
STATUTORY INSTRUMENTS

1981 No. 1596 (S. 169)

BUILDING AND BUILDINGS

**The
Building Standards
(Scotland) Regulations
1981**

PART 1

Made - - - - 29th October 1981
Laid before Parliament 16th December 1981
Coming into Operation 17th March 1982

Arrangement of Regulations

Note: Throughout these regulations, an asterisk against the heading to a regulation denotes that one of the specifications in Schedule 13 is deemed to satisfy a provision of that regulation and, throughout the Arrangement of Regulations, the symbol ● indicates where changes of substance made by this statutory instrument occur.

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In exercise of the powers conferred on me by sections 3 and 6(1) as read with section 24(3) of, and the Fourth Schedule to, the Building (Scotland) Act 1959(a) and of all other powers enabling me in that behalf, and having consulted the Building Standards Advisory Committee and such other bodies as appear to me to be representative of the interests concerned, I hereby make the following regulations:

(a) 1959 c. 24; section 3 is amended by section 75 of the Health and Safety at Work etc. Act 1974; (c. 37) and section 1 of the Building (Scotland) Act 1970 (c. 38).

PART A

General

SECTION I – CITATION AND COMMENCEMENT

A1 Citation and commencement

These regulations may be cited as the Building Standards (Scotland) Regulations 1981 and shall come into operation on 17th March 1982.

SECTION II – REVOCATION AND TRANSITIONAL PROVISIONS

A2 Revocation

Subject to regulation A3 the Building Standards (Scotland) (Consolidation) Regulations 1971(a), the Building Standards (Scotland) Amendment Regulations 1973(b), the Building Standards (Scotland) Amendment Regulations 1975(c), the Building Standards (Scotland) Amendment Regulations 1979(d) and the Building Standards (Scotland) Amendment Regulations 1980(e) are hereby revoked.

A3 Transitional provisions

Notwithstanding the terms of regulation A2, in relation to the granting of a warrant for the construction or change of use of a building where application therefor was made before the date of coming into operation of these regulations, and in relation to any subsequent extension of the period of validity of such a warrant or amendment of its terms, the regulations revoked by that regulation shall be regarded as the building standards regulations for the purpose of construing that expression in section 6(2), (3), (3A), (7) and (8) and sections 6A and 10 of the Building (Scotland) Act 1959.

(a) S.I. 1971/2052. (b) S.I. 1973/794. (c) S.I. 1975/404.
(d) S.I. 1979/310. (e) S.I. 1980/1772.

A4-A5**SECTION III – GENERAL INTERPRETATION****A4 Classification of buildings by occupancy**

- (1) For the purpose of these regulations buildings shall be classified according to the lettered occupancy group and numbered occupancy sub-group of occupancy use set out in Schedule 1.
- (2) Where a building or part of a building is put to more than one occupancy use falling within different occupancy groups or sub-groups the following provisions of this paragraph shall apply—
 - (a) where the uses are carried on in different areas of the building or part the areas shall be independently classified;
 - (b) where the uses are not carried on in different areas the building or part shall be regarded as having more than one classification and each provision of these regulations which prescribes different standards in relation to the classifications concerned shall have effect as if the more or most onerous standard applied to the whole of the building or part, as the case may be;
 - (c) where, in the circumstances described in sub-paragraph (a) or (b) above or otherwise, a use is ancillary to another use it shall be disregarded for the purpose of this regulation and the classification shall be that of the principal use or uses.
- (3) Where a building is split into compartments, nothing in this regulation shall prevent these compartments being independently classified whether or not the compartmentation is required by any provision of these regulations.
- (4) Where a building or part of a building does not fall into any occupancy group or sub-group the provisions of these regulations shall have effect as if the more or most onerous requirement applicable to any occupancy group or sub-group applied.

A5 Interpretation

- (1) In these regulations—

ACCESS BALCONY and ACCESS STAIRWAY mean respectively a balcony and stairway—

 - (a) forming part of an access provided so as to comply with regulation Q2; or
 - (b) providing access to any part of—
 - (i) a building containing two or more houses; or
 - (ii) the curtilage of such a building,
being a part which is provided for the use of the occupants of two or more houses in the building;

THE ACT means the Building (Scotland) Act 1959;

AGRICULTURE, AGRICULTURAL LAND and AGRICULTURAL UNIT have the same meanings as in the Agriculture (Scotland) Act 1948(a);

AIR CHANGE, in relation to a room or space being ventilated, means a movement of air whereby a quantity of fresh air equal to the cubic capacity of the room or space (subject to Rule (14) of Schedule 3) is admitted thereto;

ALTERNATIVE ESCAPE ROUTE in Part E (except in the expression INDEPENDENT ALTERNATIVE ESCAPE ROUTE), in relation to a flat or maisonette, has the meaning assigned to it by regulation E25(2) and in relation to a house in occupancy sub-group A2, not being a flat or maisonette, has the meaning assigned to it by regulation E26(4);

APARTMENT except in regulation H4 has the meaning assigned to that expression by regulation A7;

APARTMENT in regulation H4 has the meaning assigned to that expression by regulation H4(5);

APPARATUS in Part N means electrical apparatus, and includes all machines, apparatus and fittings in which conductors are used or of which they form a part;

APPLIANCE except in Part N means a heat-producing appliance, forming part of a building or affixed to a building as a fixture, being an appliance designed to burn while connected to a flue (but includes for the purposes of regulations E25, E26, F34, F37, F38 and Q15 an appliance designed to burn without being connected to a flue) and includes an incinerator and a room-sealed appliance;

APPLIANCE in Part N means any device which utilises electricity for a particular purpose, excluding a lighting fitting or a motor;

APPLIANCE VENTILATION DUCT in Part F means a flue which in one part serves to convey combustion air to one or more appliances, in another part serves to convey the products of combustion from one or more appliances to the external air, and intermediately serves both purposes;

ASPECT RATIO in Part F, in relation to any part of a flue, means—

- (a) in the case of a flue of rectangular shape, the ratio of the length of the longer side to the length of the shorter side, or in the case of a square a ratio of 1 to 1;

(a) 1948 c. 45.

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(b) in the case of a flue of any other shape, the ratio of the major axis to the minor axis, or in the case of a circle, a ratio of 1 to 1, the dimensions in either case being those of the internal cross-section of that part of the flue;

AUTOMATIC SELF-CLOSING DEVICE in regulation D9 has the meaning assigned to that expression by regulation D9(2);

AUTOMATIC VENTILATOR in regulation E25 has the meaning assigned to that expression by regulation E25(2);

BALCONY in Part S includes a gallery;

BALUSTRADE means a protective barrier so designed as to give a satisfactory degree of safety and rigidity and includes a wall or railing;

BASEMENT STOREY has the meaning assigned to that expression by paragraph (9) of this regulation;

BLOCK OF FLATS OR MAISONNETTES means a building which contains two or more flats or maisonettes and which consists of two or more storeys exclusive of any storey which is constructed for use for purposes other than those of a dwelling; so, however, that where part of such a building is so separated from another part by a vertical wall that no access (other than an access provided only for fire escape purposes) can be obtained from one part to the other, each part shall for the purposes of these regulations be taken to be a block of flats or maisonettes;

BOUNDARY has the meaning assigned to that expression by regulation A6(2) except that, in relation to any external wall or side of a building, it means any part of the boundary on the same side of the building as the wall or side, being a part which is either parallel to the wall or side or at an angle with the wall or side of not more than 80 degrees;

BUILDING means any structure or erection of what kind or nature soever, whether temporary or permanent, and every part thereof, including any fixture affixed thereto, not being a structure or erection or part thereof consisting of, or ancillary to—

- (a) any road, whether public or private, including in the case of a public road (but not in the case of a private road) any bridge on which the road is carried;
- (b) any sewer or water main which is, or is to be, vested in a public authority;
- (c) any aerodrome runway;
- (d) any railway line;
- (e) any large reservoir within the meaning of the Reservoirs (Safety Provisions) Act 1930(a); or

(f) any telegraphic line as defined in section 2 of the Telegraph Act 1878(a),

and includes any prospective building; and in relation to the extension, alteration or change of use of a building any reference to the building shall be construed as a reference only to so much of the building as is comprised in the extension or is the subject of alteration or change of use as the case may be;

BULK REFUSE CONTAINER in Part R means a moveable container, having a capacity exceeding 1 cubic metre, in which refuse is stored awaiting collection;

CARAVAN has the same meaning as in the Caravan Sites and Control of Development Act 1960(b);

CARPOR means a building used for the storage of a motor vehicle or vehicles and having a roof and having or being bounded by not more than two walls over 1.2 metres in height;

CARRY DISTANCE in Part R means the distance measured along the centre line of any corridor, landing or access pathway or along the pitch line of any stairway, for which refuse has to be carried between an entrance door of a house, flat or maisonette and the refuse storage accommodation or the hopper of a refuse chute system;

CAVITY in Part D means any space enclosed by the elements of a building (including a suspended ceiling) or contained within an element, not being a room, bathroom, washroom, watercloset, cupboard, stairway enclosure, lift enclosure, corridor, passage, lobby, flue or duct or the space within a chute, pipe or conduit;

CAVITY BARRIER in Part D means construction provided to close a cavity against penetration of smoke and flame or provided within a cavity to restrict movement of smoke and flame within the cavity, and includes construction provided for another purpose if such construction conforms with the criteria required of a cavity barrier;

CAVITY WALL means a wall constructed of two or more leaves with a continuous cavity;

CENTRAL HEATING SYSTEM in regulation Q15 has the meaning assigned to that expression by regulation Q15(5);

CHALET means a house which is used and occupied—

(a) only for holiday or recreational purposes; and

(b) not as a permanent dwelling;

CHANGE OF USE, in relation to a building, means such change in the use or occupation of the building as will bring it within a class of building to which these regulations apply, or, if it is already within such a class, within

(a) 1878 c. 76.

