
STATUTORY INSTRUMENTS

1990 No. 2179

The Building Standards (Scotland) Regulations 1990

PART II

BUILDING STANDARDS

Compliance with building standards

9.—(1) The requirements of regulations 10 to 33 shall be satisfied only by compliance with the relevant standards.

(2) Without prejudice to any other method of complying with a relevant standard, conformity with provisions which are stated in the Technical Standards to be deemed to satisfy that standard shall constitute such compliance.

Fitness of materials

10. Materials, fittings, components and other manufactured products used to meet a requirement of these Regulations shall be suitable for the purpose for which they are so used and shall be used so as to comply with the requirements of these Regulations.

Structure

11.—(1) Every building shall be so constructed that the combined loads to which the building may be subject are sustained and transmitted to the ground without impairing the stability of the building.

(2) Every building of five or more storeys shall be so constructed that in the event of a failure of any part of the structure the extent of any resultant collapse will not be disproportionate to the cause of the failure.

Structural fire precautions

12.—(1) Every building shall be so constructed that, for a reasonable period, in the event of fire—

- (a) its stability is maintained;
- (b) the spread of fire and smoke within the building is inhibited; and
- (c) the spread of fire to and from other buildings is inhibited.

(2) This regulation shall not be subject to specification in a notice served under section 11 of the Act.

Means of escape from fire and facilities for fire-fighting

13.—(1) Every building shall be provided with—

- (a) adequate means of escape in the event of fire; and
- (b) adequate fire-fighting facilities.

(2) This regulation shall not be subject to specification in a notice served under section 11 of the Act in respect of—

- (a) buildings of purpose sub-groups 1B and 1C; and
- (b) buildings to which the Fire Certificates (Special Premises) Regulations 1976(1) apply.

Heat-producing installations

14. Every fixed heat-producing installation incorporating an appliance designed to burn solid fuel (including wood and peat) or gaseous or liquid fuel shall be so constructed and installed that—

- (a) it operates safely;
- (b) its operation does not cause damage by heat or fire to the building in which it is installed;
- (c) the products of combustion are not a hazard to health; and
- (d) it receives sufficient air for its safe operation.

Storage of liquid and gaseous fuels

15.—(1) Subject to paragraph (2), every fixed storage tank for—

- (a) the storage of fuel oil used principally to serve an appliance providing space or water heating, or cooking facilities, in any building; or
- (b) the storage of liquefied petroleum gas serving any appliance in a building of purpose group 1 or 2,

shall be so constructed and installed as to minimise the risk of fire spreading to the tank or of the contents of the tank contaminating any water supply, watercourse, drain or sewer.

(2) This regulation shall not apply to—

- (a) a fuel oil storage tank of a capacity not exceeding 90 litres;
- (b) a liquefied petroleum gas storage tank of a capacity not exceeding 150 litres water equivalent.

Preparation of sites and resistance to moisture

16.—(1) Subject to paragraph (3), a site and ground immediately adjoining a site shall be so prepared and treated as to protect the building and its users from harmful effects caused by—

- (a) harmful or dangerous substances;
- (b) matter in the surface soil; and
- (c) vegetable matter.

(2) Subject to paragraph (3), a site and ground immediately adjoining a site shall be so drained or otherwise treated as to protect the building and its users, so far as may be reasonably practicable, from harmful effects caused by—

- (a) ground water;
- (b) flood water; and
- (c) existing drains.

(3) Paragraphs (1)(b), (1)(c) and (2)(c) shall not apply to a limited life building of purpose groups 2 to 7 inclusive.

(4) In paragraph (1)(a) “harmful or dangerous substances” includes deposits of faecal or animal matter and any substance or mixture of substances which is or could become corrosive, explosive, flammable, radioactive or toxic or which produces or could produce any gas likely to have any such characteristic.

17.—(1) Subject to paragraph (2), a building shall be so constructed as to protect the building and its users from harmful effects caused by –

- (a) moisture rising from the ground; and
- (b) precipitation.

