STATUTORY INSTRUMENTS

1971 No. 2052 (S.218)

BUILDING AND BUILDINGS

The Building Standards (Scotland) (Consolidation) Regulations 1971

Made - - -	*13th December* 1971
Laid before Parliament	*19th January* 1972
Coming into Operation	*9th February* 1972

LONDON
HER MAJESTY'S STATIONERY OFFICE: 1971

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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 10 is deemed to satisfy a provision of that regulation.

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PART D

STRUCTURAL FIRE PRECAUTIONS

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In exercise of the powers conferred on me by sections 3 and 24 of, and the Fourth Schedule to, the Building (Scotland) Act 1959(**a**) as amended by the Building (Scotland) Act 1970(**b**) and of all other powers enabling me in that behalf, I hereby make the following regulations—

PART A

GENERAL

CITATION AND COMMENCEMENT

Citation and Commencement

A1. These regulations which may be cited as the Building Standards (Scotland) (Consolidation) Regulations 1971 shall come into operation on 9th February 1972.

REVOCATION AND GENERAL SAVINGS

Revocation and General Savings

A2.—(1) The Building Standards (Scotland) (Consolidation) Regulations 1970(**c**), the Building Standards (Scotland) Amendment Regulations 1971(**d**), the Building Standards (Scotland) Amendment No. 2 (Metrication) Regulations 1971(**e**) and the Building Standards (Scotland) Amendment No. 3 Regulations 1971(**f**) are hereby revoked.

(2) Anything whatsoever done under or by virtue of any regulation revoked by these regulations shall be deemed to have been done under or by virtue of the corresponding provision of these regulations and anything whatsoever begun under any such regulation may be continued under these regulations as if begun under these regulations.

(3) So much of any document, drawing or plan as refers expressly or by implication to any regulation revoked by these regulations shall, if and so far as the context permits, be construed as referring to the corresponding provision of these regulations.

(4) Nothing in paragraphs (2) and (3) of this regulation shall be taken as affecting the general application by regulation A3(11) of these regulations of the rules for the construction of Acts of Parliament contained in section 38 of the Interpretation Act 1889(**g**) (effect of repeal) with regard to the effect of revocations.

(**a**) 1959 c. 24.
(**b**) 1970 c. 38.
(**c**) S.I. 1970/1137 (1970 II, p. 3635).
(**d**) S.I. 1971/748 (1971 II, p. 2153).
(**e**) S.I. 1971/1032 (1971 II, p. 3013).
(**f**) S.I. 1971/1811 (1971 III, p. 4936).
(**g**) 1889 c. 63.

GENERAL INTERPRETATION

Interpretation

A3.—(1) In these regulations—

"the Act" means the Building (Scotland) Acts 1959 and 1970;

"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 A5;

"appliance" has the meaning assigned to that expression by regulation F2;

"balustrade" has the meaning assigned to that expression by paragraph (1) of regulation S2;

"basement storey" has the meaning assigned to that expression by paragraph (9) 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 A4(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**);

"carport" means a building used for the storage of a motor vehicle or vehicles and having a roof and having or being bounded by not more than two walls over 1·2 metres in height;

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

(**a**) 1948 c. 45.
(**b**) 1930 c. 51.
(**c**) 1878 c. 76.
(**d**) 1960 c. 62.

"chalet" means a house which is used and occupied—

(*a*) only for holiday or recreational purposes, and

(*b*) not as a permanent dwelling;

"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 D 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 D 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" means 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 (9) 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;

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

"kitchen" has the meaning assigned to that expression by regulation A5;

"land in different occupation" has the meaning assigned to that expression by regulation A4;

"land in the same occupation" has the meaning assigned to that expression by regulation A4;

"living room" has the meaning assigned to that expression by regulation A5;

"non-combustible" in relation to a material means that the material is either—

(*a*) graded as non-combustible according to the combustibility test of materials specified in clauses 3 and 4 of British Standard 476 : Part 1 : 1953, "Fire tests on building materials and structures", or

(*b*) classified as non-combustible according to the non-combustibility test for materials specified in British Standard 476 : Part 4 : 1970, "Non-combustibility test for materials",

and "combustible" shall be construed accordingly;

"occupant capacity" has the meaning assigned to that expression by regulation A7;

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

"open access balcony", in relation to a house, means a balcony giving access to any house or common service area having therein an opening or openings to the external air, which, excluding any structural columns, extend throughout the length and to an aggregate of more than one-third of the height of the balcony;

"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 2 metres;

"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;

"pitch line" has the meaning assigned to that expression by paragraph (1) of regulation S2;

(a) 1963 c. 41.

"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 ;

"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 D 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 ;

"socket outlet" means a fixed device containing metal contacts for the purpose of connecting to a supply of electricity the corresponding metal contacts of a plug attached to any current using appliance ; and

"multiple socket outlet" means a fixed device containing metal contacts for the purpose of connecting to a supply of electricity the corresponding metal contacts of two or more plugs each of which is attached to a current using appliance ;

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

"storey" has the meaning assigned to that expression by paragraph (9) of this regulation ;

"sun porch" means any glazed structure, not being an apartment or part of an apartment or kitchen, attached to the external walls of a house, and having a roof (excluding the glazing bars) constructed entirely of glass or other translucent material ;

"temporary building" means a building intended to have a life not exceeding that specified in regulation A11, that is to say, five years ;

"tread" has the meaning assigned to that expression by paragraph (1) of regulation S2;

"upper storey" has the meaning assigned to that expression by paragraph (9) of this regulation ;

"utility room" has the meaning assigned to that expression by regulation A5 ;

"washroom" means any enclosed part of a storey used solely for ablutionary purposes, not being a bathroom ;

"watercloset" means an enclosed part of a storey 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 ;

"water service pipe" means so much of any pipe for supplying water from a main to any premises as is subject to water pressure from that main or would be so subject but for the closing of some stop valve, stopcock or tap.

(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 British Standard or a British Standard Code of Practice shall be construed as a reference to a British Standard Specification or a British Standard Code of Practice published under authority of the General Council of the British Standards Institution.

(5) Where a British Standard or a British Standard Code of Practice or any other publication referred to in these regulations or in the Schedules to these regulations itself refers to a British Standard or to a British Standard Code of Practice or to any other publication, the reference to such British Standard or to such British Standard Code of Practice or to any other such publication shall be taken to be a reference to the latest edition thereof as at 31st December 1970 including any amendments thereto published at that date.

(6) 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.

(7) 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.

(8) 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 9 to these regulations.

(9) 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.

(10) 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.

(11) The Interpretation Act 1889 shall apply for the interpretation of these regulations as it applies for the interpretation of an Act of Parliament.

Land in different occupation

A4.—(1) Any reference in these regulations to land in different occupation in relation to a building shall, subject to regulation L2(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 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 D2(1) and L2(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 ;

"occupier", in relation to any house on land to which this regulation applies, means the person inhabiting the house, and "occupation" shall be construed accordingly ;

"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

A5.—(1) 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.

(2) In a room, as defined in regulation A3, where areas thereof are used or intended to be used as any combination of the following, namely, kitchen, utility room or living room, each such area shall be deemed to be a separate room for the purposes of Parts K, L and Q.

Classification of buildings by occupancy

A6.—(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.

(2) Any reference in these regulations to a building or part of a building of a particular occupancy group or sub-group shall, unless the context otherwise requires, be taken to include a reference to any building or part of a building which is put to a use ancillary to any occupancy use falling within the description specified in relation to that occupancy group or sub-group by column (3) of Schedule 2.

(3) 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 the relevant occupancy sub-group—

(*a*) 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 in September 1968, and

(*b*) any such reference shall include that part of the numbered head appropriate to that occupancy sub-group.

(4) 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.

(5) 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

A7.—(1) Any reference in these regulations to the occupant capacity of a room or storey shall, subject to regulation E4, 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 of a description mentioned in Table 2, the number obtained by dividing the area in square metres 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.

(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 rooms or 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

A8. 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 D18(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 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

A9.—(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

A10. 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

A11. 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.

(**a**) 1909 c. 30.

Deemed-to-satisfy specifications

A12.—(1) Where any element of structure or other part of a building or any fitting affixed thereto specified in the second column of Schedule 10 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 10 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 10 shall include a reference to such of the general specifications set forth in Schedule 11 as are referred to in that specification.

PART B

MATERIALS AND DURABILITY

**Selection and use of materials*

B1. 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

(*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 C

STRUCTURAL STRENGTH AND STABILITY

Interpretation of Part C

C1. 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.

**Foundation and structure above foundation*

C2.—(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 other than wind loads shall be taken to be the loads calculated on the basis of the recommendations of British Standard Code of Practice CP 3: Chapter V: Part 1: 1967 "Dead and imposed loads" as read with Amendments AMD 141, November 1968 and AMD 587, September 1970:

Provided that in calculating such loads, where under Table 1 of the Code a use to which a building or structure is to be put requires an intensity of distributed load of 1·5 kilonewtons per square metre, the concentrated load referred to in the Table may not be included in the calculation in the case of—

(i) timber floors having joists arranged at 450 millimetres centres supporting 21 millimetres thick flooring or a floor arrangement which will support the same concentrated load as such floors;

(ii) ceiling joists arranged at 450 millimetres centres over which is placed a timber walkway for access purposes comprising a 200 millimetres width of 21 millimetres thick tongued and grooved flooring or a ceiling joist arrangement which will support the same concentrated load as such ceiling joists.

(4) For the purposes of this regulation the wind load shall be taken to be the loads calculated on the basis of the recommendations of British Standard Code of Practice CP 3: Chapter V: Part 2: 1970 "Wind loads" as read with Amendment AMD 645, November 1970.

(5) For the purposes of this regulation where it is known in any case that the actual dead load, imposed load or wind load to which a building will be subject will differ or is likely to differ from the dead load, imposed load or wind load calculated in accordance with this Part, such actual dead load, imposed load or wind load as the buildings authority may in the circumstances determine shall be substituted for the load so calculated.

**Further requirements for the structure of certain buildings*

C3.—(1) In addition to the requirements of regulation C2, the provisions of this regulation shall apply to a building having five or more storeys (including basement storeys, if any).

(2) In this regulation—

"portion", in relation to a structural member, means that part of a member which is situated or spans between adjacent supports or between a support

and the extremity of a member:

Provided that, in the case of a wall, a portion shall be taken to have a length which is the lesser of the following, namely, the length determined in accordance with the preceding provisions of this definition or 2·25 times the height of the portion (or, if its height varies, its greatest height);

"structural failure" means the failure of a structural member fully to perform its function in contributing to the structural stability of the building of which it forms part;

"structural member" means a member essential to the structural stability of a building.

(3) In the application of this regulation—

(*a*) dead load and imposed load other than wind load shall be determined in accordance with the provisions of regulations C2(3) and C2(5) except that—

(i) a reduction of not more than $66\frac{2}{3}$ per cent in the imposed load other than wind load shall be permitted on all structural members provided that no reduction shall be made for any plant, machinery or equipment which is specifically allowed for nor shall a reduction be made for warehouses, garages or buildings used wholly or predominantly for filing or storage. In the case of factories or workshops the load shall not be reduced below 5 kilonewtons per square metre; and

(ii) for the purposes of paragraph (5) of this regulation the maximum reductions permitted by sub-paragraph (i) above shall be made;

(*b*) wind load may be taken as not less than one-third of the load determined in accordance with the provisions of regulations C2(4) and C2(5); and

(*c*) the load which would cause structural collapse shall exceed the combined dead load and imposed load on the structure together with, for the purposes of paragraph (5) of this regulation, the loads specified in sub-paragraphs (*b*) and (*c*) of that paragraph by at least 5 per cent.

(4) A building to which the provisions of this regulation apply shall be so constructed that if any portion of any one structural member (other than a portion which satisfies the conditions specified in paragraph (5) of this regulation) were to be removed—

(*a*) structural failure consequent on that removal would not occur within any storey other than the storey of which that portion forms part, the storey next above (if any) and the storey next below (if any); and

(*b*) any structural failure would be localised within each such storey.

(5) The conditions referred to in paragraph (4) of this regulation are that the portion should be capable of sustaining without structural failure the following loads applied simultaneously—

(*a*) the combined dead load and imposed load;

(*b*) a load of 34 kilonewtons per square metre applied to that portion from any direction; and

(*c*) the load, if any, which would be directly transmitted to that portion by any immediately adjacent part of the building if that part were subjected to a load of 34 kilonewtons per square metre applied in the same direction as the load specified in sub-paragraph (*b*).

Loading notices

C4.—(1) In any building with a floor supporting an imposed floor load of

2·5 kilonewtons per square metre or greater 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 13 millimetres 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 kilogrammes per square metre.

**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) (*a*) Where any part of the roof of a building is not capable of supporting a concentrated load of 0·9 kilonewtons per 130 millimetres 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 50 millimetres high in the following terms—

"DANGER

This roof covering will not support your weight".

(*b*) No such notice shall be required for flat roofs having joists arranged at 450 millimetres centres and supporting 21 millimetres thick timber boarding.

PART D

STRUCTURAL FIRE PRECAUTIONS

Application of Part D

D1.—(1) The provisions of this Part, other than the provisions of regulations D3 to D17 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 D3 to D18, unless specifically provided for by regulation D20, D21, D22 or D23 shall not apply to—

(*a*) any garage to which regulation D20 or D21 applies, any carport to which regulation D21 applies, or any building to which regulation D22 applies;

(*b*) a building comprising only a tank for the storage of fuel oil, or erected solely for housing such a tank, being a tank or building to which regulation D23 applies.

Interpretation of Part D

D2.—(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 A4(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 1 millimetre, 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 5 in relation to the element, be capable of satisfying such of the three requirements of clause 11 of British Standard 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 3 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 3 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

D3.—(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 4, 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 4, 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 15 metres 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 15 metres, and

(*b*) the height of the compartment next above the lowest (irrespective of the number of storeys contained therein) does not exceed 9 metres, and

(*c*) the height of any other compartment in the building does not exceed 6 metres:

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 E9 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 D11 and Part E.

Provision of separating walls and floors

D4. 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 D5, D6 and D8 or, as the case may be, a floor (in these regulations referred to as a "separating floor") which complies with regulations D5, D6 and D9:

Provided that where a building comprises two or more garages each of an area not more than 40 square metres, 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

D5.—(1) Every element of structure of a building and every part of an exit by way of a flat roof permitted in terms of the proviso to regulation E6(1) 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 D2 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 6 by reference to column (4) of Table 5.

(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 6, 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 6, 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 6 based on the height of a division or of a building.

Requirements as to non-combustibility

D6. In every building the following 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 E9 or which separates a lift shaft from the remainder of the building so as to comply with regulation D11;

(*d*) any part of an external wall which is not more than 1 metre from the boundary;

(*e*) any stair forming part of an exit for the purposes of Part E, 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 E9;

(*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 Q2:

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 four storeys in height;

(ii) apply to any stair in a house in occupancy sub-group A2, not being a flat, not more than three storeys in height or to the floor of any landing or passage within a stairway enclosure of such a stair;

(iii) prevent the addition to the items referred to in (*a*) to (*g*) of this regulation of any combustible floor covering or, subject to regulation E15, of any ceiling or wall lining if with the addition of the covering or lining the items referred to in (*a*) to (*g*) comply with the provisions of regulation D5 as relate to them without such addition;

(iv) apply to the separating floor between a flat and a shop situated below the flat and in the same occupation where—

(A) there is no other flat above the shop, and

(B) the building containing the flat and the shop does not exceed three storeys in height, and

(C) the area of the shop is not greater than the area of the flat, or where the flat comprises two storeys, the lower storey of the flat.

Additional requirements for fire division walls

D7.—(1) Every fire division wall in a building shall, subject to regulation

D10, 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;

(iii) prevent vertical separation between the divisions of the building by means of a combination of fire division walls and compartment floors.

(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 375 millimetres measured normal to the surface of the roof:

Provided that this paragraph shall not apply—

(i) where the wall separates buildings of occupancy sub-group A1 or A2 not exceeding 14 metres in height, and any part of the roof within a distance of 1·5 metres from the wall is designated AA, AB or AC; or

(ii) where each building, or division of a building, on either side of the wall is within occupancy group A or occupancy sub-group C2 or any combination of these and is a division of a height of not more than 12·5 metres and the roof covering is non-combustible; or

(iii) where any part of the roof within a distance of 1·5 metres from the wall is of solid or hollow slab construction of non-combustible material or is an asbestos cement cavity deck with a non-combustible infill and is designated AA, AB or AC; or

(iv) where each building, or division of a building, on either side of the wall is of a height of not more than 12·5 metres and any part of the roof within a distance of 1·5 metres from the wall is of non-combustible, self-supporting, single-skin sheet materials with no supporting deck; or

(v) where each building, or division of a building, on either side of the wall is of a height of not more than 12·5 metres and any part of the roof within a distance of 1·5 metres from the wall has a covering designated AA or AB and is supported by a self-supporting, single-skin deck of non-combustible materials;

if, in any case, either—

(A) the complete surface of the top of the wall is tightly jointed with non-combustible fire resisting materials to the underside of the roof covering; or

(B) the junction between the wall and the roof is fire-stopped, such fire-stopping having the same period of fire resistance as the wall.

(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 the proviso 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 or other not less suitable material where it rests on the wall;

(ii) any wood wool slabbing and underslating felt, or wood wool slabbing and tiling or slating fillets, if the slabbing is solidly bedded in mortar or other not less suitable material 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 or other not less suitable material 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 D5:

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 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 E9, 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 glass and no pane shall exceed 0·4 square metre in area.

Additional requirements for separating walls

D8.—(1) Every separating wall shall, subject to the following provisions of this regulation and of regulations D10 and D21—

(*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

D9.—(1) Every separating floor or compartment floor shall be of such construction that the requirements of regulation D5 are met without taking into account any suspended ceiling unless the ceiling—

(*a*) is of jointless construction with no openings therein, or

(*b*) is designed and constructed in accordance with the provisions of Schedule 5.

(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

D10.—(1) Nothing in regulations D7 to D9 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 D5, 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 D5, 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, 25 millimetres,

(ii) in the case of a pipe of non-combustible material, 150 millimetres, and

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

Protection of lifts

D11. 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 E9.

Protection of stairways not forming part of an exit and escalators

D12. Every stairway to which the requirements for "other stairways" in Part S apply and every escalator shaft 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—

(1) separating an escalator shaft from a stairway which is so enclosed as to comply with regulation E9, or

(2) separating a stairway to which the requirements for "other stairways" in Part S apply or an escalator shaft from the remainder of a building if—

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

(*b*) such stairway or escalator shaft provides access only between storeys within one compartment, or in an uncompartmented building, and

(*c*) there are available from the storeys above the lowest storey of the building, exits being—

(i) not less in number than is required to comply with Part E, 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 such stairway or escalator shaft above the lowest storey is—

(A) where there is only one such storey above the lowest, 30 metres,

(B) where there are two or more such storeys above the lowest, 12·5 metres, 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 such stairway or escalator.

Fire-stops in elements of structure of hollow construction

D13. 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, and

(*a*) where the length of the cavity between such junctions exceeds 8 metres, at intervals of not more than 8 metres, and

(*b*) where the area of the cavity in any one plane between such junctions exceeds 46 square metres, at intervals of not less than 46 square metres:

Provided that nothing in this regulation shall—

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

(ii) apply to a cavity between floor joists in a timber floor, provided that the ends of such cavities shall be closed in a manner which constitutes a fire-stop, or

(iii) apply to a cavity where the surface within the cavity is Grade A as specified in paragraph (2) of regulation E15 as read with paragraphs (3) and (4) of that regulation.

Connection of elements

D14. 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

D15. Any timber used on the outer face of an external wall of a building shall be not less than 9 millimetres thick:

Provided that this regulation shall not apply—

(i) to any timber facing which is of an area of less than 0·1 square metre and is not nearer to any other such timber facing on the same side of the building, division or compartment than 1·5 metres;

(ii) in the case of any building of occupancy group A or occupancy sub-group C2 of a height of not more than 12·5 metres.

Special provisions as to pends

D16. 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

D17.—(1) Subject to regulation D19 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 12·6 kilowatts per square metre when the radiation intensity at each such opening is—

(*a*) if the building is of occupancy sub-group B2, C3, D2 or D3 or occupancy group E, 168 kilowatts per square metre;

(*b*) if the building is of occupancy group A or occupancy sub-group B1, C1, C2 or D1, 84 kilowatts per square metre.

(3) Where any part of an external wall is by virtue of the provisions of regulation D2 treated as an opening by reason only of having attached to its external face combustible material of a thickness more than 1 millimetre, 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 0·1 square metre and is not nearer to another such opening in the same side of the building, division or compartment than 1·5 metres;

(*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 0·9 square metre, and

(ii) no part of any opening is nearer to any other opening in the same side of the building, division or compartment than 3·6 metres, 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 15 metres above ground level.

(5) No part of the side of a building shall be less than 1 metre 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 6;

(*b*) the side of a building of occupancy sub-group A1 or A2 which does not exceed three storeys in height or 24 metres 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 5·6 square metres, 1 metre;

(ii) where such aggregate area does not exceed 15 square metres, 2·4 metres;

(iii) where such aggregate area exceeds 15 square metres, 6 metres, or, if the side of the building does not exceed 12·5 metres in length, 4·9 metres.

(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 8, and two sides of a width set forth in column (2) of Table 8, 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 1 millimetre, whether for covering or for any other purpose.

Roofs

D18.—(1) Subject to the provisions of regulation D19, 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 6 metres;

(*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 3 square metres 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 1·5 metres in width, 6 metres,

(ii) in any other case, 12 metres;

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

(i) be nearer to any boundary than 22 metres, or

(ii) be nearer to any other part of the same roof so designated than 1·5 metres, or

(iii) be of greater area than 3 square metres,

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 1130 cubic metres, 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 A8, that part shall not be nearer to any point on the boundary than—

(*a*) 12 metres, 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 3 square metres, 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 1·5 metres in width,

nothing in this paragraph shall require that part to be distant from the boundary by more than 6 metres.

(5) If a roof conforms to one of the specifications listed in Table 7 it shall, for the purposes of this regulation and notwithstanding the provisions of regulation A8, be deemed to be of the appropriate designation shown in that Table.

(6) Nothing in this regulation shall apply to a wall-head fascia, soffit or barge board.

(7) Nothing in this regulation shall prevent any part of a roof being constructed of either—

(*a*) glass; or

(*b*) rigid polyvinylchloride sheeting which cannot be designated in accordance with regulation A8 but which is classified as self-extinguishing when tested in accordance with method 508A of Part 5 of British Standard 2782: 1970,

if, in either case—

(i) that part of the roof is not less than 6 metres from any boundary; or

(ii) the roof is that of a garage, porch, conservatory, sun porch or shed, having a floor area not exceeding 40 square metres; or

(iii) the roof forms a canopy over, or is the roof of, a balcony, verandah, carport or detached swimming pool or forms a covered way.

Application for warrant for more than one building

D19. 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 D17 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 D17(2) in respect of each such building, and

(*b*) nothing in regulation D18 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 D18 in respect of each such roof.

**Special provisions as to certain groups of garages*

D20.—(1) Every garage used solely for the storage or parking of motor vehicles and having an area not exceeding 19 square metres, or a group of two or more such garages to be built on a site reserved for the erection of such garages, shall comply with the following provisions of this regulation.

(2) For the purpose of regulation D17, a group of not more than 24 garages shall be deemed to form a single building on land in the same occupation having sides with openings therein equal to the aggregate area of the sides of the individual garages facing the boundary:

Provided that nothing in this paragraph shall prohibit a garage being sited on the boundary or within a distance of the boundary less than that required by regulation D17 (or limit the number in a group of such garages), if the sides facing the boundary have no openings, are constructed of non-combustible materials which have a period of fire resistance of not less than one-half hour and if the garage has a roof designated AA, AB or AC.

(3) Notwithstanding anything in this regulation a garage or group of garages may be erected in accordance with regulations D3 to D18.

Special provisions as to certain small garages and carports

D21.—(1) Every garage or carport the area of which does not exceed 40 square metres and which either—

(*a*) forms part of or is attached to a building in occupancy sub-group A1 or A2, not being a block of flats, or

(*b*) is a detached building on land in the same occupation as another building which is in occupancy sub-group A1 or A2, not being a block of flats,

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 other part of the building or from the building to which it is attached is a fire division wall with a period of fire resistance of not less than one hour;

(*b*) any opening in the fire division wall required by paragraph (2)(*a*) of this regulation at any point where it separates the garage and the building is—

(i) for access only,

(ii) protected by a fire-check door within the meaning of proviso (i) to regulation D7(6) which with its frames and surrounds has a fire resistance of not less than one-half hour, and

(iii) provided with an upstand between the foot of the door and the floor of the garage of not less than 100 millimetres in height;

(*c*) if any part of the garage is contiguous with the boundary or less than 2 metres from the boundary the external wall of the garage adjacent to or on the boundary is constructed of non-combustible materials and the roof is designated AA, AB or AC;

(*d*) if there is no external wall of the garage contiguous with the boundary there shall be a distance of not less than 500 millimetres between the wall and the boundary;

(*e*) if 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,

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

(iii) the ceiling of the garage is constructed of jointless non-combustible materials; and

(*f*) if there is living accommodation below the garage the floor of the garage is constructed of solid non-combustible materials and has a fire resistance of not less than one hour.

(3) Every garage to which paragraph (1)(*b*) of this regulation applies and the walls and roof of which are constructed of the materials described in columns (1) and (2) of the following table shall not be nearer to the boundary or to that house than the distances set forth respectively in columns (3) and (4) thereof opposite those columns provided that the conditions set forth in column (5) thereof in relation thereto are complied with.

Materials of construction		Minimum distance from boundary	Minimum distance from house on land in same occupation	Conditions
Walls	Roof			
(1)	(2)	(3)	(4)	(5)
Non-combustible	Designated AA, AB or AC	500 millimetres except when contiguous with the boundary	500 millimetres	—
	Other than AA, AB or AC	2 metres	2 metres	—
			500 millimetres	The wall of the house adjacent to the garage to be imperforate and constructed of non-combustible materials having a period of fire resistance of not less than one hour.
Combustible	Any designation or materials of construction	2 metres	500 millimetres	The wall of the house adjacent to the garage to be imperforate and constructed of non-combustible materials having a period of fire resistance of not less than one hour.
	Any designation or materials of construction	2 metres	2 metres	—
Any materials of construction	Any designation or materials of construction	500 millimetres	3 metres	No part of garage to be within 3 metres from any opening in any other house.

(4) Every carport to which this regulation applies shall—

(*a*) if contiguous with the boundary or within 2 metres of the boundary have a roof designated AA, AB or AC, and

(*b*) if attached to a house having openings in the wall adjoining the carport have a roof designated AA, AB or AC.

(5) Any reference in this regulation to a roof designated AA, AB or AC shall be construed as including a reference to a roof made of glass or of rigid polyvinylchloride sheeting mentioned in regulation D18(7)(*b*).

(6) Any reference in this regulation to walls constructed of non-combustible materials shall be construed as including a reference in the case of a garage to walls constructed of bricks, concrete or similar materials and of timber framing with non-combustible external cladding.

Special provisions as to garden huts, greenhouses and other buildings ancillary to houses

D22.—(1) This regulation shall apply to any greenhouse, garden hut or other building ancillary to a house, not being a garage or carport to which regulation D21 applies, which—

(*a*) is erected on an area of land in the same occupation as a building in occupancy sub-group A1 or A2 not being a block of flats,

(*b*) is not a building every part of which falls within Class 11 specified in Schedule 3 (Exempted classes of building), and

(*c*) has a floor area not greater than that specified in column (2) of the table following paragraph (2) of this regulation.

(2) Every building described in column (1) of the following table, having a floor area not greater than specified in column (2) thereof and constructed of the materials specified in column (3) thereof shall not be nearer to the boundary or to the house on land in the same occupation than the distances set forth respectively in columns (4) and (5) thereof opposite those columns and in relation thereto.

Building	Floor area not more than	Materials of construction	Minimum distance from boundary	Minimum distance from house on land in same occupation
(1)	(2)	(3)	(4)	(5)
1. Greenhouses	19 square metres	Not less than three-quarters of the total external area including the roof being of glass (including glazing bars)	500 millimetres except when on boundary	500 millimetres except when attached to house
2. Garden huts and other ancillary buildings	9 square metres	Non-combustible walls (including walls where framing being of timber) and roof designated AA, AB or AC	500 millimetres except when on boundary	2 metres
3. Garden huts, greenhouses and other ancillary buildings	9 square metres	Any materials of construction	1 metre	2 metres
4. Garden huts, greenhouses and other ancillary buildings	19 square metres	Any materials of construction	2 metres	2 metres
5. Covered ways	19 square metres	Roof designated AA, AB or AC	—	—

(3) Any reference in this regulation to a roof designated AA, AB or AC shall

be construed as including a reference to a roof made of glass or of rigid polyvinylchloride sheeting mentioned in regulation D18(7)(*b*).

**Fuel oil storage tanks*

D23.—(1) This regulation shall apply in relation to every tank having a capacity of not less than 90 litres used for storing fuel oil and connected to one or more appliances, the principal use of which is to afford space heating, water heating or cooking facilities within one or more buildings (hereinafter in this regulation referred to as "the building"), not being a building to which the Factories Act 1961 **(a)** applies:

Provided that nothing in this regulation shall apply to any tank serving an appliance the principal use of which forms part of an industrial or manufacturing process.

(2) The tank shall, if—

(*a*) within or forming part of a building, or

(*b*) of a capacity exceeding 1250 litres and neither within nor forming part of a building,

be provided with an oil-tight catchpit of sufficient size to receive and contain the total capacity of the tank, plus one-tenth:

Provided that nothing in this paragraph shall require the provision of a catchpit in the case of a tank which is neither within nor forms part of a building and is—

(i) underground, or

(ii) of a capacity exceeding 1250 litres, but not exceeding 3400 litres,

if there is no danger of the contents of the tank contaminating—

(A) any drains, sewers or water supply, or

(B) any land in different occupation or buildings erected thereon.

(3) If the tank is within or forms part of a building—

(*a*) the tank shall be contained within a tank room or tank chamber which—

(i) is adequately ventilated to the external air, either directly or by means of a duct, and

(ii) does not contain any appliance; and

(*b*) any chamber shall be fully enclosed by a combination of walls, floors and a cover which comply with the requirements of this paragraph, any cover to such chamber conforming to the requirements of this paragraph for floors; and

(*c*) any walls or floors separating the room or chamber from the remainder of the building shall satisfy the requirements of this Part for fire division walls or, as the case may be, compartment floors and shall have a period of fire resistance of not less than—

(i) where the capacity of the tank does not exceed 1250 litres, 1 hour;

(ii) where the capacity of the tank exceeds 1250 litres but does not exceed 3400 litres, 2 hours;

(iii) where the capacity of the tank exceeds 3400 litres, 4 hours:

Provided that nothing in this paragraph shall prohibit any room or chamber being constructed so as to form a catchpit as required by the last foregoing paragraph.

(a) 1961 c. 34.

(4) Subject to the next succeeding paragraph, if the tank is neither within nor forms part of the building—

(*a*) the side of the tank facing the building shall be no nearer to the building than the minimum distance set forth in column (2) of the following table unless the conditions set forth in column (3) of the said table are satisfied in relation to the building;

(*b*) the side of the tank facing the boundary shall be no nearer to the boundary than the minimum distance set forth in column (4) of the said table unless the conditions set forth in column (5) of the said table are satisfied.

Capacity of tank (litres) (1)	Minimum distance of tank from building containing appliance (2)	Conditions (3)	Minimum distance of tank from boundary (4)	Conditions (5)
Exceeding 90 but not exceeding 1250	1·8 metres	(*a*) The tank is underground, or (*b*) there is a screen wall, or (*c*) the external wall of the building is protected.	760 millimetres	(*a*) The tank is underground, or (*b*) there is a screen wall.
Exceeding 1250 but not exceeding 3400	1·8 metres	(*a*) The tank is underground, or (*b*) there is a screen wall, or (*c*) the external wall of the building is protected.	760 millimetres	(*a*) The tank is underground, or (*b*) there is a screen wall.
Exceeding 3400	6 metres	(*a*) The tank is underground, or (*b*) there is a screen wall, or (*c*) the external wall of the building is protected.	6 metres	(*a*) The tank is underground, or (*b*) there is a screen wall.

(5) In this regulation—

(*a*) any reference to a tank being underground shall be construed as a reference to a tank no part of which is above ground level, and which tank, if within or forming part of a building, is provided with a cover having a period of fire resistance of not less than—

(i) in the case of a tank having a capacity exceeding 3400 litres, 2 hours,

(ii) in the case of any other tank, 1 hour;

(*b*) any condition that there is a screen wall shall be construed as a condition that there is provided between the tank and the external wall of the building or the boundary, as the case may be, at a distance of not more than 225 millimetres from the nearest part of the tank, a solid non-combustible wall—

(i) of such length that it extends, on each side of the projected width of the tank in relation to the external wall of the building or the boundary, for a distance of not less than—

(A) in the case of a tank having a capacity exceeding 3400 litres, 900 millimetres,

(B) in the case of any other tank, 300 millimetres, and

(ii) of a height above the height of the tank and throughout its whole length of not less than—

(A) in the case of a tank having a capacity exceeding 3400 litres, 900 millimetres,

(B) in the case of any other tank, 300 millimetres, and

(iii) having a period of fire resistance of not less than—

(A) in the case of a tank having a capacity exceeding 3400 litres, 2 hours,

(B) in the case of any other tank, 1 hour;

(*c*) any condition that the external wall of a building is protected shall be construed as a condition—

(i) in the case of a tank having a capacity exceeding 3400 litres, that every part of such wall within 6 metres of any part of the tank is non-combustible, has no openings and has a period of fire resistance of not less than 2 hours,

(ii) in the case of any other tank, that every part of such wall within 1·8 metres of any part of the tank is non-combustible, has no openings and has a period of fire resistance of not less than 1 hour:

Provided that for the purposes of this regulation no account shall be taken of any opening, within the meaning of regulation D2(1), which is intended solely for the ventilation of an air space below a timber floor.

(6) Every tank to which this regulation applies shall be designed, constructed and fitted with such safety devices as are necessary to enable it to operate efficiently and safely.

(7) All drainage outlet valves and drainage outlet cocks of any tank to which this regulation applies, being a tank neither within nor forming part of a building, shall be capable of being locked.

(8) In this regulation any reference to an "appliance" shall be construed as a reference to an appliance within the meaning of regulation F2(1).

PART E

Means of Escape from Fire and Assistance to Fire Service

Application of Part E

E1.—(1) This Part shall not apply to any building of occupancy sub-group A1:

Provided that nothing in this paragraph shall exclude the application to any building of regulation E15.

(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 E3 to E5 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 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 E

E2.—(1) In this Part—

"exit" means a route by way of a room or doorway into a passage and thereafter only by way of a passage, including any stairway forming part thereof and at no stage by means of a lift, escalator or doorway containing a revolving door, by which a person may reach a place of safety, and in relation to—

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

(*b*) any room, means a route from a doorway of 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 fire lift or to lights for an exit, being either from an independent source or a separate circuit commencing at the main switch control point, so that a supply of current would be available even in the event of the supply of electricity to the remainder of the building being isolated;

"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 which gives access to a stairway forming part of an exit, 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 in a building means any part of the exit, not being a part within a room, which extends to a place of safety at ground level and which is completely enclosed—

(*a*) at the top of the zone, by a roof or a compartment floor or a separating floor or the soffit of a stairway or the soffit of a landing or any combination of these, and

(*b*) at the sides of the zone, by fire division walls or separating walls or external walls (openings in external walls, other than ventilation openings provided in accordance with Part K, being fitted with windows or doors) or any combination of these, and

(*c*) at the bottom of the zone, by a compartment floor or a separating floor or the floor of the lowest storey of the building or any combination of these;

"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 E5;

"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 D5, 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 13 millimetres 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 D7(6) is accepted as sufficient compliance with regulation D7(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

E3. 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 E4 and E5, each of which exits shall comply with so much of the provisions of regulations E5 to E15 as apply thereto.

Number of exits

E4.—(1) Subject to regulation E3, 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 10.

(2) Subject to regulation E3, 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 10, 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:

Provided that in a school or part of a school of not more than two storeys, either storey of which has an occupant capacity of not more than 120, nothing in this paragraph shall require more than one exit from that storey.