(b) 1960 c. 62.

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a class to which additional or more onerous provisions of these regulations apply, and CHANGE THE USE shall be construed accordingly;

CHIMNEY means a structure, including a factory-made insulated chimney, not being a flue-pipe, enclosing one or more flues and includes any opening therein for the accommodation of an appliance, but does not include any chimney can thereon;

CHIMNEY STACK means that part of a chimney which rises above a roof of the building of which it forms part and includes any cope thereon, but does not include any chimney can thereon;

CIRCUIT in Part N means an arrangement of conductors for the purpose of carrying electric current;

CIRCUIT-BREAKER in Part N means a mechanical device for making and breaking a circuit which under abnormal conditions breaks the circuit automatically;

CIRCULATION AREA in Part E means any area, other than a room, which is solely or predominantly used as a means of access or egress between a room and a protected doorway which—

- (a) leads directly to a place of safety in the open air at ground level; or
- (b) gives access to an unenclosed external stairway which complies with regulation E10(11);

CLOSED COURT in regulation K15 has the meaning assigned to that expression by regulation K15(6);

COLUMN means an isolated loadbearing member whose greatest overall dimension, measured in the horizontal plane, is not more than four times the least overall dimension so measured;

COMMON in regulation A6 has the meaning assigned to that expression by regulation A6(3);

COMMUNAL REFUSE CONTAINER in Part R means a moveable container, having a capacity not exceeding 1 cubic metre and provided for the use of two or more houses, in which refuse is stored awaiting collection;

COMMUNAL REFUSE STORAGE ACCOMMODATION in Part R means an enclosed structure either integral or attached to or separate from a building, provided for the storage of individual, communal or bulk refuse containers and includes a container chamber used in connection with a refuse chute system or a chamber for bulky refuse;

COMPARTMENT means any part of a building which is separated from all other parts by one or more compartment walls or compartment floors or by both such walls and floors; and, if any part of the top storey of a building is within a compartment, that compartment shall also include any roof space above such part of the top storey;

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COMPARTMENT FLOOR and **COMPARTMENT WALL** mean respectively a floor and wall complying with the provisions of Part D relating to compartment floors and walls and separating a compartment of a building or a lift well in a building from the remainder of the building;

CONDUCTOR in Part N, in relation to a core or a cable, means the conducting portion whether consisting of a single wire or a group of wires in contact with each other;

CONSTRUCT includes alter, erect, extend and fit, and **CONSTRUCTION** shall be construed accordingly;

CONTAINER STANCE in Part R means a raised platform formed of non-combustible materials impervious to the passage of moisture, the top surface of which is graded so as to allow the free run-off of water;

CONTROLLED COMBUSTION APPLIANCE in Part F means an appliance so designed that the total supply of air thereto can be controlled manually or automatically, but does not include an open fire or openable stove;

CONVECTOR GAS FIRE in Part F means an appliance designed to burn only gaseous fuel, incorporating an incandescent source of heat and designed to give not less than 10 per cent of its heat output in the form of convected warm air, not being an air heater;

CORRIDOR in Part E means an enclosed corridor and includes an entrance hall, vestibule, or similar area;

CROSS-SECTIONAL AREA, in relation to—

- (a) an opening, ventilator or duct, means the unobstructed area of the smallest louvre or grill located within the opening, ventilator or duct;
- (b) a flue means the smallest cross-sectional area within the flue;

DAIRY in Part R has the same meaning as in the Milk and Dairies (Scotland) Act 1914(a);

DAMP-PROOF COURSE means a layer or layers of material impervious to moisture so constructed as to prevent the passage of moisture;

DEAD LOAD in Part C, in relation to a building, means the weight of all walls, partitions, floors and roofs comprised in the building including the weight of all other fixed construction therein and any service equipment affixed to the building as a fixture;

DISPLAY WINDOW in Section II of Part J means a window to an area of a building where merchandise is displayed and where there is a fixed screen which is either unglazed or wholly or partly glazed between the display window and the remainder of the building, the said screen extending from the floor to the ceiling of the display area;

(a) 1914 c. 46.

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DOOR in Section II of Part J includes a roller shutter;

DRAIN, in relation to a building, means—

- (a) any pipe forming part of the drainage system of that building which is either—
 - (i) wholly below ground; or
 - (ii) a continuation, in the direction of flow, of part of a drainage system that has been below ground;
- (b) any drain or part thereof for so far along its length in the direction of flow—
 - (i) as will include any stretch thereof which will vest in a local authority on the date of its completion; and
 - (ii) as the point thenceforward from which—
 - (A) it is vested in a local authority as a public drain; or
 - (B) it is the subject of a direction under section 14(1) of the Sewerage (Scotland) Act 1968(a) (direction by a local authority as to manner of construction of works); or
 - (C) it joins a sewer; and
- (c) any sewer or part thereof for so far along its length in the direction of flow as the point thenceforward from which—
 - (i) it is or is to be vested in a local authority as a public sewer; or
 - (ii) it is the subject of a direction under the said section 14(1);

DRAINAGE SYSTEM, in relation to a building, means the system of pipes and drains used for the drainage of the building, including all other fittings, appliances and equipment so used, but excluding sub-soil water drains;

DRY RISING MAIN in Part E means a pipe installed in a building for fire fighting purposes, which is normally dry but is capable of being charged with water by pumping from a fire service appliance;

DUCT means a passage used solely for conveying air, gases or services including refuse whether or not such air, gases, or services are contained in separate pipes but does not include a flue;

DUCT ENCLOSURE means the structure, trunking, or casing enclosing a duct but does not include a flue-pipe;

EARTHED in Part N, in relation to a connection, means effectually connected with the general mass of the earth;

ELECTRICITY POINT in regulation Q17 has the meaning assigned to that expression by regulation Q17(4);

(a) 1968 c. 47.

ELECTRO-MAGNETIC OR ELECTRO-MECHANICAL DEVICE SUSCEPTIBLE TO SMOKE means such a device as will allow the door held open by it to be operated manually at all times and to close automatically upon the occurrence of each or any one of the following—

- (a) detection of smoke by automatic apparatus suitable in nature, quality and location;
- (b) manual operation of a switch fitted in a suitable position;
- (c) failure of electricity supply to the device, apparatus or switch;
- (d) if a fire alarm system is installed in the building, operation of that system;

ELEMENT OF STRUCTURE means an element which falls within one of the following descriptions—

- (a) a member forming part of a structural frame or other beam or column, not being a member forming part of a roof structure only;
- (b) a floor, not being the lowest floor of a building;
- (c) a compartment wall or separating wall;
- (d) an internal wall supporting any other structural element in respect of which a standard of fire resistance is prescribed under these regulations;
- (e) an external wall;
- (f) any door, shutter, duct enclosure or access cover in respect of which a standard of fire resistance is prescribed under these regulations;

ENCLOSING RECTANGLE in regulation D18 has the meaning assigned to that expression by regulation D18(7);

ESCALATOR means a moving staircase for carrying passengers up or down;

ESCAPE ROUTE (except in the expressions ALTERNATIVE ESCAPE ROUTE and INDEPENDENT ALTERNATIVE ESCAPE ROUTE) means a route by which a person may reach a place of safety, and in relation to—

- (a) any point on a storey of a building, means a route from that point;
- (b) any room, means a route from a doorway of the room;
- (c) any storey of a building means a route from the exit from the storey;
- (d) any flat or maisonette means a route from the main entrance door of the flat or maisonette;
- (e) any house in occupancy sub-group A2, not being a flat or maisonette, means a route from a room by way of a circulation area (including any stairway) to the main entrance door of the house;