(2) This regulation shall not apply to a building where penetration of moisture from outside will result in effects no more harmful than those likely to arise from use of the building.

18. A building of purpose group 1 shall be so constructed as to protect the building and its users, so far as may be reasonably practicable, from harmful effects caused by condensation.

Resistance to transmission of sound

19.—(1) Subject to paragraph (2), every wall which separates a dwelling from another building and, in the case of a dwelling forming part of a building, every wall and floor which separates the dwelling from another part of the building shall provide adequate resistance to transmission of airborne sound.

(2) Paragraph (1) shall not apply to a wall between a dwelling and any area which is open to the external air.

20.—(1) Every floor separating a dwelling from any other part of a building above the dwelling shall provide adequate resistance to transmission of sound caused by impact.

(2) Roofs or walkways which are situated directly above a dwelling and to which there is access other than for maintenance purposes shall provide adequate resistance to transmission of sound caused by impact.

21. Regulations 19 and 20 shall not be subject to specification in a notice served under section 11 of the Act.

Conservation of fuel and power

22.—(1) In a building to which this regulation applies, reasonable provision shall be made for the conservation of fuel and power.

(2) This regulation shall apply to all buildings other than–

- (a) buildings of purpose groups 2 to 7 inclusive which–
 - (i) are limited life buildings;
 - (ii) have a total floor area not exceeding 30 square metres; or
 - (iii) are unheated or have a space heating system which is designed to give a maximum output not exceeding 25 watts per square metre of floor area;
- (b) buildings of one storey which have a fabric covering and are supported by a frame or by air pressure;
- (c) circulation and service areas in buildings comprising more than one dwelling which are not part of an individual dwelling;
- (d) conservatories, greenhouses, garages, stores, wash-houses, watercloset compartments and other accommodation which are ancillary to and form part of a building of purpose group 1 and which have external access; and

- (e) buildings of purpose group 6 or 7 which have a space heating system which is designed to give a maximum output not exceeding 50 watts per square metre of floor area.

Ventilation of buildings

23.—(1) A building to which this regulation applies shall have means of providing an adequate supply of air for users of the building.

(2) An opening in a building which is required for the purposes of paragraph (1) shall be so located as to ensure effective operation.

(3) This regulation shall apply to all buildings except buildings or any part of a building to which the Factories Act 1961(2) applies.

(4) Paragraph (2) shall not be subject to specification in a notice served under section 11 of the Act.

Drainage and sanitary facilities

24.—(1) A building shall be provided with a drainage system sufficient to ensure hygienic disposal of discharges from the building.

(2) In this regulation “discharges” includes effluents, used water and the run-off of rainwater from roofs and other exposed surfaces of the building.

25.—(1) A building to which this regulation applies shall be provided with adequate sanitary facilities.

(2) This regulation shall apply to all buildings other than—

- (a) buildings or any part of a building to which the Factories Act 1961 applies;
- (b) buildings or any part of a building to which the School Premises (General Requirements and Standards) (Scotland) Regulations 1967 to 1979(3) apply;
- (c) buildings or any part of a building of purpose groups 3 and 4.

(3) This regulation shall not be subject to specification in a notice served under section 11 of the Act.

Electrical installations

26.—(1) Every electrical installation to which this regulation applies and every item of stationary electrical equipment connected to such an installation shall provide adequate protection against its being a source of fire or a cause of personal injury.

(2) This regulation shall not apply to an installation—

- (a) serving a building or any part of a building to which the Mines and Quarries Act 1954(4) or the Factories Act 1961 applies;
- (b) forming part of the works of an undertaker to which regulations for the supply and distribution of electricity made under the Electricity (Supply) Acts 1882 to 1936 or section 16 of the Energy Act 1983(5) apply; or
- (c) consisting of a circuit (including a circuit for telecommunication or for transmission of sound, vision or data, or for alarm purposes) which operates at a voltage not normally exceeding 50 volts alternating current or 120 volts direct current, measured between any

(2) 1961 c. 34.

