

SCHEDULE 1

Regulations 4 and 6

REQUIREMENTS

<i>Requirement</i>	<i>Limits on application</i>
PART A STRUCTURE	
Loading	
A1. —	
(1) The building shall be constructed so that the combined dead, imposed and wind loads are sustained and transmitted by it to the ground—	
(a) safely; and	
(b) without causing such deflection or deformation of any part of the building, or such movement of the ground, as will impair the stability of any part of another building.	
(2) In assessing whether a building complies with sub-paragraph (1) regard shall be had to the imposed and wind loads to which it is likely to be subjected in the ordinary course of its use for the purpose for which it is intended.	
Ground movement	
A2. The building shall be constructed so that ground movement caused by—	
(a) swelling, shrinkage or freezing of the subsoil; or	
(b) land-slip or subsidence (other than subsidence arising from shrinkage), in so far as the risk can be reasonably foreseen,	
will not impair the stability of any part of the building.	
Disproportionate collapse	Requirement A3 applies only to a building having five or more storeys (each basement level being counted as one storey) excluding a storey within the roof space where the slope of the roof does not exceed 70X to the horizontal.
A3. The building shall be constructed so that in the event of an accident the building will not suffer collapse to an extent disproportionate to the cause.	
A4. The building shall be constructed so that in the event of failure of any part of the roof, including its supports, the building will not suffer collapse to an extent disproportionate to that failure.	Requirement A4 applies only to those parts of a public building, shop or a shopping mall which have a roof wit a clear span exceeding nine metres between supports.
PART B FIRE SAFETY	

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<i>Requirement</i>	<i>Limits on application</i>
<p>Means of escape</p> <p>B1. The building shall be designed and constructed so that there are means of escape in case of fire from the building to a place of safety outside the building capable of being safely and effectively used at all material times.</p> <p>Internal fire spread (linings)</p> <p>B2. —</p> <p>(1) To inhibit the spread of fire within the building the internal linings shall—</p> <p>(a) resist the spread of flame over their surfaces; and</p> <p>(b) have, if ignited, a rate of heat release which is reasonable in the circumstances.</p> <p>(2) In this paragraph “internal linings” means the materials lining any partition, wall, ceiling or other internal structure.</p> <p>Internal fire spread (structure)</p> <p>B3. —</p> <p>(1) The building shall be designed and constructed so that, in the event of fire, its stability will be maintained for a reasonable period.</p> <p>(2) A wall common to two or more buildings shall be designed and constructed so that it resists the spread of fire between those buildings. For the purposes of this sub-paragraph a house in a terrace and a semi-detached house are each to be treated as a separate building.</p> <p>(3) To inhibit the spread of fire within the building, it shall be sub-divided with fire-resisting construction to an extent appropriate to the size and intended use of the building.</p> <p>(4) The building shall be designed and constructed so that the unseen spread of fire and smoke within concealed spaces in its structure and fabric is inhibited.</p> <p>External fire spread</p> <p>B4. —</p> <p>(1) The external walls of the building shall resist the spread of fire over the walls and from</p>	<p>Requirement B1 does not apply to any prison provided under section 33 of the Prisons Act 1952⁽¹⁾ (power to provide prisons etc.).</p> <p>Requirement B3(3) does not apply to material alterations to any prison provided under section 33 of the Prisons Act 1952.</p>

(1) 1952 c. 52.

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one building to another, having regard to the height, use and position of the building.

(2) The roof of the building shall resist the spread of fire over the roof and from one building to another, having regard to the use and position of the building.

Access and facilities for the fire service

B5. —

(1) The building shall be designed and constructed so as to provide facilities to assist fire fighters in the protection of life.

(2) Provision shall be made within the site of the building to enable fire appliances to gain access to the building.

PART C SITE PREPARATION AND RESISTANCE TO MOISTURE

Preparation of site

C1. The ground to be covered by the building shall be reasonably free from vegetable matter.