ESCAPE STAIRWAY means a stairway forming part of an escape route for the purposes of Part E;

EXIT in Part E means a point of egress from a room or storey which forms part of or gives access to an escape route;

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EXTERNAL WALL in regulation J4 has the meaning assigned to that expression by regulation J4(1);

FIRECLAY in regulation F13 has the meaning assigned to that expression by regulation F13(6);

FIRE-STOP in Part D means a seal of non-combustible material provided to close an imperfection of fit between elements, components or construction in a building so as to restrict penetration of smoke and flame through that imperfection, and **FIRE-STOPPED** and **FIRE-STOPPING** shall be construed accordingly;

FIXED STORAGE in Part E means fixed racking or shelving, including high-bay storage;

FLAMEPROOF ENCLOSURE in regulation N9 has the meaning assigned to that expression by regulation N9(3);

FLAT means a dwelling on one storey, forming part of a building from some other part of which it is divided horizontally, and includes a dwelling of which the main entrance door and associated hall are on the storey above or the storey below the living area of the flat;

FLAT ROOF means a roof whose slope does not exceed 10 degrees from the horizontal;

FLIGHT in Part S means a stair or part of a stair uninterrupted by any landing;

FLUE means a passage which conveys the products of combustion from an appliance to the open air;

FLUE-PIPE means a pipe forming a flue, but does not include a pipe fitted as a lining in a chimney;

FOOD PREMISES in Part R has the same meaning as in the Food Hygiene (Scotland) Regulations 1959(a);

FOUL WATER in Part M means any water contaminated by soil water, waste water or trade effluent;

FOUNDATION means that part of the structure in direct contact with and transmitting loads to the ground;

FUSE in Part N means a device for opening a circuit by means of a conductor designed to melt when an excessive current flows;

GAS POINT in regulation Q17 has the meaning assigned to that expression by regulation Q17(4);

GENERAL STORAGE SPACE in regulation Q18 has the meaning assigned to that expression by regulation Q18(2);

(a) S.I. 1959/413.

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GOING in Part S means the horizontal distance between the nosings of two consecutive treads or between the nosing of a tread and the nosing of a landing next above it;

GROUND STOREY has the meaning assigned to that expression by paragraph (9) of this regulation;

GUTTER includes a rhone;

HANDRAIL means a rail attached to a wall or balustrade and so designed as to afford a means of support to persons using a stairway or ramp;

HEATING SYSTEM in Section III of Part J means all items of equipment provided in a building for the purpose of space or water heating but excluding all equipment which heats water, exclusively or otherwise, for industrial purposes;

HOPPER in Part R means a fitting into which refuse is placed and from which it is projected into a refuse chute or directly into a refuse container;

HOUSE includes any part of a building, being a part which is occupied or intended to be occupied as a separate dwelling, and in particular includes a flat or maisonette;

IMPOSED LOAD in relation to a building means all static and dynamic loads imposed on the building and includes floor loads, roof loads other than from wind, wind loads, crane and traffic loads and any load, other than dead load, which will be imposed on the building as the result of the intended use thereof;

INCINERATOR means an appliance employing any means, including electricity, of igniting refuse;

INDEPENDENT ALTERNATIVE ESCAPE ROUTE in regulation E25 has the meaning assigned to that expression by regulation E25(2);

INDEPENDENT ROOM OR SPACE HEATER in Section III of Part J means a room or space heater which does not use heat provided from a central source;

INDIVIDUAL REFUSE CONTAINER in Part R means a container having a capacity not exceeding 0.1 cubic metre and a weight when empty not exceeding 13 kilograms in which refuse is stored awaiting collection, and includes a dustbin (with a loose or captive lid) constructed of metal, rubber or plastic, and a disposable sack of paper or plastic with its holder;

INSULATED FLUE-PIPE means a flue-pipe of metal or heavy quality asbestos-cement, surrounded with a sealed air space or insulating material protected from the weather by an outer casing of metal or asbestos-cement;

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INSULATION in Part N means suitable non-conducting material enclosing, surrounding or supporting a conductor;

KITCHEN has the meaning assigned to that expression by regulation A7;

LAND IN DIFFERENT OCCUPATION has the meaning assigned to that expression by regulation A6;

LAND IN THE SAME OCCUPATION has the meaning assigned to that expression by regulation A6;

LAYER OF MATERIAL in regulation E18 has the meaning assigned to that expression by regulation E18(5);

LINKED SWITCH in Part N means a switch, the blades of which are so linked mechanically as to make or break all poles simultaneously or in a definite sequence;

LIVE in Part N, in relation to a conductor, means that, under working conditions –

- (a) a difference of voltage exists between the conductor and earth; or
- (b) it is connected to the middle wire, common wire or neutral wire of a supply system in which that wire is not permanently and solidly earthed;

LIVING ROOM has the meaning assigned to that expression by regulation A7;

MAISONETTE means a dwelling on more than one storey, forming part of a building from some other part of which it is divided horizontally;

MANHOLE in Part M means any chamber provided on a drain so as to allow access thereto for inspection and cleaning;

MECHANICAL VENTILATION in Part K and Part R means a system of ventilation operated by a power driven mechanism which causes a change of air between any part of the interior of a building and the external air;

MULTIPLE SOCKET OUTLET means a fixed device containing metal contacts for the purpose of connecting to a supply of electricity the corresponding metal contacts of two or more plugs each of which is attached to a current using appliance;

NET SPACE in regulation Q18 has the meaning assigned to that expression in regulation Q18(2);

NON-COMBUSTIBLE in relation to a material means that the material is classified as non-combustible according to the non-combustibility test for materials specified in British Standard 476: Part 4: 1970, “Non-combustibility test for materials” and **COMBUSTIBLE** shall be construed accordingly, so however that plasterboard conforming to British Standard 1230: 1970 and having a surface of Class 0 as defined in regulation E17(1) shall be taken to be non-combustible for the purposes of Parts D and E notwithstanding that it is not so classified;

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OCCUPANT CAPACITY has the meaning assigned to that expression by regulation A8;

OCCUPIER and OCCUPATION in regulation A6 have the meanings assigned to those expressions by regulation A6(3);

OFFICE PREMISES has the same meaning as in section 1 of the Offices, Shops and Railway Premises Act 1963(a);

OPENABLE STOVE in Part F means a stove fitted with fire doors and which is designed to burn efficiently with the fire doors either open or closed;

OPEN ACCESS BALCONY, in relation to a house, means a balcony giving access to any house or common service area having therein an opening or openings to the external air, which, excluding any structural columns, extend throughout the length and to an aggregate of more than one-third of the height of the balcony;

OPENING in Part D, in relation to an external wall or side of a building, means a window, door or other aperture in the wall or side, so however that—

- (a) any part of an external wall or side which has a fire resistance less than that required for the wall by the said Part; or
- (b) any part of an external wall which has attached or applied to its external face combustible material of a thickness of more than 1 millimetre, whether for cladding or for any other purpose, and irrespective of the classification of the external surface of that material, shall for the purposes of the said Part be treated as an opening;

OPENING in regulation J4 has the meaning assigned to that expression by regulation J4(1);

OPENING in Section II of Part J includes a window opening, a roof light opening and any opening for a door, ventilator or other purpose;

OPEN COURT in regulation K15 has the meaning assigned to that expression by regulation K15(6);

OTHER STAIRWAY means a stairway not being an escape, access or private stairway;

OVERALL ENCLOSING RECTANGLE in regulation D18 has the meaning assigned to that expression by regulation D18(7);

PASSAGE except in regulation K15, in relation to a part of a building, means a part of the building used solely as a means of a passage and in particular includes a corridor, lobby or vestibule;

PASSAGE in regulation K15 has the meaning assigned to that expression by regulation K15(6);

(a) 1963 c. 41.