(3) S.I. 1967/1199, S.I. 1973/322 and S.I. 1979/1186.

(4) 1954 c. 70.

(5) 1983 c. 25.

two conductors or between any conductor and earth, and which is not connected directly or indirectly to an electricity supply which operates at a voltage higher than those mentioned in this sub-paragraph.

(3) In paragraph (1) “stationary electrical equipment” means electrical equipment which is fixed, or which has a mass exceeding 18 kg and is not provided with a carrying handle.

Miscellaneous hazards

27.—(1) Subject to paragraph (2), every building shall be so constructed as to provide adequate protection for users of the building and persons in its vicinity from danger from accidents arising from—

- (a) collision with projections on the exterior of the building and in circulation areas within the building;
- (b) collision with glazing;
- (c) cleaning of windows;
- (d) use of escalators or passenger conveyors;
- (e) discharge of steam or hot water.

(2) Paragraph (1)(a) shall not apply to buildings or any part of a building to which the Factories Act 1961 applies.

(3) In paragraph (1)(b) “glazing” means any permanently secured sheet of glass or plastics.

28.—(1) Subject to paragraph (2), every system in which heated water is stored in a building (irrespective of whether the water is heated in the system) and which does not incorporate a ventilating pipe open to the atmosphere shall be so constructed as to provide adequate protection from malfunctions of the system.

(2) This regulation shall not apply to—

- (a) any system in which the storage capacity for heated water does not exceed 15 litres;
- (b) any parts of a system which are used solely for space heating;
- (c) any system used for an industrial or commercial process.

Facilities for dwellings

29.—(1) A building of purpose group 1 shall be provided with—

- (a) adequate sleeping accommodation;
- (b) adequate kitchen facilities;
- (c) adequate windows;
- (d) adequate space heating;
- (e) adequate access between its storeys; and
- (f) safe and convenient access from a suitable road.

(2) Every building of purpose group 1 to which it is reasonably practicable to make available a public supply of electricity shall be provided with sufficient electricity lighting points and socket outlets.

(3) This regulation shall not be subject to specification in a notice served under section 11 of the Act.

Storage of waste

30.—(1) A building of purpose group 1 shall be provided with adequate accommodation for solid waste storage.

(2) Such accommodation shall be so constructed as to—

- (a) facilitate access for storage and for removal of its contents;
- (b) minimise risks to health and safety; and
- (c) prevent contamination of any water supply or watercourse.

(3) This regulation shall not be subject to specification in a notice served under section 11 of the Act.

31. A dungstead or farm effluent tank shall be so constructed, positioned and protected as to minimise risks to health and safety and prevent contamination of any water supply or watercourse.

Stairs, ramps and protective barriers

32.—(1) A stair or ramp which forms part of a building or which is provided to meet a requirement of these Regulations shall provide a safe means of passage for users of the building.

(2) Except where the provision of protective barriers would obstruct the use of such areas, every stair, ramp, raised floor or other raised accessible area which forms part of a building or which is provided to meet a requirement of these Regulations shall have a suitable protective barrier where necessary.

(3) Paragraph (1) shall not be subject to specification in a notice served under section 11 of the Act.

Facilities for disabled people

33.—(1) Subject to paragraph (4), a storey of a building to which this regulation applies and to which storey there is direct access at ground level shall be provided with adequate access for disabled people.

(2) In every such storey in which sanitary facilities are provided, these facilities shall include adequate provision for disabled people.

(3) Every such storey which contains fixed seating accommodation for an audience or spectators shall be provided with adequate level spaces for wheelchairs.

(4) This regulation shall apply to—

- (a) buildings of purpose groups 2 to 6 inclusive; and
- (b) surgeries which form part of a building of purpose group 1,

but shall not apply to a storey or part of a storey which houses only fixed plant or machinery and to which access is required only for maintenance purposes.

(5) In this regulation “disabled people” means persons with a physical, hearing or sight impairment which affects their mobility or their use of buildings.

(6) This regulation shall not be subject to specification in a notice served under section 11 of the Act.