Dangerous and offensive substances

C2. Precautions shall be taken to avoid danger to health and safety caused by substances found on or in the ground to be covered by the building.

Subsoil drainage

C3. Subsoil drainage shall be provided if it is needed to avoid—

- (a) the passage of ground moisture to the interior of the building;
- (b) damage to the fabric of the building.

Resistance to weather and ground moisture

C4. The walls, floors and roof of the building shall resist the passage of moisture to the inside of the building.

PART D TOXIC SUBSTANCES

City insulation

D1. If insulating material is inserted into a cavity in a cavity wall reasonable precautions shall be taken to prevent the subsequent permeation of any toxic fumes from that material into any part of the building occupied by people.

PART E RESISTANCE TO THE PASSAGE OF SOUND

Airborne sound (walls)

E1. A wall which—

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<ul style="list-style-type: none"> (a) separates a dwelling from another building or from another dwelling, or (b) separates a habitable room or kitchen within a dwelling from another part of the same building which is not used exclusively as part of the dwelling, shall resist the transmission of airborne sound. 	

Airborne sound (floors and stairs)

E2. A floor or a stair which separates a dwelling from another dwelling, or from another part of the same building which is not used exclusively as part of the dwelling, shall resist the transmission of airborne sound.

Impact sound (floors and stairs)

E3. A floor or a stair above a dwelling which separates it from another dwelling, or from another part of the same building which is not used exclusively as part of the dwelling, shall resist the transmission of impact sound.

PART F VENTILATION

Means of ventilation

F1. There shall be adequate means of ventilation provided for people in the building.

Requirement F1 applies only to—

- (a) dwellings;
- (b) the spaces within any building containing two or more dwellings which are used solely or principally in connection with those dwellings;
- (c) rooms containing sanitary conveniences;
- (d) bathrooms.

Condensation in roofs

F2. Adequate provision shall be made to prevent excessive condensation—

- (a) in a roof; or
- (b) in a roof void above an insulated ceiling.

PART G HYGIENE

Sanitary conveniences and washing facilities

G1. —

(1) Adequate sanitary conveniences shall be provided in rooms provided for that purpose, or in bathrooms. Any such room or bathroom shall be separated from places where food is prepared

(2) Adequate washbasins shall be provided in—

- (a) rooms containing water closets; or

<i>Requirement</i>	<i>Limits on application</i>
(b) rooms or spaces adjacent to rooms containing water closets. Any such room or space shall be separated from places where food is prepared. (3) There shall be a suitable installation for the provision of hot and cold water to washbasins provided in accordance with paragraph (2). (4) Sanitary conveniences and washbasins to which this paragraph applies shall be designed and installed so as to allow effective cleaning.	

Bathrooms

Requirement G2 applies only to dwellings.

G2. A bathroom shall be provided containing either a fixed bath or shower bath, and there shall be a suitable installation for the provision of hot and cold water to the bath or shower bath.

Hot water storage

Requirement G3 does not apply to—

G3. A hot water storage system that has a hot water storage vessel which does not incorporate a vent pipe to the atmosphere shall be installed by a person competent to do so, and there shall be precautions—

- (a) a hot water storage system that has a storage vessel with a capacity of 15 litres or less;
- (b) a system providing space heating only;
- (c) a system which heats or stores water for the purposes only of an industrial process.

- (a) to prevent the temperature of stored water at any time exceeding 100 C; and
- (b) to ensure that the hot water discharged from safety devices is safely conveyed to where it is visible but will not cause danger to persons in or about the building.

PART H DRAINAGE AND WASTE DISPOSAL

Foul water drainage

H1. —

(1) Any system which carries foul water from appliances within the building to a sewer, a cesspool or a septic or settlement tank, shall be adequate.

(2) Foul water in sub-paragraph (1) means waste water which comprises or includes—

- (a) waste from a sanitary convenience or other soil appliance;
- (b) water which has been used for cooking or washing.