Travel distance in relation to exits

E5.—(1) Subject to regulation E3 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 2·5 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 3 metres in length, 18 metres per minute;

(ii) in any other case, 12·5 metres 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;

(*c*) where in a building of occupancy sub-group A3 or A4 or occupancy group B, C, D or E—

(i) only one exit is provided from the point, and

(ii) within a distance of 12·5 metres from that point the exit enters a passage, and

(iii) escape is possible along that passage in two directions at an angle of not less than 90 degrees to each other,

the distance which can be covered in 2·5 minutes by a person moving at the speed of 12·5 metres per minute:

Provided that nothing in this paragraph shall apply to any storey in a block of flats falling within any one of the descriptions in head 2 of Part I of Table 10 and heads 1, 2, 3, 5 and 6 of Part IV of Table 10.

(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 metres, 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, 2·23,

(ii) in any other case, 0·3, 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

E6.—(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*) comply with regulation D5, and

(*c*) be situated not less than 3 metres from any roof-light, window or other opening which does not have a fire resistance against collapse and the passage of flame of not less than one-half hour, and

(*d*) be protected on each side by a suitable wall or balustrade not less than 1·1 metres in height, and

(*e*) 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) No part of an exit shall be less in height than 2 metres.

(5) Where more than one exit is available from a room in accordance with regulation E4 or E5, these exits shall be so situated that from the furthermost point in the room the angle of direction of travel between at least two of these exits shall be not less than 45 degrees.

Width of exits

E7.—(1) Every exit from a room or storey shall have an unobstructed width not less than whichever of the following is the greater—

(*a*) such width throughout 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 2·5 minutes when the rate of discharge is taken as 40 persons per minute per 530 millimetres of width of exit, or

(*b*) the width specified by the following table in relation to the occupant capacity of the room or storey within a building of the appropriate occupancy sub-group—

Occupant capacity	Width	
	Sub-group A2	Any other sub-group
Not exceeding 25 or, if forming part of a school, 50	800 millimetres	800 millimetres
Exceeding 25 or, if forming part of a school, 50 but not exceeding 100	800 millimetres	1100 millimetres
Exceeding 100	1100 millimetres	1100 millimetres

(2) For the purposes of paragraph (1)(*b*) of this regulation where a door comprising a single leaf forms part of the exit the width of the door leaf shall be not less than—

(*a*) the width specified by the following table in relation to the occupant capacity of the room or storey within a building of occupancy sub-group A2—

Occupant capacity	Width
Not exceeding 25	700 millimetres
Exceeding 25 but not exceeding 100	700 millimetres
Exceeding 100	900 millimetres

(*b*) 726 millimetres in the case of a building of any occupancy sub-group other than A2 where the occupant capacity of the room or storey does not exceed 25 or, if forming part of a school, 50.

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

(4) Where any part of an exit from the ground storey also forms part of an exit from a stairway the width of the exit shall be not less than the sum of the widths required to allow—

(*a*) the total occupant capacity of the ground storey to discharge according to the manner prescribed in paragraph (1)(*a*) of this regulation, and

(*b*) the total appropriate capacities of any other storey or storeys (including any basement storey) to discharge calculated in accordance with regulation E8(2).

(5) Nothing in this regulation shall apply to that part of an exit in so far as it comprises a stairway the width of which shall be determined in accordance with regulation E8.

Width of stairways in exits

E8.—(1) Subject to the following provisions of this regulation, every stairway from a storey shall be of such width as will allow the appropriate capacity of that storey to discharge in a time not exceeding 2·5 minutes when the rate of discharge is taken as 40 persons per minute per 530 millimetres of width of exit.

(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 aggregate in metres of the lengths of all the treads comprised in that part of the stairway (the length of a tread being taken to be the horizontal distance between the two sides of the tread), and

(*b*) the number obtained by dividing by 0·3 the area in square metres 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

E9.—(1) Subject to the following provisions of this regulation, this regulation shall apply to every stairway forming part of an exit being neither a stairway wholly within a flat nor a stairway to which regulation E1(2) applies.

(2) The exit stairway shall be enclosed within a protected zone and, except as after-mentioned, no other part of the building containing that stairway shall be enclosed within that protected zone:

Provided that there may also be enclosed within the protected zone—

(*a*) in the case where two or more exit stairways serve a building, a ticket office or porter's lodge ancillary to the use of the building and intended solely for the control or supervision of persons entering or leaving the building; and

(*b*) in the case of any building—

(i) a washroom or watercloset;

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

In this regulation a protected zone provided in accordance with this paragraph is referred to as a "stairway enclosure".

(3) Where a stairway enclosure projects beyond the external wall of a building and is connected thereto by an access passage, landing, balcony or other common service area and any part of the stairway is not more than 3 metres from the building, then either—

(*a*) the external wall or walls of the building shall conform to the requirements of Part D for fire division walls for a distance equal to the projected width of that part of the stairway enclosure which is less than 3 metres from the external wall of the building, or

(*b*) the external wall or walls of any part of the stairway enclosure, access passage, landing, balcony or other common service area, which is less than 3 metres from the building, shall conform to the requirements of Part D for fire division walls.

(4) Where in a building a passage or other common service area separated from the remainder of the building by a separating wall or walls gives access to an exit stairway, the stairway shall be separated from that passage or other common service area by a wall and self-closing fire-resisting door, both of which shall have a period of fire resistance of not less than one-half hour:

Provided that nothing in this paragraph shall prohibit the inclusion of

openings in the wall and door separating the stairway from such passage or other common service area if the said openings are protected with panes of wired glass, each of which does not exceed 0·4 square metre in area, and which are installed in fixed frames.

(5) 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 E6(3).

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

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

(8) 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.

(9) 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.

(10) Nothing in this regulation shall apply to—

(*a*) a stairway or part thereof between a doorway from the building and the adjoining ground if that stairway or part thereof comprises not more than eight rises; and

(*b*) a stairway within a house of occupancy sub-group A2 where any wall, or as the case may be any floor, separating the kitchen and living room from the stairway has a period of fire resistance of not less than one-half hour, any opening in such a wall being protected by a self-closing fire-resisting door having a period of fire resistance of not less than one-half hour.

Lobby approach stairways

E10.—(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 24 metres 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 900 square metres of floor area of that storey which is at a height above ground level of more than 24 metres 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 E16(4)(*b*) or with regulation E17(*c*).

(3) The lobby shall have a floor area of not less than 2·8 square metres 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 11 square metres, one-quarter of the floor area, or

(ii) in any other case, 2·8 square metres, 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 0·7 per cent of the 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 0·9 square metre, and

(*c*) which discharges direct to the open air at a point not less than 3 metres measured horizontally from any part of any exit from the building.

Construction of ramps

E11.—(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 900 millimetres 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, 2·1 metres;

(*b*) in the case of any other building, 1·2 metres.

Doors in exits

E12.—(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 900 millimetres 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

E13.—(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)** applies.

(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.

(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

E14.—(1) This regulation shall apply to a house, in a building of occupancy sub-group A2, with a room or storey at a height of 11 metres or more above ground level, 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 1·4 metres 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° Celsius.

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

Internal linings

E15.—(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	C†	C
C3	A	B
D	B	B
E1	C	C
E2	A	A

†In the case of a school—Grade B

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 wall or ceiling 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;

(iv) nothing in this paragraph shall prohibit the wall and ceiling lining being of Grade C in any building or part of a building used solely for the housing of livestock.

(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 1 millimetre in thickness and the combined product 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 3 millimetres in thickness of material of Grade A so that the combined product is not lower than Grade B 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 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

E16.—(1) Where in a building of occupancy sub-group A2 or A3 any upper storey is at a height of less than 24 metres 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 1·1 metres from the floor of the storey, and

(*b*) which measures when the window is open not less than 850 millimetres in height by 550 millimetres 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 1·8 metres in height, and shall—

(*a*) when the height of the highest storey of the building does not exceed 11 metres—

(i) be not less than 4·5 metres in width and in no part at a distance from the wall on the side of the building on which the window is situated greater than 9 metres or less than 1·5 metres;

(ii) if not itself a public road, be accessible from a public road by a roadway or reinforced surface not less than 2·6 metres in width and having at every part a headroom of not less than 3·5 metres;

(*b*) when the height of the highest storey of the building exceeds 11 metres—

(i) be a roadway or reinforced surface capable of bearing an axle loading of 8 tonnes;

(ii) be not less than 3 metres in width and in no part at a distance from the wall on the side of the building on which the window is situated greater than 13 metres or less than 4·9 metres;

(iii) if not comprising a public road be accessible from such a road by an accessway not less than 3 metres in clear width and having at every part a headroom of not less than 3·5 metres and in which the radius of any bend will provide a turning circle of not less than 8·3 metres radius.

Access to buildings for fire fighting purposes

E17. 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 length measured parallel to the wall of the building than—

(i) where the cubic capacity of the building exceeds 2800 cubic metres, 2·4 metres for every 90 square metres of ground floor area;

(ii) in any case, 3 metres,

whichever is the greater, and

(*c*) (i) is a roadway or reinforced surface capable of bearing an axle loading of 8 tonnes;

(ii) is not less than 3 metres in width and in no part at a distance from the wall of the building greater than 13 metres or less than 4·9 metres;

(iii) if not comprising a public road is accessible from such a road by an accessway, capable of bearing an axle loading of 8 tonnes, not less than 3 metres in clear width and having at every part a headroom of not less than 3·5 metres and in which the radius of any bend provides a turning circle of not less than 8·3 metres radius:

Provided that nothing in this regulation shall apply to a building, in occupancy group D or occupancy sub-group E1, of not more than one storey and having a floor area of not more than 37 square metres.

Provision of fire mains

E18.—(1) Where—

(*a*) in a building the floor of any storey is at a height exceeding 11 metres, or

(*b*) in an undivided building or a division of a building, being an undivided building or a division of more than one storey, the floor area of any storey exceeds—

(i) in the case of an undivided building or a division of occupancy subgroup E2, 230 square metres, or

(ii) in the case of any other undivided building or division, 900 square metres,

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 paragraphs (4) to (9) of this regulation.

(2) Where the total floor area of an undivided building or division of a building, being an undivided building or division of not more than one storey, exceeds—

(*a*) in the case of an undivided building, or a division, of occupancy subgroup E2, 230 square metres, or

(*b*) in the case of any other undivided building or division, 900 square metres,

there shall be provided outside the undivided building or the building containing the division as the case may be but within land in the same occupation as that undivided building or division, ground hydrants so situated that no part of the perimeter of the undivided building or division is at a greater distance from one of those hydrants than 61 metres measured along a route which is both external to the building and suitable for a hose:

Provided that nothing in this paragraph shall prohibit—

(i) any such hydrant being situated within the building if—

(A) the part of the building in which the hydrant is situated is separated from the remainder by fire division or separating walls;

(B) the hydrant is at a distance of not more than 4·5 metres from the entrance to the building and is visible from the entrance; and

(C) there is attached to the building at that entrance a notice indicating the presence of the hydrant;

(ii) the acceptance for the purposes of this paragraph of any hydrant attached to a water main vested in a regional water board if the hydrant is within the distance specified in this paragraph in relation to the perimeter of the building in question.

(3) The hydrants provided in accordance with paragraph (2) of this regulation shall be attached to a water service pipe of not less than 100 millimetres in diameter.

(4) 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 D, 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.

(5) 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*) 61 metres, 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.

(6) If there is fitted in the building a fire lift which complies with regulation E19 no outlet on any storey shall be more than 4·5 metres distant from the entrance to the fire lift on that storey.

(7) 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 E10.

(8) 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 E16(4) or E17(*c*) and is within 18 metres of, and within sight of, an inlet, and

(*b*) it is not more than 12·5 metres measured horizontally from any vertical part of the main.

(9) In this regulation "fire main" means a system of pipes, each being of an internal diameter of not less than 100 millimetres, available for carrying a supply of water for fire fighting purposes and for those purposes only, and "undivided building" means a building which is not sub-divided by fire division walls.

Fire lifts

E19.—(1) In every building any storey of which is at a height of more than 24 metres 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 4·5 metres.

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

(3) The lift car of the lift shall have an internal area of not less than 1100 millimetres by 1400 millimetres and the lift shall be capable of carrying a load of not less than 600 kilogrammes.

(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 E9, or

(*c*) within any lobby provided so as to comply with regulation E10, or

(*d*) not more than—

(i) where there is only one exit from the storey, 4·5 metres, or

(ii) where there is more than one exit from the storey, 15 metres

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

PART F

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

Application of Part F

F1.—(1) Regulations F3 to F20 shall apply to—

(*a*) any appliance—

(i) designed to burn solid fuel or oil and having an output rating not exceeding 45 kilowatts, or

(ii) comprising an incinerator having a combustion chamber capacity exceeding 0·03 cubic metre but not exceeding 0·08 cubic metre, and

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

(2) Regulations F21 to F29 shall apply to—

(*a*) any appliance—

(i) designed to burn only gaseous fuel and having an input rating not exceeding 45 kilowatts, or

(ii) comprising an incinerator having a combustion chamber capacity not exceeding 0·03 cubic metre, and

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

(3) Regulation F30 shall apply to—

(*a*) any appliance—

(i) designed to burn solid fuel or oil and having an output rating exceeding 45 kilowatts, or

(ii) designed to burn only gaseous fuel and having an input rating exceeding 45 kilowatts, or

(iii) comprising an incinerator having a combustion chamber capacity exceeding 0·08 cubic metre, and

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

(4) The provisions of regulations F5, F10 and F20 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 F

F2.—(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 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;

"openable stove" means a stove fitted with fire doors and which is designed to operate efficiently with the fire doors either open or closed;

"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.

(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 1600 kilogrammes per cubic metre 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 F3 to F20 apply, to the strength of the material as so used and to—

(i) its ability to withstand a temperature of 1000° Celsius 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 F21 to F29 apply, to the permeability and strength of the material so used and to its ability to withstand a temperature of 120° Celsius and the effects of corrosion without significant change in its properties.

Construction of chimneys

F3. 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*

F4.—(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 4·75 millimetres 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 1·8 metres from the junction of the flue-pipe with the appliance being constructed of asbestos cement conforming to British Standard 835: 1967, "Asbestos cement flue pipes and fittings, heavy quality";

(ii) any part of the flue-pipe which is not more than 460 millimetres 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 1·6 millimetres.

(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 200 millimetres 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 300 millimetres 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 150 millimetres 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 25 millimetres 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 25 millimetres 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 190 millimetres 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 100 millimetres 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 12·5 millimetres 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 12·5 millimetres 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 200 millimetres 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, 200 millimetres;

(*b*) if the combustible material is above the flue-pipe, 300 millimetres.

(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

F5.—(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 2·3 metres 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 12 metres 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*) 600 millimetres 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, 1·5 metres;

(*b*) 1 metre 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 2·3 metres of the flue;

(*c*) 1 metre above the level of any part of a building (other than a roof, chimney or parapet wall) that is within a horizontal distance of 2·3 metres of the flue.

Combustible materials in relation to chimneys

F6.—(1) No timber, or other combustible material, shall be built into the structure of a building within a distance of 200 millimetres 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 200 millimetres there were substituted a distance of 150 millimetres;

(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 38 millimetres to the face of any rendering provided so as to comply with regulation F8.

Metal fastenings

F7. No metal fastening which is in contact with any combustible material forming part of the building shall be placed within a distance of 50 millimetres 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

F8. 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 200 millimetres, the outer surface of that part of the chimney shall be rendered with mortar or plaster not less than 7 millimetres in thickness:

Provided that nothing in this regulation shall apply to a chimney the flue of which complies with the provisions of regulation F10(1)(*a*).

Thickness of materials surrounding flues in chimneys

F9.—(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, 100 millimetres,

(ii) in any other case, 150 millimetres.

(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, 200 millimetres,

(*b*) in any other case, 300 millimetres,

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, 100 millimetres;

(ii) in any other case, 150 millimetres.

(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

F10.—(1) Every flue in a chimney to which this regulation applies shall either—

(*a*) be lined continuously throughout its length with any one of the following, namely—

(i) rebated or socketed clay flue linings complying with British Standard 1181: 1961,

(ii) rebated or socket flue linings made from kiln-burnt aggregate and high alumina cement,

(iii) glazed vitrified clay pipes and fittings complying with British Standard 65 & 540: 1966 as read with Amendment PD 6410, May 1968,

(iv) glazed (vitreous) enamelled salt-glazed fireclay pipes and fittings complying with British Standard 65 & 540: 1966 as read with Amendment PD 6410, May 1968,

and be jointed and flush-pointed with cement mortar and so built that the socket of any component having a socket is uppermost, or

(*b*) be constructed of concrete flue blocks made of, or having inside walls made of, kiln-burnt aggregate and high alumina cement and so made that no joints between blocks other than bedding joints adjoin any flue, the blocks being jointed and flush-pointed with cement mortar.

(2) Every flue to which the last foregoing paragraph applies shall—

(*a*) have no openings in it other than—

(i) an inlet in the base which, in the case of a flue not serving an open fire, shall be within a chamber which complies with paragraph (3) of this regulation, and

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

(*b*) if the flue is lined in accordance with sub-paragraph (*a*) of the last foregoing paragraph, and does not serve an open fire, terminate at its lower end in such chamber, into which the lining shall project so as to form a drip for condensate.

(3) 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.

(4) 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.

(5) Nothing in this regulation shall require a flue to—

(*a*) be lined in accordance with this regulation if it previously served an appliance to which regulation F1(1) applies, or

(*b*) terminate at its lower end in a chamber if it previously served an open fire.

Access to flues

F11. 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

F12.—(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*

F13.—(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, 200 millimetres;

(*b*) in any other case, 300 millimetres.

(3) Subject to Part J, 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, 100 millimetres,

(ii) in any other case, 150 millimetres;

(*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, 200 millimetres,

(ii) in any other case, 300 millimetres:

Provided that where under this paragraph a wall is required to be of a thickness of 200 millimetres 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, 100 millimetres;

(ii) in any other case, 150 millimetres.

(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 38 millimetres 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 38 millimetres.

(6) In this regulation "fireclay" shall include fireclay bricks built and pointed in fireclay cement.

Thickness of materials in proximity to free-standing appliances

F14. Any part of a building which is within 300 millimetres 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 100 millimetres, which construction

shall extend to a height of not less than 300 millimetres 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

F15.—(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 150 millimetres beyond each side of the opening and have a total width of not less than 840 millimetres, and

(*d*) project not less than 500 millimetres in front of the face of the jamb.

(3) The hearth throughout its whole area shall be not less than 125 millimetres 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 100 millimetres.

(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 50 millimetres in thickness, and

(ii) there is beneath the pit a solid base of non-combustible material not less than 100 millimetres 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 225 millimetres, 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 50 millimetres;

(*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

F16.—(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 125 millimetres 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 F19, but in no case shall such width and depth be less than 840 millimetres.

Combustible material under constructional hearths

F17. Any timber or other combustible materials under a constructional hearth provided so as to comply with regulation F15 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 50 millimetres:

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 250 millimetres 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.

Construction of appliances

F18. 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

F19.—(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 F15 or F16, or

(*b*) directly upon a superimposed hearth which is of non-combustible material not less than 48 millimetres 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, 300 millimetres,

(ii) in any other case, 200 millimetres;

(*b*) from the sides of the appliance, 150 millimetres;

(*c*) from the back of the appliance, 150 millimetres.

(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 150 millimetres measured horizontally.

**Fireguard fittings*

F20. 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*

F21.—(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) 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.

(3) No part of such a flue-pipe shall be nearer to any combustible material than 25 millimetres.

(4) 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 25 millimetres.

(5) 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

F22. 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

F23. No fastenings shall be built into or placed in any chimney to which this regulation applies nearer than 25 millimetres to the internal face of any flue.

Thickness of materials surrounding flues in chimneys

F24. 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 25 millimetres 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

F25. 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 gas-tight 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

F26.—(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 40 000 square millimetres;

(*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, 600 millimetres above the roof;

(ii) if there is any part of a structure within a horizontal distance from the outlet not exceeding 3·4 metres—

(A) if the distance does not exceed 1·5 metres, a height of 600 millimetres above that part;

(B) if the distance exceeds 1·5 metres, a height above that part equal to one-third of the difference between the distance and 3·4 metres;

(*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*) between the outlet of each appliance and the point of connection of the subsidiary flue to the common flue there shall be a vertical portion of the subsidiary flue extending to a height of not less than 1·8 metres;

(*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 no part of which is more than 600 millimetres in length, makes an angle with the horizontal plane of less than 45 degrees;

(*i*) the outlet of the common flue is not less than 6 metres 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 62 000 square millimetres, 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	No. of appliances	Maximum total input rating (kilo-watts)	No. of appliances	Maximum total input rating (kilo-watts)
(1)	(2)	(3)	(4)	(5)
Convector gas fire with controlled flue flow (42–70 cubic metres) ...	5	30	7	45
Instantaneous water heater ...	10	300	10	450
Storage water heater, circulator or air heater	10	120	10	180

(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 63 millimetres;

(*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

F27. The back, top and sides of any appliance to which this regulation applies (including any draught divertor 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 25 millimetres in thickness or by a space of not less than 75 millimetres:

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° Celsius.

Hearths for appliances

F28. 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 12·5 millimetres thick, which hearth shall—

(*a*) extend beyond each side and the back of the appliance—

(i) not less than 150 millimetres, 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 225 millimetres 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 225 millimetres 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° Celsius.

**Gas burning appliances*

F29. 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

F30.—(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

F31. 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 4·5 metres 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:

Provided that nothing in this regulation shall apply to buildings in occupancy sub-group A1 or A2 not exceeding two storeys in height.

Appliances for heating and cooking

F32. 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 G

Preparation of Sites and Resistance to the Passage of Moisture

Application of Part G

G1.—(1) Regulations G3, G5 and G6 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 G7 shall not apply to any temporary building of occupancy group B, C, D or E.

(a) 1956 c. 52.

Protection against ground water and flood water

G2. 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

G3. 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 M5.

Removal of matter harmful to health

G4. 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

G5. 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

G6.—(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

G7. 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

G8. 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 H

Resistance to the Transmission of Sound

Application of Part H

H1. 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*

H2.—(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 components 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 11 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 components of the 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 11 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 5*a* of British Standard 2750:1956, "Recommendations for field and laboratory measurement of airborne and impact sound transmission in buildings" as read with Amendment PD 5065, October 1963, used in relation to a floor.

(4) Nothing in this regulation shall apply to any wall separating a house from an open access balcony.

Measurement of sound transmission

H3.—(1) For the purposes of regulation H2 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 2750: 1956 as read with Amendment PD 5065, October 1963, 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.

(4) Where a wall or floor of any construction, in any building, separates any apartments forming part of a house from any other part of that building, not being a part within another house, the value of the sound transmission of that wall or floor shall be that achieved by a wall or floor of such construction, separating apartments in one house from apartments in another, tested in accordance with paragraph (3) of this regulation.

(5) In this regulation "apartment" shall include a reference to "room, bathroom, washroom, watercloset, stairway or passage within a house".

PART J

Resistance to the Transmission of Heat

Application of Part J

J1.—(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;

(*d*) the roof, external wall or floor of a sun porch.

(2) The provisions of regulations J4 and J5 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 J

J2. In this Part—

"surface heat transfer coefficient", in relation to a surface, means the rate of heat transfers in watts between each square metre of the surface and the ambient air when there is a difference in temperature of one degree Celsius 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 rate of heat transfers in watts through one square metre of the structure when there is a difference in temperature of one degree Celsius between the air on the internal and external surfaces of the structure.

**Roofs*

J3.—(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 0·15 the thermal transmittance coefficient of the roof, or of the roof in conjunction with any such ceiling, is not more than 1·1.

(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*

J4.—(1) Every part of external wall of a building of occupancy sub-group A1, A2, 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 1·7.

(2) The external walls of a building of occupancy sub-group A1 or A2, being a wholly detached house, or of occupancy sub-group A3 or A4 shall be so constructed that the average thermal transmittance coefficient over the area of all such walls is not more than 2·4.

(3) The average thermal transmittance coefficient over the area of all the external walls of a building of occupancy sub-group A1 or A2, other than a wholly detached house, shall be not more than—

(*a*) 2·4 where the area of the external walls exceeds 125 per cent of the total area of any internal separating walls;

(*b*) 2·7 where the area of the external walls is between 75 per cent and 125 per cent of the total area of any internal separating walls;

(*c*) 3·3 where the area of the external walls is less than 75 per cent of the total area of any internal separating walls.

(4) For the purposes of paragraphs (2) and (3) of this regulation the area of any external wall shall include the area of any windows or other glazed openings therein.

(5) 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 5·7 and of any double glazing as 2·8, 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 4·3 or more, the average thermal transmittance coefficient over the remaining parts of the walls shall be taken to be not less than 1·1, 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 4·3, the average thermal transmittance coefficient over the remaining parts of the walls shall be taken to be not less than 0·6.

(6) 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 resistance of the internal and external surfaces shall be taken as 0·18.

**Floors*

J5.—(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 0·18 the thermal transmittance coefficient of the floor is not more than 1·1.

PART K

VENTILATION

Application of Part K

K1.—(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**(a)**, or any regulations made under that Act, or

(*b*) which is a school building as defined in the School Premises (General Requirements and Standards) (Scotland) Regulations 1967**(b)**, or

(a) 1961 c. 34.

(b) S.I. 1967/1199 (1967 II, p. 3514).

(*c*) which comprises any premises used as a cinema or theatre.

(2) The provisions of regulation K16 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 K

K2.—(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, grille or other similar device, each of which is capable of being opened to a varying degree to permit 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 system of mechanical ventilation to provide a fresh air supply at a rate given in Table 12 shall be construed as a requirement that the fresh air supply shall be not less than the rate given in Table 12.

(4) 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 ventilator or a permanent ventilator of a given cross-sectional area shall be construed as requiring the provision of one or more ventilators or permanent ventilators respectively having an area or aggregate cross-sectional area equal to the given area.

(5) 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*

K3.—(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 0·1 square metre.

(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 12, 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*

K4. 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 12.

**Apartments and other rooms in houses*

K5.—(1) Subject to paragraph (2) of this regulation every apartment or other room (not being a utility room of an area of not more than 3·7 square metres or a kitchen or a sun porch) 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) a ventilator having a cross-sectional area of not less than 6500 square millimetres opening direct to the external air, or

(B) a permanent ventilation opening having a cross-sectional area of not less than 6500 square millimetres and opening within the house into a passage which is ventilated by a window, roof-light or ventilator or into which there opens an entrance doorway to the house, or

(*b*) by mechanical means so as to provide a fresh air supply at the rate set out in Table 12:

Provided that nothing in paragraph (*a*)(ii) of this regulation shall apply to 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 19 000 square millimetres.

(2) Every sun porch shall be ventilated direct to the external air by a window or ventilator having an opening area of one-twentieth of the floor area of the sun porch:

Provided that where a sun porch is constructed over an existing window or ventilator of an apartment or other room (not being a sun porch), the sun porch shall be ventilated direct to the external air by a window or ventilator having an opening area equal to the opening area of the existing window or ventilator over which the sun porch is constructed, in addition to the opening area required in terms of this paragraph.

(3) For the purposes of paragraph (2) of this regulation a door opening from the sun porch direct to the external air shall be regarded as if it were an opening window if—

(*a*) such door contains a ventilator having an area of not less than 9500 square millimetres which is capable of being opened without the door being opened, or

(*b*) the sun porch contains one or more windows, roof-lights or ventilators having a total opening area of not less than 9500 square millimetres in addition to the door opening from the sun porch direct to the external air.

**Bathrooms, washrooms and watercloset*s

K6. 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) 0·1 square metre,

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 12, and

(ii) so designed that the outlet is to the external air, and

(iii) in the case of mechanical means serving waterclosets 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 Q7, 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*

K7.—(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 2250

square millimetres for each cubic metre of the room so, however, that in no case shall an opening area be less than 48 000 square millimetres, or

(*b*) by mechanical means so as to provide a fresh air supply at the rate set out in Table 12.

(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 3·7 square metres

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 300 square millimetres for each cubic metre of the room so, however, that in no case shall an opening area be less than 6500 square millimetres, or

(ii) by mechanical means so as to provide a fresh air supply at the rate set out in Table 12.

VENTILATION OF GARAGES

Small garages

K8. In every garage, used solely for the storage of motor vehicles or to which regulation D20 or D21 applies and the area of which does not exceed 370 square metres, there shall be provided two permanent ventilators or permanent ventilation openings—

(*a*) each having a cross-sectional area of not less than—

(i) in the case of a garage the area of which does not exceed 40 square metres, 6500 square millimetres,

(ii) in any other case, 300 square millimetres for each cubic metre of the garage so, however, that in no case shall an opening area be less than 6500 square millimetres, and

(*b*) so situated as to permit the maximum flow of air within the whole of the garage:

Provided that in the case of a garage the area of which does not exceed 40 square metres nothing in this regulation shall prohibit both permanent ventilators or permanent ventilation openings being situated in any one wall of the garage.

**Garages other than small garages*

K9.—(1) This regulation shall apply to any storey of a building used for vehicle parking or garaging, being neither a garage to which regulation K8 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 an upper storey it shall be ventilated—

(*a*) direct to the external air by two permanent ventilators situated on oppo-

site walls of the storey, and each having a cross-sectional area equal to not less than, in the case of a storey used for—

(i) car parking or for the loading and unloading of vehicles, one-fortieth of the floor area of the storey,

(ii) repairing vehicles, one-sixtieth of the floor area of the storey,

(iii) garaging of commercial or public service vehicles, one-eightieth of the floor area of the storey, or

(*b*) by mechanical means so as to provide a fresh air supply at the rate set out in Table 12.

(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 12, and

(ii) each of which is capable of providing a fresh air supply at one-half of the rate set out in Table 12, 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 200 millimetres 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 12.

(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 190 square metres 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 600 millimetres 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*

K10.—(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 300 square millimetres for each cubic metre of the room so, however, that in no case shall an opening area be less than 6500 square millimetres, or

(ii) by mechanical ventilation to give a fresh air supply at the rate set out in Table 12.

(3) The provisions of regulation K6 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 watercloset forming part of a house.

(4) Any other room to which this regulation applies shall, subject to the provisions of regulations K11 and K12, be ventilated—

(*a*) where the cubic space per occupant does not exceed 2·8 cubic metres, by mechanical means to provide a fresh air supply at the rate set out in Table 12;

(*b*) where the cubic space per occupant exceeds 2·8 cubic metres but does not exceed 21 cubic metres—

(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 ventilator having a cross-sectional area of not less than 6500 square millimetres per occupant, or

(ii) by mechanical means to provide a fresh air supply at the rate set out in Table 12;

(*c*) where the cubic space per occupant exceeds 21 cubic metres—

(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 ventilator having a minimum cross-sectional area per occupant as set forth in column (2) of the table annexed to this regulation, or

(ii) by mechanical means to provide a fresh air supply at the rate set out in Table 12.

Table referred to in paragraph (4)(c)(i)(B) of this regulation

Cubic space per occupant (cubic metres) (1)	Minimum cross-sectional area per occupant (square millimetres) (2)
Exceeding 21 but not exceeding 28	6500
Exceeding 28 but not exceeding 35	5850
Exceeding 35 but not exceeding 42	5200
Exceeding 42 but not exceeding 49	4550
Exceeding 49 but not exceeding 56	3900
Exceeding 56 but not exceeding 63	3250
Exceeding 63 but not exceeding 70	2600
Exceeding 70 but not exceeding 77	1950
Exceeding 77 but not exceeding 84	1300
Exceeding 84	650

GENERAL

**Additional requirements for sleeping rooms*

K11.—(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 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 ventilator in the case of—

(i) a room whose cubic capacity does not exceed 42 cubic metres 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 19 000 square millimetres;

(ii) a room which is ventilated by mechanical means to provide a fresh air supply at the rate set out in Table 12.

(3) The room shall have a cubic capacity of not less than 14·9 cubic metres.

(4) The provisions of regulation Q6 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

K12.—(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 11·3 cubic metres, 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, 3250 square millimetres;

(*b*) if the heater is a storage water heater, 9500 square millimetres.

(3) Any room to which this regulation applies and which has a cubic capacity of more than 11·3 cubic metres but not more than 21 cubic metres 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 3250 square millimetres.

**Enclosed access to houses and other buildings*

K13. 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 300 square millimetres for each cubic metre of that part of the access so, however, that in no case shall an opening area be less than 6500 square millimetres, or

(ii) by mechanical means to provide a fresh air supply at the rate set out in Table 12:

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

K14.—(1) Any room in which there is housed machinery operating a lift shall be ventilated by—

(*a*) two permanent ventilation openings, each having a cross-sectional area of not less than 65 000 square millimetres, to the external air either directly or by means of a vertical duct, or

(*b*) mechanical means to provide a fresh air supply at the rate set out in Table 12.

(2) The lift well of any lift shall be ventilated by a permanent ventilation opening having a cross-sectional area of not less than 6500 square millimetres 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

K15. Every window, ventilator, permanent ventilator and permanent ventilation opening 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 2 metres above the floor:

Provided that, where two permanent ventilators or permanent ventilation openings are provided in accordance with regulation K8 or K9, nothing in this regulation shall prohibit—

(i) one such permanent ventilator or permanent ventilation opening being positioned so that the top of the opening is not less than 1·7 metres above the floor, and

(ii) the other such permanent ventilator or permanent ventilation opening being positioned so that the top of the opening is not more than 600 millimetres above the floor.

Windows and ventilators opening to courts or passages

K16.—(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, 3 metres:

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 1 metre in width, or

(*b*) opens on to a passage of a width of less than 3 metres;

"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

K17. 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

K18. 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 L

Daylighting and Space about Houses

Application of Part L

L1.—(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 L

L2.—(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 a wall or a roof, means the horizontal distance from the window to any reference point in the room, measured from the outer face of the window frame at the height of the window sill;

"daylighting window" means a window provided so as to comply with regulation L4;

"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 850 millimetres above the floor level of the room, on which a daylight factor is calculated.

(2) The provisions of regulation A4 (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

L3. Regulations L4 to L7 shall apply to every kitchen, living room or other apartment forming part of a house.

Standard of daylighting

L4.—(1) In every room to which this regulation applies there shall be provided a daylighting window so positioned and of such dimensions that—

(*a*) in any kitchen a daylight factor of not less than 2 per cent shall extend over an area of not less than one-half of the floor area of the room or 4·5 square metres whichever is the less;

(*b*) in any living room a daylight factor of not less than 1 per cent shall extend—

(i) over an area of not less than one-half of the floor area of the room,

and

(ii) to not less than one-half of the depth of the room;

(*c*) in any other apartment a daylight factor of not less than ½ per cent shall extend—

(i) over an area of not less than one-half of the floor area of the room, and

(ii) to not less than one-half of the depth of the room:

Provided that nothing in sub-paragraph (*b*) of this paragraph shall require a daylight factor to extend over an area greater than one-half of that required for living and cooking by regulation Q5 as read with column (3) of Table 17 when there is deducted therefrom the floor area of the kitchen as specified in column (4) of the said Table.

(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 7.

Calculation of daylight factor

L5.—(1) Subject to regulation L7, 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 13.

(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 L8, 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 L8 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

L6.—(1) Nothing in regulation L4(1) shall prevent the compliance with the provisions thereof by the provision of two or more windows in the same or in different walls, or, as provided in paragraph (2) of this regulation, in the ceiling of any room.

(2) Every daylighting window shall be situated in an external wall except as provided in regulation L7(3):

Provided that nothing in this paragraph shall prohibit a daylighting window—

(i) in an apartment other than the living room being situated in any part of the roof structure so that the window is inclined at not less than 30 degrees from the horizontal, or

(ii) in a kitchen, from being situated in any part of the roof structure.

(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, projections and sun porches

L7.—(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.

(3) Nothing in this regulation shall prohibit the existing daylighting window of any apartment or kitchen from opening into a sun porch on the same storey which has the wall opposite the daylighting window glazed above a height of 840 millimetres above floor level.

Relationship of building to boundary

L8.—(1) Subject to the provisions of regulation D17 and to the following provisions of this regulation, every building to which this Part applies shall be

(a) 1947 c. 53.