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PASSENGER CONVEYOR in regulation P6 has the meaning assigned to that expression by regulation P6(6);

PERIMETER WALLS in regulation J4 has the meaning assigned to that expression by regulation J4(2);

PERMANENT VENT in Part J means an opening or duct which communicates with the external air and is designed to allow the passage of air at all times;

PERMANENT VENTILATOR means a permanent ventilation opening which permits an uninterrupted passage of air between a part of a building and the external air either directly or by means of a duct of a length not exceeding 2 metres;

PIER means a loadbearing member which forms an integral part of a wall and whose width is not more than four times its thickness, including the thickness of the wall;

PITCH, in relation to a stair, means the angle between the pitch line and the horizontal;

PITCH LINE, in relation to a stair, means a notional line connecting the nosings of the treads;

PLACE OF SAFETY in Part E means either—

- (a) an unenclosed space in the open air at ground level; or
- (b) an enclosed space in the open air at ground level which has a means of access to such an unenclosed space, the said access having a width, or aggregate width, not less than the width, or aggregate width, of the exits leading from the building to the enclosed space;

PLACE OF SPECIAL FIRE RISK in regulation D4 has the meaning assigned to that expression by regulation D4(1);

PLANE OF REFERENCE in regulation D18 has the meaning assigned to that expression by regulation D18(7);

PORTION in regulation C3 has the meaning assigned to that expression by regulation C3(2);

POWER POINT in regulation Q17 has the meaning assigned to that expression by regulation Q17(4);

PRIVATE ENTRANCE HALL in regulation E25 has the meaning assigned to that expression by regulation E25(2);

PRIVATE REFUSE STORAGE ACCOMMODATION in Part R means an enclosed structure for the storage of individual refuse containers forming part of, attached to or separate from a house, and includes in relation to a house other than a flat or maisonette, a screened container stance;

PRIVATE SEWAGE TREATMENT WORKS in Part M means sewage treatment works which are not vested in a local authority;

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PRIVATE STAIRWAY means—

- (a) a stairway wholly within a house in occupancy sub-group A1 or A2 or wholly within a chalet in occupancy sub-group A3; or
- (b) a stairway providing access to any part of a building or of the curtilage of a building being a part which is available for the use only of the occupants of one house within the building and not being a stairway forming part of an access provided for the purposes of regulation Q2;

PROTECTED CIRCUIT in Part E means a circuit originating at the main incoming switch or distribution board, the conductors of which are either contained in mineral insulated metal clad cable or otherwise suitably protected against fire;

PROTECTED DOORWAY in Part E means—

- (a) any doorway containing a self-closing, fire-resisting door giving access to a protected zone; or
- (b) any doorway leading directly to a place of safety in the open air at ground level; or
- (c) any doorway giving access to an unenclosed external stairway which complies with regulation E10(11);

PROTECTED LOBBY means a lobby, the enclosing structure of which forms part of a protected zone and is separated from that part of the zone to which it gives access (apart from any lift) by a self-closing door and, where necessary a wall or screen, each having a fire resistance for a period of not less than one-half hour;

PROTECTED ZONE, in relation to an escape route in a building, means any part of the escape route, not being a part within a room, which extends to a place of safety and to which access is available only by a protected doorway, and which is completely enclosed by construction complying with the requirements of regulation D7 as to non-combustibility and having a fire resistance not less than that required by regulation D6(6) (openings in internal walls, other than openings for ducts or pipes complying with regulation D12, being protected by doors complying with regulation D9(6));

PUBLIC DRAIN in Part M means any drain which is vested in a local authority;

PUBLIC OPEN SPACE in regulation A6 has the meaning assigned to that expression by regulation A6(3);

PUBLIC ROAD means a road maintainable by the Secretary of State or local highway authority, and **PRIVATE ROAD** means a road not so maintainable whether it comprises a public right of way or not;

PUBLIC SEWER in Part M means any sewer which is vested in a local authority;

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RADIANT GAS FIRE in Part F means an appliance designed to burn only gaseous fuel and incorporating an incandescent source of heat not being a convector gas fire;

RAINWATER PIPE in Part M means a pipe for conveying only rainwater from any part of a building to a drain;

RATE OF DISCHARGE in Part E, in relation to any point in an escape route, means the number of persons to be taken for the purpose of Part E as passing that point in one minute;

REASONABLY PRACTICABLE, in relation to the carrying out of any operation, means reasonably practicable having regard to all the circumstances including the expense involved in carrying out the operation;

REFUSE CHUTE means a ventilated vertical pipe, circular in cross-section, passing from storey to storey in a multi-storey building and through which refuse passes into a container chamber;

THE RELEVANT AREA in regulation K3 has the meaning assigned to that expression by regulation K3(4);

RISE means the vertical distance between the tops of two consecutive treads or between the top of a tread and the top of a landing next above it;

ROAD includes street and any pavement, footpath, drain, ditch, or verge at the side of a road or street;

ROOF in regulation J3 has the meaning assigned to that expression by regulation J3(2);

ROOF LIGHT in regulation E18 has the meaning assigned to that expression by regulation E18(5);

ROOF LIGHT in Part K means a roof light so constructed that the whole or part thereof is capable of being opened;

ROOF LIGHT OPENING in Section II of Part J means any structural opening in a roof which is provided for a hinged, sliding or fixed light irrespective of its size or function;

ROOF SPACE means any space in a building between a part of the roof of the building and the ceiling next below that part;

ROOM means any enclosed part of a storey of a building intended for human occupation, not being (except in Part N and the Table to regulation E19) part of a storey used solely as a bathroom, washroom, water-closet, stairway or passage, or, where the storey is not divided into separate rooms, means a whole storey excluding any part thereof used solely as aforesaid;

ROOM-SEALED APPLIANCE in Part F means a gas appliance which –

- (a) (i) draws its combustion air from a source external to the room and immediately adjacent to the point where the appliance discharges its products of combustion into the open air; or

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- (ii) draws its combustion air from and discharges its products of combustion into, a flue or duct system open only at its extremities to the open air and to which only room-sealed appliances are fitted; and
- (b) is so designed that the inlet, outlet and combustion chamber of the appliance are isolated from the room, bathroom, washroom, water-closet, stairway, cupboard or passage in which the appliance is situated, except for a door for ignition purposes;

SANITARY CONVENIENCES in regulation M24 has the meaning assigned to that expression by regulation M24(3);

SEPARATING FLOOR and SEPARATING WALL mean respectively a floor or wall complying with the provisions of Part D relating to separating floors or walls and separating—

- (a) any two adjoining buildings, or parts of one building, occupied or intended to be occupied by different persons; or
- (b) any two adjoining buildings, or parts of one building, in different occupancy groups; or
- (c) any two adjoining parts of one building, where one part is in single occupation and the other is communally occupied;

SEWAGE TREATMENT WORKS in Part M means any works, apparatus or plant used for the treatment or disposal of sewage, and includes a septic tank;

SHOP PREMISES has the same meaning as in section 1 of the Offices, Shops and Railway Premises Act 1963 and SHOP shall be construed accordingly;

SINGLE ACCESS HOUSE in regulation Q18 has the meaning assigned to that expression by regulation Q18(2);

SITE, in relation to a building, means the area of ground covered or to be covered by the building, including its foundations;

SOAKAWAY in Part M means a pit or chamber suitably prepared to receive surface water for seepage into the surrounding ground;

SOCKET OUTLET means a fixed device containing metal contacts for the purpose of connecting to a supply of electricity the corresponding metal contacts of a plug attached to any current-using appliance;

SOIL APPLIANCE in Part M means a sanitary appliance for the collection and discharge of excreted matter;

SOIL PIPE in Part M means a pipe for conveying soil water to a drain;

SOIL-WASTE PIPE in Part M means a pipe for conveying both soil and waste water to a drain;

SOIL WATER in Part M means water containing excreted matter, whether human or animal;

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SOLUM in regulation G7 has the meaning assigned to that expression by regulation G7(2);

STAIR means the structure formed by the balustrades, handrails, risers, treads and stringers if any;

STAIRWAY means the route of travel and includes the stair and any landings and balconies forming part of that route;

STAIRWAY ENCLOSURE means a protected zone provided in accordance with regulation E10(2);

STANDARD IMPACT METHOD in regulation H3 has the meaning assigned to that expression by regulation H3(4);

STOREY has the meaning assigned to that expression by paragraph (9) of this regulation;

STRUCTURAL FAILURE in regulation C3 has the meaning assigned to that expression by regulation C3(2);

STRUCTURAL MEMBER in regulation C3 has the meaning assigned to that expression by regulation C3(2);

SUBSIDIARY ACCESS STAIRWAY in regulation E25 has the meaning assigned to that expression by regulation E25(2);

SUB-SOIL WATER in Part G and Part M means the ground water naturally contained in the sub-soil;

SUN PORCH means any glazed structure, not being an apartment or part of an apartment or kitchen, attached to the external walls of a house, and having a roof (excluding the glazing bars) constructed entirely of glass or other translucent material;

SURFACE HEAT TRANSFER COEFFICIENT in Part J, in relation to a surface, means the rate of heat transfer in watts between each square metre of the surface and the ambient air when there is a difference in temperature of one degree Celsius between the surface and the ambient air;

SURFACE RESISTANCE in Part J means the reciprocal of the surface heat transfer coefficient;

SURFACE WATER in Part M means the run-off of rainwater from roofs and any paved ground surface within the curtilage of buildings;

SURFACE WATER DRAIN in Part M means a drain carrying surface water;

SWITCH in Part N means a device, other than a fuse or circuit-breaker, for closing or opening a circuit;