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Cesspools, septic tanks and settlement tanks

H2. Any cesspool, septic tank or settlement tank shall be—

- (a) of adequate capacity and so constructed that it is impermeable to liquids;
- (b) adequately ventilated; and
- (c) so sited and constructed that—
 - (i) it is not prejudicial to the health of any person,
 - (ii) it will not contaminate any underground water or water supply, and
 - (iii) there are adequate means of access for emptying.

Rainwater drainage

H3. Any system which carries rainwater from the roof of the building to a sewer, soakaway, watercourse, or some other suitable rainwater outfall shall be adequate.

Solid waste storage

H4. —

- (1) Adequate means of storing solid waste shall be provided.
- (2) Adequate means of access shall be provided—
 - (a) for people in the building to the place of storage; and
 - (b) from the place of storage to a street.

PART J HEAT PRODUCING APPLIANCES

Air supply

J1. Heat producing appliances shall be so installed that there is an adequate supply of air to them for combustion and for the efficient working of any flue-pipe or chimney.

The requirement in this Part apply only to fixed heat producing appliances which—

- (a) are designed to burn solid fuel, oil or gas; or
- (b) are incinerators.

Discharge of products of combustion

J2. Heat producing appliances shall have adequate provision for the discharge of the products of combustion to the outside air.

Protection of building

J3. Heat producing appliances and flue-pipes shall be so installed, and fire-places and chimneys shall be so constructed, as to reduce

<i>Requirement</i>	<i>Limits on application</i>
to a reasonable level the risk of the building catching fire in consequence of their use.	
PART K STAIRS, RAMPS AND GUARDS	
Stairs and ramps	
K1. Stairs, ladders and ramps shall offer safety to users moving between levels of the building.	1. The requirements of this Part apply only to stairs, ladders and ramps which form part of the building. 2. Requirement K1 does not apply to stairs, ladders and ramps which provide access to levels used only for the purpose of maintenance.
Protection from falling	
K2. Stairs, ramps, floors and balconies, and any roof to which people normally have access, shall be guarded with barriers where they are necessary to protect users from the risk of falling.	
Vehicle barriers	
K3. Vehicle ramps, and any floor and roof to which vehicles have access, shall be guarded with barriers where they are necessary to provide protection for people in or about the building.	
PART L CONSERVATION OF FUEL AND POWER	
L1. Reasonable provision shall be made for the conservation of fuel and power in buildings.	This requirement applies only to— (a) dwellings; and (b) other buildings whose floor area exceeds 30m ² .
PART M ACCESS AND FACILITIES FOR DISABLED PEOPLE	
Interpretation	
M1. In this Part “disabled people” means people who have— (a) an impairment which limits their ability to walk or which requires them to use a wheelchair for mobility, or (b) impaired hearing or sight.	The requirements of this Part do not apply to— (a) an extension which does not include a ground storey; (b) a material alteration; (c) a dwelling or the common parts of a building which are intended for the exclusive use of two or more dwellings; (d) any part of a building which is used solely to enable the building or any service or fitting in the building to be inspected, maintained or repaired.
Access and use	
M2. Reasonable provision shall be made for disabled people to gain access to and to use the building.	
Sanitary conveniences	
M3. If sanitary conveniences are provided in the building reasonable provision shall be made for disabled people.	

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Audience or spectator seating	
M4. If the building contains audience or spectator seating, reasonable provision shall be made to accommodate disabled people.	
PART N GLAZING—MATERIALS AND PROTECTION	
N1. Glazing, with which people are likely to come into contact while in passage in or about the building, shall—	
(a) if broken on impact, break in a way which is unlikely to cause injury; or	
(b) resist impact without breaking; or	
(c) be shielded or protected from impact.	
N2. Transparent glazing, with which people are likely to collide while in passage in or about the building, shall incorporate features which make it apparent.	Requirement N2 does not apply to dwellings.