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, 2·9 metres,

(ii) if not so contiguous, the sum of 2·9 metres 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 12·5 metres, or

(*c*) the building—

(i) does not exceed three storeys in height, and

(ii) has a frontage aligned with, or set back or forward from, the line of the frontage of an adjacent building on land in different occupation, and

(iii) the side thereof nearest the boundary with that adjacent building—

(A) has no daylighting windows therein, and

(B) is of a depth, measured at right angles to the front of the building—

(I) not exceeding 12·5 metres, or

(II) one-half of the greatest depth of the land in different occupation on which there is such an adjacent building,

whichever is the lesser, or

(*d*) in the last foregoing sub-paragraph for the purpose of measuring the depth of any land in different occupation there shall be excluded from such land—

(i) any portion of any road, access way, river or stream adjacent to the land,

(ii) any 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, or

(*e*) 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 7.

Application for warrant for more than one building

L9. 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 L5.

Minimum distance between windows

L10.—(1) Subject to paragraph (2) of this regulation, no part of any window of an apartment or of a kitchen in a house shall be sited nearer to any part of any window of an apartment or of a kitchen in another house than the horizontal distance specified in Table 14 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, where a window of the kitchen in the house is on a side of the house which contains no window of an apartment, the horizontal distance between any part of the window of the kitchen and any part of the window of an apartment in another house shall not be required to be greater than 12 metres if—

(i) the floor of the kitchen is not less than 2·2 metres below the level of the floor of the apartment in the other house, and

(ii) the top of the sill of the window of the apartment is not less than 800 millimetres above the floor of the apartment.

(2) Nothing in this regulation shall prevent any window of an apartment or a kitchen in a house from being sited nearer to any such window in another house than the distance required by paragraph (1) if—

(*a*) no part of either window below a level of 1·8 metres above floor level can be seen from any part of the other window below a level of 1·8 metres above floor level, or

(*b*) both the windows are windows of kitchens.

PART M

DRAINAGE AND SANITARY APPLIANCES

Application of Part M

M1. In this Part the provisions of—

(*a*) regulation M3(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*) regulation M23 and regulation M24 in so far as they apply to any building not being shop premises

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 M

M2. 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 a 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;

"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;

(a) 1897 c. 38. **(b)** 1892 c. 55; 1901 c. 24; 1903 c. 33.

"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*

M3.—(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 90 metres 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 15 metres, 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*

M4.—(1) Every drain which forms part of a drainage system provided so as to comply with regulation M3 shall be constructed in accordance with this regulation and with regulations M5 to M13:

Provided that nothing in the said regulations shall apply to any open-jointed, porous or perforated drain which is a surface water drain communicating with a soak-away, ditch or other means of disposal approved by the local authority.

(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 75 millimetres, 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 12·5 metres from that point;

(*c*) no part of a drain shall at any point be more than 45 metres 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 8;

(ii) in the case of a drain which is to carry foul water, either of the tests specified in Part II of Schedule 8:

Provided that in the case of a drain of an internal diameter of more than 600 millimetres, 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 M6(2), a flexible joint shall be provided in the drain at that point.

**Additional requirements for drains in or under buildings*

M5.—(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 1·2 metres 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*

M6.—(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 150 millimetres,

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 1 metre 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 9 metres.

Junctions and manholes

M7.—(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*

M8.—(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

M9. Every drain or section of a drain exceeding 6 metres 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

M10. 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 50 millimetres so situated as to be easily accessible.

**Oil, grease and silt interceptors*

M11. 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

M12.—(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° Celsius.

(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*

M13. 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*

M14.—(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 test specified in Part III of Schedule 8.

(2) 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*

M15.—(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 a soil or soil-waste pipe have an internal diameter less than 75 millimetres, 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 that set out in Table 1 of British Standard Code of Practice CP 304: 1968 as read with Amendment AMD 187, January 1969.

**Additional requirements for waste pipes*

M16.—(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 six 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 5 metres 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*

M17.—(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 50 millimetres in depth and thence directly to a soil pipe or drain.

**Maintenance of water seal in traps*

M18. 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

M19.—(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

M20. 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

M21.—(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 degrees from the horizontal and every enclosed parapet gutter shall be provided with a suitable and adequate overflow.

Rainwater pipes

M22.—(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 M14(1), 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 M14(2)(*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 five or more storeys the pipes connecting the soil and waste appliances in the ground storey are connected directly to the drain.

Ducts for services

M23.—(1) Where any soil pipe, soil-waste pipe, waste pipe or ventilating pipe serves an appliance provided so as to comply with Part Q 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 a 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*

M24.—(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—

(i) prejudice the operation of any other enactment relating to the provision of sanitary conveniences in buildings to which this regulation applies, or

(ii) require the provision of—

(A) separate accommodation for persons of each sex in the case of any building in which less than six persons are employed, or

(B) washrooms in buildings of occupancy sub-group C1 used as grandstands or stadia, or

(C) sanitary conveniences for customers in shop premises which are within occupancy sub-group B2.

(3) For the purposes of this regulation "sanitary conveniences" include waterclosets, urinals and washrooms.

PART N

ELECTRICAL INSTALLATIONS

Application of Part N

N1.—(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**(a)** applies;

(*c*) which forms part of or is deemed to form part of a mine or quarry under the Mines and Quarries Act 1954**(b)**.

(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;

(a) S.I. 1955/1125 (1955 I, p. 326). **(b)** 1954 c. 70.

(*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 N

N2. 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;

"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.

**Electrical conductors and apparatus*

N3.—(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 conductance, insulation, mechanical strength and protection.

Fuses, switches and circuit-breakers

N4.—(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 and any linked circuit-breaker inserted in a conductor connected with earth shall be arranged to break every live conductor.

(4) Any single pole switch shall be inserted only in a live conductor and any switch inserted in the conductor connected with earth shall be a linked switch and shall be arranged to break every live conductor.

**Precautions against metal becoming live*

N5. Where metal work, 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*

N6. 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*

N7.—(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*

N8.—(1) Every appliance, other than a heating appliance, shall be—

(*a*) controlled by means of a switch, which shall be additional to any auto-

matic 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*

N9.—(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*

N10. 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.

**Electrical appliances*

N11. Every fixed appliance to which this Part applies shall be so designed, constructed and installed as to operate efficiently and safely.

Light fittings or appliances in rooms containing baths or showers

N12.—(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 3052: 1958, "Electric shaver supply units" as read with Amendments PD 4386, November 1961 and AMD 455, March 1970, 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 N5, 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

N13. 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 circuits and controls of the wiring of the building.

PART P

Prevention of Danger and Obstruction

Projections and fixtures

P1. 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.

P2. 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

P3. All waste steam from high pressure engines in or connected with any building shall be conveyed and carried away by a high chimney.

Windows

P4. In every building—

(*a*) every window above the ground storey of the building, not being a roof-light, and

(*b*) every roof-light to which Part L applies

shall be so constructed as to enable the outside of the window or roof-light to be cleaned safely from inside the building:

Provided that nothing in this regulation shall apply—

(i) in the case of a house, to a window or roof-light where access to the outside thereof for cleaning can be safely obtained from a balcony, platform or flat roof, or

(ii) in the case of any other building, to a window where—

(A) access to the outside thereof for cleaning can be safely obtained from a balcony, platform or flat roof, or

(B) such other facilities, forming part of the building, are provided as will enable the safe cleaning of the window from outwith the building.

PART Q

HOUSING STANDARDS

Application of Part Q

Q1.—(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 regulations Q3, Q4 to Q6, Q8 to Q13, Q18 and Q19 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).

(3) Regulations Q5, Q8(3) and Q11 shall not apply to any house to which regulation Q19 applies.

**Access to houses—general*

Q2.—(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 the relevant provisions of Part S.

(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, 46 metres from that entrance doorway or from the bottom step of the stairway, or if the house is not so served, 46 metres from the door of the house, and

(*b*) if the house is served by a communal refuse storage container, 9 metres

from the refuse collection point, or if the house is not so served, 46 metres from the refuse collection point

shall be a roadway at least 3 metres wide and capable of carrying a vehicle of an axle load of 5 tonnes.

(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, 900 millimetres,

(ii) providing access to two houses, 1·2 metres,

(iii) providing access to more than two houses, 1·8 metres;

(*b*) in the case of a passage, landing or balcony—

(i) providing access only to one house, 900 millimetres,

(ii) providing access to two or more houses, 1 metre;

(*c*) in the case of any part providing access only—

(i) to a refuse collection point which serves only one house, 900 millimetres,

(ii) to any other refuse collection point, 1·2 metres.

(4) The access shall be so constructed 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) 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 1·1 metres above the floor, the window shall be guarded by a secure railing or balustrade extending to a height of 1·2 metres above the floor.

(7) No opening in any balustrade or between any railings provided in accordance with paragraph (6) of this regulation shall be of such a size as will permit the passage through it of a sphere 100 millimetres in diameter.

(8) 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 within houses—general

Q3. Within every house of more than one storey there shall be provided between such storeys access by means of a stairway complying with the relevant provisions of Part S:

Provided that nothing in this regulation shall require the provision of a stairway to any storey within a house if that storey is used only as general storage accommodation other than that provided so as to comply with regulation Q11.

Lifts

Q4.—(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*) 9 metres,

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 E19, 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) 19 metres,

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, 0·5 metre per second;

(*b*) if its travel range exceeds 10 storeys but does not exceed 18 storeys, 0·75 metre per second;

(*c*) if its travel range exceeds 18 storeys but does not exceed 24 storeys, 1 metre per second;

(*d*) if its travel range exceeds 24 storeys, 1·5 metres per second.

(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 an internal area of not less than 1100 millimetres by 1400 millimetres and an internal height of not less than 2200 millimetres, 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.

Space requirements for houses

Q5.—(1) In any house—

(*a*) the total area of the accommodation provided for living and cooking shall not be less than that set out in column (3) of Table 17, 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 17.

(2) No apartment or kitchen shall have an area of less than—

(*a*) in the case of an apartment, 7 square metres;

(*b*) in the case of a kitchen, that specified in column (4) of Table 17.

(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 11 square metres or more, 0·9 square metre;

(ii) in the case of any other apartment, 0·5 square metre.

Height of rooms

Q6.—(1) Subject to the following provisions of this regulation—

(*a*) (i) every apartment, kitchen and bathroom forming part of a house, and

(ii) every room in which there are provided communal laundry facilities or heated drying cabinets or tumbler dryers so as to comply with regulation Q12 or Q13,

shall at no part be less than 2·3 metres in height;

(*b*) every watercloset forming part of a house shall be at no part less than 2·06 metres in height.

(2) There shall be accepted as complying with this regulation—

(*a*) a living room, if it is not less than 2·3 metres in height over nine-tenths of the floor area thereof and is at no part less than 2·1 metres in height;

(*b*) any other apartment if—

(i) it has a cubic capacity of not less than 14·9 cubic metres, and

(ii) it is not less than 2·3 metres in height over at least one-half of its floor area and not less than 1·9 metres over at least three-quarters of such area ;

(*c*) a kitchen if—

(i) over the area specified in column (4) of Table 17, or

(ii) over one-half of the area of the kitchen,

whichever is the greater, it is not less than 2·3 metres in height and is at no part less than 1·5 metres in height ;

(*d*) a bathroom, if it is not less than 2·3 metres in height over at least three-quarters of its floor area and is at no part less than 1·5 metres in height ;

(*e*) a watercloset, if it is not less than 2·06 metres in height over at least three-quarters of its floor area and is at no part less than 1·5 metres 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 waterclosets*

Q7.—(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 1·5 metres in length overall ;

(ii) a shower bath which complies with paragraph (2) of this regulation;

(iii) a sitz-bath measuring at least 1 metre in length overall, 685 millimetres in width overall and 600 millimetres in depth at its deepest part and installed so that the top of the roll of the bath is not more than 530 millimetres 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*)(i) which is enclosed or capable of being enclosed by materials impervious to the passage of moisture, and

(ii) which has a cross-sectional area of not less than 0·49 square metre above a height of 600 millimetres above floor level and is at no part less than 660 millimetres in width, and

(*b*) the floor of which is—

(i) composed of a material impervious to the passage of moisture, and

(ii) not less than 90 millimetres below the level of the top of a kerb surrounding it or the level of the floor of the bathroom, and

(iii) 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 paragraph (3) of this regulation, 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, a living room or kitchen.

**Kitchens*

Q8.—(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 0·28 square metre, 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 17.

Larders

Q9.—(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 0·34 cubic metre:

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 cubic capacity of the larder and the cubic capacity specified in column (6) of Table 17 may both be reduced by 0·17 cubic metre.

(3) The larder shall be ventilated to the external air by a permanent ventilator which—

(*a*) has a cross-sectional area of not less than 3250 square millimetres,

(*b*) is fitted with a fly-proof cover so constructed as to allow a free flow of air, and

(*c*) has a smooth internal surface which is accessible for cleaning.

(4) No part of any hot water pipe, flue or other source of heat shall be within the larder or within 460 millimetres of any part thereof unless there is provided such insulation as will prevent the emission of heat therefrom into the larder.

(5) 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.

(6) The larder shall be provided with shelves so constructed and fitted as to allow a free flow of air within the larder.

Fuel stores

Q10. Every house containing an appliance designed to burn solid fuel, fitted for the purpose of complying with regulation Q15, 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 1·13 cubic metres of fuel, and

(*c*) has a suspended floor of reinforced concrete not less than 100 millimetres in thickness or a solid floor of concrete or paving stone not less than 75 millimetres 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 1·13 cubic metres 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

Q11. In respect of every house there shall, in addition to the dry goods cupboard required under regulation Q8(3), be provided—

(*a*) a linen cupboard or cupboards within the house, and

(*b*) general storage accommodation, enclosed and floored, 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 17.

**Laundry facilities*

Q12.—(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 Q8;

(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 42 square metres.

(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*) 4 kilogrammes or (*b*) 9 kilogrammes	(*a*) 15 or (*b*) 30
and		
(ii) Tubs	—	15
and		
(iii) Hydro-extractors powered by electricity, or wringers	(*a*) 4 kilogrammes or (*b*) 6 kilogrammes	(*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	4 kilogrammes	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*

Q13.—(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 blocks of flats	(1)	Drying area of not less than 4·2† square metres.	On ground adjacent to house or building.
In a block of flats of less than 5 storeys	(2)	Individual drying area not less than 4·2† square metres or communal drying area on scale of not less than 4·2† square metres per house.	On ground adjacent to building.
In a block of flats	(3)	Individual drying area not less than 4·2† square metres or communal drying area on scale of not less than 4·2† square metres 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	(*a*) Within house.
	(*b*)	Individual drying area not less than 2·8 square metres or communal drying area on scale of not less than 2·8 square metres per 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 2·7 kilogrammes dry weight of washing in one operation and powered by electricity.	Within house.
	(6)(*a*)	Communal heated drying cabinets or tumbler dryers and	(*a*) In the block.
	(*b*)	Individual drying area not less than 2·8 square metres or communal drying area on scale of not less than 2·8 square metres per 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.
In a block of flats in respect of which there is provided communal laundry facilities such as are mentioned in regulation Q12(2)(*a*)	(7)	Communal heated drying cabinets or tumbler dryers.	In the block.

†*Note:* This area to be 2·8 square metres 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 10 square metres.

(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 2·7 metres 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 5·4 kilogrammes 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

Q14.—(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 Q8 there shall be a clearance of not less than 300 millimetres between the outlet of the fittings supplying water to the sink and the bottom of the sink on the inside.

Heating

Q15.—(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) Where there is provided in the house any power point of the descrip- available for heating the room not less than 2 kilowatts.

(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

Q16.—(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 1·9 square metres or more and in every bath-room, 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*

Q17.—(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	4 power points, 2 of which to be electricity points or 2 power points and 1 multiple socket outlet.	1 gas point.
Every other apartment	2 power points.	1 gas point.
Kitchen	3 power points†.	3 gas points.
In any part of the house	2 power points in addition to those referred to above.	—

†2 power points in the case of any house of—
(a) not more than two apartments, or
(b) not more than three apartments, of which each of the apartments other than the living room has a floor area less than 10 square metres.

(3) Where there is provided in the house any power point of the description mentioned in—

(*a*) regulation Q8(2)(*c*)(i) (for cooking facilities);

(*b*) regulation Q9(2) (for a refrigerator);

(*c*) regulation Q12(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 shall 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*

Q18.—(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*) 9 metres

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 from 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.

**Alternative space standards for houses*

Q19.—(1) This regulation shall apply to every house which is—

(*a*) provided with such adequate and suitably located and planned accommodation as is necessary to enable it to fulfil its function satisfactorily for the number of persons which the house is designed to accommodate; and

(*b*) constructed in accordance with the following provisions of this regulation.

(2) In this regulation—

"general storage space" excludes any dust bin store, fuel store, kitchen storage (including any ventilated larder and broom cupboard), cupboard for linen storage and pram space located in a store;

"maisonette" means a flat on more than one storey;

"net space" means the area of one or more floors enclosed by the external walls and any separating walls of the house, and includes the area of any floor taken up by any staircase, partition, chimney breast, flue and heating appliance, and any watercloset provided in addition to the watercloset required by regulation Q7, but excludes the area of any floor occupied by—

(i) the general storage space;

(ii) any dust bin store, fuel store, garage or balcony;

(iii) in a room with a sloping ceiling, such part of the floor as is covered by any part of the ceiling which does not exceed 1·5 metres in height;

(iv) any porch, lobby or covered way, any of which is open to the external air; and

(v) any sun porch; and

"single access house" means a house with public access from one side only.

(3) The net space of a house of a type described in column (1) in Part A of Table 18 shall be not less than the area prescribed for net space in column (3) thereof for the number of persons that house is designed to accommodate.

(4) A house of a type described in column (1) in Part A of Table 18 shall be provided with—

(*a*) general storage space not less than the area prescribed for general storage space in column (3) thereof for the number of persons that house is designed to accommodate;

(*b*) kitchen storage space (including a ventilated larder and a broom cupboard) which shall be enclosed and have a cubic capacity not less than that prescribed in column (2) in Part B of Table 18 in respect of the ventilated larder and a total cubic capacity not less than that prescribed in column (3) thereof for the number of persons that house is designed to accommodate; and

(*c*) one or more cupboards for linen storage having in aggregate a cubic capacity not less than that prescribed in column (2) in Part C of Table 18 for the number of persons that house is designed to accommodate.

(5) Net space shall be measured to the finished internal faces of the external walls and any separating walls of the house, and general storage space shall be measured to the internal faces of the enclosing walls and door.

(6) Where in the case of a single access house any space within the general storage space forms part of a means of passage from one side of the house to any other side of the house, the space shall be deemed to be 700 millimetres wide and shall not be taken to contribute to the area of net space or general storage space prescribed in Part A of Table 18.

(7) The general storage space shall—

(*a*) be enclosed and floored, and

(*b*) have a minimum height, measured from the floor to the ceiling, of 1·5 metres.

(8) In any house other than a flat or maisonette—

(*a*) not less than 2·5 square metres of general storage space shall be provided at ground storey level;

(*b*) any general storage space provided on an upper storey shall be enclosed separately from the space provided for linen storage; and

(*c*) where there is a garage adjoining the house, any area in the garage in excess of 12 square metres may be taken to be general storage space.

(9) In the case of a flat or maisonette—

(*a*) not more than 1·5 square metres of the general storage space may be provided outside the house; and

(*b*) where there is a garage adjoining the flat or maisonette, any area in the garage in excess of 12 square metres may be treated as general storage space permitted under sub-paragraph (*a*) of this paragraph to be outside the house.

PART R

Ashpits and Dungsteads

Ashpits

R1. 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 6 metres, 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 75 millimetres 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

R2. 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 18 metres, and

(*c*) have walls and a floor constructed of suitable impervious material, and

(*d*) be properly drained.

PART S

CONSTRUCTION OF STAIRWAYS, LANDINGS AND BALCONIES

Application of Part S

S1.—(1) The provisions of this Part shall apply to all stairways, landings and balconies in buildings to which these regulations apply.

(2) The provisions of this Part, in so far as they relate to—

(*a*) exit stairways in houses of more than two storeys and in buildings to which the Factories Act 1961(**a**) applies,

(*b*) access and private stairways (other than the provisions of paragraphs (6) and (8) of regulation S3), and

(*c*) other stairways (other than the provisions of paragraphs (6) and (8) of regulation S3 and heads B and L of the table in regulation S4)

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 S

S2.—(1) In this Part—

"exit stairway" means a stairway forming part of an exit for the purposes of Part E;

"access stairway" means a stairway which—

(*a*) forms part of an access provided so as to comply with regulation Q2, 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 the building;

"private stairway" means—

(*a*) a stairway wholly within a house, or

(*b*) a stairway providing 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 and not being a stairway forming part of an access provided for the purposes of regulation Q2;

"other stairway" means a stairway not being an exit, access or private stairway;

"balcony" includes a gallery;

"balustrade" means a protective barrier so designed as to give a satisfactory degree of safety and rigidity and includes a wall or railing;

"flight" means a stair or part of a stair uninterrupted by any landing;

"going" means the horizontal distance between the nosings of two consecutive treads or between the nosing of a tread and the nosing of a landing next above it;

"handrail" means a rail attached to a wall or balustrade and so designed as to afford a means of support to persons using the stair;

(**a**) 1961 c. 34.

"pitch" means the angle between the pitch line and the horizontal;

"pitch line" means a notional line connecting the nosings of the treads;

"rise" means the vertical distance between the tops of two consecutive treads or between the top of a tread and the top of a landing next above it;

"stair" means the structure formed by the walls, balustrades or railings, handrails, risers, treads, and stringers if any;

"stairway" means the route of travel and includes the stair and any landings and balconies forming part of that route;

"tread" means the upper surface of a step within the width of the stairway.

(2) The minimum width of—

(*a*) an exit stairway or an access stairway shall be taken to be the unobstructed width thereof, provided that no account shall be taken of any obstruction caused by handrails where such obstruction does not exceed 100 millimetres;

(*b*) a private stairway or other stairway shall be taken to be the overall width thereof, provided that no account shall be taken of any obstruction caused by handrails, balustrades, stringers or newel post where such obstruction does not exceed 90 millimetres.

(3) The length of a landing shall be measured horizontally along the centre line of the direction of travel.

(4) The length of a tread shall be taken to be the horizontal distance between the two sides of the tread.

(5) Where a stairway or part of a stairway falls within more than one of the definitions in paragraph (1) of this regulation and is required to conform to more than one standard prescribed by this Part, that standard shall have effect in relation to the stairway or part, as the case may be, as if the stairway or part were required to conform to the more or most onerous standard.

General requirements for stairs

S3.—(1) Every stair shall have a clear headroom of 2050 millimetres measured vertically from the pitch line.

(2) Every stair shall be constructed in straight flights having a uniform rise and going:

Provided that nothing in this paragraph shall prohibit tapered treads with uniform going which comply with the requirements of head G of the table in regulation S4.

(3) A landing complying with regulation S5 shall be provided at each end of a flight:

Provided that nothing in this paragraph shall—

(i) apply to any flight between the external door of a building and the ground or an access balcony where the aggregate rise in each case does not exceed 600 millimetres and the door opens inwards; or

(ii) prohibit a landing being common to two flights.

(4) Where a stair is formed having open rises the nosing of the tread of any step or landing shall overlap the back edge of the tread below by not less than 16 millimetres.

(5) The width of a tread (which shall be measured from the front of the tread to the face of the riser, or to the back of the tread if there is no riser) shall be not less than the going.

(6) Every stair which rises more than 600 millimetres above an adjacent floor or landing or above ground external to a building shall be guarded on each side by a wall or by a secure balustrade or railing complying with the requirements in head J of the table in regulation S4.

(7) Where a stair open to the external air descends for more than 600 millimetres below an opening at ground level in which it is constructed, that opening shall be guarded at ground level by a wall or secure balustrade or railing extending above the ground level to a height of not less than 1·1 metres.

(8) (*a*) Every stair which rises more than 600 millimetres shall be provided with a handrail on one side where the width of the stair is not more than 1·1 metres and on each side where the width is greater than 1·1 metres; and

(*b*) the handrail shall be fixed securely at a height of not less than 840 millimetres nor more than 1 metre measured vertically above the pitch line and shall be continuous throughout each flight.

(9) A glazed area in the wall of a stair shall be guarded by a secure balustrade or railing of a height not less than that required by head J of the table in regulation S4 for balustrades or railings for that stair:

Provided that this paragraph shall not apply to a glazed area constructed of glass blocks or wired or toughened glass.

Specific requirements for stairs

S4. Every stair forming part of an exit, access, private or other stairway shall comply with the requirements set forth in the second, third, fourth or fifth columns respectively of the following table in relation to the corresponding head in the first column thereof—

Head (1)	Exit stairways (2)	Access stairways (3)	Private stairways (4)	Other stairways (5)
A. Width	Not less than the width determined in accordance with the provisions of regulations E7 and E8.	(*a*) Not less than 900 millimetres if the stairway serves only one house. (*b*) Not less than 1·1 metres in any other case.	(*a*) Not less than 890 millimetres. (*b*) Not less than 600 millimetres if the stairway provides access only— (i) to one room, not being a living room or kitchen, or (ii) to a bathroom, washroom or water-closet.	Not less than 600 millimetres.
B. Additional requirements for stairways over 1·8 metres in width.	(*a*) The stair to be so constructed as to permit of separate sections not less than 1·1 metres nor more than 1·8 metres in width. (*b*) The stair to be divided into such sections by a handrail or handrails. (*c*) The upper end of any such handrail to be supported by an upright rigidly secure post carried to the ceiling or to a height of not less than 2·1 metres.	—	—	(*a*) The stair to be so constructed as to permit of separate sections not less than 900 millimetres nor more than 1·8 metres in width. (*b*) The stair to be divided into such sections by a handrail or handrails. (*c*) The upper end of any such handrail— (i) to be supported by an upright rigidly secure post carried to the ceiling or to a height of not less than 2·1 metres, or (ii) to be ramped to the floor, or (iii) to be a scroll end. (*d*) These requirements not to apply to buildings in occupancy sub-groups A3, B1, B2 or C2.

Head (1)	Exit stairways (2)	Access stairways (3)	Private stairways (4)	Other stairways (5)
C. Pitch	(*a*) Not exceeding 33 degrees in buildings in occupancy sub-groups A4, C1, C2 and C3. (*b*) Not exceeding 38 degrees in any other building.	Not exceeding 38 degrees.	Not exceeding 42 degrees.	(*a*) Not exceeding 33 degrees in a building in occupancy sub-group A4 or in a part of a building in occupancy group C to which the public have access. (*b*) Not exceeding 38 degrees in any other building or part of a building.
D. Number of rises per flight. The requirement for a minimum of 3 rises not to apply to a flight of one or two rises between the external door of a building and the ground or an access balcony.	Not fewer than 3 and not more than 16.	As for exit stairways.	(*a*) Not fewer than 3 and not more than 22. (*b*) Not fewer than 3 and not more than 16 if the stairway is open to the external air.	(*a*) Not fewer than 3 and not more than 16 in flats (occupancy sub-group A2) and in buildings in occupancy sub-groups A4 and C1. (*b*) Not fewer than 3 and not more than 22 in other buildings.
E. Going (subject to the provisions of head G).	At every part of the stair not less than— (*a*) 280 millimetres in a building in occupancy sub-group C3; or (*b*) 250 millimetres in any other building.	At every part of the stair not less than— (*a*) 250 millimetres where the stairway forms part of an access provided so as to comply with regulation Q2; or (*b*) 230 millimetres in any other case.	At every part of the stair not less than 220 millimetres.	At every part of the stair not less than 250 millimetres at the points 270 millimetres from each end of the tread.
F. Aggregate of going and twice the rise (subject to the provisions of head G).	Not less than 550 millimetres nor more than 700 millimetres.	As for exit stairways.	As for exit stairways, except that the rise to be not more than 220 millimetres.	As for exit stairways.

G. Going and rise of tapered treads. Consecutive tapered treads of different lengths to be deemed to have a length equal to the length of the shortest part of the treads. The deemed length to be measured from the tapered ends of the treads.	Aggregate of going and twice the rise not less than 550 millimetres nor more than 720 millimetres at the points 270 millimetres from each end of the tread (or where applicable the deemed length).	As for exit stairways.	(*a*) Aggregate of going and twice the rise as for exit stairways but measured along the centre line of the stair. (*b*) Where the stair is not more than 1 metre in width, the minimum going to be not less than 75 millimetres.	As for exit stairways, but where a stair is not more than 1·1 metres in width the going and rise may be measured along the centre line of the stair.
H. Openings between adjacent treads in open rise stairs.	In buildings in occupancy sub-group A2; residential schools (occupancy sub-group A3); children's homes and special schools for handicapped children (occupancy sub-group A4); shop premises (occupancy sub-group B2); and non-residential schools (occupancy sub-group C2), no opening to be of such a size as will permit the passage through it of a sphere 100 millimetres in diameter.	No opening to be of such a size as will permit the passage through it of a sphere 100 millimetres in diameter.	As for access stairways.	As for exit stairways.

Head (1)	Exit stairways (2)	Access stairways (3)	Private stairways (4)	Other stairways (5)
J. Heights of walls, balustrades or railings. (Measurements to be taken vertically above the pitch line. Where a handrail is fixed to the top of the balustrade or railing the measurements may be taken to the top of the handrail).	Not less than 900 millimetres.	Not less than 900 millimetres.	Not less than 840 millimetres.	Not less than 900 millimetres.
K. Openings in balustrades or between railings. These requirements not to apply to the space bounded by the riser and the lowest edge of the balustrade or railing if the lowest edge is not more than 50 millimetres above and parallel to the pitch line.	In buildings in occupancy sub-group A2; residential schools (occupancy sub-group A3); children's homes and special schools for handicapped children (occupancy sub-group A4); shop premises (occupancy sub-group B2); and non-residential schools (occupancy sub-group C2), no opening to be of such a size as will permit the passage through it of a sphere 100 millimetres in diameter.	No opening to be of such a size as will permit the passage of a sphere 100 millimetres in diameter.	As for access stairways.	In buildings in occupancy sub-group B2—as for access stairways.
L. Additional requirements for handrails.	Unless forming part of a balustrade the handrail at both ends to be wreathed back to the wall.	—	—	Unless forming part of a balustrade the handrail at both ends to be wreathed back to the wall or ramped to the floor.

Requirements for landings

S5.—(1) A landing forming part of a stairway shall be of a width not less than the width required for the stair by this Part.

(2) A landing forming part of an access provided for the purposes of regulation Q2 shall be of an unrestricted width not less than the width required by paragraph (3)(*b*) of that regulation.

(3) A landing required to comply with regulation S3(3) shall be of a length not less than that set forth in the second column of the following table in relation to the stairway described in the first column thereof—

A landing forming part of:— (1)	Minimum length (2)
An exit stairway	1·1 metres or the width of the stairway, whichever is the greater.
An access stairway	The width of the stairway.
A private stairway	800 millimetres.
An other stairway	1·8 metres or the width of the stairway, whichever is the lesser.

(4) A landing shall be guarded on every side by a wall or secure balustrade or railing, falling either within head A or head B of the first column of the following table, not less in height than that set forth in the third column thereof in relation to the landing described in the second column thereof—

Head (1)	Description or position of landing (2)	Minimum height (3)
A. Walls, balustrades or railings where the landing is open to the external air.	A landing forming part of a stairway in a house (occupancy sub-groups A1 and A2), a residential school (occupancy sub-group A3), a children's home or special school for handicapped children (occupancy sub-group A4), or a non-residential school (occupancy sub-group C2).	(*a*) 1·2 metres, or (*b*) 1·1 metres where any part of the landing is guarded by a wall, balustrade or railing the coping or top rail of which is of an overall width of not less than 230 millimetres.
B. Walls, balustrades or railings irrespective of whether the landing, other than one referred to in head A, is open to the external air.	A landing forming part of an exit.	1·1 metres.
	A landing forming part of an access stairway or of an access provided for the purposes of regulation Q2.	1·1 metres.
	A landing which— (i) is within a house, or (ii) provides access to any part of a building or the curtilage of a building being a part which is available for the use only of the occupants of one house within the building and is not part of an access provided for the purposes of regulation Q2.	900 millimetres.
	Any other landing.	1·1 metres.

(5) A glazed area in the wall of a landing shall be guarded by a secure balustrade or railing of a height not less than that required by paragraph (4) of this regulation for balustrades or railings for that landing:

Provided that this paragraph shall not apply to a glazed area constructed of glass blocks or wired or toughened glass or to a glazed portion of a door.

(6) No opening in any balustrade or between any railings provided in accordance with paragraphs (4) or (5) of this regulation shall be of such a size as will permit the passage through it of a sphere 100 millimetres in diameter.

Requirements for balconies

S6.—(1) A balcony forming part of an access provided for the purposes of regulation Q2 shall be of an unrestricted width not less than the width required by paragraph (3)(*b*) of that regulation.

(2) Where a balcony in a house, residential school (occupancy sub-group A3), children's home or special school for handicapped children (occupancy sub-group A4) or non-residential school (occupancy sub-group C2) is open to the external air and is at first storey level or above, the wall, balustrade or railing shall not be less than 1·2 metres in height:

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 230 millimetres, this paragraph shall have effect in relation to that part as if for the words "1·2 metres" there were substituted the words "1·1 metres".

(3) Except as provided in paragraph (2) of this regulation every balcony shall be guarded on every side by a wall or secure balustrade or railing not less than 1·1 metres in height.

(4) A glazed area in the wall of a balcony shall be guarded by a secure balustrade or railing of a height not less than that required by paragraphs (2) and (3) of this regulation for balustrades or railings for that balcony:

Provided that this paragraph shall not apply to a glazed area constructed of glass blocks or wired or toughened glass or to a glazed portion of a door.

(5) No opening in any balustrade or between any railings provided in accordance with paragraph (2), (3) or (4) of this regulation where the balcony forms—

(*a*) part of an access provided for the purposes of regulation Q2, or

(*b*) part of a house, residential school (occupancy sub-group A3), children's home or special school for handicapped children (occupancy sub-group A4), or non-residential school (occupancy sub-group C2)

shall be of such a size as will permit the passage through it of a sphere 100 millimetres in diameter.

Gordon Campbell,
One of Her Majesty's Principal Secretaries of State.

St. Andrew's House,
Edinburgh.
13th December 1971.

SCHEDULE 1 Regulation A3(6)

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 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.

(9) The height of any part of an exit except for the height appertaining to stairs required by regulation S3(1) shall be the clear unobstructed height measured vertically from the upper surface of the floor to the soffit of any obstruction.

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

(B) the area of any part of a room where the height is less than 1·5 metres, 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 900 millimetres 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 K and Q 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 1·5 metres, or

(ii) any general storage accommodation, no account shall be taken of any space at a height of more than 2·3 metres 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 3 metres 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 6 metres above the floor.

General

(15) Any distance from any point on the boundary of land in different occupation shall be measured horizontally.

(16) A rise, slope or fall away shall be taken to be one unit of measurement vertically in a given number of such units horizontally.

(17) 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.

(18) The width of a window shall be measured over the window opening.

(19) 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.

SCHEDULE 2 — Regulation A6

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—including any surgeries, consulting rooms, offices and other accommodation not exceeding an aggregate of 46 square metres, forming part of the house of any person providing professional or scientific services and used in his professional or scientific capacity	871†, 872†, 873†, 874†, 875†, 876†, 879†
	2	Houses of more than 2 storeys and flats—including any surgeries, consulting rooms, offices and other accommodation not exceeding an aggregate of 46 square metres, forming part of the house of any person providing professional or scientific services and used in his professional or scientific capacity	871†, 872†, 873†, 874†, 875†, 876†, 879†
	3	Residential clubs	887†
		Residential colleges and schools	872†
		Residential ecclesiastical buildings	875†
		Hotels	884, 899(3)†
		Motels	
		Hostels	
		Lodging houses	
		Boarding houses	
		Bothies and chaumers	—
		Chalets	—
		Fire stations with sleeping or residential accommodation attached	906(2)†
		Police stations with sleeping or residential accommodation attached	906(1)†
	4	Children's homes	899(3)†
		Old people's homes	
		Special schools for handicapped children	
		Hospitals	874†
		Private nursing homes	
		Sanatoria	
B (Commercial)	1	Office premises (including Post Office sorting offices and telephone exchanges)	708†, 709†, 860–866, 871†, 873†, 874†, 875†, 876†, 879†, 881†, 899†, 906(3)†

†*Note:* Throughout this Schedule the presence of a dagger against a numbered head in column (4) denotes that the numbered head is common to more than one occupancy group or sub-group.