SWITCH-FUSE in Part N means a unit comprising a switch and one or more fuses, the fuses not being carried on the moving part of the switch;

TEMPORARY BUILDING means a building intended to have a life not exceeding that specified in regulation A12, that is to say, five years;

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THERMAL RADIATION INTENSITY in regulation D18 has the meaning assigned to that expression by regulation D18(7);

THERMAL TRANSMITTANCE COEFFICIENT in Part J, in relation to any structure, being a roof, wall or floor, means the rate of heat transfer in watts through one square metre of the structure when there is a difference in temperature of one degree Celsius between the air on the internal and external surfaces of the structure;

TRADE EFFLUENT in Part M means any liquid, either with or without particles of matter in suspension therein, which is wholly or in part produced in the course of any trade, industry or research carried on at premises used or intended to be used for carrying on such trade, industry or research, but does not include soil water or waste water and for the purposes of this definition any premises wholly or mainly used or intended to be used for agricultural or horticultural purposes shall be deemed to be premises used or intended to be used for carrying on a trade;

TRAVEL DISTANCE in regulations E7 and E25 has the meaning assigned to that expression by regulation E7(3);

TRAVEL RANGE in regulation Q4 has the meaning assigned to that expression by regulation Q4(12);

TREAD, in relation to a stair, means the upper surface of a step within the width of the stairway;

UNPROTECTED ZONE, in relation to an escape route, means any part of the escape route being neither a protected zone nor a part within a room;

UPPER STOREY has the meaning assigned to that expression by paragraph (9) of this regulation;

UTILITY ROOM has the meaning assigned to that expression by regulation A7;

U VALUE in Section II of Part J means the thermal transmittance coefficient;

VENTILATED LOBBY in regulation E25 has the meaning assigned to that expression by regulation E25(2);

VENTILATED SPACE in Section II of Part J means any space which is enclosed by structure which is exposed in part to the external air and is ventilated by means of permanent vents having an aggregate area exceeding 30 per cent of the wall boundary area;

VENTILATING PIPE in Part M means a pipe open to the atmosphere at its highest point which ventilates the drainage system or any part thereof;

VENTILATOR in Part K (except in the expression PERMANENT VENTILATOR) means a louvre, grille or other similar device each of which is capable of being opened to a varying degree to permit an uninterrupted passage of air between a part of the building and the external air;

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WALL in regulation J4 has the meaning assigned to that expression by regulation J4(1) and (5);

WALL in Section II of Part J includes any internal or external surface finishes thereon;

WALL BOUNDARY AREA in Section II of Part J means the total superficial area of all walling, including any opening, bounding a ventilated space;

WASHROOM means any enclosed part of a storey used solely for ablutionary purposes, not being a bathroom;

WASTE APPLIANCE in Part M means a sanitary appliance for the collection and discharge of water used for ablutionary, culinary and other domestic purposes;

WASTE PIPE in Part M means a pipe for conveying waste water to a drain;

WASTE WATER in Part M means used water, not being soil water or trade effluent;

WATERCLOSET means an enclosed part of a storey which has a fixed receptacle for excremental matter connected to a drainage system with provision for flushing the receptacle from a piped supply of water either by the operation of mechanism or by automatic action and includes a urinal or a room combining a watercloset and a bathroom;

WATER SERVICE PIPE means so much of any pipe for supplying water from a main to any premises as is subject to water pressure from that main or would be so subject but for the closing of some stop valve, stopcock or tap;

WET RISING MAIN in Part E means a pipe installed in a building for fire fighting purposes which is permanently charged with water from a pressurised supply;

WINDOW in regulation P5 has the meaning assigned to that expression by regulation P5(4);

WINDOW OPENING in Section II of Part J means any structural opening in a wall which is provided for a window or other glazed area irrespective of its size and function or for a hinged or sliding door or panel having a glazed area of 2 square metres or more.

- (2) Where in these regulations any meaning is assigned to an expression such meaning shall have effect for the purposes of these regulations only where the context does not otherwise require.
- (3) Any reference in these regulations to a publication shall be construed as a reference to that publication as detailed in column (1) of Schedule 2 subject to such amendments as are detailed in columns (2) and (3) of Tables 1 and 2 and column (2) of Table 3 of the same Schedule.

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- (4) Any reference in these regulations to a British Standard or a British Standard Code of Practice shall be construed as a reference to a British Standard or a British Standard Code of Practice published by the British Standards Institution.
- (5) Where a British Standard or a British Standard Code of Practice or any other publication referred to in these regulations or in the Schedules to these regulations, itself refers to a British Standard or to a British Standard Code of Practice or to any other publication, the reference to such British Standard or to such British Standard Code of Practice or to any other such publication shall be taken to be a reference to the latest edition thereof as at 30th April 1981 including any amendments thereto current at that date.
- (6) Any reference in these regulations to a height, area, cubic capacity or other dimension shall, unless the context otherwise requires, be taken to be a reference to a height, area, cubic capacity or other dimension as the case may be, calculated or measured in accordance with the provisions of Schedule 3.
- (7) Any reference in these regulations to a value specified in a Table is a reference to the appropriate value shown in that Table having regard to the conditions and other matters by reference to which the Table sets forth different values.
- (8) Any reference in these regulations to a Part, regulation or Schedule shall be construed as a reference to a Part or regulation of, or Schedule to these regulations and any reference to a Section which is not otherwise identified shall be construed as a reference to that Section of the Part in which the reference occurs.
- (9) Any reference in these regulations to a storey of a building shall be construed as meaning that part of the building which is situated between the top of any floor and the top of the floor next above it or, if there be no floor above it, that portion between the top of such floor and the ceiling above it (any mezzanine floor being taken to be a separate storey and any gallery, catwalk or open-work floor being taken to be part of the storey in which it is situated); and in relation to the storeys of a building—
 - (a) the ground storey shall be taken as the storey in which there is situated an entrance to the building from the level of the adjoining ground or, if there be more than one such storey, the lower or lowest of these;
 - (b) a basement storey shall be taken to be any storey of the building which is below the level of the ground storey;
 - (c) an upper storey shall be taken to be any storey of the building which is above the level of the ground storey.
- (10) In these regulations any note in a Table or Schedule shall be treated for all purposes as a substantive provision of the regulations.

A5-A7

- (11) The provisions of these regulations shall be without prejudice to the provisions of any local enactment continued in force by any Order made by the Secretary of State under section 30(2) of the Act.

A6 Land in different occupation

- (1) Any reference in these regulations to LAND IN DIFFERENT OCCUPATION in relation to a building shall be taken as a reference to land occupied or to be occupied by a person other than the occupier of the land on which the building has been erected or is to be erected, and any reference to LAND IN THE SAME OCCUPATION shall be construed accordingly:

Provided that in relation to the land on which the building has been or is to be erected, none of the following descriptions of land shall be treated as land in different occupation, that is to say—

- (i) that portion, adjacent to the land, of any road, public access way, public right of way, river, stream, common, public open space, loch, lake or pond, but only to the centre or centre-line thereof;
 - (ii) any portion of the foreshore or area of the sea adjacent to the land.
- (2) Any reference in these regulations to a BOUNDARY in relation to a building shall, subject to regulation A5(1), be construed as a reference to the boundary between land in the same occupation as the building and land in different occupation.

- (3) In this regulation—

COMMON includes any town or village green;

OCCUPIER, in relation to any house on land to which this regulation applies, means the person inhabiting the house, and OCCUPATION shall be construed accordingly;

PUBLIC OPEN SPACE includes any land laid out as a public garden or used for the purpose of public recreation or as a burial ground or land being a disused burial ground.

A7 Rooms in houses

- (1) In these regulations the following expressions used to describe rooms forming part of a house shall have the meanings hereby assigned to them respectively—

APARTMENT means any habitable room, not being a kitchen;

KITCHEN means any room used or intended to be used for the preparation or cooking of food;

LIVING ROOM, in relation to a house containing two or more apartments, means—

- (a) where there is in the house one apartment which is neither used nor intended to be used for sleeping, that apartment;

A7-A8

- (b) where there is in the house more than one such apartment, the larger or the largest of these apartments;
- (c) where there is in the house no such apartment, the larger or largest apartment;

UTILITY ROOM means any room other than an apartment, kitchen or laundry.

- (2) In a room, as defined in regulation A5, where areas thereof are used or intended to be used as any combination of the following, namely, kitchen, utility room or living room, each such area shall be deemed to be a separate room for the purposes of Parts K and Q.

