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STATUTORY RULES OF NORTHERN IRELAND

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**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

*Status: This is the original version (as it was originally made).*

## PART B

### Materials and workmanship

- 22. Interpretation
- 23. Fitness of materials and workmanship
- 24. Urea formaldehyde foam

## PART C

### Site preparation and resistance to contaminants and moisture

- 25. Application and interpretation
- 26. Site preparation and resistance to contaminants
- 27. Subsoil drainage
- 28. Resistance to moisture and weather
- 29. Condensation

## PART D

### Structure

- 30. Stability
- 31. Disproportionate collapse

## PART E

### Fire safety

- 32. Application and interpretation
- 33. Means of escape
- 34. Internal fire spread – Linings
- 35. Internal fire spread – Structure
- 36. External fire spread
- 37. Facilities and access for the Fire and Rescue Service

## PART F

### Conservation of fuel and power

- 38. Application and interpretation
- 39. Conservation measures
- 40. Target carbon dioxide emission rate
- 41. Consequential improvements
- 42. Change of energy status
- 43. Renovation of thermal elements
- 44. Notice of air pressure test
- 45. Notice of commissioning
- 46. Notice of emission rate
- 47. Provision of information

## PART G

### Resistance to the passage of sound

- 48. Application and interpretation
- 49. Protection against sound from other parts of the building and from adjoining buildings

- 50. Protection against sound within a dwelling or room for residential purposes
- 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

#### PART H

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

- 54. Application and interpretation
- 55. Provision of stairs in dwellings
- 56. Stairs, ladders, ramps and landings
- 57. Guarding
- 58. Vehicle loading bays
- 59. Protection against impact from and trapping by doors
- 60. Protection from collision with open windows, skylights or ventilators

#### PART J

##### Solid waste in buildings

- 61. Interpretation
- 62. Solid waste storage
- 63. Waste chute systems

#### PART K

##### Ventilation

- 64. Application
- 65. Means of ventilation
- 66. Ventilation of car parks
- 67. Notification of testing and commissioning
- 68. Provision of information

#### PART L

##### Combustion appliances and fuel storage systems

- 69. Application and interpretation
- 70. Air supply
- 71. Discharge of products of combustion
- 72. Warning of the presence of carbon monoxide gas
- 73. Protection of people and buildings
- 74. Provision of information
- 75. Protection of liquid fuel storage tanks
- 76. Protection against pollution
- 77. Prevention of smoke emission

#### PART N

##### Drainage

- 78. Application and interpretation
- 79. Drainage systems

*Status: This is the original version (as it was originally made).*

- 80. Sanitary pipework
- 81. Underground foul drainage
- 82. Rainwater drainage
- 83. Cesspools, septic tanks and similar structures

PART P

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

- 84. Application and interpretation
- 85. Provision of sanitary appliances
- 86. Sanitary appliances
- 87. Sanitary accommodation
- 88. Unvented hot water storage systems
- 89. Reducing the risk of scalding

PART R

Access to and use of buildings

- 90. Application and interpretation
- 91. Access and use
- 92. Access to extensions
- 93. Sanitary accommodation in extensions
- 94. Sanitary conveniences in dwellings

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

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SCHEDULES

SCHEDULE TRANSITIONAL PROVISIONS

1

- 1. The Building Regulations (Northern Ireland) 1973 shall continue to apply...
- 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 CLASSES OF EXEMPTED BUILDINGS

2

SCHEDULE

3

**PART A — GIVING OF NOTICES AND DEPOSIT OF PLANS**

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

**PART B — PARTICULARS TO BE GIVEN IN A BUILDING 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...

**PART C — PARTICULARS TO BE GIVEN WITH AN APPLICATION FOR A  
TYPE APPROVAL CERTIFICATE**

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