical Equipment of Buildings: Institution of Electrical Engineers, Savoy Place, London, W.C.2.

(*c*) Institution of Civil Engineers—Code of Practice No. 4: Institution of Civil Engineers, Great George Street, London, S.W.1.

(*d*) Institution of Structural Engineers—Report on "The structural use of aluminium" January 1962: Institution of Structural Engineers, 11 Upper Belgrave Street, London, S.W.1.

(*e*) Department of Health for Scotland—Technical Memorandum "Slender Wall Construction for Houses": Her Majesty's Stationery Office.

(*f*) Electricity Commissioners—Electricity Supply Regulations 1937: Her Majesty's Stationery Office.