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STATUTORY INSTRUMENTS

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**1990 No. 2179**

**The Building Standards (Scotland) Regulations 1990**

**PART II**

**BUILDING STANDARDS**

**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.