
STATUTORY RULES OF NORTHERN IRELAND

2012 No. 192

BUILDING REGULATIONS

The Building Regulations (Northern Ireland) 2012

Made - - - - *15th May 2012*

Coming into operation *31st October 2012*

THE BUILDING REGULATIONS (NORTHERN IRELAND) 2012

PART A

Interpretation and general

1. Citation and commencement
2. Interpretation and general
3. Transitional provisions
4. Exemptions
5. Application to erection of buildings
6. Application to services and fittings
7. Application to alterations and extensions
8. Application to material change of use
9. Giving of notices and deposit of plans
10. Deposit of plans for the erection of two or more buildings that are or contain dwellings
11. Application for a type approval certificate for the erection of a dwelling or dwellings
12. Notice of commencement and completion of certain stages of work
13. Regularisation certificates
14. Completion certificates
15. Testing of drains and private sewers
16. Sampling of materials
17. Exercise of power of dispensation or relaxation
18. Application for dispensation or relaxation
19. Time limit on the serving of a contravention notice
20. Appeals and prescribed periods
21. Revocations

Changes to legislation: There are currently no known outstanding effects for the The Building Regulations (Northern Ireland) 2012. (See end of Document for details)

PART B

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- 22. Interpretation
- 23. Fitness of materials and workmanship
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Site preparation and resistance to contaminants and moisture

- 25. Application and interpretation
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- 35. Internal fire spread – Structure
- 36. External fire spread
- 37. Facilities and access for the Fire and Rescue Service

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Conservation of fuel and power

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- 40. Target carbon dioxide emission rate
- 41. Consequential improvements
- 42. Change of energy status
- 43. Renovation of thermal elements
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- 43B Nearly zero-energy requirements for new buildings
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- 48. Application and interpretation

49. Protection against sound from other parts of the building and from adjoining buildings
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51. Reverberation in the common internal parts of buildings containing flats or rooms for residential purposes
52. Acoustic conditions in schools
53. Sound insulation testing and notice of results

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Stairs, ramps, guarding and protection from impact

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55. Provision of stairs in dwellings
56. Stairs, ladders, ramps and landings
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PART K

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PART L

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71. Discharge of products of combustion
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Changes to legislation: There are currently no known outstanding effects for the The Building Regulations (Northern Ireland) 2012. (See end of Document for details)

PART M

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Sanitary appliances, unvented hot water storage systems and reducing the risk of scalding

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- 91. Access and use
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- 93. Sanitary accommodation in extensions
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PART V

Glazing

- 95. Application and interpretation
 - 96. Impact with glazing
 - 97. Transparent glazing
 - 98. Safe opening and closing of windows, skylights and ventilators
 - 99. Safe means of access for cleaning glazing
- Signature

SCHEDULES

SCHEDULE TRANSITIONAL PROVISIONS

1

- 1. The Building Regulations (Northern Ireland) 1973 shall continue to apply...

Changes to legislation: There are currently no known outstanding effects for the The Building Regulations (Northern Ireland) 2012. (See end of Document for details)

2. The Building Regulations (Northern Ireland) 1977 shall continue to apply...
3. The Building Regulations (Northern Ireland) 1990 shall continue to apply...
4. The Building Regulations (Northern Ireland) 1994 shall continue to apply...
5. The Building Regulations (Northern Ireland) 2000 shall continue to apply...

SCHEDULE 2 CLASSES OF EXEMPTED BUILDINGS

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SCHEDULE 3 PART A – GIVING OF NOTICES AND DEPOSIT OF PLANS

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- Rule A: General
- Rule B: Erection of buildings
- Rule C: Alterations and extensions
- Rule D: Services and fittings
- Rule E: Material changes of use
- Rule F: Additional requirements

SCHEDULE 3 PART B – PARTICULARS TO BE GIVEN IN A BUILDING

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NOTICE

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...

SCHEDULE 3 PART C – PARTICULARS TO BE GIVEN WITH AN APPLICATION FOR A TYPE APPROVAL CERTIFICATE

3

1. The provisions of paragraphs (1) to (4) of Rule A...
2. The following are the notices to be given and the...
3. Where it is considered necessary for the purposes of examining...
Explanatory Note

Changes to legislation:

There are currently no known outstanding effects for the The Building Regulations (Northern Ireland) 2012.