
STATUTORY RULES OF NORTHERN IRELAND

2000 No. 389

Building Regulations (Northern Ireland) 2000

PART B

Materials and workmanship

Interpretation

B1 In this Part—

HARMFUL SUBSTANCES includes fumes and vapours;

MATERIALS means any materials whether occurring naturally, recycled or manufactured; and

RELEVANT WORK means—

- (a) the erection of a building;
- (b) the structural alteration or extension of a building;
- (c) the provision of any service or fitting; or
- (d) the backfilling of any excavation carried out in connection with (a), (b) or (c).

Fitness of materials and workmanship

B2 In any relevant work—

- (a) the materials used shall—
 - (i) be of a suitable nature and quality in relation to the purposes for and the conditions in which they are used;
 - (ii) be adequately mixed and prepared;
 - (iii) be applied, used or fixed so as adequately to perform the functions for which they are designed; and
 - (iv) not continue to emit any harmful substance longer than is reasonable in the circumstances; and
- (b) the standards of materials and workmanship need be no more than are necessary to secure the health and safety of people in or about the building and, where appropriate, the convenience of disabled people and the conservation of fuel and power.

Suitability of certain materials

B3.—(1) In determining whether a material is of a suitable nature and quality for use as the weather-resisting part of an external wall or roof no account shall be taken of that material being either—

- (a) painted; or

(b) coated, surfaced or rendered with any other material which, when so used, does not in itself constitute effective resistance against weather.

(2) Any material which depends on periodic maintenance, replacement or renewal for its suitability shall be readily accessible or positioned so that such maintenance, replacement or renewal is practicable.

Urea formaldehyde foam

B4.—(1) Subject to paragraph (2), in-situ foamed urea formaldehyde shall not be used in the erection, structural alteration or extension of a building.

(2) In-situ foamed urea formaldehyde may be used for filling the cavity of a cavity wall having an inner leaf constructed of bricks or blocks, provided that it is—

- (a) suitable for such an application; and
- (b) satisfactorily installed.

Preservative treatment of timber

B5 Where the preservative treatment of timber against decay caused by moisture is necessary it shall be carried out to provide adequate protection.

Deemed-to-satisfy provisions for regulations B2, B4 and B5

B6.—(1) *The requirements of regulation B2 shall be deemed to be satisfied, in the case of a building specified in column (2) of Table B opposite the reference to that regulation, if the materials and workmanship used in the building are in accordance with the relevant provisions of the publications specified opposite thereto in column (3), as amended by the publications specified opposite thereto in column (4).*

(2) *The requirements of regulation B4 shall be deemed to be satisfied, in the case of a building specified in column (2) of Table B opposite the reference to that regulation, if the in-situ foamed urea formaldehyde used in the building is manufactured, prepared and installed in accordance with the relevant provisions of the publications specified opposite thereto in column (3), as amended by the publications specified opposite thereto in column (4).*

(3) *The requirements of regulation B5 shall be deemed to be satisfied, in the case of a building specified in column (2) of Table B opposite the reference to that regulation, if the preservative treatment for timber used in the building is carried out in accordance with the relevant provisions of the publications specified opposite thereto in column (3), as amended by the publications specified opposite thereto in column (4).*