SCHEDULE 2—*continued*

Occupancy group (1)	Occupancy sub-group (2)	Description of occupancy use (3)	Standard Industrial Classification (4)
B (Commercial)—*cont.*	2	Shop premises (including sub-post offices attached thereto but excluding shop premises to which other occupancy sub-groups apply)	810–812†, 820, 821, 831†, 895†
		Licensed betting offices	883†
		Beauty parlours	889
		Hairdressers	889
		Television, radio, recording and film studios	881†
		Laboratories	874†, 876†, 879†
		Launderettes (self-service)	892†
		Dry cleaning (self-service)	893†
C (Assembly)	1	Bus passenger roadside shelters	702(1)†
		Passenger stations	701, 702(1)†
		Public conveniences	906(3)†
		Grandstands	882†
		Stadia	882†
		Sports pavilions	882†
		Gymnasia	882†
		Indoor bowling alleys	882†
		Indoor games courts	882†
		Riding schools	882†
		Skating rinks	882†
		Swimming baths (including any swimming pool, changing rooms, slipper baths, turkish baths or similar facilities pertaining thereto)	882†
		Funfairs	882†
		Menageries and zoos	882†
		Amusement arcades	883†
	2	Non-residential clubs	887†
		Non-residential colleges and schools	872†
		Clinics, surgeries, consulting rooms and related accommodation (other than those covered in occupancy sub-groups A1 and A2)	874†, 876†, 879†
		Ecclesiastical buildings, meeting houses	875†
		Court rooms	906(3)†
		Museums, art galleries	899(4)†
		Libraries to which persons other than employees have access	899(4)†, 906(3)†
		Public houses	886
		Fire stations (other than those covered in occupancy sub-group A3)	906(2)†
		Police stations (other than those covered in occupancy sub-group A3)	906(1)†
	3	Theatres, cinemas, radio and television studios to which the public are admitted	881†
		Casinos and bingo halls	883†
		Concert halls	881†
		Restaurants, cafes, canteens	885, 887†, 888
		Exhibition halls	899(4)†
		Dance halls, dancing schools	882†

SCHEDULE 2—*continued*

Occupancy group (1)	Occupancy sub-group (2)	Description of occupancy use (3)	Standard Industrial Classification (4)
D (Industrial)	1	Mining and quarrying other than coal and shale mining	102, 103, 109
		Manufacture, process or repair of any of the following—	
		tobacco;	240
		steel tubes;	312
		aluminium and aluminium alloys;...	321
		mechanical handling equipment; ...	337
		mechanical equipment or parts not elsewhere specified;	349
		photographic and document copying equipment;...	351
		watches and clocks;	352
		surgical instruments and appliances;	353
		scientific and industrial instruments and systems;	354
		electrical machinery;...	361
		insulated wires and cables;	362
		telegraph and telephone apparatus and equipment;	363, 708†
		radio and electronic components; ...	364
		broadcast receiving and sound reproducing equipment;	365
		electronic computers;	366
		radio, radar and electronic capital goods;	367
		electric appliances primarily for domestic use;	368
		other electrical goods;	369
		aerospace equipment;	383
		locomotives and railway track equipment;	384
		railway carriages, wagons and trams;	385
		cutlery;	392
		bolts, nuts, screws, rivets etc; ...	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)

SCHEDULE 2—*continued*

Occupancy group (1)	Occupancy sub-group (2)	Description of occupancy use (3)	Standard Industrial Classification (4)
D (Industrial)—*cont.*	2	Agriculture and horticulture	001
		Coal mining	101
		Exploration (including boring) for and extracting petroleum; mining oil shale	104
		Shipbuilding and marine engineering...	370†
		Paper, printing and publishing ...	481–486, 489
		Laundries and dry cleaners	892†, 893†
		Slaughterhouses and abattoirs ...	810(2)†
		Motor repairers, distributors, garages and filling stations	894
		Manufacture, process or repair of any of the following—	
		food and drink;	211–218, 229, 231, 232, 239
		chemicals and allied industries; ...	261–263, 271–274, 276–279
		metal;	311, 313, 322, 323
		engineering and electrical goods; ...	331–336, 338, 339, 341, 342
		vehicles;	380–382, 494(2), 708†
		tools and implements;	390, 391
		jewellery and precious metals; ...	396
		textiles;	411–415, 418, 419, 423, 429
		fur;	433
		clothing and footwear;	441–445, 449, 450, 895†
		bricks, fire clay and refractory goods;	461
		pottery;	462
		rubber;	491†
		brushes and brooms;	493†
		stationers' goods;	495
		gas, electricity and water	601–603
		Any other industry not separately classified in occupancy sub-groups D1 or D3	

SCHEDULE 2—*continued*

Occupancy group (1)	Occupancy sub-group (2)	Description of occupancy use (3)	Standard Industrial Classification (4)
D (Industrial)—*cont.*	3	Manufacture, process or repair of any of the following—	
		animal and poultry foods;	219
		vegetable and animal oils and fats;	221
		soap and detergents;...	275
		rope, twine and net;...	416
		narrow fabrics;	421
		made-up textiles;	422
		leather (tanning and dressing); ...	431
		sheepskin wool (fellmongery); ...	
		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, plastic floor covering; ...	492
		leather cloth and similar material;...	
		toys, games and sports equipment;	494(1) and (3)
		plastic products not elsewhere specified;...	370†, 491†, 493†, 496
		musical instruments	499(1)
E (Storage)	1	(*a*) Storage of goods and materials not specified as hazardous in occupancy sub-group E2	708†, 810†, 812†, 831†, 832†
		(*b*) Garages used solely for the storage or parking of motor vehicles, multi-storey car parks, transit sheds and transport services other than any used for the storage of vehicles loaded with hazardous materials or for the storage of hazardous materials in transit	702†, 703–707, 708†, 709(1) and (3)
		(*c*) Libraries (other than those covered in occupancy sub-group C2) ...	872†, 899(4)†, 906(3)†
	2	(*a*) Storage of hazardous materials including—	
		(i) any compressed, liquified or dissolved gas;	709(2), 811†, 831†, 832†
		(ii) any substance which becomes dangerous by interaction with either water or air;	
		(iii) any liquid substance with a flash point below 65° Celsius including whisky or other spirituous liquor;	
		(iv) any corrosive substance;	
		(v) any substance that emits poisonous fumes when heated;	
		(vi) any oxidising agent;	

SCHEDULE 2—*continued*

Occupancy group (1)	Occupancy sub-group (2)	Description of occupancy use (3)	Standard Industrial Classification (4)
E (Storage)—*cont.*	2 *cont.*	(vii) any substance liable to spontaneous combustion; (viii) any substance that changes or decomposes readily giving out heat when doing so; (ix) any combustible solid substance with a flash point less than 121° Celsius; (x) any substance likely to spread fire by flowing from one part of a building to another (*b*) Transit sheds and transport services used for the storage of hazardous materials or vehicles loaded with hazardous materials	709(2), 811†, 831†, 832†

SCHEDULE 3 Regulation A9(1)

EXEMPTED CLASSES OF BUILDINGS

Description	Limitations
Class 1. A building erected on agricultural land having an area of more than 0·4 hectare 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 or more 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 2·1 metres in height.	(i) In the case of a building falling under head (*a*) or (*b*)— (A) the cubic capacity does not exceed 1130 cubic metres; (B) no part thereof is nearer to the boundary of the agricultural unit than 13 metres. (ii) In the case of a wall falling under head (*c*), no part of the wall which is over 1·2 metres in height adjoins any road or other place to which the public have access as of right.

Description	Limitations
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 or more 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 2·1 metres in height.	(i) In the case of a building falling under head (*a*) or (*b*)— (A) the cubic capacity does not exceed 1130 cubic metres; (B) no part thereof is nearer to the boundary than 13 metres. (ii) In the case of a wall falling under head (*c*), no part of the wall which is over 1·2 metres 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) 13 metres, 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 13 metres.
Class 4. An electricity transformer not exceeding 1000 kVA capacity and switchgear and control pillars associated therewith.	No part of the apparatus is nearer to the boundary of the site than 1 metre.
Class 5. 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.
Class 6. 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.

Description	Limitations
Class 7. A bus passenger roadside shelter providing no facilities other than a waiting room.	(i) The building does not exceed 9 square metres in area. (ii) The building is constructed of non-combustible materials, or if constructed of combustible materials, is sited not less than 6 metres from any other building.
Class 8. 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 9. 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 10. A building in respect of which there is constructional control by virtue of the powers under the Explosives Acts 1875 and 1923(a).	
Class 11. A garden hut, greenhouse or other building ancillary to a house including one used or intended to be used for the keeping of poultry, bees, birds or other animals for the domestic needs or personal enjoyment of the occupants of the house.	(i) There shall not be included in this Class any garage, carport, sun porch or sun lounge. (ii) The building is erected on land in the same occupation as a building in occupancy sub-group A1 or A2. (iii) The height of the building does not exceed 2·3 metres. (iv) The floor area of the building does not exceed 4·5 square metres or 9 square metres in the case of a greenhouse of which not less than three-quarters of the total external area is of glass (including glazing bars). (v) The building is at a distance of not less than 500 millimetres from the boundary:

(a) 1875 c. 17; 1923 c. 17.

Description	Limitations
Class 11.—*cont.*	Provided that in the case of a building an external wall of which is situated on the boundary— (*a*) such external wall shall have no opening in terms of regulation D2(1); and (*b*) the building shall be of non-combustible material (other than the internal framing which may be of timber).
Class 12. 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 13. A moveable dwelling including a tent, caravan, shed or similar structure used for human habitation.	
Class 14. A building erected on a site during a period of not more than 28 days in any period of 12 months.	
Class 15. (*a*) A gate or fence not exceeding 2·1 metres in height; (*b*) a wall or other means of enclosure not exceeding 1·2 metres 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 16. 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 M; (*b*) a conductor or apparatus provided so as to comply with Part N.

SCHEDULE 4 Regulation A9(2)

FIXTURES FOR THE FITTING OF WHICH NO WARRANT REQUIRED

(1) No warrant shall be required for the fitting of any of the following—

(*a*) any fixture or notice of a kind for which no standard is prescribed in these regulations;

(*b*) any outdoor sign whether illuminated or not which is subject to the requirements of the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1961(a);

(*c*) any fixture of the same pattern or type as an existing fixture which it is replacing:

(a) S.I. 1961/195 (1961 I, p. 308).

Provided that there shall not be included in this head any replacement of—

(i) any internal linings to which the provisions of regulation E15 apply,

(ii) any fire mains to which the provisions of regulation E18 apply,

(iii) any lift to which the provisions of regulation E19 or Q4 apply,

(iv) any solid fuel appliance of the type mentioned in regulation F1(3),

(v) any refuse chute to which the provisions of regulation Q18 apply;

(*d*) any heating appliance of a type mentioned in regulation F1(1) or (2);

(*e*) the fitting to any flue outlet of a terminal so as to comply with regulation F22;

(*f*) any sanitary appliance or any part of a drainage system complying with Part M provided as a replacement and not involving any alteration to the drainage system which would adversely affect the efficiency in operation of the system or any part thereof;

(*g*) any notice provided so as to comply with regulation C4, E2 or K9;

(*h*) any fixture provided so as to comply with Part K:

Provided that there shall not be included in this head any installation of ducting, piping or trunking, forming part of a mechanical ventilation system, permanently fixed to the building;

(*i*) any fixture provided so as to comply with Part N or to which any provision of that Part applies;

(*j*) any fixture provided so as to comply with Part Q:

Provided that there shall not be included in this head any lift or refuse chute.

(2) Notwithstanding anything in this Schedule—

(*a*) a warrant shall be required for the fitting of any fixture, sign or notice mentioned in heads (*a*) to (*i*) of the foregoing paragraph which constitutes a change of use, and

(*b*) any fixture for which no warrant is required shall be fitted in accordance with any relevant requirements of these regulations.

SCHEDULE 5 Regulation D9(1)(*b*)

Structural Fire Precautions

The design and construction of suspended ceilings contributing to the fire resistance of separating floors and compartment floors

For the purpose of regulation D9(1) any suspended ceiling accepted as contributing to the fire resistance of a separating floor or compartment floor shall be designed and constructed as follows—

1. The separating or compartment floor and the ceiling thereto throughout their whole extent shall have a fire resistance not less than that required for the floor by regulation D5.

2. Any grid suspension system intended to support a suspended ceiling shall be designed so as to—

(*a*) provide in the event of fire for the linear expansion of the whole panel grid system in any direction so that the integrity of the ceiling is maintained, and shall take account of the degree of expansion in any specimen of the material which has been tested in accordance with British Standard 476: Part 1: 1953, and

(*b*) ensure that all panels are supported on two or more edges.

3. All supporting members, grid suspension systems or other fixings shall be of non-combustible material.

4. All surfaces exposed within the cavity formed by the floor and suspended ceiling, including any insulating material applied thereto, shall be of a grade not lower than Grade B as specified in regulation E15(2) as read with paragraphs (3) and (4) of that regulation.

5. Any cavity formed by a suspended ceiling shall be fire-stopped, and the areas enclosed by such fire-stopping shall extend to not more than 46 square metres:

Provided that nothing in this paragraph shall require the provision of fire-stopping within any such cavity—

(i) if the cavity is not more than 50 millimetres in depth measured from the underside of the floor to the upper surface of the panels forming the ceiling; or

(ii) if all surfaces exposed within the cavity are Grade A as specified in regulation E15(2).

6. The external surface of panels forming a suspended ceiling shall be imperforate throughout.

7. Nothing in the provisions of the last foregoing paragraph shall prevent the forming of openings in the external surface of panels forming a suspended ceiling—

(*a*) extending to more than 65 000 square millimetres in area, for—

(i) ducts used for ventilation, constructed of sheet steel and forming a fire-tight joint at the ceiling level,

(ii) purposes of maintenance of any services within the cavity formed by the suspended ceiling, the integrity of the fire resistance being maintained within the cavity formed by the ceiling, and

(iii) recessed light fittings, the integrity of the fire resistance being maintained within the cavity formed by the ceiling;

(*b*) extending to not more than 65 000 square millimetres in area in every 9 square metres of the ceiling, for pipes, ducts or electrical outlets.

SCHEDULE 6 Regulation D17(6)(*a*)

Structural Fire Precautions

Distance of side of building from boundary calculated by reference to enclosing rectangle of openings

1. For the purposes of regulation D17(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 8:

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 8 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 1·5 metres behind the plane of reference, or

(*b*) if more than 1·5 metres 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 1·5 metres 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 1·5 metres 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 8 in respect of the enclosing rectangle of such opening or openings is less than the distance set forth in—

(i) Part I of Table 9, there may for the purposes of the said paragraph 1 be substituted the distance specified in Table 8 as if the percentage of openings in the enclosing rectangle were reduced by 10;

(ii) Part II of Table 9, there may for the purposes of the said paragraph 1 be substituted the distance specified in Table 8 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 1·5 metres 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 D17(4) whether in a plane of reference, recess or set back;

(*b*) the provisions of regulation D17(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 D2 treated as an opening by reason only of having attached to its external face combustible material of a thickness more than 1 millimetre, 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 7 Regulations L4(2) and L8(4)

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 15, increased by the percentage specified in Table 16, 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) 850 millimetres, 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 12·5 metres containing houses

5. Where a room forms part of a building not exceeding 12·5 metres 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 15, increased by the percentage specified in Table 16, 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 300 millimetres.

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

(*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 12·5 metres containing houses

10. Where the height of a building does not exceed 12·5 metres 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—

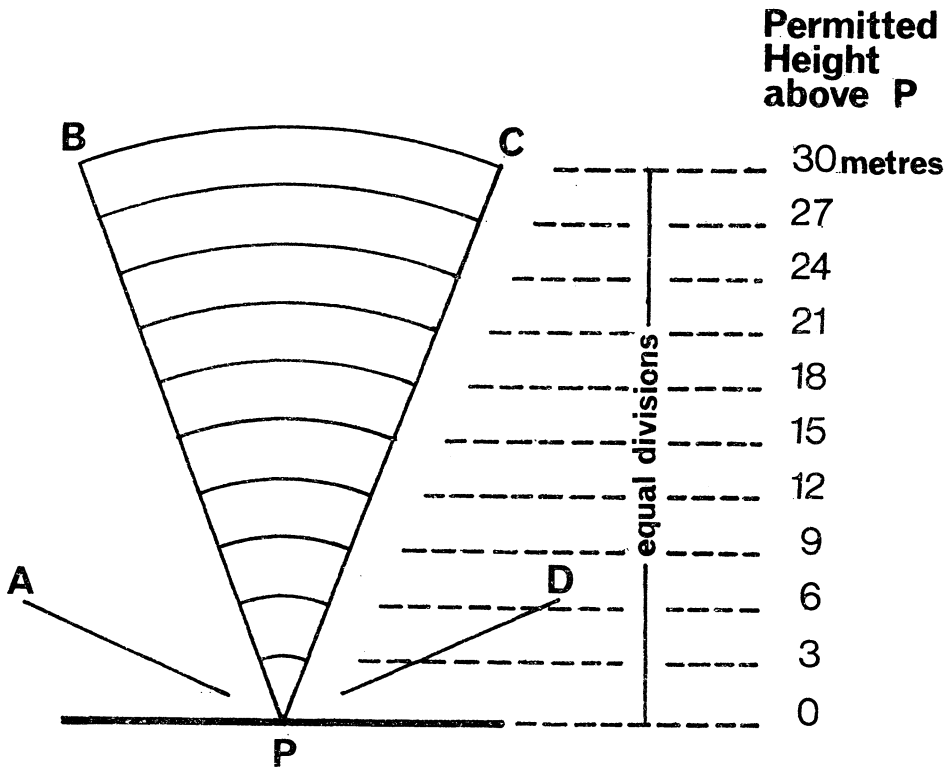

Diagram of a permissible height indicator

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, CPD	45°	45°	45°	45°
Angles: BPC	45°	35°	25°	20°
Distance PB & PC	64 metres	82 metres	112 metres	170 metres

(b)—if testing siting of buildings in relation to boundaries

	Indicator number—			
	1	2	3	4
Angles: APB, CPD	25°	25°	25°	25°
Angles: BPC	65°	45°	30°	20°
Distance PB & PC	32 metres	41 metres	56 metres	86 metres

SCHEDULE 8 Regulations M4(6) and M14(1)

DRAINAGE TESTS

PART I

Tests for drains of an internal diameter of 600 millimetres 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 600 millimetres of water at the highest part of the drain or section under test. The test shall be so arranged that a pressure of 234 millibars (equivalent to a head of 2·4 metres 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 600 millimetres 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 50 millimetres of water.

This test shall be satisfied if the drain for 5 minutes thereafter maintains a pressure equivalent to a head of at least 38 millimetres 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 1·5 metres of water at the highest part of the drain or section under test. The test shall be so arranged that a pressure of 234 millibars (equivalent to a head of 2·4 metres 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 1·5 metres 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 50 millimetres of water.

This test shall be satisfied if the drain for 5 minutes thereafter maintains a pressure equivalent to a head of at least 38 millimetres of water.

PART III

Test 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 50 millimetres of water.

This test shall be satisfied if this pressure remains constant for a period of 5 minutes thereafter.

SCHEDULE 9

TABLES

TABLE 1—OCCUPANT CAPACITY OF FLATS Regulation A7

Size of flat (1)	Number of apartments (other than living room) less than 10 square metres (2)	Occupant capacity (3)
One apartment	—	1
Two apartments	Nil One	2 1
Three apartments	Nil One Two	4 3 2
Four apartments	Nil One Two Three	6 5 4 3
Five apartments	Nil One Two Three Four	8 7 6 5 4
Six or more apartments ...	—	For each apartment (other than the living room)— (i) if less than 10 square metres, one; (ii) if not less than 10 square metres, two.

SCHEDULE 9—*continued*

TABLE 2—OCCUPANT LOAD FACTORS — Regulation A7

Description of room or storey (1)	Occupant load factor‡ (2)
Assembly halls (moveable or no seating)	0·5
Bars (including public and lounge bars)	0·5
Bedrooms (in buildings other than those classified A1 or A2)	4·6
Bowling alleys and billiard rooms	9·3
Canteens	1·1
Clubs	0·5
Common rooms	1·1
Concourses	0·7
Conference rooms and committee rooms	1·1
Crush halls and queuing lobbies	0·7
Dance halls	0·7
Dining rooms	1·1
Dormitories	4·6
Enquiry rooms	3·7
Factory shop floors—workrooms and storage	4·6
Grandstands (without fixed seating)	0·5
Kitchens	9·3
Libraries, museums, art galleries	4·6
Lounges	1·9
Messrooms	1·1
Offices (*a*) for storeys not divided into rooms	5·1
(*b*) for individual rooms	3·7
Reading rooms	1·9
Restaurants, cafes	1·1
Shops trading in the common type of consumer goods (including Standard Industrial Classifications 820/1, 820/2, 821/1, 821/2, 821/3 and 821/5 and including shops trading in chemists' wares, fancy goods, toys, games and sports goods)†	
(*a*) basement storeys	1·4*
(*b*) ground and upper storeys	1·9*
Shops specialising in more expensive or exclusive trades (including Standard Industrial Classification 821/4 and including shops trading in furniture and carpets)†	7·0*
Shops for personal services including hairdressing	1·9
Stadia (without fixed seating)	0·5
Staff rooms	1·1
Studios (radio, film, television, recording)	1·4
Warehouses	27·9
Writing rooms	1·9

*The factors are to be applied to the gross sales floor area.

†These references to numbered heads of classification of industry are references to the heads set forth in the third edition of the Standard Industrial Classification issued by the Central Statistical Office in September 1968.

‡Where any room or storey is used or is likely to be used for a variety of purposes the more or, as the case may be, the most onerous occupant load factor shall be applied.

TABLE 3—NOTIONAL PERIODS OF FIRE RESISTANCE — Regulation D2

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 1 metre 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 $1\frac{1}{2}$ to 2:1 by volume;

(*c*) any reference to sprayed asbestos means sprayed asbestos conforming to BS 3590: 1970;

(*d*) the imposed load is assumed to be shared by both leaves for periods of fire resistance in excess of 2 hours.

Part I: Walls

A. *Masonry construction*

Materials and construction	Minimum thickness in millimetres (excluding plaster) for a period of fire resistance of											
	Loadbearing						Non-loadbearing					
	4 hours	3 hours	2 hours	$1\frac{1}{2}$ hours	1 hour	$\frac{1}{2}$ hour	4 hours	3 hours	2 hours	$1\frac{1}{2}$ hours	1 hour	$\frac{1}{2}$ hour
1. Reinforced concrete, minimum concrete cover to main reinforcement of 25 millimetres—												
(*a*) unplastered	180	150	100	100	75	75						
(*b*) 12·5 millimetres cement-sand plaster	180	150	100	100	75	75						
(*c*) 12·5 millimetres gypsum-sand plaster	180	150	100	100	75	75						
(*d*) 12·5 millimetres vermiculite-gypsum plaster	125	100	75	75	63	63						

2. No-fines concrete of Class 2 aggregate—												
(*a*) 12·5 millimetres concrete-sand plaster ..							150					
(*b*) 12·5 millimetres gypsum-sand plaster.. ..							150					
(*c*) 12·5 millimetres vermiculite-gypsum plaster ..							150					
3. Brickwork of clay, concrete or sand-lime bricks unreinforced—												
(*a*) unplastered	200	200	100	100	100	100	170	170	100	100	75	75
(*b*) 12·5 millimetres cement-sand plaster	200	200	100	100	100	100	170	170	100	100	75	75
(*c*) 12·5 millimetres gypsum-sand plaster.. ..	200	200	100	100	100	100	170	170	100	100	75	75
(*d*) 12·5 millimetres vermiculite-gypsum or perlite-gypsum plaster	100	100	100	100	100	100	100	100	100	100	75	75
4. Blockwork of solid concrete blocks of Class 1 aggregate—												
(*a*) unplastered	150	150	100	100	100	100	150	130	75	75	75	50
(*b*) 12·5 millimetres cement-sand plaster	150	150	100	100	100	100	100	100	75	75	75	50
(*c*) 12·5 millimetres gypsum-sand plaster.. ..	150	150	100	100	100	100	100	100	75	75	75	50
(*d*) 12·5 millimetres vermiculite-gypsum plaster ..	100	100	100	100	100	100	75	75	75	62	50	50
5. Blockwork of solid concrete blocks of Class 2 aggregate—												
(*a*) unplastered			100	100	100	100	150	150	100	100	75	50
(*b*) 12·5 millimetres cement-sand plaster			100	100	100	100	150	100	100	100	75	50
(*c*) 12·5 millimetres gypsum-sand plaster.. ..			100	100	100	100	150	100	100	100	75	50
(*d*) 12·5 millimetres vermiculite-gypsum plaster ..	100	100	100	100	100	100	100	100	75	75	75	50
6. Blockwork of solid autoclaved aerated concrete blocks unplastered, density 475-1200 kilogrammes per cubic metre	180	150	100	100	100	100	100	75	62	62	50	50
7. Blockwork of hollow concrete blocks of Class 1 aggregate—												
(*a*) unplastered			100	100	100	100	150	150	100	100	100	75
(*b*) 12·5 millimetres cement-sand plaster			100	100	100	100	150	150	100	75	75	75
(*c*) 12·5 millimetres gypsum-sand plaster.. ..			100	100	100	100	150	150	100	75	75	75
(*d*) 12·5 millimetres vermiculite-gypsum plaster ..			100	100	100	100	100	100	75	75	62	62

SCHEDULE 9—*continued*

TABLE 3—*continued*

Part I: Walls—continued

Materials and construction	Minimum thickness in millimetres (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
8. Blockwork of hollow concrete blocks of Class 2 aggregate—												
(*a*) unplastered							150	150	150	125	125	125
(*b*) 12·5 millimetres cement-sand plaster							150	150	150	125	125	100
(*c*) 12·5 millimetres gypsum-sand plaster							150	150	150	125	125	100
(*d*) 12·5 millimetres vermiculite-gypsum plaster							125	125	100	100	100	75
9. Blockwork of cellular clay blocks—												
(*a*) one cell not less than 50 per cent solid 12·5 millimetres cement-sand or gypsum-sand plaster											100	75
(*b*) one cell not less than 30 per cent solid 12·5 millimetres cement-sand or gypsum-sand plaster											150	150
(*c*) two cells not less than 70 per cent solid 12·5 millimetres cement-sand or gypsum-sand plaster			100	100	100	100			100	100	100	75
(*d*) two cells not less than 45 per cent solid 12·5 millimetres cement-sand or gypsum-sand plaster									230	230	150	150
(*e*) three cells not less than 70 per cent solid 12·5 millimetres cement-sand or gypsum-sand plaster	150	150	150	150	150	150	150	150	150	150	150	150

10. Cavity wall with outer leaf of brickwork or blockwork of clay, composition, concrete, or sand-lime bricks or blocks minimum 100 millimetres thick and—												
(*a*) inner leaf of solid brickwork or blockwork of clay, composition, concrete or sand-lime bricks or blocks other than those specified below	100	100	100	100	100	100	75	75	75	75	75	75
(*b*) inner leaf of solid concrete blockwork of blocks of Class 1 aggregate	100	100	100	100	100	100	75	75	75	75	75	50
(*c*) inner leaf of hollow concrete blockwork of blocks of Class 1 aggregate	100	100	100	100	100	100	100	75	75	75	75	62
(*d*) inner leaf of solid concrete blockwork of blocks of Class 2 aggregate			100	100	100	100	75	75	75	75	75	50
(*e*) inner leaf of blockwork of aerated concrete blocks, including autoclaved aerated concrete blocks density 475-1200 kilogrammes per cubic metre	150	150	100	100	100	100	75	75	62	62	50	50

B. *Framed and composite construction*

	Materials of construction	*Period of fire resistance in hours*
1.	Steel frame with external cladding of 16 millimetres rendering on metal lathing and internal lining of autoclaved aerated concrete blocks, density 480–1120 kilogrammes per cubic metre of thickness of—	
	50 millimetres	2
	62 millimetres	3
	75 millimetres	4
2.	Steel frame with external cladding of 100 millimetres concrete blocks and internal lining of 16 millimetres gypsum plaster on metal lathing	4
3.	Steel frame with external cladding of bricks of clay, concrete or sand-lime 100 millimetres thick and internal lining of asbestos insulation board of thickness of—	
	9 millimetres	3
4.	Steel frame with external cladding of 16 millimetres rendering on metal lathing and internal lining of—	
	9 millimetres asbestos insulation board	½
	16 millimetres 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:	
	19 millimetres	1
	12·5 millimetres	½
	(*b*) metal lathing with vermiculite-gypsum or perlite-gypsum plaster of thickness of:	
	25 millimetres	2
	19 millimetres	1½
	12·5 millimetres	1
	(*c*) 9·5 millimetres plasterboard with gypsum plaster of thickness of:	
	5 millimetres	½
	(*d*) 9·5 millimetres plasterboard with vermiculite-gypsum plaster of thickness of:	
	25 millimetres	2
	16 millimetres	1½
	10 millimetres	1
	5 millimetres	½
	(*e*) 12·5 millimetres plasterboard with gypsum plaster of thickness of:	
	12·5 millimetres	1
	nil	½
	(*f*) 12·5 millimetres plasterboard with vermiculite-gypsum plaster of thickness of:	
	25 millimetres	2
	16 millimetres	1½
	10 millimetres	1
	(*g*) 19 millimetres plasterboard (or two layers of 9·5 millimetres) fixed to break joint without finish	1

SCHEDULE 9—*continued*

TABLE 3—*continued*

Part I: Walls—continued

	Materials of construction	*Period of fire resistance in hours*
	(*h*) 19 millimetres plasterboard (or two layers of 9·5 millimetres) with vermiculite-gypsum plaster of thickness of:	
	16 millimetres	2
	10 millimetres	1½
	(*i*) 12·5 millimetres fibre insulation board with gypsum plaster of thickness of:	
	12·5 millimetres	½
	(*j*) (i) 9 millimetres asbestos insulation board fixed to 9 millimetres asbestos insulation board fillets planted on face of studs ...	½
	(ii) 12 millimetres asbestos insulation board...	½
	(*k*) 25 millimetres wood wool slabs with gypsum plaster of thickness of: 12·5 millimetres	1
6.	Compressed straw slabs in timber frames finished on both faces with gypsum plaster of thickness of—	
	5 millimetres	1
7.	Plasterboard 9·5 millimetres thick on each side of cellular core—	
	(*a*) unplastered	½
	(*b*) 12·5 millimetres gypsum plaster	½
	(*c*) 22 millimetres vermiculite-gypsum plaster	2
8.	Plasterboard 12·5 millimetres thick on each side of cellular core—	
	(*a*) unplastered	½
	(*b*) 12·5 millimetres gypsum plaster	1
	(*c*) 16 millimetres vermiculite-gypsum plaster	2
9.	Plasterboard 19 millimetres finished on both faces with 16 millimetres gypsum plaster...	1
10.	Plasterboard 12·5 millimetres bonded with neat gypsum plaster to each side of 19 millimetres plasterboard	1½
11.	Three layers of 19 millimetres plasterboard bonded with gypsum plaster	2
12.	Wood wool slab with 12·5 millimetres render or plaster of thickness of—	
	75 millimetres	2
	50 millimetres	1
13.	Compressed straw slabs with 75 millimetres by 12·5 millimetres wood cover strips to joints, of thickness of—	
	50 millimetres	½
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 9 millimetres	4
	(*b*) metal lathing with cement-sand or gypsum plaster of thickness of 12·5 millimetres	4
	(*c*) sprayed asbestos of thickness of 12·5 millimetres	4
	(*d*) two layers of 9·5 millimetres plasterboard	½
	(*e*) 9·5 millimetres plasterboard finished with gypsum plaster of thickness of 12·5 millimetres	½

SCHEDULE 9—*continued*

TABLE 3—*continued*

Part I: Walls—continued

	Materials of construction	*Period of fire resistance in hours*
	(*f*) 12·5 millimetres plasterboard finished with 5 millimetres gypsum plaster	½
	(*g*) 50 millimetres compressed straw slabs	½
	(*h*) 50 millimetres compressed straw slabs finished with 5 millimetres gypsum plaster	1
†2.	Timber frame with external cladding of 10 millimetres cement-sand or cement-lime rendering and internal cladding of—	
	(*a*) 9 millimetres asbestos insulation board	1
	(*b*) 16 millimetres gypsum plaster on metal lathing	1
	(*c*) 9·5 millimetres plasterboard finished with 12·5 millimetres gypsum plaster	1
	(*d*) 12·5 millimetres plasterboard finished with 5 millimetres gypsum plaster	1
	(*e*) 50 millimetres compressed straw slabs	1
	(*f*) aerated concrete blocks:	
	50 millimetres	3
	62 millimetres	4
	75 millimetres	4
	100 millimetres	4
3.	Timber frame with external cladding of 100 millimetres clay, concrete or sand-lime bricks or blocks, finished internally with—	
	(*a*) asbestos insulation board	4
	(*b*) 16 millimetres gypsum plaster on metal lathing	4
†4.	Timber frame with external cladding of weather boarding or 9·5 millimetres exterior grade plywood and internal lining of—	
	(*a*) 9 millimetres asbestos insulation board	½
	(*b*) 16 millimetres gypsum plaster on metal lathing	½
	(*c*) 9·5 millimetres plasterboard finished with 12·5 millimetres gypsum plaster	½
	(*d*) 12·5 millimetres plasterboard finished with 5 millimetres gypsum plaster	½
	(*e*) 50 millimetres compressed straw slabs	½
	(*f*) 75 millimetres wood wool slabs faced each side with asbestos cement	2
	(*g*) aerated concrete blocks:	
	50 millimetres	3
	62 millimetres	4
	75 millimetres	4
	100 millimetres	4

†The presence of a combustible vapour barrier within the thickness of these constructions will not affect these periods of fire resistance.

SCHEDULE 9—*continued*

TABLE 3—*continued*

Part II: Reinforced concrete columns

Construction and materials	Minimum dimension§ of concrete column without finish (in millimetres) for a fire resistance in accordance with Table 5 for a period of—					
	4 hours	3 hours	2 hours	1½ hours	1 hour	½ hour
1.—(*a*) without plaster	450	400	300	250	200	150
(*b*) finished with 12·5 millimetres encasement of vermiculite-gypsum plaster	275	225	200	150	120	120
(*c*) with 12·5 millimetres cement-sand or gypsum-sand plaster on mesh reinforcement fixed round column	300	275	225	150	150	150
(*d*) with hard drawn steel wire fabric 2·5 millimetres of maximum 150 millimetres pitch in each direction placed in concrete cover to main reinforcement	300	275	225	200	150	150
(*e*) with limestone or lightweight aggregate as coarse aggregate	300	275	225	200	200	150
2. Built into† a separating wall, fire division wall, external wall on the boundary or other external walls‡—						
(*a*) without plaster	180	150	100	100	75	75
(*b*) finished with 12·5 millimetres vermiculite-gypsum plaster	125	100	75	75	63	63

†No part of column projecting beyond either face of wall.
‡Extending to its full height and not less than 600 millimetres on each side of column.
§The minimum dimension of a circular column is the diameter.

Part III: Reinforced concrete beams

Construction and materials	Minimum concrete cover (in millimetres) (without finish) to main reinforcement for a fire resistance in accordance with Table 5 for a period of—					
	4 hours	3 hours	2 hours	1½ hours	1 hour	½ hour
(*a*) without plaster	63	55	45	35	25	12·5
(*b*) finished with 12·5 millimetres vermiculite-gypsum plaster	25	12·5	12·5	12·5	12·5	12·5
(*c*) with 12·5 millimetres cement-sand or gypsum-sand plaster, on mesh reinforcement fixed round beam	50	40	30	20	12·5	12·5

SCHEDULE 9—*continued*

TABLE 3—*continued*

Part IV: Prestressed concrete beams

Additional protection	Minimum average thickness† of concrete cover (in millimetres) for a fire resistance in accordance with Table 5 for a period of —					
	4 hours	3 hours	2 hours	1½ hours	1 hour	½ hour
1. No additional protection	100‡	83‡	63‡	50‡	38	25
2. Vermiculite concrete slabs, as permanent shuttering, 12·5 millimetres thick	75‡	63	45	32	25	12·5
3. Vermiculite concrete slabs, as permanent shuttering, 25 millimetres thick	63	50	38	25	12·5	12·5
4. Gypsum plaster on mesh reinforcement fixed around beams, 12·5 millimetres thick ...	90‡	70	50	38	25	12·5
5. Vermiculite-gypsum plaster 12·5 millimetres thick or sprayed asbestos 12·5 millimetres thick	75‡	63	45	32	25	12·5
6. Vermiculite-gypsum plaster 25 millimetres thick or sprayed asbestos 25 millimetres thick ...	50	45	32	20	12·5	12·5

†This part of the Table gives minimum average thicknesses which shall be assessed as the arithmetic mean distance of each element of prestressing steel in the member from the nearest outside concrete face which may be exposed to fire.

