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STATUTORY RULES OF NORTHERN IRELAND

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**2000 No. 389**

**BUILDING REGULATIONS**

**Building Regulations (Northern Ireland) 2000**

*Made - - - - 11th December 2000*

*Coming into operation 1st April 2001*

**BUILDING REGULATIONS (NORTHERN IRELAND) 2000**

PART A

Interpretation and general

- A1 Citation and commencement
- A2 Interpretation
- A3 Deemed-to-satisfy provisions
- A4 Transitional provisions
- A5 Exemptions
- A6 Application to erection of buildings
- A7 Application to alterations and extensions
- A8 Application to services and fittings
- A9 Application to material change of use
- A10 Giving of notices and deposit of plans
- A11 Notice of commencement and completion of certain stages of work
- A12 Regularisation certificates
- A13 Completion certificates
- A14 Testing of drains and private sewers
- A15 Sampling of materials
- A16 Exercise of power of dispensation or relaxation
- A17 Application for dispensation or relaxation
- A18 Appeals and prescribed periods
- A19 Revocations

PART B

Materials and workmanship

- B1 Interpretation
- B2 Fitness of materials and workmanship
- B3 Suitability of certain materials
- B4 Urea formaldehyde foam

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- B5 Preservative treatment of timber
- B6 Deemed-to-satisfy provisions for regulations B2, B4 and B5

PART C

Preparation of site and resistance to moisture

- C1 Application and interpretation
- C2 Preparation of site and resistance to dangerous and harmful substances
- C3 Subsoil drainage
- C4 Resistance to ground moisture and weather
- C5 Condensation
- C6 Deemed-to-satisfy provisions for regulations C2(2), C4 and C5

PART D

Structure

- D1 Stability
- D2 Disproportionate collapse
- D3 Deemed-to-satisfy provisions for regulations D1 and D2

PART E

Fire safety

- E1 Application and interpretation
- E2 Means of escape
- E3 Internal fire spread – Linings
- E4 Internal fire spread – Structure
- E5 External fire spread
- E6 Facilities and access for the Fire Brigade
- E7 Deemed-to-satisfy provisions for regulations E2, E3, E4, E5 and E6

PART F

Conservation of fuel and power

- F1 Application and interpretation
- F2 Building fabric
- F3 Space heating, hot water supply and artificial lighting systems
- F4 Insulation of pipes, ducts and hot water storage vessels
- F5 Deemed-to-satisfy provisions for regulations F2, F3 and F4

PART G

Sound insulation of dwellings

- G1 Application and interpretation
- G2 Separating walls and separating floors
- G3 Existing walls and floors which become separating walls and separating floors
- G4 Deemed-to-satisfy provisions for regulations G2 and G3

## PART H

### Stairs, ramps, guarding and protection from impact

- H1 Application and interpretation
- H2 Provision of stairs in dwellings
- H3 Stairs, ladders, ramps and landings
- H4 Guarding
- H5 Vehicle loading bays
- H6 Protection against impact from and trapping by doors
- H7 Protection from collision with open windows, skylights or ventilators
- H8 Deemed-to-satisfy provisions for regulations H3, H4, H5, H6 and H7

## PART J

### Solid waste in buildings

- J1 Interpretation
- J2 Solid waste storage
- J3 Waste chute systems
- J4 Deemed-to-satisfy provisions for regulations J2(1)(b) and J3

## PART K

### Ventilation

- K1 Application and interpretation
- K2 Means of ventilation
- K3 Ventilation of car parks
- K4 Deemed-to-satisfy provisions for regulations K2 and K3

## PART L

### Heat-producing appliances and liquefied petroleum gas installations

- L1 Interpretation and application
- L2 Heat-producing appliances and associated constructions
- L3 Prevention of smoke emission
- L4 LPG fixed installations
- L5 Separation distances from an existing LPG storage tank
- L6 Deemed-to-satisfy provisions for regulations L2, L4 and L5