A8 Occupant capacity

- (1) Any reference in these regulations to the occupant capacity of a room or storey shall, subject to regulation E6, be construed as a reference to the number of persons which the room or storey is, for the purposes of these regulations, to be taken as capable of holding, that is to say—
 - (a) in the case of any part of a storey comprising a flat or maisonette, the occupant capacity specified in Table 1 to this regulation;
 - (b) in the case of a room or storey of a description mentioned in Table 2 to this regulation, the number obtained by dividing the area in square metres of the room or storey by the occupant load factor specified in column (2) of that Table;
 - (c) in the case of any other room or storey, the number of persons the room or storey is designed to hold.
- (2) Any reference in these regulations to the occupant capacity of a building shall be construed as a reference to the aggregate of the occupant capacities of the rooms or storeys comprised within the building calculated in accordance with paragraph (1) of this regulation.
- (3) In calculating the area of any room, storey, flat or maisonette for the purposes of this regulation there shall be excluded the area of any bathroom, washroom, watercloset or stairway.

A8

Table 1 to Regulation A8

Occupant capacity of flats and maisonettes

Size of flat or maisonette	Number of apartments (other than living room) less than 10 square metres	Occupant capacity
(1)	(2)	(3)
One apartment	—	1
Two apartments	Nil	2
	One	1
Three apartments	Nil	4
	One	3
	Two	2
Four apartments	Nil	6
	One	5
	Two	4
	Three	3
Five apartments	Nil	8
	One	7
	Two	6
	Three	5
Four	4	
Six or more apartments	—	For each apartment (other than the living room)— (i) if less than 10 square metres, one; (ii) if not less than 10 square metres, two.

A8

Table 2 to Regulation A8

Occupant load factors

Description of room or storey (1)	Occupant load factor// (2)
Assembly halls (moveable or no seating)	0.5
Bars (including public and lounge bars)	0.5
Bedrooms (in buildings other than those classified A1 or A2)	4.6
Bowling alleys and billiard rooms	9.3
Canteens	1.1
Clubs	0.5
Common rooms	1.1
Concourses	0.7
Conference rooms and committee rooms	1.1
Crush halls and queuing lobbies	0.7
Dance halls	0.7
Dining rooms	1.1
Dormitories	4.6
Enquiry rooms	3.7
Factory shop floors – workrooms and storage	4.6
Grandstands (without fixed seating)	0.5
Kitchens	9.3
Libraries, museums, art galleries	4.6
Lounges	1.9
Messrooms	1.1
Offices	
(a) for storeys not divided into rooms	5.1
(b) for individual rooms	3.7
Reading rooms	1.9
Restaurants, cafes	1.1
Shops having the nature of department stores, supermarkets or garden centres and shops trading in the common type of consumer goods†	
(a) basement storeys	1.4*
(b) ground and upper storeys	1.9*
Shops specialising in more exclusive trades or predominantly containing more expensive or bulky goods‡	7.0*
Shops for personal services including hairdressing	1.9
Stadia (without fixed seating)	0.5
Staff rooms	1.1
Studios (radio, film, television, recording)	1.4
Warehouses	27.9
Writing rooms	1.9

* The factors are to be applied to the gross sales floor area.

† Including groceries, provisions and other foods; confectionery, tobacco, newspapers and periodicals; books and stationery; clothing and footwear; general housewares including hardware, ironmongery, tools, china, glassware, cutlery, wallcoverings, paint and varnish; small domestic appliances; radio, television and audio equipment; small musical instruments; chemists' wares; fancy goods; toys, games and sports goods.

‡ Including photographic, optical and scientific goods; jewellery, watches and clocks; leather goods; furniture and carpets; cycles; perambulators; large domestic appliances; large musical instruments.

// Where any room or storey is used or is likely to be used for a variety of purposes the more or, as the case may be, the most onerous occupant load factor shall be applied.

A9–A12**A9 Classification of roofs**

Any reference in these regulations to a roof or part of a roof of a specified designation, being one of the following designations–

AA BA CA DA
AB BB CB DB
AC BC CC DC
AD BD CD DD

shall, subject to regulation D19(5), be construed as a reference to a roof or part of a roof of a construction which complies with the tests set out in respect of that designation of roof in British Standard 476: Part 3:1958, “External fire exposure roof tests”.

SECTION IV: APPLICATION**A10 Exempted classes and fixtures for the fitting of which no warrant required**

- (1) Subject to the following provisions of these regulations, these regulations shall apply to every building other than a building every part of which falls into one of the exempted classes specified in Schedule 4.
- (2) For the purposes of the proviso to section 6(1) of the Act (which provides that nothing in that subsection – which requires warrant to be obtained for the alteration of a building – shall apply to any operations for the alteration of a building which consist solely of the fitting of a fixture of any such kind as may be prescribed) there are prescribed the kinds of fixtures set forth in Schedule 5.

A11 Exclusion from specification in section 11 notices

The provision of these regulations, so far as they relate to premises in respect of which a licence has been granted under section 2 of the Cinematograph Act 1909(a), shall not be subject to specification in a notice served under section 11 of the Act (which enables local authorities to require existing buildings to conform to these regulations).

SECTION V: GENERAL**A12 Buildings having a short life**

For the purposes of section 3(3)(b) of the Act (which enables special provisions to be made in these regulations for buildings intended to have a life not exceeding such period as may be specified) a period of five years is specified.

(a) 1909 c. 30.

A13 Deemed-to-satisfy specifications

- (1) Where any element of structure or other part of a building or any fitting affixed thereto specified in the second column of Schedule 13 consists of materials of such type or is constructed by such method as to conform with one of the specifications set forth in relation thereto in the fourth column of that Schedule (but only in the case, or subject to the conditions if any, set out in the third column of that Schedule) the element of structure, part or fitting shall be deemed to satisfy the provisions of the regulation set out in relation thereto in the first column of that Schedule.
- (2) Nothing in any specification in Schedule 13 which is deemed to satisfy any provision of these regulations shall be taken to prohibit the use of any other material, component, design, method of construction or operation or any combination of these which satisfies that provision.
- (3) Any reference in this regulation to a specification set forth in the fourth column of Schedule 13 shall include a reference to such of the general specifications set forth in Schedule 14 as are referred to in that specification.

PART B

Materials and durability

B1 Interpretation of Part B

In this Part the following expressions have the meanings respectively assigned to them by regulation A5(1)–

BUILDING

CONSTRUCTION

REASONABLY PRACTICABLE

TEMPORARY BUILDING

B2 *Selection and use of materials

All materials used in the construction of any building to which these regulations apply shall be–

- (a) of a suitable quality and of suitable properties for the purposes for which they are used; and
- (b) sufficiently resistant to deterioration and wear having regard to the conditions to which they will be subjected and, in the case of a temporary building, to the intended life of the building; and
- (c) properly prepared; and
- (d) so applied, fixed or otherwise used that those parts of the building in which they are used attain the standards prescribed in these regulations:

Provided that nothing in this regulation shall prevent the use of a material which does not comply with paragraph (b) of this regulation–

- (i) where the material can achieve a sufficient standard of durability by added protection, if the material is given such protection as its nature and the conditions to which it will be subjected require, and, where periodic maintenance or renewal of the protective work is necessary, is used only in a position where the protected work will be readily accessible for inspection and maintenance or renewal; or
- (ii) where the material itself is readily accessible for inspection and maintenance or renewal,

and in either case such maintenance or renewal is reasonably practicable.

PART C

Structural strength and stability

C1 Interpretation of Part C

- (1) In this Part the following expressions have the meanings respectively assigned to them by regulation A5(1)–

BASEMENT STOREY

BUILDING

CONSTRUCT

DEAD LOAD

FOUNDATION

IMPOSED LOAD

STOREY

- (2) In the regulations specified the following expressions have the meanings respectively assigned to them in the said regulations–

PORTION, C3

STRUCTURAL FAILURE, C3

STRUCTURAL MEMBER, C3

C2 *Foundation and structure above foundation

- (1) The foundation of every building shall be taken down to such a depth and shall be so designed and constructed as to sustain and transmit to the ground the combined dead load and imposed load, in such a manner that the total or differential settlement of the building will not impair the stability of, or cause damage to, the whole or any part of the building.
- (2) The structure of a building above the foundation thereof shall be so designed and constructed as to sustain and transmit to the foundation the combined dead load and imposed load, without such deflection or deformation as would impair the stability of, or cause damage to, the whole or any part of the building.
- (3) For the purposes of this regulation–
- (a) the dead load and imposed load other than wind load shall be taken to be the loads calculated on the basis of the recommendations of

C2–C3

British Standard Code of Practice CP 3: Chapter V: Part 1: 1967
“Dead and imposed loads”;

- (b) the wind load shall be taken to be the loads calculated on the basis of the recommendations of British Standard Code of Practice CP 3: Chapter V: Part 2: 1972 “Wind loads”:

Provided that where it is known in any case that the actual dead load, imposed load other than wind load or wind load to which a building will be subject will exceed or is likely to exceed the dead load, imposed load other than wind load or wind load calculated in accordance with this paragraph, such actual load shall be substituted for the load so calculated.