‡Mesh reinforcement or continuous arrangement of stirrups must be incorporated in the beams to retain the concrete in position around the prestressing steel. This reinforcement should have a concrete cover of minimum average thickness of 25 millimetres.

Part V: Prestressed concrete slabs

Additional protection	Minimum average thickness† of concrete cover (in millimetres) for a fire resistance in accordance with Table 5 for a period of—					
	4 hours	3 hours	2 hours	1½ hours	1 hour	½ hour
1. No additional protection	63‡	50‡	38	32	25	12·5
2. Gypsum plaster on metal lath as a jointless suspended ceiling with non-combustible fixing, 12·5 millimetres thick	38	25	12·5	12·5	12·5	12·5
3. Vermiculite-gypsum plaster or sprayed asbestos applied direct to soffit, 12·5 millimetres thick...	38	25	12·5	12·5	12·5	12·5

†This part of the Table gives minimum average thicknesses which shall be assessed as the arithmetic mean distance of each element of prestressing steel in the member from the nearest outside concrete face which may be exposed to fire.

‡Mesh reinforcement must be incorporated in the slab in the soffit to retain the concrete in position around the prestressing steel. This reinforcement should have a concrete cover of minimum average thickness of 25 millimetres.

SCHEDULE 9—*continued*

TABLE 3—*continued*

Part VI: Structural steel

(1) *Encased steel stanchions (Weight of steel not less than 45 kilogrammes per metre)*

Construction and materials	Minimum thickness (in millimetres) of protection for a fire resistance in accordance with Table 5 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...	50	38	25	25	25	25
(*b*) concrete assumed to be loadbearing in accordance with BS 449: Part 2: 1969 as read with Amendments AMD 416, January 1970, AMD 523, May 1970 and AMD 661, December 1970	75	50	50	50	50	50
2. Solid bricks of clay composition or sand-lime	75	50	50	50	50	50
3. Solid blocks of foamed slag or pumice concrete reinforced‡ in every horizontal joint... ...	62	62	50	50	50	50
4. Sprayed asbestos—140 to 240 kilogrammes per cubic metre	44	32	19	15	10	10
5. Sprayed vermiculite-cement			38	32	19	12·5
B. *Hollow protection*§						
1. Solid bricks of clay composition or sand-lime reinforced in every horizontal joint, unplastered	100	75	50	50	50	50
2. Solid blocks of foamed slag or pumice concrete reinforced‡ in every horizontal joint, unplastered	75	62	50	50	50	50
3. Metal lath with gypsum or cement-lime plaster of thickness of			38‖	25	19	12·5
4. (*a*) Metal lath with vermiculite-gypsum or perlite-gypsum plaster of thickness of ...	50‖	35‖	19	16	12·5	12·5
(*b*) metal lath spaced 25 millimetres from flanges with vermiculite-gypsum or perlite-gypsum plaster of thickness of	44	32	19	12·5	12·5	12·5
5. Gypsum plasterboard with 1·6 millimetres wire binding at 100 millimetres pitch—						
(*a*) 9·5 millimetres plasterboard with gypsum plaster of thickness of					12·5	12·5
(*b*) 19 millimetres plasterboard with gypsum plaster of thickness of			12·5	10	7	7
6. Gypsum plasterboard with 1·6 millimetres wire binding at 100 millimetres pitch—						
(*a*) 9·5 millimetres plasterboard with vermiculite-gypsum plaster of thickness of ...			16	12·5	10	7
(*b*) 19 millimetres plasterboard with vermiculite-gypsum plaster of thickness of ...	32‖	19	10	10	7	7
7. Metal lath with sprayed asbestos of thickness of...	44	32	19	15	10	10
8. Vermiculite-cement slabs of 4:1 mix reinforced with wire mesh and finished with plaster skim. Slabs of thickness of	63	44	25	25	25	25
9. Asbestos insulation boards of density 510 to 880 kilogrammes per cubic metre (screwed to 25 millimetres thick asbestos battens for ½-hour and 1 hour periods)			25	19	12	9

†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 2·3 millimetres in thickness, or a steel mesh weighing not less than 0·48 kilogrammes per square metre. In concrete protection the spacing of that reinforcement shall not exceed 150 millimetres 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 12·5 to 19 millimetres below surface unless special corner beads are used.

SCHEDULE 9—*continued*
TABLE 3—*continued*
Part VI: Structural steel—continued

(2) *Encased steel beams* (*Weight of steel not less than 30 kilogrammes per metre*)

Construction and materials	Minimum thickness (in millimetres) of protection for a fire resistance in accordance with Table 5 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...	63	50	25	25	25	25
(*b*) concrete assumed to be loadbearing in accordance with BS 449: Part 2: 1969 as read with Amendments AMD 416, January 1970, AMD 523, May 1970 and AMD 661, December 1970	75	50	50	50	50	50
2. Sprayed asbestos—140 to 240 kilogrammes per cubic metre	44	32	19	15	10	10
3. Sprayed vermiculite-cement			38	32	19	12·5
B. *Hollow protection*‡						
1. Metal lathing—						
(*a*) with cement-lime plaster of thickness of...			38	25	19	12·5
(*b*) with gypsum plaster of thickness of ...			22	19	16	12·5
(*c*) with vermiculite-gypsum or perlite-gypsum plaster of thickness of	32	19	12·5	12·5	12·5	12·5
2. Gypsum plasterboard with 1·6 millimetres wire binding at 100 millimetres pitch—						
(*a*) 9·5 millimetres plasterboard with gypsum plaster of thickness of					12·5	12·5
(*b*) 19 millimetres plasterboard with gypsum plaster of thickness of			12·5	10	7	7
3. Plasterboard with 1·6 millimetres wire binding at 100 millimetres pitch—						
(*a*) 9·5 millimetres plasterboard nailed to wooden brackets finished with gypsum plaster of thickness of						12·5
(*b*) 9·5 millimetres plasterboard with vermiculite-gypsum plaster of thickness of ...			16	12·5	10	7
(*c*) 19 millimetres plasterboard with vermiculite-gypsum plaster of thickness of ...	32§	19	10	10	7	7
(*d*) 19 millimetres plasterboard with gypsum plaster of thickness of			12·5			
4. Metal lathing with sprayed asbestos—140 to 240 kilogrammes per cubic metre of thickness of...	44	32	19	15	10	10
5. Asbestos insulation boards of density 510 to 880 kilogrammes per cubic metre (screwed to 25 millimetres thick asbestos battens for ½-hour and 1 hour periods)			25	19	12	9
6. Vermiculite-cement slabs of 4:1 mix reinforced with wire mesh and finished with plaster skim. Slabs of thickness of	63	44	25	25	25	25
7. Gypsum-sand plaster 12·5 millimetres thick applied to heavy duty (Type B as designated in BS 1105: 1963) wood wool slabs of thickness of			50	38	38	38

†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 12·5 to 19 millimetres below surface unless special corner beads are used.

SCHEDULE 9—*continued*

TABLE 3—*continued*

Part VII: Structural aluminium

Encased aluminium alloy stanchions and beams

Construction and materials	Minimum thickness (in millimetres) of protection for a fire resistance in accordance with Table 5 for a period of—					
	4 hours	3 hours	2 hours	1½ hours	1 hour	½ hour
A. *Solid protection*†						
1. Sprayed asbestos—140 to 240 kilogrammes per cubic metre			48	32	19	10
2. Sprayed vermiculite-cement					44	19
B. *Hollow protection*‡						
1. Metal lath with vermiculite-gypsum or perlite-gypsum plaster of thickness of		50	32	22	16	12·5
2. Metal lath finished with neat gypsum plaster of thickness of					19	12·5
3. Gypsum plasterboard 19 millimetres thick with 1·6 millimetres wire binding at 100 millimetres pitch finished with gypsum-vermiculite plaster of thickness of		38	22	16	10	10
4. Asbestos insulation board of density 510 to 880 kilogrammes per cubic metre (screwed to 25 millimetres thick asbestos battens for the ½-hour period)				34	21	9

†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 9—*continued*

TABLE 3—*continued*

Part VIII: Timber floors

A. *All floors other than compartment and separating floors except floors in flats up to four storeys* (*Sub-group A2*)

Minimum width of joist (millimetres) (1)	Minimum thickness of tongued and grooved boarding (millimetres)† (2)	Ceiling base (3)	Ceiling finish for a fire resistance in accordance with the requirements set out in Table 5 for a period of— (4)			
			2 hours	1½ hours	1 hour	½ hour
37‡	16	two layers plasterboard of total thickness of 19 millimetres				nil
		9 millimetres asbestos insulation board				nil
		12 millimetres asbestos insulation board			25 millimetres glass fibre or mineral wool on top	nil
		9·5 millimetres plasterboard			12·5 millimetres vermiculite-gypsum plaster	12·5 millimetres gypsum plaster
		12·5 millimetres plasterboard				5 millimetres gypsum plaster
		19 millimetres plasterboard				nil
		metal lathing fixed direct to joists			22 millimetres gypsum plaster or 12·5 millimetres vermiculite-gypsum plaster	15 millimetres gypsum plaster or 12·5 millimetres vermiculite-gypsum plaster
		25 millimetres wood wool slabs			10 millimetres vermiculite-gypsum plaster	5 millimetres gypsum plaster
	16 as floating floor on 25 millimetres glass fibre or mineral wool quilt	12·5 millimetres plasterboard with metal lath or brandering			19 millimetres gypsum plaster	12·5 millimetres gypsum plaster

49‡	21	6 millimetres asbestos insulation board				nil
		12·5 millimetres fibre insulation board†				5 millimetres gypsum plaster
		metal lathing fixed direct to joists	38 millimetres sprayed asbestos§	30 millimetres sprayed asbestos§	19 millimetres sprayed asbestos§	12·5 millimetres sprayed asbestos§
		metal lath			19 millimetres sprayed asbestos§	15 millimetres gypsum plaster or 12·5 millimetres sprayed asbestos§
49	21	19 millimetres plasterboard			12·5 millimetres vermiculite-gypsum plaster	12·5 millimetres gypsum plaster
		12·5 millimetres plasterboard				5 millimetres gypsum plaster
		19 millimetres plasterboard in two layers laid to break bond				nil
		12·5 millimetres fibre insulation board				12·5 millimetres gypsum plaster
		6 millimetres asbestos insulation board				nil
		25 millimetres wood wool slabs			10 millimetres vermiculite-gypsum plaster	5 millimetres gypsum plaster

B. *For a floor above the lowest in a small house (Sub-group A1)*

Minimum width of joist (millimetres) (1)	Minimum thickness of tongued and grooved boarding (millimetres)† (2)	Ceiling base (3)	Ceiling finish for a fire resistance in accordance with the requirements set out in Table 5 (4)
37‡	16	9·5 millimetres plasterboard	nil
		12·5 millimetres plasterboard	nil
		12·5 millimetres fibre insulation board†	12·5 millimetres gypsum plaster
49	21	12·5 millimetres fibre insulation board†	nil

†Or an equal thickness of wood chipboard.

‡All forms of ceiling protection for 38 millimetres joists are suitable for 50 millimetres joists.

§Sprayed asbestos in accordance with BS 3590: 1970.

SCHEDULE 9—*continued*

TABLE 3—*continued*

Part IX: Concrete floors

Construction (1)	Minimum thickness of solid substance including screed (millimetres) (2)	Ceiling finish (in millimetres) for a fire resistance in accordance with the requirements set out in Table 5 for a period of— (3)					
		4 hours	3 hours	2 hours	1½ hours	1 hour	½ hour
Solid flat slab or filler joist floor.	90	25V or 25A	19V or 19A	10V or 12·5A	10V or 12·5A	7V or 10A	nil
Units of channel or T section	100	19V or 19A	12·5V	7V	7V	nil	nil
	125	10V or 12·5A	7V	nil	nil	nil	nil
	150	nil	nil	nil	nil	nil	nil
Solid flat slab or filler joist floor with 25 millimetres wood wool slab ceiling base	90				12·5G	nil	nil
	100		12·5G	nil	nil	nil	nil
	125	12·5G	nil	nil	nil	nil	nil
	150	nil	nil	nil	nil	nil	nil
Units of inverted U section with minimum thickness at crown	63						nil
	75					nil	nil
	100			nil	nil	nil	nil
	150	nil	nil	nil	nil	nil	nil
Hollow block construction or units of box or I section	63						nil
	75					nil	nil
	90			nil	nil	nil	nil
	125	nil					
Cellular steel with concrete topping	63	12·5V suspended on metal lathing or 12·5A (direct)	12·5V suspended on metal lathing or 12·5A	12·5G suspended on metal lathing	12·5G suspended on metal lathing	12·5G suspended on metal lathing	nil

"V"—vermiculite-gypsum plaster "A"—sprayed asbestos in accordance with BS 3590: 1970 "G"—gypsum plaster

SCHEDULE 9—*continued*

TABLE 4—LIMITS OF CUBIC CAPACITY OF BUILDING AND AREA OF STOREY IN RELATION TO STRUCTURAL FIRE PRECAUTIONS — Regulation D3

Occupancy		Number of storeys	Maximum cubic capacity of building, division or compartment (cubic metres)	Maximum area of storey in the building or within division (square metres)
Group	Sub-group			
(1)	(2)	(3)	(4)	(5)
A (Residential)	1	Not more than two storeys ...	N.L.	230
	2	One or more storeys	N.L.	460
	3	One or more storeys	14 000	1 900
	4	One or more storeys	8 500	1 400
B (Commercial)	1	One or more storeys	28 000	4 600
	2	One or more storeys	7 100†	2 800†
C (Assembly)	1	One or more storeys	N.L.	N.L.
	2	One or more storeys	21 000	1 900
	3	One or more storeys	N.L.	1 900
D (Industrial)	1	One storey	N.L.	93 000
		More than one storey	84 000	7 400
	2	One storey	N.L.	33 000
		More than one storey	28 000	2 800
	3	One storey	N.L.	9 000
		More than one storey	8 500	900
E (Storage)	1	One storey	N.L.	14 000
		More than one storey	21 000	2 800
	2	One storey	N.L.	900
		More than one storey	4 200	460

N.L. No upper limit is imposed.

†In the case of a shop in occupancy sub-group B2 the maximum cubic capacity stated in column (4) shall be doubled, and the maximum area stated in column (5) shall be increased to 3700 square metres if the building, division or compartment, or storey in the building or within the division, as the case may be, is fitted throughout, save in protected zones as defined in regulation E2, with an automatic sprinkler system complying with the recommendations of CP 402.201: 1952 as read with Amendments PD 2998, March 1958, PD 4054, January 1961 and PD 5724, January 1966.

SCHEDULE 9—*continued*

TABLE 5—FIRE RESISTANCE REQUIREMENTS — Regulations D2(2) and D5(2)

Element of structure		Period of fire resistance, conditions of test and requirements of British Standard 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 6 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 D21(2)(*f*) 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 D21(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)

SCHEDULE 9—*continued*

TABLE 5—*continued*

Element of structure		Period of fire resistance, conditions of test and requirements of British Standard 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 6 which specifies basic period of fire resistance
(1)	(2)	(3)	(4)
Walls—*cont.*	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 1 metre 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 D7(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 D7(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.

‡Taken together with any suspended ceiling which is of jointless construction with no openings therein or which is designed and constructed in accordance with the provisions of Schedule 5.

SCHEDULE 9—*continued*

TABLE 6—PERIODS OF FIRE RESISTANCE Regulation D5

Part 1: 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 (metres)	Capacity of undivided building or of division or of compartment (cubic metres)	hours	hours
(1)	(2)	(3)	(4)	(5)	(6)
A (Residential)	1	Not more than two storeys	N.L.	½	1
	2	15	N.L.	½	1
		24	N.L.	1	1
		N.L.	N.L.	1½	1½
	3	9	4 200	½	1
		24	8 500	1	1
		N.L.	14 000	1½	1½
	4	9	2 800	½	1
		24	5 700	1	1
		N.L.	8 500	1½	1½
B (Commercial)	1	6	1 130	Nil‡	1
		12	4 200	½	1
		24	14 000	1	1
		N.L.	28 000	1½	1½
	2	6	708	½	1
		12	2 120	1	1½
		24	4 200	2	2
		N.L.	7 100	3	3
C (Assembly)	1	N.L.	N.L.	½	½
	2	7·5	4 200	Nil‡	1
		18	8 500	½	1
		30	14 000	1	1
		N.L.	21 000	1½	1½
	3	6	566	Nil‡	1
		12	2 800	½	1
		24	14 000	1	1
		N.L.	N.L.	2	2

†If more than one period specified for any element, higher or highest to apply (see regulation D5(3)).

‡A minimum of ½-hour for external walls (see Table 5).

N.L. No upper limit is imposed.

SCHEDULE 9—*continued*

TABLE 6—*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 metres)	hours	hours
(1)	(2)	(3)	(5)	(6)
D (Industrial)	1	9 000	½	½
		93 000	1	1
	2	1 400	½	1
		7 000	1	1
		33 000	1½	1½
	3	460	½	1
		900	1	1½
		2 300	1½	1½
		9 000	2	2
E (Storage)	1	900	½	1
		2 300	1	1
		14 000	2	2
	2	90	½	1½
		190	1	1½
		280	1½	2
		460	3	3
		900	4	4

†If more than one period specified for any element, higher or highest to apply (see regulation D5(3)).

SCHEDULE 9—*continued*

TABLE 6—*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 (metres)	Capacity of undivided building or of division or of compartment (cubic metres)	hours	hours
(1)	(2)	(3)	(4)	(5)	(6)
D (Industrial)	1	9	8 500	Nil‡	½
		15	28 000	½	½
		N.L.	84 000	1	1
	2	9	1 700	Nil‡	1
		12	4 200	½	1
		15	8 500	1	1
		24	17 000	1½	1½
		N.L.	28 000	2	2
	3	9	708	½	1
		12	1 410	1	1½
		15	2 800	1½	1½
		24	4 200	2	2
		N.L.	8 500	3	3
E (Storage)	1	9	850	Nil‡	1
		12	1 410	½	1
		15	2 800	1	1
		24	8 500	2	2
		N.L.	21 000	3	3
	2	9	425	½	1½
		12	850	1	1½
		15	1 410	1½	2
		24	2 120	3	3
		N.L.	4 200	4	4

†If more than one period specified for any element, higher or highest to apply (see regulation D5(3)).

‡A minimum of ½-hour for external walls (see Table 5).

N.L. No upper limit is imposed.

SCHEDULE 9—*continued*

TABLE 7—NOTIONAL DESIGNATIONS OF ROOF COVERINGS

Regulation D18

Part I: Pitched roofs covered with slates or tiles

Covering material (1)	Supporting structure (2)	Designation (3)
1. Natural slates 2. Asbestos-cement slates 3. Clay tiles 4. Concrete tiles	1. Timber rafters with or without underfelt, sarking, boarding, wood wool slabs, compressed straw slabs, plywood, wood or flax chipboard, or fibre insulating board	AA
5. Bitumen felt strip slates (asbestos or fibre based)	2. Timber rafters and boarding, plywood, wood wool slabs, compressed straw slabs, wood or flax chipboard, or fibre insulating board	CC
6. Bitumen felt strip slates Type 2E, with underlayer of bitumen felt Type 2B or 2C	3. Timber rafters and boarding, plywood, wood wool slabs, compressed straw slabs, wood or flax chipboard, or fibre insulating board	BB

Note: Any reference in this Part of the Table to bitumen felt strip slates or to underfelt is a reference to materials of this description complying with BS 747: Part 2: 1970.

SCHEDULE 9—*continued*

TABLE 7—*continued*

Part II: Pitched roofs covered with preformed self-supporting sheets

Details of covering		Supporting structure (3)	Designation (4)
Material (1)	Construction (2)		
Corrugated sheets of— (i) galvanised steel; (ii) aluminium; (iii) composite steel and asbestos; (iv) asbestos-cement; or (v) PVC coated metal	1. Single-skin without underlay or with underlay of— (i) asbestos insulating board; (ii) plasterboard; (iii) fibre insulating board; (iv) compressed straw slab; or (v) wood wool slab	Structure of timber, steel or concrete	AA
	2. Double-skin without interlayer or with interlayer of— (i) resin-bonded glass fibre; (ii) bitumen-bonded glass fibre; (iii) mineral wool slab or blanket; (iv) polystyrene; or (v) polyurethane	Structure of timber, steel or concrete	AA

Part III: Pitched or flat roofs covered with fully supported material

Covering material (1)	Supporting structure (2)	Designation (3)
1. Aluminium sheet 2. Copper sheet 3. Zinc sheet 4. Lead sheet 5. Mastic asphalt 6. Vitreous enamelled steel sheet	1. Timber joists and— (i) tongued and grooved boarding; or (ii) plain edged boarding	AA*
	2. Steel or timber joists with deck of— (i) wood wool slab; (ii) compressed straw slab; (iii) wood or flax chipboard; (iv) fibre insulating board; or (v) 9·5 millimetres plywood	AA
	3. Concrete or clay pot slab (cast in situ or precast); or non-combustible deck of steel, aluminium or asbestos-cement (with or without insulation)	AA

**Note:* Lead sheet supported by timber joists and plain edged boarding shall be deemed to be of designation BA.

SCHEDULE 9—*continued*

TABLE 7—*continued*

Part IV: A. Flat roofs covered with bitumen felt

Any bitumen felt roofing specification applied to the roof deck materials prescribed in the Table in Part IV B and having a surface finish of (*a*) bitumen bedded stone chippings covering the whole surface to a depth of not less than 12·5 millimetres, (*b*) bitumen bedded tiles of a non-combustible material, (*c*) sand and cement screed or (*d*) macadam, shall be deemed to be of designation AA.

Part IV: B. Pitched roofs covered with bitumen felt

DETAILS OF FELT			COMBUSTIBLE DECK			NON-COMBUSTIBLE DECK		
Number of layers	Type of upper layer	Type of underlayer or layers	Deck of any of the following (having minimum thickness stated)– plywood (6 millimetres); wood or flax chipboard (12·5 millimetres); T&G boarding (16 millimetres finished); or PE boarding (19 millimetres finished)	Deck of compressed straw slab	Deck of screeded wood wool slab	Asbestos-cement or steel single-skin or cavity deck (without overlay or with overlay of fibre insulating board)	Aluminium single-skin or cavity deck (without overlay or with overlay of fibre insulating board)	Concrete or clay pot slab (cast in situ or precast)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
1. Two or three layers built-up in accordance with CP 144: Part 3: 1970	1. Type 1E	Type 1B, C or D (Minimum weight 13 kg/10m²)	CC	AC	AC	AC	AC	AB
	2. Type 2E	Type 1B, C or D (Minimum weight 13 kg/10m²)	BB	AB	AB	AB	AB	AB
	3. Type 2E	Type 2B or C	AB	AB	AB	AB	AB	AB
	4. Type 3E	Type 3B or G	BC	AC	AB	AB	AB	AB
2. Single layer	Type 1E		CC	AC	AC	AC	AC	AC

Note: Any reference to bitumen felt of a specified type is a reference to bitumen felt as so designated in BS 747: Part 2: 1970.

Regulation D17 and Schedule 6

TABLE 8—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, C3, D2 or D3 or occupancy group E

Height (in metres) of enclosing rectangle not exceeding	Width (in metres) of enclosing rectangle not exceeding	Percentage of openings not exceeding—								
		20	30	40	50	60	70	80	90	100
		Distance (in metres) from boundary								
3	3	1·1	1·5	1·8	2·0	2·3	2·5	2·7	2·9	3·0
3	6	1·5	2·0	2·4	2·8	3·2	3·4	3·7	4·0	4·2
3	9	1·7	2·3	2·8	3·3	3·8	4·1	4·5	4·8	5·0
3	12	1·8	2·5	3·1	3·7	4·2	4·7	5·0	5·4	5·6
3	15	1·8	2·6	3·3	3·9	4·5	5·0	5·4	5·9	6·2
3	18	1·8	2·7	3·5	4·2	4·8	5·2	5·8	6·3	6·7
3	21	1·8	2·8	3·6	4·3	5·0	5·5	6·0	6·6	7·1
3	24	1·8	2·8	3·7	4·5	5·1	5·7	6·2	6·9	7·4
3	27	1·8	2·9	3·8	4·6	5·3	5·9	6·5	7·1	7·7
3	30	1·8	2·9	3·8	4·7	5·4	6·0	6·7	7·4	7·9
3	40	1·8	2·9	3·9	4·8	5·7	6·4	7·2	7·8	8·6
3	50	1·8	2·9	3·9	4·9	5·8	6·7	7·5	8·2	9·0
3	60	1·8	2·9	3·9	5·0	5·9	6·8	7·7	8·5	9·3
3	80	1·8	2·9	3·9	5·0	6·0	7·0	7·9	8·9	9·7
3	100	1·8	2·9	3·9	5·0	6·0	7·0	7·9	9·0	10·0
3	N.L.	1·8	2·9	3·9	5·0	6·0	7·0	7·9	9·0	10·0
6	3	1·5	2·0	2·4	2·8	3·2	3·4	3·7	4·0	4·2
6	6	2·2	2·9	3·5	4·0	4·5	4·9	5·3	5·7	6·0
6	9	2·6	3·5	4·3	4·9	5·5	6·0	6·5	6·9	7·2
6	12	3·0	4·0	4·8	5·5	6·3	6·8	7·4	7·9	8·3
6	15	3·2	4·3	5·3	6·2	7·0	7·5	8·2	8·8	9·1
6	18	3·3	4·5	5·7	6·6	7·5	8·2	8·9	9·5	10·0
6	21	3·4	4·8	6·0	7·0	8·0	8·8	9·5	10·2	10·6
6	24	3·5	5·0	6·2	7·2	8·4	9·3	10·0	10·7	11·2
6	27	3·5	5·1	6·4	7·6	8·7	9·7	10·4	11·2	11·8
6	30	3·6	5·2	6·7	7·8	9·0	10·0	11·0	11·8	12·5
6	40	3·6	5·5	7·1	8·5	10·0	11·0	12·0	13·0	14·0
6	50	3·7	5·7	7·4	9·0	10·5	11·5	12·8	14·0	15·0
6	60	3·7	5·7	7·5	9·3	11·0	12·0	13·5	15·0	16·0
6	80	3·7	5·9	7·7	9·7	11·3	13·0	14·3	15·8	17·3
6	100	3·7	5·9	7·8	10·0	11·8	13·3	15·0	16·5	18·0
6	120	3·7	5·9	7·8	10·0	11·8	13·8	15·3	17·0	18·8
6	140	3·7	5·9	7·8	10·0	12·0	14·0	16·0	18·0	19·0
6	160	3·7	5·9	7·8	10·0	12·0	14·0	16·0	18·0	20·0
6	N.L.	3·7	5·9	7·8	10·0	12·0	14·0	16·0	18·0	20·0

N.L. No upper limit is imposed.

SCHEDULE 9—*continued*

TABLE 8—*continued*

Part I—continued

Height (in metres) of enclosing rectangle not exceeding	Width (in metres) of enclosing rectangle not exceeding	Percentage of openings not exceeding—								
		20	30	40	50	60	70	80	90	100
		Distance (in metres) from boundary								
9	3	1·7	2·3	2·8	3·3	3·8	4·1	4·5	4·8	5·0
9	6	2·6	3·5	4·3	4·9	5·5	6·0	6·5	6·9	7·2
9	9	3·3	4·4	5·3	6·0	6·7	7·3	8·0	8·5	9·0
9	12	3·7	5·0	6·0	6·9	7·7	8·4	9·2	9·7	10·5
9	15	4·1	5·5	6·7	7·7	8·5	9·3	10·2	11·0	11·5
9	18	4·4	6·0	7·2	8·4	9·4	10·2	11·0	12·0	12·5
9	21	4·7	6·3	7·7	9·0	10·2	11·0	12·0	12·8	13·5
9	24	4·8	6·6	8·0	9·5	10·8	11·8	12·8	13·5	14·3
9	27	5·0	6·8	8·5	10·0	11·3	12·3	13·3	14·3	15·0
9	30	5·1	7·0	8·8	10·3	11·8	13·0	14·0	15·0	15·8
9	40	5·3	7·5	9·5	11·3	13·0	14·3	15·5	16·8	17·5
9	50	5·5	7·9	10·2	12·3	14·0	15·5	16·8	18·3	19·5
9	60	5·5	8·2	10·8	12·8	14·8	16·5	18·0	19·5	20·8
9	80	5·5	8·5	11·3	13·5	15·8	17·5	19·5	21·3	22·8
9	100	5·6	8·6	11·5	14·3	16·5	18·5	20·8	22·5	24·5
9	120	5·6	8·6	11·5	14·5	17·0	19·3	21·5	23·5	25·8
9	140	5·6	8·6	11·5	14·8	17·3	19·8	22·3	24·3	26·8
9	160	5·6	8·6	11·8	15·0	18·0	20·0	23·0	25·0	28·0
9	180	5·6	8·6	11·8	15·0	18·0	21·0	23·0	26·0	28·0
9	200	5·6	8·6	11·8	15·0	18·0	21·0	24·0	26·0	29·0
9	240	5·6	8·6	11·8	15·0	18·0	21·0	24·0	26·0	29·0
9	280	5·6	8·6	11·8	15·0	18·0	21·0	24·0	26·0	30·0
9	320	5·6	8·6	11·8	15·0	18·0	21·0	24·0	26·0	30·0
9	N.L.	5·6	8·6	11·8	15·0	18·0	21·0	24·0	26·0	30·0
12	3	1·8	2·5	3·1	3·7	4·2	4·7	5·0	5·4	5·6
12	6	3·0	4·0	4·8	5·5	6·3	6·8	7·4	7·9	8·3
12	9	3·7	5·0	6·0	6·9	7·7	8·4	9·2	9·7	10·5
12	12	4·3	5·8	7·0	8·0	9·0	9·7	10·8	11·5	12·0
12	15	4·8	6·4	7·8	9·0	10·0	11·0	12·0	12·8	13·3
12	18	5·2	7·0	8·5	9·8	11·0	12·0	13·0	13·8	14·5
12	21	5·6	7·5	9·2	10·5	12·0	12·8	14·0	15·0	15·8
12	24	5·8	7·9	9·7	11·3	12·5	13·8	14·8	15·8	16·5
12	27	6·2	8·2	10·3	11·8	13·3	14·5	15·8	16·8	17·5
12	30	6·3	8·5	10·5	12·3	14·0	15·0	16·5	17·5	18·3
12	40	6·7	9·4	11·8	13·8	15·5	17·3	18·5	20·0	21·0
12	50	7·0	9·9	12·8	14·8	17·0	18·8	20·3	22·8	23·0
12	60	7·1	10·5	13·3	15·8	18·0	20·0	21·5	23·5	24·8
12	80	7·2	11·0	14·3	17·0	19·5	21·5	23·5	25·8	27·5
12	100	7·4	11·3	14·8	18·0	20·8	23·0	25·5	27·8	29·8
12	120	7·5	11·5	15·0	18·5	21·8	24·0	26·8	29·5	31·5
12	140	7·5	11·8	15·3	19·0	22·3	25·0	27·8	30·5	34·0
12	160	7·5	11·8	15·5	20·0	23·0	26·0	29·0	32·0	35·0
12	180	7·5	11·8	15·5	20·0	23·0	26·0	30·0	33·0	36·0
12	200	7·5	11·8	15·5	20·0	23·0	27·0	31·0	33·0	37·0
12	240	7·5	11·8	15·5	20·0	24·0	27·0	32·0	34·0	38·0
12	280	7·5	11·8	15·5	20·0	24·0	28·0	32·0	35·0	38·0
12	320	7·5	11·8	15·5	20·0	24·0	28·0	32·0	36·0	39·0
12	360	7·5	11·8	15·5	20·0	24·0	28·0	32·0	36·0	39·0
12	400	7·5	11·8	15·5	20·0	24·0	28·0	32·0	36·0	40·0
12	N.L.	7·5	11·8	15·5	20·0	24·0	28·0	32·0	36·0	40·0

N.L. No upper limit is imposed.

SCHEDULE 9—*continued*

TABLE 8—*continued*

Part I—continued

Height (in metres) of enclosing rectangle not exceeding	Width (in metres) of enclosing rectangle not exceeding	Percentage of openings not exceeding—								
		20	30	40	50	60	70	80	90	100
		Distance (in metres) from boundary								
15	3	1·8	2·6	3·3	3·9	4·5	5·0	5·4	5·9	6·2
15	6	3·2	4·3	5·3	6·2	7·0	7·5	8·2	8·8	9·1
15	9	4·1	5·5	6·7	7·7	8·5	9·3	10·2	11·0	11·5
15	12	4·8	6·4	7·8	9·0	10·0	11·0	12·0	12·8	13·3
15	15	5·5	7·2	8·8	10·0	11·3	12·3	13·3	14·3	15·0
15	18	5·9	7·9	9·6	11·0	12·3	13·3	14·5	15·5	16·3
15	21	6·3	8·5	10·5	12·0	13·3	14·3	15·8	16·5	17·5
15	24	6·7	9·0	11·0	12·8	14·3	15·3	16·8	17·8	18·8
15	27	7·0	9·4	11·5	13·3	15·0	16·3	17·8	18·8	19·8
15	30	7·3	10·0	12·0	14·0	15·8	17·0	18·5	19·8	20·8
15	40	8·0	11·0	13·5	15·8	18·0	19·5	21·0	22·5	23·5
15	50	8·4	11·8	14·8	17·3	19·5	21·5	23·0	24·8	26·0
15	60	8·7	12·5	15·5	18·0	20·8	23·3	25·0	26·8	28·0
15	80	8·9	13·3	16·8	20·0	23·0	25·5	27·8	30·0	31·5
15	100	9·0	13·8	17·8	21·3	24·5	27·3	29·8	32·5	34·5
15	120	9·1	14·0	18·5	22·3	25·5	28·5	31·3	34·3	36·8
15	140	9·1	14·5	19·0	23·0	27·0	30·0	34·0	36·0	39·0
15	160	9·1	14·5	19·0	24·0	28·0	31·0	35·0	38·0	41·0
15	180	9·1	14·5	19·0	24·0	28·0	32·0	35·0	39·0	42·0
15	200	9·1	14·5	19·5	24·8	29·0	32·0	36·0	40·0	43·0
15	240	9·1	14·5	19·5	24·8	29·0	33·0	37·0	41·0	45·0
15	280	9·1	14·5	19·5	24·8	30·0	34·0	38·0	42·0	46·0
15	320	9·1	14·5	19·5	24·8	30·0	34·0	39·0	43·0	47·0
15	360	9·1	14·5	19·5	24·8	30·0	35·0	39·0	44·0	48·0
15	400	9·1	14·5	19·5	24·8	30·0	35·0	40·0	45·0	48·0
15	460	9·1	14·5	19·5	24·8	30·0	35·0	40·0	45·0	49·0
15	520	9·1	14·5	19·5	24·8	30·0	35·0	40·0	45·0	50·0
15	N.L.	9·1	14·5	19·5	24·8	30·0	35·0	40·0	45·0	50·0

N.L. No upper limit is imposed.