## PART N

### Drainage

- N1 Interpretation and application
- N2 Drainage systems
- N3 Sanitary pipework
- N4 Underground foul drainage
- N5 Rain-water drainage
- N6 Cesspools, septic tanks and similar structures
- N7 Deemed-to-satisfy provisions for regulations N3, N4 and N5

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## PART P

### Sanitary appliances and unvented hot water storage systems

- P1 Interpretation
- P2 Provision of sanitary appliances
- P4 Sanitary accommodation
- P5 Unvented hot water storage systems
- P6 Deemed-to-satisfy provisions for regulation P5

## PART R

### Access and facilities for disabled people

- R1 Application and interpretation
- R2 Access and use
- R3 Sanitary accommodation and sanitary conveniences
- R4 Audience or spectator seating
- R5 Deemed-to-satisfy provisions for regulations R2, R3 and R4

## PART V

### Glazing

- V1 Application and interpretation
  - V2 Impact with glazing
  - V3 Transparent glazing
  - V4 Safe opening and closing of windows, skylights and ventilators
  - V5 Safe means of access for cleaning glazing
  - V6 Deemed-to-satisfy provisions for regulations V2, V3, V4 and V5
- Signature

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## SCHEDULE 1 Classes of exempted buildings – Regulation A5(1)

- 1. Buildings controlled under other legislation
- 2. Buildings not frequented by people
- 3. Buildings for agriculture and keeping of animals
- 4. Temporary buildings
- 5. Ancillary buildings
- 6. Small detached buildings
- 7. Extensions
- 8. Other buildings

## SCHEDULE 2

### Part A – — Giving of notices and deposit of plans

#### Regulation A10

- Rule A: General
- 1. Rule A: General
- 2. Drawings shall be executed or reproduced in a clear and...
- 3. Every notice, drawing or other document shall be signed by...
- 4. Every such document, together with a duplicate thereof, shall be...

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5. Where the building, or part thereof, is put or is...  
Rule B: Erection of buildings
    1. Rule B: Erection of buildings
    2. Particulars, so far as necessary to show whether the building...
    3. A block plan showing— (a) the size and position of...
    4. A key plan showing the position of the site when...
    5. A plan of every floor and roof of the building...
    6. The SAP energy rating used for design purposes for each...
  - Rule C: Alterations and extensions
    1. Rule C: Alterations and extensions
    2. In the case of alterations not involving any extension of...
    3. In the case of an extension of a building—
  - Rule D: Services and fittings
    1. Rule D: Services and fittings
    2. (a) Particulars of the services or fittings so far as...
    3. Where it is proposed to execute works of drainage or...
    4. Where it is proposed to construct or install a water...
    5. A key plan showing the position of the site when...
  - Rule E: Material changes of use
    1. Rule E: Material changes of use
    2. A block plan showing the size and position of the...
    3. A key plan showing the position of the site when...
    4. The provision made in the structure for protection against fire;...
    5. In the case of a material change of use involving...
    6. In the case of a material change of use creating...
  - Rule F: Additional requirements
    1. Rule F: Additional requirements
    2. The proportions of the materials in any concrete or mortar...
    3. Calculations of loading and strength: Provided that where the dimensions...
    4. Drawings showing details of particular construction.
    5. Calculations relating to the space separation of buildings for the...
    6. Calculations for the purposes of regulation E2.
    7. Calculations for the purposes of regulations F2 and F3(2) and...
    8. Soil investigation report.
    9. Details of measures proposed for protection against radon.
- Part B – — Particulars to be given in a building notice

#### Regulation A10

1. The following are the particulars to be given in a...
  2. Where it is considered necessary for the purposes of examining...
  3. Paragraphs 1 to 4 of Rule A of Part A...
  4. Where a building notice relates to the erection of a...
- SCHEDULE 3  
Map of radon affected zones
- Key to Map  
Notes to Map
- SCHEDULE 4  
Structural loadings
- SCHEDULE 5  
Deemed-to-satisfy provisions

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SCHEDULE  
6 Publications, other than those mentioned in Schedules 4 and 5,  
to which specific reference is made in the Building Regulations  
(Northern Ireland) 2000.  
Explanatory Note