C3 *Further requirements for the structure of certain buildings

- (1) In addition to the requirements of regulation C2, the provisions of this regulation shall apply to a building having five or more storeys (including basement storeys, if any).

- (2) In this regulation–

PORTION, in relation to a structural member, means that part of a member which is situated or spans between adjacent supports or between a support and the extremity of a member:

Provided that, in the case of a wall, a portion shall be taken to have a length which is the lesser of the following, namely, the length determined in accordance with the preceding provisions of this definition or 2.25 times the height of the portion (or, if its height varies, its greatest height);

STRUCTURAL FAILURE means the failure of a structural member fully to perform its function in contributing to the structural stability of the building of which it forms part;

STRUCTURAL MEMBER means a member essential to the structural stability of a building.

- (3) Subject to paragraph (5) a building to which the provisions of this regulation applies shall be so designed and constructed that–
- (a) if any portion of any one structural member were to be removed structural failure consequent on that removal would not occur within any storey other than the storey of which that portion forms part, the storey next above (if any) and the storey next below (if any), and would be localised within each such storey to a horizontal area not exceeding 70 square metres or 15 per cent of the area of the storey, whichever is the less; and
- (b) the load which would cause structural collapse within the said horizontal area is not less than 1.05 times the combined dead load and imposed load calculated in accordance with paragraph (4).

- (4) In the application of paragraph (3)–
- (a) the dead load shall be determined in accordance with the provisions of regulation C2(3);
 - (b) the wind load may be taken as not less than one third of the wind load determined in accordance with the provisions of regulation C2(3); and
 - (c) the imposed load other than wind load shall be determined in accordance with the provisions of regulation C2(3) except that the said load on any structural member may be reduced by not more than two thirds:
- Provided that–
- (i) any load specifically allowed for any plant, machinery or equipment shall not be reduced;
 - (ii) in the case of a warehouse, garage or building used wholly or predominantly for filing or storage no reduction shall be made; and
 - (iii) in the case of a factory or workshop the load shall not be reduced below 5 kilonewtons per square metre.
- (5) Nothing in paragraph (3) of this regulation shall apply to a building to which the provisions of this regulation apply, or any part of such a building, which is so designed and constructed that–
- (a) any portion of any structural member is capable of sustaining without structural failure the following loads applied simultaneously–
 - (i) the combined dead load and imposed load determined in accordance with paragraph (4) of this regulation;
 - (ii) a load of 34 kilonewtons per square metre applied to that portion from any direction; and
 - (iii) the load, if any, which would be directly transmitted to that portion by any immediately adjacent part of the building if that part were subjected to a load of 34 kilonewtons per square metre applied in the same direction as the load specified in sub-paragraph (ii); and
 - (b) the load which would cause structural collapse of the said portion is not less than 1.05 times the sum of the said loads applied simultaneously.

PART D

Structural fire precautions

D1 Application of Part D

- (1) The provisions of this Part, other than the provisions of regulations D3 to D18 so far as they relate to buildings under head (b) of occupancy sub-group E1 or of occupancy sub-group E2, shall not be subject to specification in a notice served under section 11 of the Act (which enables local authorities to require existing buildings to conform to these regulations).
- (2) The provisions of regulations D3 to D19, unless specifically provided for by regulation D21, D22, D23 or D24 shall not apply to—
 - (a) any garage to which regulation D21 or D22 applies, any carport to which regulation D22 applies, or any carport or other building to which regulation D23 applies;
 - (b) a building comprising only a tank for the storage of fuel oil, or erected solely for housing such a tank, being a tank or building to which regulation D24 applies.

D2 Interpretation of Part D

- (1) In this Part the following expressions have the meanings respectively assigned to them by regulation A5(1)—

THE ACT

APPLIANCE

BLOCK OF FLATS OR MAISONETTES

BOUNDARY

BUILDING

CARPORT

CAVITY

CAVITY BARRIER

COLUMN

COMPARTMENT

COMPARTMENT FLOOR and COMPARTMENT WALL

D2

CONSTRUCT and CONSTRUCTION
DRAIN
DRAINAGE SYSTEM
DUCT
DUCT ENCLOSURE
ELECTRO-MAGNETIC OR ELECTRO-MECHANICAL DEVICE SUSCEPTIBLE TO SMOKE
ELEMENT OF STRUCTURE
ESCALATOR
ESCAPE ROUTE
ESCAPE STAIRWAY
FIRE-STOP, FIRE-STOPPED and FIRE-STOPPING
FLAT
FLUE-PIPE
HANDRAIL
HOUSE
LAND IN DIFFERENT OCCUPATION
MAISONETTE
NON-COMBUSTIBLE and COMBUSTIBLE
OCCUPIER
OPENING
OTHER STAIRWAY
PROTECTED LOBBY
PROTECTED ZONE
REFUSE CHUTE
ROOF SPACE
ROOM
SEPARATING FLOOR and SEPARATING WALL
SHOP PREMISES
STAIR
STAIRWAY
STAIRWAY ENCLOSURE
STOREY
UPPER STOREY
WATERCLOSET

- (2) In the regulations specified the following expressions have the meanings respectively assigned to them in the said regulations—

AUTOMATIC SELF-CLOSING DEVICE, D9
ENCLOSING RECTANGLE, D18

D2–D3

OVERALL ENCLOSING RECTANGLE, D18

PLACE OF SPECIAL FIRE RISK, D4

PLANE OF REFERENCE, D18

THERMAL RADIATION INTENSITY, D18

- (3) Any provision of this Part requiring that an element of structure shall have a fire resistance for a specified period shall be construed as a requirement that the element of structure shall either–
- (a) in the conditions of test set out in column (3) of Table 1 to regulation D6 in relation to the element, be capable of withstanding the criteria of failure specified in clause 1.5 of British Standard 476: Part 8: 1972 in relation to stability, integrity and insulation so far as applicable in terms of the said column (3) for the period referred to therein; or
 - (b) be of such materials and construction as are stated in Schedule 6 in relation to that element to have a notional fire resistance for a period not less than the period so specified:

Provided that–

- (i) the element of structure shall be deemed to have the requisite fire resistance if it is constructed to the same specification as that of a specimen which prior to 17th March 1982, in the conditions of test set out in column (3) of Table 1 to regulation D6 in relation to that element, satisfied, or was assessed as capable of satisfying, the requirements of clause 11 of British Standard 476: Part 1: 1953 as to collapse, passage of flame and insulation which correspond to such of the criteria of failure specified in clause 1.5 of British Standard 476: Part 8: 1972 as to stability, integrity and insulation as are applicable in terms of the said column (3) for the period referred to therein in relation to that element; and
 - (ii) nothing in Schedule 6 shall be taken to prohibit the use of any other material or any other form of construction which has a fire resistance for a period not less than the period so specified.
- (4) (a) Any beam which is built into and forms part of a floor for which these regulations prescribe a fire resistance shall for the purposes of this Part be taken to be part of the floor.
- (b) Any column which is built into a wall for which these regulations prescribe a fire resistance and does not project beyond either face of the wall shall for the purposes of this Part be taken to be part of the wall.

D3 Provision of compartment walls and compartment floors

- (1) Subject to the following provisions of this regulation, where–
- (a) the cubic capacity of a building exceeds that specified in column (4) of the Table to this regulation; or

D3

(b) the area of any storey of a building exceeds that specified in column (5) of that Table,

the building shall be divided into compartments by compartment walls or compartment floors or both so that—

- (i) the cubic capacity of each compartment does not exceed that specified in column (4) of the Table to this regulation; and
- (ii) the area of any storey within a compartment does not exceed that specified in column (5) of that Table:

Provided that in any hospital exceeding one storey in height every storey above the lowest shall consist of at least one compartment and every upper storey the main use of which is for in-patient care shall be divided into not less than two compartments.

(2) Where the height of a building exceeds 15 metres the building shall be so divided into compartments that—

- (a) the height of the lowest compartment (irrespective of the number of storeys contained therein) does not exceed 15 metres; and
- (b) the height of the compartment next above the lowest (irrespective of the number of storeys contained therein) does not exceed 9 metres; and
- (c) the height of any other compartment in the building does not exceed 6 metres:

Provided that nothing in this paragraph shall apply to—

- (i) a building comprising only one storey;
- (ii) a building consisting of a theatre, cinema, music hall, bingo hall, concert hall, exhibition hall, non-residential school or place of public worship;
- (iii) a building for the storage or parking of motor vehicles;
- (iv) that part of a building comprising a stairway enclosure provided so as to comply with regulation E10 or a lift enclosure.