SCHEDULE 9—*continued*

TABLE 8—*continued*

Part II: Buildings of occupancy group A or occupancy sub-group B1, C1, C2 or D1

Height (in metres) of enclosing rectangle not exceeding	Width (in metres) of enclosing rectangle not exceeding	Percentage of openings not exceeding—								
		20	30	40	50	60	70	80	90	100
		Distance (in metres) from boundary								
3	3	1·0	1·0	1·1	1·3	1·5	1·6	1·8	1·9	2·0
3	6	1·0	1·2	1·5	1·8	2·0	2·2	2·4	2·7	2·8
3	9	1·0	1·2	1·7	2·0	2·3	2·6	2·8	3·1	3 3
3	12	1·0	1·3	1·8	2·2	2·5	2·8	3·1	3·4	3·7
3	15	1·0	1·3	1·8	2·3	2·6	3·0	3·3	3·7	3·9
3	18	1·0	1·3	1·8	2·3	2·7	3·1	3·5	3·8	4·2
3	21	1·0	1·3	1·8	2·4	2·8	3·2	3·6	3·9	4·3
3	24	1·0	1·3	1·8	2·4	2·8	3·3	3·7	4·1	4·5
3	27	1·0	1·3	1·8	2·4	2·9	3·3	3·8	4·1	4·6
3	30	1·0	1·3	1·8	2·4	2·9	3·4	3·8	4·2	4·7
3	40	1·0	1·3	1·8	2·4	2·9	3·4	3·9	4·2	4·8
3	60	1·0	1·3	1·8	2·4	2·9	3·5	3·9	4·2	5·0
3	N.L.	1·0	1·3	1·8	2·4	2·9	3·5	3·9	4·2	5·0
6	3	1·0	1·2	1·5	1·8	2·0	2·2	2·4	2·7	2·8
6	6	1·0	1·7	2·2	2·6	2·9	3·2	3·5	4·0	4·0
6	9	1·1	2·0	2·6	3·1	3·5	4·0	4·3	4·7	4·9
6	12	1·3	2·3	3·0	3·5	4·0	4·5	4·8	5·2	5·5
6	15	1·3	2·4	3·2	3·8	4·3	5·0	5·3	5·7	6·2
6	18	1·3	2·4	3·3	4·0	4·5	5·2	5·7	6·2	6·6
6	21	1·3	2·5	3·4	4·2	4·8	5·4	6·0	6·6	7·0
6	24	1·3	2·5	3·5	4·3	5·0	5·6	6·2	6·8	7·2
6	27	1·4	2·5	3·5	4·4	5·1	5·8	6·4	7·1	7·6
6	30	1·4	2·6	3·6	4·4	5·2	5·9	6·7	7·2	7·8
6	40	1·4	2·6	3·6	4·6	5·5	6·3	7·1	7·8	8·5
6	50	1·4	2·6	3·7	4·7	5·7	6·6	7·4	8·1	9·0
6	60	1·4	2·6	3·7	4·8	5·7	6·7	7·5	8·4	9·3
6	80	1·4	2·6	3·7	4·8	5·9	6·8	7·7	8·6	9·7
6	100	1·4	2·6	3·7	4·8	5·9	6·9	7·8	8·6	10·0
6	N.L.	1·4	2·6	3·7	4·8	5·9	6·9	7·8	8·6	10·0
9	3	1·0	1·2	1·7	2·0	2·3	2·6	2·8	3·1	3·3
9	6	1·1	2·0	2·6	3·1	3·5	4·0	4·3	4·7	4·9
9	9	1·3	2·5	3·3	3·9	4·4	4·8	5·3	5·7	6·0
9	12	1·5	2·9	3·7	4·4	5·0	5·5	6·0	6·5	6·9
9	15	1·8	3·2	4·1	4·9	5·5	6·1	6·7	7·2	7·7
9	18	1·9	3·4	4·4	5·2	6·0	6·6	7·2	7·9	8·4
9	21	1·9	3·5	4·7	5·5	6·3	7·0	7·7	8·4	9·0
9	24	1·9	3·6	4·8	5·7	6·6	7·4	8·0	8·8	9·5
9	27	2·0	3·6	5·0	5·9	6·8	7·7	8·5	9·3	10·0
9	30	2·0	3·7	5·1	6·2	7·0	8·0	8·8	9·7	10·3
9	40	2·0	3·7	5·3	6·5	7·5	8·6	9·5	10·6	11·3
9	50	2·0	3·8	5·5	6·7	7·9	9·1	10·2	11·3	12·3
9	60	2·0	3·8	5·5	6·8	8·2	9·5	10·8	11·7	12·8
9	80	2·0	3·9	5·5	7·1	8·5	9·9	11·3	12·3	13·5
9	100	2·0	3·9	5·6	7·1	8·6	10·2	11·5	12·6	14·3
9	120	2·0	3·9	5·6	7·2	8·6	10·3	11·8	12·6	15·0
9	N.L.	2·0	3·9	5·6	7·2	8·6	10·3	11·8	12·6	15·0

N.L. No upper limit is imposed.

SCHEDULE 9—*continued*

TABLE 8—*continued*

Part II—continued

Height (in metres) of enclosing rectangle not exceeding	Width (in metres) of enclosing rectangle not exceeding	Percentage of openings not exceeding—								
		20	30	40	50	60	70	80	90	100
		Distance (in metres) from boundary								
12	3	1·0	1·3	1·8	2·2	2·5	2·8	3·1	3·4	3·7
12	6	1·3	2·3	3·0	3·5	4·0	4·5	4·8	5·2	5·5
12	9	1·5	2·9	3·7	4·4	5·0	5·5	6·0	6·5	6·9
12	12	1·7	3·3	4·3	5·1	5·8	6·3	7·0	7·6	8·0
12	15	2·0	3·7	4·8	5·7	6·4	7·1	7·8	8·5	9·0
12	18	2·3	4·0	5·2	6·2	7·0	7·7	8·5	9·1	9·8
12	21	2·4	4·2	5·6	6·5	7·5	8·3	9·2	9·8	10·5
12	24	2·5	4·5	5·8	7·0	7·9	8·7	9·7	10·5	11·3
12	27	2·5	4·6	6·2	7·2	8·2	9·2	10·3	11·0	11·8
12	30	2·6	4·7	6·3	7·5	8·5	9·6	10·5	11·5	12·3
12	40	2·6	4·9	6·7	8·2	9·4	10·6	11·8	13·0	13·8
12	50	2·7	5·0	7·0	8·6	9·9	11·1	12·8	13·8	14·8
12	60	2·7	5·1	7·1	8·9	10·5	11·8	13·3	14·5	15·8
12	80	2·7	5·1	7·2	9·2	11·0	12·8	14·3	15·8	17·0
12	100	2·7	5·2	7·4	9·4	11·3	13·3	14·8	16·3	18·0
12	120	2·7	5·2	7·5	9·5	11·5	13·5	15·0	16·8	18·5
12	140	2·7	5·2	7·5	9·6	11·8	13·8	15·3	17·0	19·0
12	160	2·7	5·2	7·5	9·6	11·8	13·8	15·5	17·0	20·0
12	N.L.	2·7	5·2	7·5	9·6	11·8	13·8	15·5	17·0	20·0
15	3	1·0	1·3	1·8	2·3	2·6	3·0	3·3	3·7	3·9
15	6	1·3	2·4	3·2	3·8	4·3	5·0	5·3	5·7	6·2
15	9	1·8	3·2	4·1	4·9	5·5	6·1	6·7	7·2	7·7
15	12	2·0	3·7	4·8	5·7	6·4	7·1	7·8	8·5	9·0
15	15	2·1	4·1	5·5	6·4	7·2	7·9	8·8	9·5	10·0
15	18	2·4	4·5	5·9	7·0	7·9	8·7	9·6	10·3	11·0
15	21	2·7	4·9	6·3	7·5	8·5	9·3	10·5	11·1	12·0
15	24	2·9	5·2	6·7	7·9	9·0	10·0	11·0	11·8	12·8
15	27	3·0	5·3	7·0	8·3	9·4	10·5	11·5	12·5	13·3
15	30	3·1	5·6	7·3	8·7	10·0	10·9	12·0	13·3	14·0
15	40	3·2	6·0	8·0	9·5	11·0	12·3	13·5	14·8	15·8
15	50	3·3	6·1	8·4	10·2	11·8	13·3	14·8	16·3	17·3
15	60	3·3	6·3	8·7	10·7	12·5	14·0	15·5	17·0	18·0
15	80	3·3	6·4	8·9	11·2	13·3	15·0	16·8	18·5	20·0
15	100	3·4	6·4	9·0	11·5	13·8	16·0	17·8	19·5	21·3
15	120	3·4	6·5	9·1	11·7	14·0	16·5	18·5	20·3	22·3
15	140	3·4	6·5	9·1	11·8	14·5	17·0	19·0	20·8	23·0
15	160	3·4	6·5	9·1	11·9	14·5	17·3	19·0	21·0	24·0
15	180	3·4	6·5	9·1	12·0	14·5	17·3	19·0	21·0	24·0
15	200	3·4	6·5	9·1	12·0	14·5	17·3	19·5	21·0	24·8
15	N.L.	3·4	6·5	9·1	12·0	14·5	17·3	19·5	21·0	24·8

N.L. No upper limit is imposed.

Regulation D17 and Schedule 6

TABLE 9—STRUCTURAL FIRE PRECAUTIONS—LIMITING DISTANCE (IN METRES) 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 metres) exceeding	Percentage of openings not exceeding—								
	15	20	25	30	40	50	60	80	100
1	1·0	1·2	1·7	2·2	3·2	4·2	5·2	7·2	9·2
3	2·0	3·6	5·1	6·6	9·6	12·6	15·7	21·6	27·6
5	3·4	6·0	8·5	11·0	16·0	21·1	26·2	36·1	46·1
7	4·7	8·4	12·0	15·5	22·5	29·5	36·5	50·5	—
9	6·1	10·8	15·4	20·0	29·0	38·0	47·0	—	—
15	10·2	18·0	25·7	33·2	48·0	—	—	—	—
30	20·4	36·0	51·5	—	—	—	—	—	—

Part II: For a reduction in percentage effective opening of 20 per cent

Depth of recess (in metres) exceeding	Percentage of openings not exceeding—					
	30	40	50	60	80	100
1	1·0	1·2	1·7	2·2	3·2	4·2
3	2·0	3·6	5·1	6·6	9·6	12·6
5	3·4	6·0	8·5	11·0	16·0	21·1
7	4·7	8·4	12·0	15·5	22·5	29·5
9	6·1	10·8	15·4	20·0	29·0	38·0
15	10·2	18·0	25·7	33·2	48·0	—
30	20·4	36·0	51·5	—	—	—

TABLE 10—MINIMUM NUMBER OF EXITS Regulation E4

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 11 metres.	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 900 millimetres 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 11 metres, 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 24 metres, 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 24 metres.	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 24 metres.	1
		5	Any other flat on two or more floors.	2

TABLE 10—*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 common lobby, and (ii) is not more than 4·5 metres from a self-closing 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 15 metres 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 4·5 metres from a self-closing 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 15 metres 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 ventilated private lobby, and (ii) is not more than 4·5 metres from a self-closing 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 15 metres from the protected doorway, measured along the route of travel.	1

SCHEDULE 9—*continued*

TABLE 10—*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	4	A storey— (*a*) containing flats of which the rooms are on one or more floors; and (*b*) at a height not greater than 11 metres; and (*c*) in which the entrance doors of not more than eight flats open into a common hall or passage.	1
		5	A storey— (*a*) containing flats of which the rooms are on one or more floors; and (*b*) at a height not greater than 24 metres; 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 11 metres, 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 11 metres, and (*b*) whose occupant capacity does not exceed 60, and (*c*) whose area does not exceed 370 square metres.	1
	2	12	A storey— (*a*) the floor of which is at a height not greater than 4·5 metres, and (*b*) in which the travel distance does not exceed 12·5 metres.	1
	1 and 2	13	Any other storey.	2
C	1	14	Any storey.	2

TABLE 10—*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)
C	2	15	A storey— (*a*) the floor of which is at a height not greater than 4·5 metres, and (*b*) whose occupant capacity does not exceed 60 (or, in the case of a storey in a school or part of a school of not more than two storeys, the occupant capacity of that storey does not exceed 120), and (*c*) whose area does not exceed 370 square metres.	1
		16	Any other storey.	2
	3	17	Any storey.	2
D and E	—	18	A storey— (*a*) the floor of which is at a height not greater than 4·5 metres, and (*b*) whose occupant capacity does not exceed 60, and (*c*) whose area does not exceed 370 square metres.	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 3 metres 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—

"self-closing fire-resisting door" has the meaning assigned to that expression by regulation E2(3);

"ventilated lobby", "ventilated common lobby" and "ventilated private lobby" means, as the case may be, a lobby, common lobby or private lobby which adjoins an external wall and has a permanent ventilation opening in that wall of an area of not less than 1·4 square metres.

SCHEDULE 9—*continued*

TABLE 11—LEVELS OF SOUND INSULATION IN HOUSES Regulation H2

Part I: Airborne sound

Frequency in hertz	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
315	47	44
400	48	46
500	49	48
630	51	49
800	52	51
1000	53	53
1250	55	54
1600	56	56
2000	56	56
2500	56	56
3150	56	56

Part II: Impact sound

Frequency in hertz	Maximum octave-band sound pressure level in decibels for separating floors—flats
100	63
125	64
160	65
200	66
250	66
315	66
400	66
500	66
630	65
800	64
1000	63
1250	61
1600	59
2000	57
2500	55
3150	53

TABLE 12—MECHANICAL VENTILATION OF BUILDINGS—RATE OF FRESH AIR SUPPLY

Regulations K3–K7, K9–K11, and K13

	Minimum rate of supply in cubic metres of fresh air per hour per person
A. *Room or apartment (excluding kitchen) with cubic space per occupant—*	
exceeding 0·25 cubic metre but not exceeding 8	28
exceeding 8 cubic metres but not exceeding 11	20
exceeding 11 cubic metres but not exceeding 14	17
exceeding 14 cubic metres	12
	Minimum rate of supply in no. of air changes per hour
B. *Room with no occupant capacity (including kitchen)—*	
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 1·5 cubic metres)	2
Larder (exceeding 1·5 cubic metres)	2
Servery	2
Scullery	2
Laundry	10
Boiler room	10

	Minimum rate of supply in no. of air changes per hour
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 —for repair of vehicles	6
—for commercial or public service vehicles	4
Lift machine room	3
Any other room	1

TABLE 13—ASSUMED REFLECTION FACTORS OF SURFACES IN ROOMS

Regulation L5

Room (1)	Assumed reflection factors of surfaces (2)
Kitchen Living room Any other apartment	Walls .. .. 40 per cent Floor .. .. 15 per cent Ceiling .. .. 70 per cent

TABLE 14—MINIMUM DISTANCE (IN METRES) BETWEEN WINDOW OPENINGS

Regulation L10

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°	18	18	18	18	13	9	6	4	3	2
80°	18	18	18	13	9	6	4	3	2	
70°	18	18	13	9	6	4	3	2		
60°	18	13	9	6	4	3	2			
50°	13	9	6	4	3	2				
40°	9	6	4	3	2					
30°	6	4	3	2						
20°	4	3	2							
10°	3	2								
0°	2									

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 L10).

TABLE 15—DAYLIGHTING—MINIMUM WIDTH OF WINDOW OPENINGS (ROOMS WITH ONE WINDOW SITUATED IN THE MIDDLE OF THE EXTERNAL WALL)

Part 1: Living rooms

Height of head of window opening above floor†		Floor area of room		Width of room measured parallel to window, exceeding (metres)											
Exceeding (metres)	Not exceeding (metres)	Exceeding (square metres)	Not exceeding (square metres)	2·7	3·0	3·3	3·6	3·9	4·2	4·5	4·8	5·1	5·4	5·7	6·0	6·3
(1)	(2)	(3)	(4)	Minimum width of window opening (metres) (5)												
2·4	2·5	23	24	—	—	—	3·25	2·65	2·30	2·07	1·92	1·83	1·80	1·80	1·80	1·80
		22	23	—	—	—	2·80	2·40	2·10	1·85	1·75	1·72	1·71	1·71	1·71	1·71
		21	22	—	—	—	2·57	2·12	1·90	1·67	1·64	1·62	1·62	1·62	1·62	1·62
		20	21	—	—	2·67	2·22	2·00	1·67	1·59	1·55	1·53	1·53	1·53	1·53	1·53
		19	20	—	2·55	2·45	2·00	1·65	1·55	1·48	1·44	1·44	1·44	1·44	1·44	1·44
		18	19	—	2·27	2·05	1·70	1·52	1·42	1·38	1·35	1·35	1·35	1·35	1·35	1·35
		17	18	2·45	1·96	1·75	1·52	1·35	1·29	1·26	1·26	1·26	1·26	1·26	1·26	1·26
		16	17	2·07	1·72	1·57	1·40	1·22	1·20	1·19	1·18	1·18	1·18	1·18	1·18	1·18
		15	16	1·85	1·47	1·42	1·20	1·15	1·12	1·10	1·10	1·10	1·10	1·10	1·10	1·10
		14	15	1·52	1·22	1·17	1·10	1·05	1·02	1·02	1·02	1·02	1·02	1·02	1·02	1·02
		13	14	1·30	1·10	1·05	0·97	0·94	0·93	0·93	0·93	0·93	0·93	0·93	0·93	0·93
		—	13	1·10	0·94	0·88	0·85	0·85	0·85	0·85	0·85	0·85	0·85	0·85	0·85	0·85

2·3	2·4	23	24	—	—	—	—	3·37	2·77	2·45	2·20	2·10	2·07	2·05	2·05	2·05
		22	23	—	—	—	—	2·87	2·55	2·17	2·02	1·98	1·95	1·95	1·95	1·95
		21	22	—	—	—	3·22	2·60	2·20	2·00	1·95	1·88	1·85	1·85	1·85	1·85
		20	21	—	—	—	2·75	2·35	1·97	1·82	1·78	1·75	1·75	1·75	1·75	1·75
		19	20	—	—	3·10	2·45	2·00	1·85	1·72	1·65	1·65	1·65	1·65	1·65	1·65
		18	19	—	2·75	2·52	2·02	1·87	1·62	1·57	1·54	1·54	1·54	1·54	1·54	1·54
		17	18	—	2·40	2·27	1·85	1·60	1·52	1·46	1·44	1·44	1·44	1·44	1·44	1·44
		16	17	—	2·07	1·87	1·62	1·42	1·37	1·34	1·34	1·34	1·34	1·34	1·34	1·34
		15	16	2·30	1·80	1·65	1·42	1·32	1·26	1·24	1·24	1·24	1·24	1·24	1·24	1·24
		14	15	1·85	1·45	1·33	1·23	1·14	1·14	1·14	1·14	1·14	1·14	1·14	1·14	1·14
		13	14	1·55	1·27	1·18	1·08	1·05	1·05	1·05	1·05	1·05	1·05	1·05	1·05	1·05
		—	13	1·30	1·10	1·05	1·00	0·97	0·97	0·97	0·97	0·97	0·97	0·97	0·97	0·97
2·2	2·3	23	24	—	—	—	—	—	3·60	2·92	2·67	2·52	2·44	2·40	2·37	2·37
		22	23	—	—	—	—	3·70	3·15	2·75	2·52	2·34	2·27	2·25	2·25	2·25
		21	22	—	—	—	—	3·37	2·72	2·40	2·22	2·16	2·13	2·13	2·13	2·13
		20	21	—	—	—	—	2·82	2·50	2·15	2·07	2·03	2·02	2·02	2·02	2·02
		19	20	—	—	—	3·15	2·55	2·22	1·97	1·92	1·90	1·90	1·90	1·90	1·90
		18	19	—	—	—	2·57	2·30	1·92	1·85	1·82	1·78	1·78	1·78	1·78	1·78
		17	18	—	—	2·80	2·35	1·87	1·75	1·69	1·65	1·65	1·65	1·65	1·65	1·65
		16	17	—	2·60	2·37	1·92	1·72	1·62	1·55	1·52	1·52	1·52	1·52	1·52	1·52
		15	16	—	2·25	1·95	1·72	1·53	1·47	1·42	1·40	1·40	1·40	1·40	1·40	1·40
		14	15	2·32	1·80	1·70	1·50	1·40	1·35	1·32	1·30	1·30	1·30	1·30	1·30	1·30
		13	14	1·90	1·52	1·42	1·27	1·25	1·23	1·21	1·21	1·21	1·21	1·21	1·21	1·21
		—	13	1·62	1·30	1·25	1·19	1·14	1·12	1·12	1·12	1·12	1·12	1·12	1·12	1·12
2·1	2·2	23	24	—	—	—	—	—	—	3·95	3·47	3·05	2·86	2·80	2·80	2·80
		22	23	—	—	—	—	—	—	3·62	3·07	2·80	2·68	2·65	2·65	2·65
		21	22	—	—	—	—	—	3·65	3·05	2·72	2·60	2·55	2·50	2·50	2·50
		20	21	—	—	—	—	—	3·35	2·72	2·55	2·45	2·40	2·35	2·35	2·35
		19	20	—	—	—	—	3·40	2·72	2·42	2·30	2·24	2·20	2·20	2·20	2·20
		18	19	—	—	—	—	2·77	2·45	2·27	2·15	2·07	2·05	2·05	2·05	2·05
		17	18	—	—	—	2·97	2·47	2·17	2·02	1·91	1·91	1·91	1·91	1·91	1·91
		16	17	—	—	—	2·50	2·07	1·90	1·83	1·78	1·78	1·78	1·78	1·78	1·78
		15	16	—	—	2·52	2·25	1·87	1·75	1·70	1·67	1·67	1·67	1·67	1·67	1·67
		14	15	—	2·35	2·20	1·80	1·66	1·59	1·55	1·55	1·55	1·55	1·55	1·55	1·55
		13	14	2·42	1·92	1·72	1·57	1·50	1·45	1·42	1·42	1·42	1·42	1·42	1·42	1·42
		—	13	2·12	1·57	1·52	1·35	1·30	1·27	1·27	1·27	1·27	1·27	1·27	1·27	1·27

†(a) Height of foot of glazed portion of opening not exceeding 1·15 metres.

(b) The table gives minimum widths for ground floor windows on a level site; the height of window head may be reduced by up to 0·30 metre on floors above the ground floor.

SCHEDULE 9—*continued*

TABLE 15—*continued*

Part I: Living rooms—continued

Height of head of window opening above floor†		Floor area of room		Width of room measured parallel to window, exceeding (metres)												
Exceeding (metres)	Not exceeding (metres)	Exceeding (square metres)	Not exceeding (square metres)	2·7	3·0	3·3	3·6	3·9	4·2	4·5	4·8	5·1	5·4	5·7	6·0	6·3
(1)	(2)	(3)	(4)	Minimum width of window opening (metres) (5)												
2·0	2·1	23	24	—	—	—	—	—	—	—	—	4·05	3·68	3·45	3·37	3·37
		22	23	—	—	—	—	—	—	—	4·17	3·70	3·42	3·21	3·15	3·15
		21	22	—	—	—	—	—	—	4·22	3·60	3·27	3·12	3·02	2·96	2·96
		20	21	—	—	—	—	—	—	3·77	3·17	2·87	2·80	2·80	2·80	2·80
		19	20	—	—	—	—	—	3·75	3·27	2·87	2·70	2·65	2·65	2·65	2·65
		18	19	—	—	—	—	—	3·37	2·77	2·61	2·49	2·49	2·49	2·49	2·49
		17	18	—	—	—	—	3·45	2·67	2·52	2·38	2·32	2·32	2·32	2·32	2·32
		16	17	—	—	—	—	2·75	2·37	2·27	2·18	2·14	2·14	2·14	2·14	2·14
		15	16	—	—	—	2·97	2·37	2·15	2·05	1·97	1·97	1·97	1·97	1·97	1·97
		14	15	—	—	—	2·30	2·00	1·88	1·82	1·82	1·82	1·82	1·82	1·82	1·82
		13	14	—	2·52	2·32	2·05	1·75	1·70	1·67	1·67	1·67	1·67	1·67	1·67	1·67
		—	13	—	2·12	2·07	1·67	1·57	1·52	1·52	1·52	1·52	1·52	1·52	1·52	1·52
—	2·0	23	24	—	—	—	—	—	—	—	—	—	5·02	4·55	4·45	4·40
		22	23	—	—	—	—	—	—	—	—	—	4·52	4·35	3·98	3·95
		21	22	—	—	—	—	—	—	—	—	4·57	4·22	3·77	3·67	3·65
		20	21	—	—	—	—	—	—	—	4·60	4·12	3·65	3·44	3·41	3·41
		19	20	—	—	—	—	—	—	—	4·07	3·65	3·36	3·18	3·18	3·18
		18	19	—	—	—	—	—	—	4·05	3·50	3·20	2·95	2·95	2·95	2·95

		17	18	—	—	—	—	—	—	3·60	3·02	2·82	2·75	2·75	2·75	2·75
		16	17	—	—	—	—	—	3·70	2·87	2·65	2·55	2·55	2·55	2·55	2·55
		15	16	—	—	—	—	3·57	2·82	2·47	2·42	2·37	2·37	2·37	2·37	2·37
		14	15	—	—	—	—	2·70	2·37	2·27	2·22	2·22	2·22	2·22	2·22	2·22
		13	14	—	—	—	2·75	2·30	2·15	2·09	2·07	2·07	2·07	2·07	2·07	2·07
		—	13	—	—	2·77	2·20	2·07	1·97	1·92	1·92	1·92	1·92	1·92	1·92	1·92

†(*a*) Height of foot of glazed portion of opening not exceeding 1·15 metres.
(*b*) The table gives minimum widths for ground floor windows on a level site; the height of window head may be reduced by up to 0·30 metre on floors above the ground floor.

SCHEDULE 9—*continued*

TABLE 15—*continued*

Part II: Kitchens

Height of head of window opening above floor†		Floor area of room		Width of room measured parallel to window, exceeding (metres)									
Exceeding (metres)	Not exceeding (metres)	Exceeding (square metres)	Not exceeding (square metres)	1·2	1·5	1·8	2·1	2·4	2·7	3·0	3·3	3·6	3·9
(1)	(2)	(3)	(4)	Minimum width of window opening (metres) (5)									
2·4	2·5	16	17	—	—	—	1·84	1·33	1·14	1·10	1·10	1·10	1·10
		15	16	—	—	—	1·82	1·33	1·14	1·10	1·10	1·10	1·10
		14	15	—	—	—	1·81	1·33	1·14	1·09	1·09	1·09	1·09
		13	14	—	—	—	1·79	1·32	1·13	1·09	1·09	1·09	1·09
		12	13	—	—	—	1·78	1·32	1·13	1·08	1·08	1·08	1·08
		11	12	—	—	—	1·76	1·32	1·13	1·08	1·08	1·08	1·08
		10	11	—	—	—	1·74	1·31	1·12	1·07	1·07	1·07	1·07
		9	10	—	—	—	1·70	1·30	1·10	1·06	1·06	1·06	1·06
		8	9	—	—	—	1·59	1·23	1·07	1·03	1·03	1·03	1·03
		7	8	—	—	1·65	1·20	1·00	0·93	0·91	0·91	0·91	0·91
		6	7	—	—	1·20	0·92	0·81	0·79	0·79	0·79	0·79	0·79
		5	6	—	1·10	0·88	0·74	0·69	0·68	0·68	0·68	0·68	0·68
		4	5	1·15	0·72	0·63	0·59	0·57	0·57	0·57	0·57	0·57	0·57
		3	4	0·72	0·49	0·47	0·46	0·46	0·46	0·46	0·46	0·46	0·46
		—	3	0·44	0·35	0·35	0·35	0·35	0·35	0·35	0·35	0·35	0·35
2·3	2·4	16	17	—	—	—	—	1·55	1·32	1·24	1·24	1·24	1·24
		15	16	—	—	—	—	1·55	1·31	1·24	1·24	1·24	1·24
		14	15	—	—	—	—	1·54	1·30	1·23	1·23	1·23	1·23
		13	14	—	—	—	—	1·54	1·29	1·23	1·23	1·23	1·23
		12	13	—	—	—	—	1·53	1·29	1·22	1·22	1·22	1·22
		11	12	—	—	—	2·08	1·53	1·28	1·22	1·22	1·22	1·22
		10	11	—	—	—	2·05	1·52	1·27	1·21	1·21	1·21	1·21
		9	10	—	—	—	2·00	1·51	1·26	1·21	1·21	1·21	1·21
		8	9	—	—	—	1·90	1·41	1·22	1·17	1·17	1·17	1·17
		7	8	—	—	—	1·38	1·12	1·04	1·02	1·02	1·02	1·02
		6	7	—	—	1·40	1·05	0·92	0·89	0·89	0·89	0·89	0·89
		5	6	—	1·27	1·00	0·80	0·77	0·76	0·76	0·76	0·76	0·76
		4	5	—	0·82	0·70	0·65	0·63	0·63	0·63	0·63	0·63	0·63
		3	4	0·82	0·55	0·53	0·51	0·50	0·50	0·50	0·50	0·50	0·50
		—	3	0·48	0·39	0·38	0·38	0·38	0·38	0·38	0·38	0·38	0·38

2·2	2·3	16	17	—	—	—	—	1·87	1·50	1·37	1·37	1·37	1·37
		15	16	—	—	—	—	1·87	1·50	1·37	1·37	1·37	1·37
		14	15	—	—	—	—	1·86	1·50	1·37	1·37	1·37	1·37
		13	14	—	—	—	—	1·86	1·49	1·37	1·37	1·37	1·37
		12	13	—	—	—	—	1·85	1·49	1·36	1·36	1·36	1·36
		11	12	—	—	—	—	1·84	1·48	1·36	1·36	1·36	1·36
		10	11	—	—	—	—	1·83	1·47	1·36	1·36	1·36	1·36
		9	10	—	—	—	—	1·79	1·46	1·36	1·36	1·36	1·36
		8	9	—	—	—	—	1·68	1·40	1·31	1·31	1·31	1·31
		7	8	—	—	—	1·67	1·29	1·16	1·13	1·13	1·13	1·13
		6	7	—	—	1·68	1·20	1·00	0·97	0·97	0·97	0·97	0·97
		5	6	—	—	1·17	0·93	0·84	0·82	0·82	0·82	0·82	0·82
		4	5	—	0·95	0·79	0·71	0·68	0·68	0·68	0·68	0·68	0·68
		3	4	0·95	0·60	0·57	0·55	0·55	0·55	0·55	0·55	0·55	0·55
		—	3	0·52	0·42	0·42	0·42	0·42	0·42	0·42	0·42	0·42	0·42
2·1	2·2	16	17	—	—	—	—	2·35	1·78	1·57	1·57	1·57	1·57
		15	16	—	—	—	—	2·34	1·78	1·57	1·57	1·57	1·57
		14	15	—	—	—	—	2·34	1·77	1·57	1·57	1·57	1·57
		13	14	—	—	—	—	2·33	1·77	1·56	1·56	1·56	1·56
		12	13	—	—	—	—	2·32	1·76	1·56	1·56	1·56	1·56
		11	12	—	—	—	—	2·31	1·76	1·56	1·56	1·56	1·56
		10	11	—	—	—	—	2·28	1·75	1·55	1·55	1·55	1·55
		9	10	—	—	—	—	2·22	1·75	1·55	1·55	1·55	1·55
		8	9	—	—	—	—	2·12	1·65	1·49	1·49	1·49	1·49
		7	8	—	—	—	—	1·54	1·36	1·30	1·30	1·30	1·30
		6	7	—	—	—	1·44	1·18	1·13	1·11	1·11	1·11	1·11
		5	6	—	—	1·39	1·09	0·96	0·93	0·93	0·93	0·93	0·93
		4	5	—	1·14	0·92	0·79	0·76	0·76	0·76	0·76	0·76	0·76
		3	4	1·14	0·70	0·64	0·60	0·59	0·59	0·59	0·59	0·59	0·59
		—	3	0·59	0·46	0·46	0·46	0·46	0·46	0·46	0·46	0·46	0·46

†(*a*) Height of foot of glazed portion of opening not exceeding 1·15 metres.
(*b*) The table gives minimum widths for ground floor windows on a level site; the height of window head may be reduced by up to 0·30 metre on floors above the ground floor.

SCHEDULE 9—*continued*

TABLE 15—*continued*

Part II: Kitchens—continued

Height of head of window opening above floor†		Floor area of room		Width of room measured parallel to window, exceeding (metres)									
Exceeding (metres)	Not exceeding (metres)	Exceeding (square metres)	Not exceeding (square metres)	1·2	1·5	1·8	2·1	2·4	2·7	3·0	3·3	3·6	3·9
(1)	(2)	(3)	(4)	Minimum width of window opening (metres) (5)									
2·0	2·1	16	17	—	—	—	—	—	2·22	1·86	1·84	1·83	1·83
		15	16	—	—	—	—	—	2·22	1·86	1·84	1·83	1·83
		14	15	—	—	—	—	—	2·21	1·86	1·84	1·83	1·83
		13	14	—	—	—	—	—	2·21	1·85	1·83	1·82	1·82
		12	13	—	—	—	—	—	2·20	1·85	1·83	1·82	1·82
		11	12	—	—	—	—	—	2·19	1·84	1·82	1·81	1·81
		10	11	—	—	—	—	—	2·17	1·84	1·82	1·81	1·81
		9	10	—	—	—	—	—	2·14	1·83	1·82	1·81	1·81
		8	9	—	—	—	—	—	2·00	1·78	1·73	1·73	1·73
		7	8	—	—	—	—	1·92	1·55	1·49	1·49	1·49	1·49
		6	7	—	—	—	1·85	1·43	1·29	1·27	1·27	1·27	1·27
		5	6	—	—	1·78	1·28	1·11	1·07	1·07	1·07	1·07	1·07
		4	5	—	1·42	1·10	0·93	0·87	0·87	0·87	0·87	0·87	0·87
		3	4	—	0·85	0·75	0·71	0·69	0·69	0·69	0·69	0·69	0·69
		—	3	0·69	0·52	0·52	0·52	0·52	0·52	0·52	0·52	0·52	0·52
—	2·0	16	17	—	—	—	—	—	—	2·35	2·33	2·25	2·20
		15	16	—	—	—	—	—	—	2·35	2·32	2·24	2·19
		14	15	—	—	—	—	—	—	2·34	2·30	2·23	2·18
		13	14	—	—	—	—	—	—	2·34	2·28	2·22	2·17
		12	13	—	—	—	—	—	—	2·33	2·26	2·20	2·16
		11	12	—	—	—	—	—	—	2·32	2·23	2·18	2·15

		10	11	—	—	—	—	—	—	2·31	2·20	2·16	2·13
		9	10	—	—	—	—	—	—	2·30	2·18	2·11	2·11
		8	9	—	—	—	—	—	—	2·18	2·08	2·03	2·03
		7	8	—	—	—	—	—	2·01	1·75	1·75	1·75	1·75
		6	7	—	—	—	—	1·84	1·56	1·50	1·50	1·50	1·50
		5	6	—	—	—	1·62	1·34	1·26	1·26	1·26	1·26	1·26
		4	5	—	—	1·44	1·10	1·04	1·03	1·03	1·03	1·03	1·03
		3	4	—	1·08	0·88	0·84	0·81	0·81	0·81	0·81	0·81	0·81
		—	3	0·85	0·63	0·62	0·62	0·62	0·62	0·62	0·62	0·62	0·62

†(*a*) Height of foot of glazed portion of opening not exceeding 1·15 metres.
(*b*) The table gives minimum widths for ground floor windows on a level site; the height of window head may be reduced by up to 0·30 metre on floors above the ground floor.

SCHEDULE 9—*continued*

TABLE 15—*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 (metres)										
Exceeding (metres)	Not exceeding (metres)	Exceeding (square metres)	Not exceeding (square metres)	1·8	2·1	2·4	2·7	3·0	3·3	3·6	3·9	4·2	4·5	4·8
(1)	(2)	(3)	(4)	Minimum width of window opening (metres) (5)										
2·4	2·5	16	17	—	—	1·40	1·02	0·87	0·78	0·70	0·65	0·62	0·62	0·62
		15	16	—	1·65	1·20	0·92	0·72	0·65	0·60	0·57	0·57	0·57	0·57
		14	15	—	1·37	0·97	0·75	0·63	0·57	0·54	0·52	0·52	0·52	0·52
		13	14	—	1·12	0·83	0·65	0·55	0·52	0·49	0·47	0·47	0·47	0·47
		12	13	1·47	0·97	0·70	0·55	0·47	0·44	0·42	0·42	0·42	0·42	0·42
		11	12	1·10	0·82	0·57	0·45	0·42	0·39	0·38	0·38	0·38	0·38	0·38
		10	11	0·90	0·67	0·47	0·40	0·36	0·35	0·35	0·35	0·35	0·35	0·35
		9	10	0·70	0·52	0·40	0·35	0·32	0·32	0·32	0·32	0·32	0·32	0·32
		8	9	0·55	0·40	0·34	0·30	0·28	0·28	0·28	0·28	0·28	0·28	0·28
		7	8	0·42	0·32	0·28	0·25	0·25	0·25	0·25	0·25	0·25	0·25	0·25
		6	7	0·32	0·25	0·22	0·22	0·22	0·22	0·22	0·22	0·22	0·22	0·22
		5	6	0·22	0·20	0·18	0·18	0·18	0·18	0·18	0·18	0·18	0·18	0·18
		—	5	0·17	0·15	0·15	0·15	0·15	0·15	0·15	0·15	0·15	0·15	0·15
2·3	2·4	16	17	—	—	1·75	1·25	1·05	0·95	0·82	0·75	0·70	0·70	0·70
		15	16	—	—	1·45	1·12	0·88	0·82	0·72	0·68	0·65	0·65	0·65
		14	15	—	1·67	1·17	0·90	0·74	0·69	0·65	0·62	0·60	0·60	0·60
		13	14	—	1·37	1·07	0·77	0·66	0·61	0·57	0·55	0·55	0·55	0·55
		12	13	—	1·15	0·82	0·65	0·55	0·52	0·50	0·50	0·50	0·50	0·50
		11	12	1·32	0·92	0·67	0·54	0·50	0·47	0·45	0·45	0·45	0·45	0·45
		10	11	1·07	0·80	0·55	0·45	0·40	0·40	0·40	0·40	0·40	0·40	0·40
		9	10	0·82	0·60	0·47	0·37	0·35	0·35	0·35	0·35	0·35	0·35	0·35
		8	9	0·65	0·47	0·35	0·32	0·30	0·30	0·30	0·30	0·30	0·30	0·30
		7	8	0·50	0·35	0·32	0·28	0·27	0·27	0·27	0·27	0·27	0·27	0·27
		6	7	0·37	0·27	0·24	0·24	0·24	0·24	0·24	0·24	0·24	0·24	0·24
		5	6	0·25	0·22	0·20	0·20	0·20	0·20	0·20	0·20	0·20	0·20	0·20
		—	5	0·20	0·17	0·17	0·17	0·17	0·17	0·17	0·17	0·17	0·17	0·17

2·2	2·3	16	17	—	—	—	1·57	1·27	1·15	1·00	0·87	0·85	0·85	0·85
		15	16	—	—	1·85	1·39	1·10	1·00	0·87	0·82	0·77	0·77	0·77
		14	15	—	—	1·47	1·12	0·90	0·82	0·76	0·72	0·70	0·70	0·70
		13	14	—	1·75	1·35	0·95	0·77	0·71	0·67	0·65	0·64	0·64	0·64
		12	13	—	1·42	1·05	0·80	0·65	0·61	0·58	0·58	0·58	0·58	0·58
		11	12	—	1·15	0·82	0·62	0·56	0·52	0·52	0·52	0·52	0·52	0·52
		10	11	1·32	0·97	0·67	0·55	0·49	0·47	0·47	0·47	0·47	0·47	0·47
		9	10	1·00	0·75	0·57	0·46	0·41	0·41	0·41	0·41	0·41	0·41	0·41
		8	9	0·77	0·55	0·40	0·38	0·36	0·35	0·36	0·36	0·36	0·36	0·36
		7	8	0·60	0·42	0·36	0·33	0·32	0·32	0·32	0·32	0·32	0·32	0·32
		6	7	0·45	0·34	0·30	0·27	0·27	0·27	0·27	0·27	0·27	0·27	0·27
		5	6	0·30	0·25	0·23	0·23	0·23	0·23	0·23	0·23	0·23	0·23	0·23
		—	5	0·20	0·20	0·20	0·20	0·20	0·20	0·20	0·20	0·20	0·20	0·20
2·1	2·2	16	17	—	—	—	2·10	1·67	1·52	1·22	1·10	1·02	0·98	0·95
		15	16	—	—	—	1·92	1·45	1·25	1·07	0·94	0·88	0·88	0·88
		14	15	—	—	1·95	1·50	1·15	1·01	0·92	0·84	0·82	0·82	0·82
		13	14	—	—	1·82	1·20	0·95	0·84	0·79	0·75	0·75	0·75	0·75
		12	13	—	1·87	1·37	1·02	0·80	0·76	0·72	0·69	0·69	0·69	0·69
		11	12	—	1·47	1·05	0·80	0·70	0·67	0·62	0·62	0·62	0·62	0·62
		10	11	—	1·27	0·82	0·67	0·58	0·55	0·55	0·55	0·55	0·55	0·55
		9	10	1·30	0·95	0·70	0·52	0·50	0·48	0·48	0·48	0·48	0·48	0·48
		8	9	0·97	0·70	0·53	0·44	0·42	0·42	0·42	0·42	0·42	0·42	0·42
		7	8	0·72	0·52	0·40	0·37	0·35	0·35	0·35	0·35	0·35	0·35	0·35
		6	7	0·52	0·37	0·32	0·30	0·30	0·30	0·30	0·30	0·30	0·30	0·30
		5	6	0·35	0·30	0·27	0·25	0·25	0·25	0·25	0·25	0·25	0·25	0·25
		—	5	0·25	0·22	0·20	0·20	0·20	0·20	0·20	0·20	0·20	0·20	0·20

†(*a*) Height of foot of glazed portion of opening not exceeding 1·15 metres.

(*b*) The table gives minimum widths for ground floor windows on a level site; the height of window head may be reduced by up to 0·30 metre on floors above the ground floor.

SCHEDULE 9—*continued*

TABLE 15—*continued*

Part III: Apartments other than living rooms—continued

Height of head of window opening above floor†		Floor area of room		Width of room measured parallel to window, exceeding (metres)										
Exceeding (metres)	Not exceeding (metres)	Exceeding (square metres)	Not exceeding (square metres)	1·8	2·1	2·4	2·7	3·0	3·3	3·6	3·9	4·2	4·5	4·8
(1)	(2)	(3)	(4)	Minimum width of window opening (metres) (5)										
2·0	2·1	16	17	—	—	—	—	2·35	2·20	1·70	1·37	1·25	1·22	1·20
		15	16	—	—	—	—	1·90	1·70	1·52	1·22	1·14	1·10	1·10
		14	15	—	—	—	2·12	1·57	1·47	1·17	1·07	1·02	1·00	1·00
		13	14	—	—	—	1·68	1·25	1·12	1·05	0·94	0·91	0·91	0·91
		12	13	—	—	1·95	1·42	1·02	0·94	0·83	0·82	0·82	0·82	0·82
		11	12	—	—	1·42	1·05	0·82	0·77	0·74	0·74	0·74	0·74	0·74
		10	11	—	1·80	1·10	0·85	0·68	0·67	0·67	0·67	0·67	0·67	0·67
		9	10	—	1·30	0·92	0·65	0·60	0·60	0·60	0·60	0·60	0·60	0·60
		8	9	1·30	0·90	0·65	0·54	0·52	0·52	0·52	0·52	0·52	0·52	0·52
		7	8	0·95	0·65	0·49	0·45	0·45	0·45	0·45	0·45	0·45	0·45	0·45
		6	7	0·67	0·45	0·40	0·37	0·37	0·37	0·37	0·37	0·37	0·37	0·37
		5	6	0·42	0·35	0·32	0·30	0·30	0·30	0·30	0·30	0·30	0·30	0·30
		—	5	0·30	0·25	0·22	0·22	0·22	0·22	0·22	0·22	0·22	0·22	0·22
—	2·0	16	17	—	—	—	—	—	—	2·60	1·97	1·70	1·62	1·60
		15	16	—	—	—	—	2·75	2·60	2·10	1·72	1·47	1·40	1·37
		14	15	—	—	—	—	2·45	2·16	1·65	1·45	1·32	1·27	1·25
		13	14	—	—	—	2·45	1·80	1·65	1·42	1·24	1·15	1·13	1·13
		12	13	—	—	—	2·22	1·50	1·45	1·15	1·07	1·02	1·02	1·02
		11	12	—	—	2·17	1·52	1·14	1·07	0·95	0·92	0·92	0·92	0·92
		10	11	—	—	1·55	1·15	0·95	0·88	0·83	0·82	0·82	0·82	0·82
		9	10	—	—	1·22	0·92	0·76	0·72	0·72	0·72	0·72	0·72	0·72
		8	9	—	1·32	0·90	0·67	0·64	0·63	0·63	0·63	0·63	0·63	0·63
		7	8	1·32	0·90	0·65	0·57	0·54	0·54	0·54	0·54	0·54	0·54	0·54
		6	7	0·92	0·60	0·52	0·47	0·45	0·45	0·45	0·45	0·45	0·45	0·45
		5	6	0·57	0·42	0·38	0·36	0·36	0·36	0·36	0·36	0·36	0·36	0·36
		—	5	0·37	0·32	0·27	0·27	0·27	0·27	0·27	0·27	0·27	0·27	0·27

†(*a*) Height of foot of glazed portion of opening not exceeding 1·15 metres.

(*b*) The table gives minimum widths for ground floor windows on a level site; the height of window head may be reduced by up to 0·30 metre on floors

Schedule 7

TABLE 16—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 Q5, Q6, Q8 and Q11

TABLE 17—STANDARDS OF HOUSING ACCOMMODATION

Size of house	Number of apartments (other than living room) less than 10 square metres	Minimum area in square metres of—			Minimum capacity in cubic metres of—	
		Aggregate area of living room and kitchen‡	Kitchen	Aggregate area of apartments other than living room	Larder and dry goods store	Linen and general storage
(1)	(2)	(3)	(4)	(5)	(6)	(7)
One apartment	—	†23	4·2	†	0·68	4·8
Two apartments	Nil	20	4·6	11	0·85	5·0
	One	16	2·8	8·8	0·68	4·8
Three apartments	Nil	25	7·0	22	1·25	9·3
	One	23	6·5	18	1·25	9·3
	Two	20	4·6	16	0·85	5·0
Four apartments	Nil	28	7·0	33	1·70	9·5
	One	28	7·0	29	1·42	9·5
	Two	25	7·0	25	1·25	9·3
	Three	23	6·5	21	1·25	9·3
Five apartments	Nil	28	7·0	45	1·70	9·6
	One	28	7·0	40	1·70	9·6
	Two	28	7·0	36	1·70	9·5
	Three	28	7·0	32	1·42	9·5
	Four	25	7·0	28	1·25	9·3
Six or more apartments	—	28	7·0	Four of the apartments shall have a minimum area equal to the appropriate area for a five apartment house	1·70	9·6

†In the case of a one apartment house the figure given in column (3) includes sleeping accommodation.

‡The area specified in this column includes any part of a living room or kitchen reserved for dining.

TABLE 18—SPACE STANDARDS FOR HOUSES

Part A—Net space and general storage space

House type (1)		Net space (N) General storage space (S) (2)	Minimum area in square metres for a house designed to accommodate the following numbers of persons— (3)						
			1	2	3	4	5	6	7
Occupancy sub-group A1	Single storey	N	30	44·5	57	67	75·5	84	—
		S	3	4	4	4·5	4·5	4·5	—
	Two storey (detached, semi-detached or end terrace)	N	—	—	—	72	82	92·5	108
		S	—	—	—	4·5	4·5	4·5	6·5
	Two storey (intermediate terrace)	N	—	—	—	74·5	85	92·5	108
		S	—	—	—	4·5	4·5	4·5	6·5
Occupancy sub-group A2	Three storey	N	—	—	—	—	94	98	112
		S	—	—	—	—	4·5	4·5	6·5
	Flat	N	30	44·5	57	70*	79	86·5	—
		S	2·5	3	3	3·5	3·5	3·5	—
	Maisonette	N	—	—	—	72	82	92·5	108
		S	—	—	—	3·5	3·5	3·5	3·5

*(67 square metres if access to the flat is by means of a balcony).

Tolerance: Where any house is designed on a planning grid a negative tolerance not exceeding 1½ per cent is permitted on the net space.

Part B—Kitchen storage space

(1)	Minimum capacity in cubic metres of the ventilated larder (2)	Total minimum capacity in cubic metres of kitchen storage space for a house designed to accommodate the following numbers of persons— (3)						
		1	2	3	4	5	6	7
Where provision is made for a refrigerator	0·17	1·7	1·7	2·3	2·3	2·3	2·3	2·3
Where no provision is made for a refrigerator	0·34	1·87	1·87	2·47	2·47	2·47	2·47	2·47

Part C—Cupboards for linen storage

(1)	Total minimum capacity in cubic metres for a house designed to accommodate the following numbers of persons— (2)						
	1	2	3	4	5	6	7
Aggregate capacity of cupboard or cupboards for linen storage	0·4	0·4	0·4	0·6	0·6	0·6	0·6

SCHEDULE 10

Regulation A12

DEEMED-TO-SATISFY SPECIFICATIONS

A. Interpretation of Schedule 10

1. Subject to paragraphs (4) and (5) of regulation A3, 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 be taken to be a reference 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—

"BS" means British Standard;

"CP" means British Standard Code of Practice.

B. Specifications

Provision of regulation deemed to be satisfied	Element of structure or fitting	Case dealt with or relevant conditions	Specification
		Part B—Materials and durability	
B1	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: 1950—"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.
			†Latest edition as at 31st December 1970, including any amendments thereto, published at that date.
		Part C—Structural strength and stability	
C2(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: 1963.
		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.
C2(2)—as to design and construction	Loadbearing structure	—of steel	(1) The design and construction of the structure conform to BS 449: Part 2: 1969 as read with Amendments AMD 416, January 1970, AMD 523, May 1970 and AMD 661, December 1970.
		—of reinforced concrete	(2) The design and construction of the structure are in accordance with CP 114: Part 2: 1969.

		—of timber	(3) The design and construction of the structure are in accordance with CP 112: 1967.
		—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: Part 2: 1970.
		—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: Part 2: 1970 and the construction thereof is in accordance with the Scottish Development Department Explanatory Memorandum on the Building Standards (Scotland) Regulations "Structural Strength and Stability".
		—of prestressed concrete	(6) The design and construction of the structure are in accordance with CP 115: Part 2: 1969.
		—of aluminium ..	(7) The design, erection and protection of the structure are in accordance with CP 118: 1969.
		—of pre-cast concrete ..	(8) The design and construction of the structure are in accordance with CP 116: Part 2: 1969 and Addendum No. 1 (1970).
		—of composite construction in structural steel and concrete	(9) The design and construction are in accordance with CP 117: Part 1: 1965 and CP 117: Part 2: 1967.
C3(4)(*b*)—as to localising any structural failure within each storey	Any structural member	Buildings of five or more storeys in height: removal of any portion of any one structural member	The area within which structural failure would occur does not exceed 70 square metres or 15 per cent of the area of the storey, measured in horizontal plane, whichever is the less.

Part D—Structural fire precautions

D20(2)—as to distance of groups of garages from boundary	All	—not exceeding 3 metres in height	No garage shall be nearer the boundary of the site than the distance specified below—

No. of garages to be erected on site	Distance from boundary (metres)
Not more than 4	4·3
Exceeding 4 but not more than 6	4·9
Exceeding 6 but not more than 10	5·5
Exceeding 10 but not more than 24	5·8

SCHEDULE 10—*continued*

Provision of regulation deemed to be satisfied	Element of structure or fitting	Case dealt with or relevant conditions	Specification
D23(6)—as to design and construction	Fuel oil storage tanks	—	The design and construction of the tank conforms to— Sections 6 and 7 of BS 799:Part 1: 1962, or Sections 8 and 9 of BS 799: Part 2: 1964, or BS 2594: 1955 as read with Amendments PD 2242, July 1955, PD 4517, April 1962 and PD 5411, December 1964, or BS 2654: Part 1: 1965 as read with Amendments PD 5942, November 1966, PD 6130, April 1967, PD 6383, April 1968 and AMD 397, January 1970.
D23(6)—as to fitting of safety devices	Safety devices to fuel oil storage tanks	—	Safety devices are fitted conforming to Section 7 of BS 799: Part 1: 1962 or Section 9 of BS 799: Part 2: 1964.
		Part F—Chimneys, flues, hearths and the installation of heat producing appliances	
F4(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 BS 41: 1964.
F13(5)—as to linings	Fireplace openings	Opening for inset open fire	The design and construction of the fireback conforms to BS 1251: 1970.
F20	Fireguard fitting	—	The screwed bushes or plugs fitted with screwed eyelets conform to BS 2788: 1956 as read with Amendments PD 2884, August 1957, PD 3615, December 1959 and PD 3801, May 1960.
F21(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 3 metres† 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 3 metres† 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 6 metres† above appliance—as for Specification (1); (*b*) any other part—constructed of bricks, dense concrete blocks, or natural stone.
Chimney serves— (i) instantaneous water heater or drying cabinet (ii) radiant or convector gas fire	(6) (*a*) Any part of chimney more than 6 metres† 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 9 metres† 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 9 metres† 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 12 metres† above appliance—as for Specification (1); (*b*) any other part—constructed of bricks, dense concrete blocks, or natural stone.

SCHEDULE 10—*continued*

Provision of regulation deemed to be satisfied	Element of structure or fitting	Case dealt with or relevant conditions	Specification
F21(1)—as to suitability of materials in chimneys and flue-pipes for gas burning appliances —*cont.*	Chimney—*cont.*	Chimney serves radiant gas fire and has flue of aspect ratio not exceeding 3 to 1—*cont.*	(10) (*a*) Any part of chimney more than 12 metres† 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 7 millimetres to 15 millimetres 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 3 metres‡ 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 6 metres‡ 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 9 metres‡ 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 12 metres‡ 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.
F29—as to construction and design	Heat producing appliance	Appliance burns gas of type in gas groups G3, G4 and G5 as set out in paragraph A2 of Appendix A to BS 1250: Part 1: 1966.	(1) Appliance conforms to— BS 1250: Part 1: 1966, Part 2: 1963 as read with Amendment PD 5391, November 1964, Part 3: 1963 as read with Amendment PD 5852, June 1966, Part 4: 1965, Part 5: 1963 as read with Amendments PD 5449, January 1965 and PD 5587, July 1965 and Part 6: 1965 as read with Amendment PD 5805, March 1966 or BS 2512: 1963 as read with Amendment PD 5676, November 1965.
		Appliance burns butane or propane	(2) Appliance conforms to— BS 2491: 1963 as read with Amendments PD 5016, August 1963, PD 5082, November 1963 and PD 5667, October 1965, BS 2773: 1965 as read with Amendment PD 5779, February 1966 or BS 2883: 1964 as read with Amendment PD 5659, October 1965.

†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 G—Preparation of sites and resistance to the passage of moisture—particular specifications†

G2—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 BS 1194: 1969, BS 1196: 1944 as read with Amendment PD 2069, December 1954 or BS 2760: Part 1: 1966 as read with Amendment AMD 516, May 1970; (*b*) they are laid in accordance with CP 303: 1952.
G6—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 100 millimetres 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 11.

SCHEDULE 10—*continued*

Provision of regulation deemed to be satisfied	Element of structure or fitting	Case dealt with or relevant conditions	Specification
G6—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 BS 2832: 1957 applied hot.
		Solum separated from lowest floor of concrete by an air space	(3) The solum is brought to a level surface.
G7—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 G6; (*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 31 litres suitable mixing water to 50 kilogrammes of cement, and (ii) of a thickness of 90 millimetres, or where a damp-proof course is placed within its thickness, 75 millimetres below the damp-proof course and 50 millimetres 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 BS 743: 1970, 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 G6; (*b*) the separating air space— (i) is of a depth of 150 millimetres 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 3000 square millimetres of open area per metre 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 BS 493: Part 2: 1970; (*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 150 millimetres 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 BS 12: 1958 as read with Amendments PD 3729, April 1960, PD 4676, November 1962 and AMD 198, January 1969, or BS 146: 1958 as read with Amendments PD 3733, April 1960, PD 4699, November 1962 and PD 6092, March 1967 (unless the ground conditions require a more chemically resistant cement), and (ii) aggregate conforming to BS 882: 1965, 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 150 millimetres above the finished level of the adjoining ground— (*a*) the element is built of— (i) clay engineering bricks, or (ii) granite blocks, conforming in either case to the appropriate specification listed in column (1) of Part I of Schedule 11; (*b*) the mortar conforms to the appropriate specification listed in column (1) of Part II of Schedule 11; (*c*) as for Specification (4)(*c*).

Provision of regulation deemed to be satisfied	Element of structure or fitting	Case dealt with or relevant conditions	Specification
G7—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 150 millimetres 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 29 litres of suitable mixing water per 50 kilogrammes 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 BS 743: 1970; (*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 150 millimetres 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 150 millimetres below the damp-proof course.
			(7) (*a*) To a height of not less than 150 millimetres 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 11, and (ii) the mortar conforms to the appropriate specification listed in column (1) of Part II of Schedule 11; (*b*), (*c*) and (*d*) as for Specification (6)(*b*), (*c*) and (*d*).
G8—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 nor-	(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 11 and of a thickness of— (i) 250 millimetres when the material is autoclaved aerated concrete blocks or slabs, or

mal conditions is liable to severe conditions of exposure as specified in the Building Research Station Digest No. 23 (Second Series) "An index of exposure to driving rain".	(ii) 340 millimetres for any other material; (*b*) the mortar conforms to the appropriate specification listed in column (2) of Part II of Schedule 11; (*c*) any external rendering conforms to the appropriate specification listed in columns (1) to (5) of Part III of Schedule 11; (*d*) the wall has a damp-proof course or flashing of material conforming to BS 743: 1970 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 19 millimetres 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 severe conditions of exposure as specified in the Building Research Station Digest No. 23 (Second Series) "An index of exposure to driving 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 11 and of a thickness of— (i) 200 millimetres when the material is autoclaved aerated concrete blocks or slabs, or (ii) 225 millimetres 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 75 millimetres in thickness and the cavity is 50 millimetres in width; (*b*) the wall is built of material conforming to the appropriate specification listed in column (2) of Part I of Schedule 11; (*c*) the mortar conforms to the appropriate specification listed in column (2) of Part II of Schedule 11; (*d*) any external rendering conforms to the appropriate specification listed in columns (1) to (5) of Part III of Schedule 11;

Provision of regulation deemed to be satisfied	Element of structure or fitting	Case dealt with or relevant conditions	Specification
G8—as to resistance to moisture from rain or snow—*cont.*	External wall—*cont.*	Cavity wall of bricks, blocks or natural stone —*cont.*	(*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 BS 743: 1970 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; (*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 11 and its thickness is— (i) if specification (*a*), 250 millimetres, or (ii) if specification (*b*), 300 millimetres; (*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 11; (*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 12·5 millimetres, or (ii) straps and lining in accordance with Specification (1)(*e*).
		Timber wall which under normal conditions is not liable to severe	(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;

	conditions of exposure as specified in the Building Research Station Digest No. 23 (Second Series) "An index of exposure to driving rain".	(*b*) the exterior of the wall is clad with— (i) boarding not less than 21 millimetres in thickness with rebated or tongued and grooved joints, fixed vertically with boards not more than 100 millimetres wide or fixed horizontally with boards not more than 150 millimetres wide, or (ii) tapered boarding not less than 21 millimetres in thickness at the thicker edge and not more than 150 millimetres 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 11; (*c*) a membrane of bituminous felt conforming to BS 747: Part 2: 1970 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 BS 743: 1970 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 225 millimetres 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 11, (ii) the mortar conforms to the appropriate specification listed in column (1) of Part II of Schedule 11, (iii) any external rendering conforms to the appropriate specification listed in columns (1) to (5) of Part III of Schedule 11, 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 BS 2870: 1968 as read with Amendment AMD 428, February 1970 and of 0·7 millimetre thickness 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 BS 1162, 1410, 1418: 1966; or BS 988, 1097, 1076, 1451: 1966 as read with Amendments PD 6154, May 1967 and AMD 419, January 1970 properly laid and dressed over the wall;

Provision of regulation deemed to be satisfied	Element of structure or fitting	Case dealt with or relevant conditions	Specification
G8—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 225 millimetres or more above the junction of the wall with the roof—*cont.*	(*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 BS 743: 1970 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 BS 743: 1970, and (ii) at a height of not less than 150 millimetres nor more than 300 millimetres 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.
		Solid or cavity wall of bricks, blocks or natural stone which extends to less than 225 millimetres above the junction of the wall with the roof	(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	(8) (*a*) A damp-proof course and flashing of material conforming to BS 743: 1970 are inserted in the wall so as to extend along the wall the full length of

	with roofs abutting at different levels—flat roof abutting at a lower level than the roof on the other side of the wall	the abutment of the lower roof at a height of not less than 150 millimetres 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 BS 743: 1970 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 150 millimetres 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 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 760 millimetres	(10) (*a*) The materials conform to the appropriate specification listed in column (1) of Part I of Schedule 11; (*b*) the mortar conforms to the appropriate specification listed in column (1) of Part II of Schedule 11; (*c*) the rendering conforms to the appropriate specification listed in columns (1) to (5) of Part III of Schedule 11 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 BS 743: 1970 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 BS 743: 1970 is so arranged in conjunction with the roof covering or gutter as to conform to Specification (6)(*f*).

Provision of regulation deemed to be satisfied	Element of structure or fitting	Case dealt with or relevant conditions	Specification
G8—as to resistance to moisture from rain or snow—*cont.*	Chimney stack —*cont.*	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 760 millimetres 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 BS 743: 1970 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 150 millimetres nor more than 300 millimetres 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: 1968 as read with Amendments AMD 491, April 1970 and AMD 601, September 1970.
		Lead roof	(13) The lead is laid and fixed in accordance with CP 143: Part 11: 1970.
		Copper roof	(14) The copper is laid and fixed in accordance with CP 143: Part 12: 1970.
		Zinc roof	(15) The zinc shall be laid and fixed in accordance with CP 143: Part 5 : 1964.
		Aluminium roof ..	(16) The aluminium is laid and fixed in accordance with— (*a*) CP 143: Part 1: 1958 as read with Amendment PD 4346, October 1961, and (*b*) CP 143: Part 7: 1965.

	Galvanised corrugated steel roof	(17) The steel is laid and fixed in accordance with CP 143: Part 2: 1961.
	Corrugated asbestos cement roof	(18) The asbestos cement is laid and fixed in accordance with CP 143: Part 6: 1962.
	Flat glass roof in patent glazing	(19) The flat glass is laid and fixed in accordance with CP 145: Part 1: 1969.
	Mastic asphalted roof . .	(20) The mastic asphalt is laid and fixed in accordance with CP 144: Part 4: 1970.
	Bitumen felted roof . .	(21) The bitumen felt is laid and fixed in accordance with CP 144: Part 3: 1970.
	Cedar shingled roof with a slope of not less than 14°	(22) (*a*) The shingles are of timber of Canadian Western Red Cedar of no lower grading commercially than Grade No. 1, and (*b*) they are treated by a vacuum/pressure impregnation process with a wood preservative of water-borne copper/chrome/arsenic composition conforming to BS 4072: 1966, and (*c*) they are laid to a gauge of 95 millimetres with one lap of 216 millimetres, a second lap of 120 millimetres and a third lap of 25 millimetres, and (*d*) they are fixed direct through underslating felt conforming to BS 747: Part 2: 1970 to a background of sarking of not less than 19 millimetres thick, and (*e*) the fixing nails are of copper 30 millimetres × 2·3 millimetres diameter with 4·8 millimetres diameter heads or of silicon bronze 30 millimetres × 1·8 millimetres diameter with 4·8 millimetres diameter heads, and (*f*) each shingle is held by two nails driven in at not more than 19 millimetres from the sides of the shingle and not less than 25 millimetres and not more than 50 millimetres above the gauge line.
	Cedar shingled roof with a slope of not less than 22½°	(23) (*a*) as for Specification (22)(*a*), and (*b*) as for Specification (22)(*b*), and (*c*) as for Specification (22)(*c*), or they are laid to a gauge of125 millimetres with one lap of 150 millimetres and a second lap of 25 millimetres, and (*d*) as for Specification (22)(*d*), and (*e*) as for Specification (22)(*e*), and (*f*) as for Specification (22)(*f*).

SCHEDULE 10—*continued*

Provision of regulation deemed to be satisfied	Element of structure or fitting	Case dealt with or relevant conditions	Specification
		Part H—Resistance to the transmission of sound	
H2(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 460 millimetres beyond an external flanking wall, or (*b*) ties into an external flanking wall— (i) in which any windows and door openings within 690 millimetres on either side of the junction are not less than 690 millimetres 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) 225 millimetres brick with 12·5 millimetres plaster on both sides and having a weight of 490 kilogrammes per square metre. (2) 360 millimetres sandstone with 12·5 millimetres plaster on both sides. (3) 175 millimetres dense concrete with 12·5 millimetres plaster on both sides and having a weight of 460 kilogrammes per square metre. (4) 200 millimetres dense concrete block with 12·5 millimetres plaster on both sides and having a weight of 460 kilogrammes per square metre. (5) 250 millimetres no-fines concrete with 12·5 millimetres plaster on both sides including behind ends of abutting partitions and having a weight of 440 kilogrammes per square metre.

		Walls of houses including flats—cavity construction	(6) Two leaves, 100 millimetres brick 50 millimetres wide cavity, butterfly wire ties, with 12·5 millimetres plaster on both sides and having a weight of 490 kilogrammes per square metre.
		Condition—as for condition to Specifications (1) to (5)	(7) Two leaves, 100 millimetres dense concrete block 50 millimetres wide cavity, butterfly wire ties, with 12·5 millimetres plaster on both sides and having a weight of 460 kilogrammes per square metre.
			(8) Two leaves, 75 millimetres clinker block (1520 kilogrammes per cubic metre) 75 millimetres wide cavity, butterfly wire ties, with 12·5 millimetres plaster on both sides and having a weight of 250 kilogrammes per square metre.
		Walls of flats only—solid construction	(9) 150 millimetres dense in situ concrete with 12·5 millimetres plaster on both sides and having a weight of 415 kilogrammes per square metre.
		Condition—as for condition to Specifications (1) to (5)	(10) 360 millimetres sandstone strapped and plasterboard-lined on each side.
		Walls of flats only—cavity construction	(11) Two leaves, 75 millimetres clinker block (1520 kilogrammes per cubic metre) 50 millimetres wide cavity, butterfly wire ties, with 12·5 millimetres plaster on both sides and having a weight of 250 kilogrammes per square metre.
		Condition—as for condition to Specifications (1) to (5)	(12) Two leaves, 100 millimetres autoclaved aerated concrete (960 kilogrammes per cubic metre and having an absorption coefficient of 4) 75 millimetres wide cavity, butterfly wire ties, with 12·5 millimetres plaster on both sides and having a weight of 250 kilogrammes per square metre.

†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.

Provision of regulation deemed to be satisfied	Element of structure or fitting	Case dealt with or relevant conditions	Specification
H2(1) and H2(2)—as to sound insulation of floors	Separating floors	Floor of a flat separated from another flat by a separating wall—concrete floors	(1) Resilient finish of rubber on sponge rubber underlay 4·5 millimetres thick or of cork tiles, laid on solid concrete slab 150 millimetres thick inclusive of any levelling screed and having a weight of 365 kilogrammes per square metre.
		Condition— The separating floor ties in at opposite ends to an external flanking wall which— (*a*) at each junction extends for not less than 600 millimetres 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 H2(1)	(2) Wood raft laid to float upon a resilient layer which conforms to CP 3: Chapter III: 1960 (Appendix B, paragraph 7(*d*)), which will retain its resilience under imposed loading, laid on— (*a*) solid concrete slab 100 millimetres thick and having a weight of 220 kilogrammes per square metre; (*b*) slab of concrete beams and hollow clay or concrete infilling blocks and having a weight of 220 kilogrammes per square metre; (*c*) slab of hollow concrete beams of box section and having a weight of 220 kilogrammes per square metre; or (*d*) slab of concrete beams of inverted trough section and having a weight of 220 kilogrammes per square metre.
			(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: 1960 (Appendix B, paragraph 7(*d*)) which will retain its resilience under imposed loading, laid on— (*a*) solid concrete slab 100 millimetres thick and having a weight of 220 kilogrammes per square metre; (*b*) slab of concrete beams and hollow clay or concrete infilling blocks and having a weight of 220 kilogrammes per square metre; (*c*) slab of hollow concrete beams of box section and having a weight of 220 kilogrammes per square metre; or (*d*) slab of concrete beams of inverted trough section and having a weight of 220 kilogrammes per square metre.
		Floor of a flat separated from another flat by a separating wall—timber floors	(4) (*a*) Wood joisted floor bounded by walls of 225 millimetres solid brickwork or other materials equivalent to 225 millimetres brickwork on at least three sides;

		Condition—as for condition to Specifications (1) to (3)	(*b*) with a wood raft laid to float upon a resilient layer which conforms to CP 3: Chapter III: 1960 (Appendix B, paragraph 7(*d*)) retaining its resilience under imposed loading; (*c*) 80 kilogrammes per square metre granular deafening on 12·5 millimetres plasterboard nailed to underside of joists and dwangs; and (*d*) a brandered ceiling of plaster 19 millimetres thick on metal lath.

Part J—Resistance to the transmission of heat

J3(1)—as to thermal insulation	Roof	Pitched roof of slates or tiles on roofing felt on (*a*) boarding (other than sarking) not less than 12·5 millimetres thick, or (*b*) sarking not less than 16 millimetres thick, or (*c*) water-repellent plasterboard foil-faced on one side not less than 9·5 millimetres 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, 25 millimetres thick; (*b*) gypsum granules, 25 millimetres thick; (*c*) exfoliated vermiculite, 25 millimetres thick; (*d*) combined corrugated and flat aluminium foil, corrugations in contact with the ceiling; (*e*) foamed or expanded sheeting of plastic or rubber 19 millimetres thick having a density not exceeding 80 kilogrammes per cubic metre.
			(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, 25 millimetres thick; (*b*) reinforced paper faced with aluminium foil on both sides; (*c*) foamed or expanded sheeting of plastic or rubber 12·5 millimetres thick having a density not exceeding 80 kilogrammes per cubic metre.
			(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*) wood wool slabs, 38 millimetres thick; (*b*) compressed straw slabs, 50 millimetres thick; (*c*) mat of glass fibre or mineral wool, 25 millimetres thick; (*d*) fibre insulation board, 19 millimetres thick; (*e*) foamed or expanded sheeting of plastic or rubber 19 millimetres thick and having a density not exceeding 80 kilogrammes per cubic metre.

Provision of regulation deemed to be satisfied	Element of structure or fitting	Case dealt with or relevant conditions	Specification
J3(1)—as to thermal insulation—*cont.*	Roof—*cont.*	Pitched or flat roof of any waterproof material bonded to a layer of insulation on top of a vapour barrier fixed to (*a*) boarding (other than sarking) not less than 12·5 millimetres thick, or (*b*) sarking not less than 16 millimetres thick	(5) Any of the following layers, the entire surface of which should be bonded to a vapour barrier of bitumen felt which complies with BS 747: Part 2: 1970 (Section 1.5 Type 1C) having a weight of not less than 13 kilogrammes per 10 square metres and nailed or bonded to the boarding or sarking in accordance with CP 144: Part 3: 1970; the roof thus formed to be left exposed on the underside or to be in conjunction with a ceiling comprising 9·5 millimetres thick plasterboard or other sheet or boarding having a minimal thermal resistance and having no insulation laid thereon e.g., (*a*) fibre insulation board not less than 19 millimetres thick; (*b*) foamed or expanded plastic sheeting 19 millimetres thick and having a density not exceeding 80 kilogrammes per cubic metre; (*c*) resin bonded glass or mineral wool 19 millimetres thick; (*d*) cork sheeting 19 millimetres thick; (*e*) compressed straw slabs 50 millimetres thick.
		Pitched or flat roof of in situ 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 19 millimetres 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*) wood wool slabs, 38 millimetres thick; (*b*) a screed of concrete made with vermiculite, 63 millimetres thick, having a mix of 1:5 to 1:8 cement and vermiculite; (*c*) a screed of aerated concrete, 63 millimetres thick and having a density not exceeding 640 kilogrammes per cubic metre; (*d*) a screed of concrete made with foamed slag, expanded clay or sintered pulverised fuel ash, 100 millimetres 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 125 millimetres thick and having a density not exceeding 720 kilogrammes per cubic metre.

		Pitched or flat roof of concrete cast in situ or precast with a bitumen felt covering laid in accordance with CP 144: Part 3: 1970 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 19 millimetres thick secured to the underside of the concrete	(8) (*a*) A layer of fibre insulation board 19 millimetres 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 three 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.
J4(1)—as to thermal insulation	External wall excluding window and other glazed openings	Unventilated cavity wall having a cavity not greater than 75 millimetres nor less than 50 millimetres	(1) (*a*) Outer leaf of clay, concrete, sand-lime brick or block having a density not exceeding 2400 kilogrammes per cubic metre, 100 millimetres thick, rendered or unrendered; (*b*) inner leaf of— (i) clay, concrete, sand-lime brick or block having a density not exceeding 2400 kilogrammes per cubic metre, 100 millimetres thick, or (ii) lightweight concrete block having a density not exceeding 1440 kilogrammes per cubic metre, 75 millimetres thick; (*c*) internal finish of plaster, 12·5 millimetres thick.
			(2) (*a*) Outer leaf of— (i) freestone, 125 millimetres thick, or (ii) whinstone or granite, 250 millimetres thick; (*b*) inner leaf of— (i) clay, concrete, sand-lime brick or block having a density not exceeding 2400 kilogrammes per cubic metre, 100 millimetres thick, or (ii) lightweight concrete block having a density not exceeding 1440 kilogrammes per cubic metre, 75 millimetres thick; (*c*) internal finish of plaster 12·5 millimetres thick.

Provision of regulation deemed to be satisfied	Element of structure or fitting	Case dealt with or relevant conditions	Specification
J4(1)—as to thermal insulation—*cont.*	External wall excluding window and other glazed openings—*cont.*	Unventilated cavity wall having a cavity not greater than 75 millimetres nor less than 50 millimetres—*cont.*	(3) (*a*) As for Specification (1)(*a*) or (2)(*a*); (*b*) inner leaf of— (i) lightweight concrete block having a density not exceeding 1440 kilogrammes per cubic metre, 100 millimetres thick, or (ii) lightweight concrete block having a density not exceeding 1120 kilogrammes per cubic metre, 75 millimetres thick; (*c*) internal finish of plaster, 12·5 millimetres 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 2400 kilogrammes per cubic metre, 100 millimetres thick; (*c*) internal finish of plasterboard 10 millimetres thick, on strapping 19 millimetres thick.
			(5) (*a*) As for Specification (1)(*a*) or (2)(*a*); (*b*) inner leaf of— (i) lightweight concrete block having a density not exceeding 1120 kilogrammes per cubic metre, 100 millimetres thick, or (ii) lightweight concrete block having a density not exceeding 800 kilogrammes per cubic metre, 75 millimetres thick; (*c*) internal finish of plaster, 12·5 millimetres 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, 10 millimetres thick, on strapping 19 millimetres thick, or (ii) an internal finish of 12·5 millimetres insulation board having a density not exceeding 400 kilogrammes per cubic metre, with a finishing coat of plaster, on strapping 19 millimetres thick.
			(7) (*a*) As for Specification (1)(*a*) or (2)(*a*); (*b*) as for Specification (2)(*b*); and

	(*c*) (i) internal finish of 25 millimetres insulation board having a density not exceeding 400 kilogrammes per cubic metre, with a finishing coat of plaster, on strapping 19 millimetres thick, or (ii) internal finish of 12·5 millimetres aluminium foil-backed insulation board having a density not exceeding 400 kilogrammes per cubic metre with a finishing coat of plaster on strapping 19 millimetres thick.
(8)	(*a*) As for Specification (1)(*a*) or (2)(*a*); (*b*) inner leaf of lightweight concrete block having a density not exceeding 800 kilogrammes per cubic metre, 125 millimetres thick; (*c*) internal finish of plaster, 12·5 millimetres thick.
(9)	(*a*) As for Specification (1)(*a*) or (2)(*a*); (*b*) inner leaf of— (i) lightweight concrete block having a density not exceeding 800 kilogrammes per cubic metre, 100 millimetres thick, or (ii) lightweight concrete block having a density not exceeding 1120 kilogrammes per cubic metre, 125 millimetres thick; and (*c*) (i) internal finish of plasterboard, 10 millimetres thick on strapping 19 millimetres thick, or (ii) internal finish of 12·5 millimetres insulation board having a density not exceeding 400 kilogrammes per cubic metre with a finishing coat of plaster on strapping 19 millimetres thick.
(10)	(*a*) As for Specification (1)(*a*) or (2)(*a*); (*b*) inner leaf of lightweight concrete block having a density not exceeding 800 kilogrammes per cubic metre, 100 millimetres thick; and (*c*) (i) internal finish of plasterboard, 10 millimetres thick, on strapping 19 millimetres thick with the interspace between the blockwork and the plasterboard filled with glass fibre or mineral wool, or (ii) internal finish of 25 millimetres aluminium foil-backed insulation board having a density not exceeding 400 kilogrammes per cubic metre with a finishing coat of plaster on strapping 19 millimetres thick.
(11)	(*a*) As for Specification (1)(*a*) or (2)(*a*); (*b*) inner leaf of lightweight concrete block having a density not exceeding 640 kilogrammes per cubic metre, 200 millimetres thick; (*c*) internal finish of plaster, 12·5 millimetres thick.
(12)	(*a*) Outer leaf of rendered lightweight aggregate concrete blocks having a density not exceeding 1440 kilogrammes per cubic metre, 75 millimetres thick; (*b*) inner leaf of lightweight concrete blocks having a density not exceeding 1440 kilogrammes per cubic metre, 75 millimetres thick; (*c*) internal finish of plaster 12·5 millimetres thick.

Provision of regulation deemed to be satisfied	Element of structure or fitting	Case dealt with or relevant conditions	Specification
J4(1)—as to thermal insulation——*cont.*	External wall excluding window and other glazed openings—*cont.*	Unventilated cavity wall having a cavity not greater than 75 millimetres nor less than 50 millimetres—*cont.*	(13) (*a*) As for Specification (12)(*a*); (*b*) inner leaf of lightweight concrete blocks having a density not exceeding 1120 kilogrammes per cubic metre, 75 millimetres thick; (*c*) internal finish of plaster 12·5 millimetres thick.
			(14) (*a*) As for Specification (12)(*a*); (*b*) as for Specification (13)(*b*); (*c*) internal finish of aluminium foil-backed plasterboard 10 millimetres thick on strapping 19 millimetres thick.
			(15) (*a*) and (*b*) As for Specification (12)(*a*) and (*b*); (*c*) internal finish of plasterboard 10 millimetres thick on strapping 19 millimetres 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 800 kilogrammes per cubic metre, 100 millimetres thick; (*b*) inner leaf of autoclaved aerated concrete blocks or slabs having a density not exceeding 800 kilogrammes per cubic metre, 100 millimetres thick; (*c*) internal finish of plaster 12·5 millimetres thick.
			(17) (*a*) and (*b*) As for Specification (16)(*a*) and (*b*); (*c*) internal finish of aluminium foil-backed plasterboard 10 millimetres thick on strapping 19 millimetres thick.
		Framed wall having a cavity not greater than 100 millimetres nor less than 50 millimetres	(18) (*a*) Timber standards and dwangs lined with bitumen felt externally and clad with boarding 21 millimetres thick; (*b*) internal lining of— (i) two layers of plasterboard, each 10 millimetres thick, laid to break bond at joints between boards, or (ii) one layer of aluminium foil-backed plasterboard 12·5 millimetres thick and plaster finish 5 millimetres thick.

		Framed wall having two cavities each not less than 38 millimetres	(19) (*a*) Timber standards and dwangs lined with bitumen felt externally and clad with boarding 21 millimetres thick; (*b*) inter-leaf of plasterboard, 10 millimetres thick, fixed to dwangs between the standards; (*c*) internal lining of plasterboard, 10 millimetres thick, fixed to the standards.
			(20) (*a*) and (*b*) As for Specification (19)(*a*) and (*b*); (*c*) internal lining of aluminium foil-backed plasterboard, 10 millimetres thick, with joints between boards sealed, fixed to the standards.
		Solid wall	(21) (*a*) No-fines concrete— (i) 250 millimetres thick, made with whinstone or gravel aggregate and cement, having a density not exceeding 1760 kilogrammes per cubic metre, or (ii) 300 millimetres thick, made with whinstone or gravel aggregate and cement, having a density greater than 1760 kilogrammes per cubic metre; (*b*) external finish of roughcast, 19 millimetres thick; (*c*) internal finish of plaster, 12·5 millimetres thick.
			(22) (*a*) (i) Clay, concrete, sand-lime brick or block having a density not exceeding 2400 kilogrammes per cubic metre, 330 millimetres thick, rendered or unrendered, (ii) freestone, 250 millimetres thick, or (iii) whinstone or granite 460 millimetres thick; (*b*) internal finish of plasterboard, 10 millimetres thick, on strapping 19 millimetres thick.
			(23) (*a*) As for Specification (21)(*a*) or (22)(*a*); and (*b*) (i) internal finish of aluminium foil-backed plasterboard, 10 millimetres thick, on strapping not less than 19 millimetres thick, or (ii) internal finish of 12·5 millimetres insulation board having a density not exceeding 400 kilogrammes per cubic metre with a finishing coat of plaster on strapping 19 millimetres thick.
			(24) (*a*) Autoclaved aerated concrete blocks or slabs 200 millimetres thick having a density not exceeding 800 kilogrammes per cubic metre; (*b*) external finish of rendering or paint harled and internal finish of plaster.
			(25) (*a*) Autoclaved aerated concrete blocks or slabs 250 millimetres thick having a density not exceeding 800 kilogrammes per cubic metre; (*b*) as for Specification (24)(*b*).
			(26) (*a*) Autoclaved aerated concrete 200 millimetres thick having a density not exceeding 640 kilogrammes per cubic metre; (*b*) as for Specification (24)(*b*).

SCHEDULE 10—*continued*

Provision of regulation deemed to be satisfied	Element of structure or fitting	Case dealt with or relevant conditions	Specification
J4(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 J4(1)	(*a*) The wall (excluding any window or other glazed opening) complies with the Specification for regulation J4(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 columns (3) to (5) of the said table—

TABLE

(1) Specification for wall for regulation J4(1)		(2)	(3)	(4) For mean U-value	(5)
			2·4	2·7	3·3
No.	Type	Percentage of glazing which is double glazing	Maximum percentage of glazed openings	Maximum percentage of glazed openings	Maximum percentage of glazed openings
		Per cent	Per cent	Per cent	Per cent
		Nil	17	26	40
		20	21	30	47
1 and 2	Unventilated cavity.....	40	24	36	56
18	Composite.....	60	30	45	70
21 and 22	Solid	80	40	60	93
		100	60	90	100

3, 4 and 12 19 23	Unventilated cavity..... Composite..... Solid	Nil	23	30	44
		20	27	35	51
		40	32	42	60
		60	38	51	73
		80	50	66	94
		100	68	92	100
5, 6 and 13 20	Unventilated cavity..... Composite.....	Nil	28	35	48
		20	32	40	54
		40	37	47	63
		60	45	56	76
		80	56	70	95
		100	73	93	100
7, 8, 9, 14 and 16 24	Unventilated cavity..... Solid	Nil	28	35	48
		20	32	40	54
		40	37	47	63
		50	40	51	69
		60	50	60	78
		80	61	73	96
		100	77	94	100
10, 11, 15 and 17 25 and 26	Unventilated cavity..... Solid	Nil	28	35	48
		20	32	40	54
		40	37	47	63
		50	40	51	69
		60	54	63	80
		80	64	76	96
		100	80	95	100

SCHEDULE 10—*continued*

Provision of regulation deemed to be satisfied	Element of structure or fitting	Case dealt with or relevant conditions	Specification
J5(2)—as to thermal insulation	Floor	Tongued and grooved boarding on timber joists where the underside is exposed to the open air	(1) Wood wool slab, 50 millimetres thick, fixed under joists.
			(2) Compressed straw slab, 50 millimetres thick, fixed under joists, used in conjunction with a ceiling.
			(3) Fibre insulation board, 19 millimetres thick, used in conjunction with a ceiling.
			(4) Foamed or expanded plastic sheeting 12·5 millimetres thick and having a density not exceeding 80 kilogrammes per cubic metre used in conjunction with a ceiling.
			(5) Mat or quilt of glass fibre or mineral wool, 25 millimetres 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) Wood wool slab, 38 millimetres thick, fixed under concrete.
			(9) Compressed straw slab, 50 millimetres thick, fixed under concrete, used in conjunction with a ceiling.
			(10) The slab or beam is of reinforced autoclaved aerated concrete not less than 100 millimetres thick and having a density not exceeding 560 kilogrammes per cubic metre.
			(11) The slab or beam is of reinforced autoclaved aerated concrete not less than 125 millimetres thick and having a density not exceeding 720 kilogrammes per cubic metre.

		Part K—Ventilation	
K3 to K7, K9 to K11 and K13—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: 1958.
		Part M—Drainage and sanitary appliances	
M3(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: 1956.
M4(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 BS 78: Part 1: 1961 and Part 2: 1965 as read with Amendment PD 5731, January 1966, BS 437: Part 1: 1970, BS 1130: 1943 as read with Amendment AMD 648, December 1970 or Class B of BS 1211: 1958.
		Drain laid in firm ground and not passing through or under a building	(2) The pipes and fittings conform to BS 65 & 540: 1966 as read with Amendment PD 6410, May 1968, Class B of BS 486: 1966 as read with Amendments PD 6128, April 1967 and PD 6301, January 1968, BS 539: 1968, BS 556: 1966 as read with Amendment AMD 550, August 1970, BS 2760: Part 1: 1966 as read with Amendment AMD 516, May 1970 and Part 2: 1967 as read with Amendment AMD 517, May 1970, BS 3506: 1969 or BS 3656: 1963 as read with Amendments PD 6055, March 1967 and AMD 322, September 1969.
M4(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 incorporates a rubber joint ring conforming to BS 2494: Part 2: 1967 as read with Amendment AMD 40, July 1968.
			(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 CP 301: 1950 as read with Amendment PD 1829, March 1954.
		Joints in cast iron drains —drain laid in firm ground	(3) The joint incorporates a rubber joint ring conforming to BS 2494: Part 2: 1967 as read with Amendment AMD 40, July 1968.
			(4) The joint is made in accordance with clause 505(*c*)(v)(1) or (2) of CP 301: 1950 as read with Amendment PD 1829, March 1954.

SCHEDULE 10—*continued*

Provision of regulation deemed to be satisfied	Element of structure or fitting	Case dealt with or relevant conditions	Specification
M4(3)—as to construction, support and laying	Drain—*cont.*	Drain laid in firm ground	(5) The drain is laid, constructed and supported in accordance with clause 505 (*b*) and clause 508(*a*) of CP 301: 1950 as read with Amendment PD 1829, March 1954.
M4(3)—as to gradient and size			(6) The gradient and size (other than the minimum internal diameter) are in accordance with clauses 303, 304 and 305 of CP 301: 1950 as read with Amendment PD 1829, March 1954.
M4(7)–as to provision of flexible joints		Spigot and socket pipes	The joint incorporates a rubber joint ring conforming to BS 2494: Part 2: 1967 as read with Amendment AMD 40, July 1968.
M5(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.
M6(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).
M6(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 BS 1521: 1965.
M8(1)(*a*)—as to size and form	Manhole		The size and form are in accordance with clause 315 of CP 301: 1950 as read with Amendment PD 1829, March 1954.
M8(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: 1950 as read with Amendment PD 1829, March 1954.
		Manhole with brick walls not exceeding 900 millimetres in depth	(2) (*a*) The walls are constructed of common bricks and are 112·5 millimetres in thickness; (*b*) the roof slab is of concrete and is 100 millimetres in thickness.

		Manhole formed of precast concrete	(3) The design is in accordance with clause 316(*d*) of CP 301: 1950 as read with Amendment PD 1829, March 1954.
M8(1)(*c*) — as to access			Access is provided in accordance with clause 318 of CP 301: 1950 as read with Amendment PD 1829, March 1954.
M8(1)(*d*)—as to provision of cover	Manhole cover	Manhole outside a building	(1) The cover and its frame— (*a*) conform to BS 497: 1967 as read with Amendments PD 6398, May 1968 and AMD 554, August 1970, 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.
M8(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 BS 539: 1968; (*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: 1950 as read with Amendment PD 1829, March 1954, save that if the diameter of the drain is greater than 300 millimetres the channels are formed in concrete and finished in 1: 2 (cement: sand) mortar.
M11—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: 1950 as read with Amendment PD 1829, March 1954.
M13—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 BS 1130: 1943 as read with Amendment AMD 648, December 1970.
M14(1)(*a*) — as to suitability and strength of materials	Soil, soil-waste, waste and ventilating pipes		(1) Cast iron pipes and fittings conforming to BS 416: 1967.
			(2) Cast (spun) iron pipes (Class 'B') conforming to BS 1211: 1958.
			(3) Copper tubes conforming to BS 659: 1967 and fittings conforming to BS 864: 1953 as read with Amendments PD 2915, December 1957, PD 3925, September 1960, PD 5754, February 1966 and PD 6411, May 1968.

Provision of regulation deemed to be satisfied	Element of structure or fitting	Case dealt with or relevant conditions	Specification
M14(1)(*a*) — as to suitability and strength of materials—*cont.*	Soil, soil-waste, waste and ventilating pipes—*cont.*		(4) Copper tubes, in straight lengths, conforming to BS 3931: 1965 as read with Amendment AMD 311, August 1969.
			(5) Lead pipes conforming to BS 602, 1085: 1956 as read with Amendment PD 5862, June 1966 and in accordance with the weights given in Table 5 of BS 602.
			(6) Pitch-impregnated fibre pipes and fittings conforming respectively to BS 2760: Part 1: 1966 as read with Amendment AMD 516, May 1970 and Part 2: 1967 as read with Amendment AMD 517, May 1970.
			(7) Unplasticised polyvinylchloride pipes and fittings conforming to BS 3506: 1969 or BS 4514: 1969.
M14(1)(*b*)—as to manner of jointing			The joints are made in accordance with subsection 4.1 of CP 304: 1968 as read with Amendment AMD 187, January 1969.
M14(2)(*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 600 millimetres 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 1·8 metres 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 900 millimetres above or below the level of the top of any chimney within a radius of 1·8 metres from the pipe.
M14(2)(*b*)—as to the fitting of a wire cage			The pipe is fitted with a wire balloon conforming to BS 416: 1967.

M15(1)—as to size	Soil, soil-waste and ventilating pipes	Internal diameters	The internal diameters are in accordance with section 3 of CP 304: 1968 as read with Amendment AMD 187, January 1969.
M15(3)(*a*) — as to support			The support is in accordance with subsection 4.2 of CP 304: 1968 as read with Amendment AMD 187, January 1969.
M15(3)(*c*) — as to access			The access is in accordance with subsections 3.6 and 3.8 of CP 304: 1968 as read with Amendment AMD 187, January 1969.
M16(1)—as to size	Waste pipe	Internal diameter	As for Specification for regulation M15(1).
M16(1)—as to support			As for Specification for regulation M15(3)(*a*).
M16(2)—as to access			As for Specification for regulation M15(3)(*c*).
M16(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 BS 504: 1961 as read with Amendment PD 4448, January 1962, or is a non-ferrous trap conforming to BS 1184: 1961 as read with Amendment AMD 201, February 1969, or, in the case of a waste pipe serving a bath, sink or tub, is a ferrous trap conforming to BS 1291: 1946; (*c*) the trap is a plastics trap conforming to BS 3943: 1965 as read with Amendment AMD 32, August 1968.
M17(1)(*a*) to (*d*)—as to materials, design and construction	Sanitary appliances	Watercloset pan	(1) The watercloset pan conforms to BS 1213: 1945 as read with Amendments PD 769, April 1948, PD 1750, November 1953, PD 4462, February 1962, PD 5509, April 1965, AMD 134, November 1968 and AMD 443, February 1970.
		Wash-hand basin	(2) The basin conforms to BS 1188: 1965 or BS 1329: 1956 as read with Amendment PD 5367, October 1964.
		Sink	(3) The sink conforms to BS 1229: 1945 as read with Amendment PD 1361, April 1952, BS 1206: 1945 as read with Amendments PD 1330, January 1952 and PD 4644, September 1962 or BS 1244: 1956 as read with Amendment PD 6361, March 1968.
		Tub	(4) The tub conforms to BS 1229: 1945 as read with Amendment PD 1361, April 1952.
		Bath	(5) The bath conforms to BS 1390: 1947 as read with Amendments PD 772, April 1948 and PD 1872, May 1954 or BS 1189: 1961 as read with Amendment PD 4534, April 1962.

SCHEDULE 10—*continued*

Provision of regulation deemed to be satisfied	Element of structure or fitting	Case dealt with or relevant conditions	Specification
M18—as to provision for maintenance of water seals	Traps		The ventilation of the trap is in accordance with subsections 3.1, 3.2 and 3.5, including Tables 1 and 7, of CP 304: 1968 as read with Amendment AMD 187, January 1969.
M21(1)(*a*)—as to the suitability and strength of materials	Gutter	Cast iron gutter	(1) The gutter, fittings and accessories conform to BS 460: 1964.
		Asbestos cement gutter	(2) The gutter, fittings and accessories conform to BS 569: 1967.
		Aluminium and aluminium alloy gutter	(3) The gutter, fittings and accessories conform to BS 2997: 1958 as read with Amendment PD 6403, May 1968.
		Pressed steel gutter	(4) The gutter, fittings and accessories conform to BS 1091: 1963.
		Wrought copper and wrought zinc gutter	(5) The gutter, fittings and accessories conform to BS 1431: 1960.
M21(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 litres per second obtained by multiplying the area of the roof draining to the gutter (in square metres) by— (i) where the pitch of the roof does not exceed 50 degrees, a factor of 0·021, (ii) where the pitch of the roof exceeds 50 degrees, a factor of the aggregate of 0·021 plus 0·012 x tangent A (where A is the angle of the pitch of the roof)—

TABLE

Flow capacities† (in litres per second) for half-round gutters with outlet at one end

Gutter size (millimetres) (1)	Slope of less than 1 in 600 (2)		Slope 1 in 600 and over, and longer than 6 metres (3)		Slope 1 in 600 and over, and length 6 metres or less (4)	
	True‡	Nominal§	True‡	Nominal§	True‡	Nominal§
75	0·4	0·3	0·6	0·5	0·5	0·4
100	0·8	0·7	1·1	0·9	1·1	0·8
115	1·1	0·8	1·6	1·2	1·4	1·1
125	1·5	1·1	2·1	1·5	1·9	1·4
150	2·3	1·8	3·3	2·5	3·0	2·3
†*Note:* Where there is a bend these flow capacities shall be reduced by the percentage shown—						
(*a*) if bend within 1·8 metres of outlet						
(i) sharp bend ..	20%		25%		25%	
(ii) round bend ..	10%		25%		25%	
(*b*) bend between 1·8 metres and 3·6 metres 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 BS 1091: 1963 or asbestos cement to BS 569: 1967).
§"Nominal" means a nominally half-round gutter (i.e. aluminium to BS 2997: 1958 as read with Amendment PD 6403, May 1968 or cast iron to BS 460: 1964).

<table>
<tr><th>Provision of regulation deemed to be satisfied</th><th>Element of structure or fitting</th><th>Case dealt with or relevant conditions</th><th>Specification</th></tr>
<tr><td>M21(1)(e)—as to adequacy of outlet</td><td>Gutter—cont.</td><td>Half-round eaves gutter —cont.</td><td>(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 millimetres)
<table><tr><th>Half-round gutter size (millimetres) (1)</th><th>Sharp (S.C.) or round-cornered (R.C.) outlet (2)</th><th>Outlet at one end of gutter (3)</th><th>Outlet not at one end of gutter (4)</th></tr><tr><td>75 .. ..</td><td>S.C.
R.C.</td><td>50
50</td><td>50
50</td></tr><tr><td>100 .. ..</td><td>S.C.
R.C.</td><td>63
50</td><td>63
50</td></tr><tr><td>115 .. ..</td><td>S.C.
R.C.</td><td>63
50</td><td>75
63</td></tr><tr><td>125 .. ..</td><td>S.C.
R.C.</td><td>75
63</td><td>90
75</td></tr></table></td></tr>
<tr><td>M22(1)(a) — as to suitability and strength of materials</td><td>Rainwater pipe</td><td>Rainwater pipe within a building</td><td>(1) Cast iron pipes and fittings (Medium grade) conforming to BS 416: 1967.</td></tr>
<tr><td></td><td></td><td></td><td>(2) Cast (spun) iron pipes (Class B) which conform to BS 1211: 1958.</td></tr>
<tr><td></td><td></td><td></td><td>(3) Copper tubes and fittings which conform to BS 659: 1967 and BS 864: 1953 as read with Amendments PD 2915, December 1957, PD 3925, September 1960, PD 5754, February 1966 and PD 6411, May 1968 respectively.</td></tr>
</table>

			(4) Pitch-impregnated fibre pipes and fittings conforming respectively to BS 2760: Part 1: 1966 as read with Amendment AMD 516, May 1970 and Part 2: 1967 as read with Amendment AMD 517, May 1970.
			(5) Unplasticised polyvinylchloride pipes and fittings conforming to BS 3506: 1969 or BS 4514: 1969.
		Rainwater pipe not being within a building	(6) Cast iron pipes and fittings conforming to BS 460: 1964.
			(7) Asbestos cement pipes and fittings conforming to BS 569: 1967.
			(8) Aluminium pipes and fittings conforming to BS 2997: 1958 as read with Amendment PD 6403, May 1968.
			(9) Pressed steel pipes and fittings conforming to BS 1091: 1963.
			(10) As for Specifications (4) and (5).
M22(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 M21(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.
M22(1)(*d*)—as to the manner of jointing		Rainwater pipe within a building	The joints are made in accordance with subsection 4.1 of CP 304: 1968 as read with Amendment AMD 187, January 1969.
M24(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) Restaurant	(1) to (5) The sanitary conveniences provided contain appliances of a type and to a scale in accordance with CP 3: Chapter VII: 1950 as read with Amendments PD 1468, August 1952, PD 5362, October 1964 and AMD 636, November 1970.
		(6) Office premises	(6) The sanitary conveniences provided contain appliances of a type and to a scale in accordance with the Washing Facilities Regulations 1964(a) and the Sanitary Conveniences Regulations 1964(b).
		(7) School	(7) The sanitary conveniences provided contain appliances of a type and to a scale in accordance with the School Premises (General Requirements and Standards) (Scotland) Regulations 1967(c).
		(8) Shop premises	(8) As for Specification (6).

(a) S.I. 1964/965 (1964 II, p. 2178). (b) S.I. 1964/966 (1964 II, p. 2183). (c) S.I. 1967/1199 (1967 II, p. 3514).

SCHEDULE 10—*continued*

Provision of regulation deemed to be satisfied	Element of structure or fitting	Case dealt with or relevant conditions	Specification
		Part N—Electrical installations	
N3–N11	Electrical installation		It conforms to the provisions of the "Regulations for the Electrical Equipment of Buildings Fourteenth Edition, reprinted in metric units incorporating amendments 1970" issued by the Institution of Electrical Engineers.
		Part Q—Housing standards	
Q2(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 63 millimetres of granular material, (ii) followed by a layer of 150 millimetres of hard-core bottoming, consolidated, (iii) followed by a fully compacted layer of 50 millimetres of either bituminous macadam conforming to BS 1621: 1961 as read with Amendment PD 6415, May 1968 or tar macadam conforming to BS 802: 1967 as read with Amendment PD 6125, April 1967.
		(2) Concrete roadway	(2) (*a*) The site is cleared of vegetable and other harmful matter; (*b*) the roadway is constructed of 125 millimetres of concrete with not less than 1·9 kilogrammes per square metre of reinforcement; (*c*) the concrete is fully compacted and has a compressive strength of 28 newtons per square millimetre 28 days after construction.
Q2(4)—as to safety and adequacy of surface	Access footpath	(1) Footpath serving only one house	(1) (*a*) The site is cleared of vegetable and other harmful matter; (*b*) the footpath is constructed of 50 millimetres 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 100 millimetres of hard-core bottoming, consolidated, (ii) followed by a fully compacted layer of 32 millimetres of tar macadam conforming to BS 1242: 1960 as read with Amendment PD 6241, August 1967.

Q7(1)(*a*) — as to adequacy of size of bath	Bath		The bath conforms to BS 1390: 1947 as read with Amendments PD 772, April 1948 and PD 1872, May 1954 or BS 1189: 1961 as read with Amendment PD 4534, April 1962.
Q7(1)(*b*) — as to adequacy of size of wash-hand basin	Wash-hand basin		The wash-hand basin conforms to BS 1188: 1965.
Q7(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 12·5 millimetres 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.
Q7(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 BS 1415: 1955 as read with Amendment PD 5235, May 1964.
Q8(2)(*a*) — as to adequacy of size of sink	Sink		The sink conforms to BS 1229: 1945 as read with Amendment PD 1361, April 1952, BS 1206: 1945 as read with Amendments PD 1330, January 1952 and PD 4644, September 1962 or BS 1244: 1956 as read with Amendment PD 6361, March 1968.
Q8(2)(*b*) — as to provision of draining board in kitchen	Draining board in kitchen		The draining board conforms to BS 1226: 1945 as read with Amendments PD 404, October 1945 and PD 1305, December 1951.
Q12(1)(*a*) — as to adequacy of size of sink	Sink		The sink conforms to BS 1229: 1945 as read with Amendment PD 1361, April 1952, BS 1206: 1945 as read with Amendments PD 1330, January 1952 and PD 4644, September 1962 or BS 1244: 1956 as read with Amendment PD 6361, March 1968.
Q12(1)(*b*) — as to adequacy of size of tub	Tub		The tub conforms to BS 1229: 1945 as read with Amendment PD 1361, April 1952.
Q13(2)(*a*)—as to provision of clothes posts	Clothes line posts		The posts conform to BS 1373: 1967.

SCHEDULE 10—*continued*

Provision of regulation deemed to be satisfied	Element of structure or fitting	Case dealt with or relevant conditions	Specification
Q17(1)—as to efficiency of power points	Power points	Gas installation	(*a*) Materials are in accordance with CP 331: Part 3: 1965; (*b*) sockets conform to CP 335: Part 1: 1960 as read with Amendments PD 4161, May 1961 and PD 5616, August 1965.
Q17(4)—as to suitability of socket	Electricity outlet socket		The socket conforms to BS 1363: 1967 as read with Amendment AMD 249, May 1969.
Q18	Refuse disposal arrangements	Gravity system by chute and container	The system is in accordance with CP 306: 1960.
Q19(1)(*a*) — as to the adequacy of the accommodation and suitability of its location and planning	Space standards	Houses of occupancy sub-groups A1 and A2	The design of the houses is based on the standards and commentary set out in paragraphs 7 and 8 of the New Scottish Housing Handbook: Bulletin 1: Metric Space Standards, 1968.

SCHEDULE 11

Regulation A12(3)

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 150 millimetres 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—	
for conditions of extreme exposure where the structure may become saturated and frozen, to BS 3921: Part 2: 1969, Chapter 1, Section Two, Sub-section B.	to BS 3921: Part 2: 1969, Chapter 1, Section Two, Sub-section A.
2. *Clay engineering bricks*—	
to BS 3921: Part 2 :1969 and having an average absorption boiling or vacuum per cent weight not greater than 4·5 when used as a damp-proof course.	to BS 3921: Part 2: 1969.
3. *Sandlime and concrete bricks*—	
(*a*) sandlime bricks to BS 187: Part 2: 1970, Class 3A, 3B, 4, 5 or 7; (*b*) special purpose concrete bricks to BS 1180: 1944 as read with Amendments PD 774, May 1948 and PD 4692, November 1962.	(*a*) sandlime bricks to BS 187: Part 2: 1970, Class 2A or 2B; (*b*) concrete bricks to BS 1180: 1944 as read with Amendments PD 774, May 1948 and PD 4692, November 1962, Class A(i) or A(ii).
4. *Concrete blocks laid in accordance with CP 122: 1952 as read with Amendments PD 1769, December 1953, PD 2531, July 1956 and PD 6102, March 1967*—	
to type A of BS 2028, 1364: 1968 as read with Amendment AMD 411, January 1970 or type B restricted as stated in clause 1.1 of BS 2028, 1364: 1968 as read with Amendment AMD 411, January 1970.	to type A or B of BS 2028, 1364: 1968 as read with Amendment AMD 411, January 1970, save that no type B blocks are used in the outer part of a solid wall 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.
5. *Cast stone*—	
to BS 1217: 1945 and having an adequate frost resistance.	to BS 1217: 1945.
6. *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.

To a height of not less than 150 millimetres 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)
	7. *No-fines concrete*— (*a*) made from whinstone or gravel aggregate conforming where appropriate to BS 882: 1965 and having a bulk density of not more than 1760 kilogrammes per cubic metre, or (*b*) made from whinstone or gravel aggregate conforming where appropriate to BS 882: 1965 and having a bulk density of more than 1760 kilogrammes per cubic metre in either case the grading of the aggregate is such that it all passes a 19 millimetres sieve but 95 per cent of it by weight is retained on a 10 millimetres sieve.
	8. *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 BS 1282: 1959 as read with Amendment PD 4252, August 1961— *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". (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 0·3 millimetre and are not continuous for more than 300 millimetres in length,

To a height of not less than 150 millimetres 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)
	(ii) are not more than one-quarter of the width of the piece, (iii) do not exceed one in 100 millimetres of width or one in 900 millimetres of length of piece; (*c*) all exposed surfaces are free from knots other than isolated sound and tight knots not exceeding 19 millimetres 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 11—*continued*

PART II

Specifications for mortar

To a height of not less than 150 millimetres 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.*

§*References to exposure conditions shall be those defined in Building Research Station Digest No.* 23 (*Second Series*) "*An index of exposure to driving rain*".

SCHEDULE 11—*continued*

PART III

Specifications for rendering

Background and type of finish	Undercoat(s)		Final coat	
	Mix† for severe exposure§	Mix† for moderate or sheltered exposure§	Mix† for severe exposure§	Mix† for moderate or sheltered exposure§
(1)	(2)	(3)	(4)	(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	1:½:4–4½ of cement: lime: sand or 1:4 of masonry cement and sand	

‡*Mix H to be used for winter construction.*

§*References to exposure conditions shall be those defined in Building Research Station Digest No.* 23 (*Second Series*) "*An index of exposure to driving rain*".

GENERAL NOTES ON MIXES SPECIFIED FOR MORTAR AND RENDERING IN THIS SCHEDULE

Materials

1. *Cement*—to BS 12: 1958 as read with Amendments PD 3729, April 1960, PD 4676, November 1962 and AMD 198, January 1969, BS 146: 1958 as read with Amendments PD 3733, April 1960, PD 4699, November 1962 and PD 6092, March 1967 or BS 1370: 1958 as read with Amendments PD 3734, April 1960, PD 4678, November 1962 and AMD 199, January 1969, or having similar properties.

2. *Sand*

(*a*) Sand to BS 1199: 1955 and BS 1200: 1955 both as read with Amendment PD 4835, March 1963;

(*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 lime, or semi-hydraulic lime to BS 890: 1966;

(*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 15 millimetres nor less than 10 millimetres; and

(*c*) the thickness of the finishing coat to be not less than 7 millimetres.

EXPLANATORY NOTE

(This Note is not part of the Regulations.)

These Regulations are made for the purpose only of consolidating the regulations thereby revoked and accordingly by virtue of section 1 of the Building (Scotland) Act 1970 the regulations have not been referred to the Building Standards Advisory Committee nor to interested bodies.

These regulations prescribe standards for buildings for the purposes of Part II of the Building (Scotland) Act 1959 as amended by the Building (Scotland) Act 1970. The matters in relation to which standards have been prescribed are described in the Table of Arrangement given at the beginning of this Instrument.

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 W1Y 4AA.

(*b*) Institution of Electrical Engineers—Regulations for the Electrical Equipment of Buildings: Institution of Electrical Engineers, Savoy Place, London, WC2.

(*c*) Institution of Civil Engineers—Code of Practice No. 4:
Institution of Civil Engineers, 1 Great George Street, London SW1.

(*d*) Scottish Development Department—Explanatory Memorandum on the Building Standards (Scotland) Regulations, "Structural Strength and Stability": Her Majesty's Stationery Office.

(*e*) Electricity Commissioners—Electricity Supply Regulations 1937: Her Majesty's Stationery Office.

(*f*) Building Research Station Digest No. 23 (Second Series):
Her Majesty's Stationery Office.

(*g*) Standard Industrial Classification: Her Majesty's Stationery Office.

(*h*) New Scottish Housing Handbook: Bulletin 1: Metric Space Standards, 1968:
Her Majesty's Stationery Office.

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