(3) There shall be provided in every building such compartment walls and floors as are necessary to comply with the provisions of regulation D13.

D3-D4**Table to Regulation D3****Limits of cubic capacity of building and area of storey in relation to structural fire precautions**

Occupancy		Number of storeys	Maximum cubic capacity of building or compartment (cubic metres)	Maximum area of storey in the building or compartment (square metres)
Group	Sub-group			
(1)	(2)	(3)	(4)	(5)
A (Residential)	1	Not more than two storeys	NL	230
	2	One or more storeys	NL	460
	3	One or more storeys	14 000	1 900
	4	One or more storeys	8 500	1 400
B (Commercial)	1	One or more storeys	28 000	4 600
	2	One or more storeys	7 100*	2 800*
C (Assembly)	1	One or more storeys	NL	NL
	2	One or more storeys	21 000	1 900
	3	One or more storeys	NL	1 900
D (Industrial)	1	One storey	NL	93 000
		More than one storey	84 000	7 400
	2	One storey	NL	33 000
		More than one storey	28 000	2 800
	3	One storey	NL	9 000
More than one storey		8 500	900	
E (Storage)	1	One storey	NL	14 000
		More than one storey	21 000	2 800
	2	One storey	NL	1 000*
		More than one storey	4 200	460

NL No upper limit is imposed.

* Except that in (a) a shop in occupancy sub-group B2 and (b) a whisky or other spirituous liquor bonded warehouse comprising one storey only in occupancy sub-group E2 these limits shall be in the case of (a) 14 200 cubic metres and 3 700 square metres and in the case of (b) 2 000 square metres, if the building or compartment, or storey in the building or compartment, as the case may be, is fitted throughout, save in protected zones, with an automatic sprinkler system complying with the recommendations of the Rules for Automatic Sprinkler Installations 29th Edition (revised) November 1973 issued by the Fire Offices' Committee.

D4 Places of special fire risk

- (1) In this regulation PLACE OF SPECIAL FIRE RISK means any place, situated either within a building or attached to or on the roof of a building, in which—
- (a) subject to paragraph (2) below, there are installed one or more heat-producing appliances having a total installed rating exceeding

D4–D5

44 kilowatts output in the case of solid fuel or oil-burning appliances or 60 kilowatts input in the case of gas-burning appliances; or

- (b) one or more fixed internal combustion engines, including gas turbine engines, are installed having a total output rating exceeding 44 kilowatts; or
 - (c) oil-cooled electricity transformer apparatus or oil-filled switchgear apparatus operating at a supply voltage exceeding 1,000 volts is installed and the oil capacity in such apparatus exceeds 250 litres.
- (2) Nothing in paragraph (1)(a) above shall apply to any gas-fired forced air convection heater installed in a building of occupancy group D.
- (3) Any place of special fire risk shall—
- (a) if it is within a building, be separated from the remainder of the building by a wall or floor, or both, which shall satisfy the requirements of this Part for compartment walls or, as the case may be, compartment floors and shall have a fire resistance for a period of not less than the relevant period specified in regulation D6 or one hour, whichever is the greater;
 - (b) if it is attached to or on the roof of a building, be separated from the building by a wall or floor which complies with the relevant requirements of sub-paragraph (a) above:
- Provided that where the place of special fire risk comprises a chamber, the roof of the chamber shall comply with the requirements of sub-paragraph (a) above for floors.
- (4) Any door in a wall or floor described in paragraph (3) above shall have a fire resistance for a period of not less than that required by regulation D6 for doors in compartment walls other than walls forming part of the enclosing structure of a protected zone or enclosing a lift well.
- (5) Where any place of special fire risk contains any appliance or equipment using oil or other liquid fuel any access opening in a wall separating it from the remainder of the building shall be provided with a non-combustible sill or threshold not less than 100 millimetres in height.

D5 Provision of separating walls and separating floors

Between—

- (a) any two adjoining buildings, or parts of one building, occupied or intended to be occupied by different persons; or
- (b) any two adjoining buildings, or parts of one building, in different occupancy groups; or
- (c) any two adjoining parts of one building, where one part is in a single occupation and the other is communally occupied,

there shall be provided a wall (in these regulations referred to as a separating wall) which complies with regulations D6, D7 and D10 or, as

D5–D6

the case may be, a floor (in these regulations referred to as a separating floor) which complies with regulations D6, D7 and D11:

Provided that where a building comprises two or more garages each of an area of not more than 40 square metres, nothing in this regulation shall require the provision of a separating wall between any two adjacent garages in that building.

D6 Requirements as to fire resistance

- (1) In this regulation and in Table 2 thereto—
 - (a) any reference to a building in relation to an element of structure means, subject to sub-paragraph (b) below, where the building is not divided into compartments, the building, or, where the building is divided into compartments, any compartment of the building; and
 - (b) any reference to the height of a building means the height of the building and not of any compartment of the building, but if any part of the building is completely separated throughout its height from all other parts by a compartment wall or compartment walls, or by a combination of compartment walls and compartment floors, any such reference means the height of that part.
- (2) Every element of structure of a building shall comply with the following provisions of this regulation as to fire resistance:

Provided that paragraphs (3) and (4) below shall not apply to—

 - (i) any structural frame or other beam or column in a single storey building;
 - (ii) any internal loadbearing wall, being neither a compartment wall nor a separating wall, in a single storey building;
 - (iii) any part of an external wall which is treated as an opening for the purposes of this Part;
 - (iv) any gallery, catwalk or open-work floor.
- (3) Subject to the following provisions of this regulation, the element of structure shall have throughout its whole extent a fire resistance for a period which shall be not less than the period specified in Table 2 to this regulation as being appropriate to that element of structure in accordance with Table 1 to this regulation.
- (4) Where the element of structure forms part of more than one building or compartment so that more than one requirement is specified for that element in Table 2 to this regulation, paragraph (3) above shall have effect as if the higher or highest of these requirements was the requirement so specified.
- (5) Every element of structure which gives support to any part of the structure of a building shall have a fire resistance for a period not less than that required under this regulation for that part of the structure of the building to which it gives support.

D6

- (6) Any part of the enclosing structure of a protected zone, other than a roof, an external wall or the floor of the lowest storey of a building, and exclusive of any openings for ducts or pipes complying with regulation D12 or other openings protected by doors complying with regulation D9(6), shall have a fire resistance for a period of not less than that required under this regulation for a compartment wall or floor or a separating wall or floor, whichever is the less, and in no case less than one hour.
- (7) In the application of this regulation to floors, no account shall be taken of any fire resistance attributable to any suspended ceiling other than a suspended ceiling which is—
 - (a) of jointless construction with no openings therein; or
 - (b) constructed in accordance with the provisions of Schedule 7.

Table 1 to Regulation D6

Fire resistance requirements

Element of structure	Period of fire resistance, conditions of test and criteria of failure of clause 1.5 of British Standard 476: Part 8: 1972 to be withstood: a. stability b. integrity and c. insulation	Column in Table 2 which specifies basic period of fire resistance	
(1)	(2)	(4)	
Frame members – structural frames, beams and columns	In an unpartitioned building In a building which is split up into compartments	The element is capable of withstanding criterion a. stability for the period specified when exposed to heat– (i) in the case of a beam, on its sides and soffit; and (ii) in the case of any other element, from all radial directions at once.	(5) (6)
Floors	Separating and compartment floors in all buildings Floors separating places of special fire risk to which regulation D4 applies or tank rooms or chambers to which regulation D24 applies from the remainder of the building Floor above the lowest in a house in a building of occupancy sub-group A1	The element‡ is capable of withstanding each of the three criteria a., b. and c. for the period specified when the underside is exposed to heat. The element‡ is capable of withstanding each of the three criteria when the underside is exposed to heat, thus– a. stability – for the period specified; b. integrity – for 15 minutes†; c. insulation – for 15 minutes†.	(6) (5)

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Table 1 to Regulation D6 – continued

Element of structure	(2)	Period of fire resistance, conditions of test and criteria of failure of clause 1.5 of British Standard 476: Part 8: 1972 to be withstood: a. stability b. integrity and c. insulation	Column in Table 2 which specifies basic period of fire resistance
(1) Floors— continued	(2) Floors above garages to which regulation D22(1)(d) applies Floors of garages to which regulation D22(1)(e) applies All other floors being floors above the lowest	(3) The element† is capable of withstanding each of the three criteria a., b. and c. for the period specified when the underside is exposed to heat.	(4) (5)
Walls	Separating and compartment walls External walls on the boundary or less than one metre from the boundary Internal loadbearing walls in a building which is split up into compartments Walls separating places of special fire risk to which regulation D4 applies or tank rooms or chambers to which regulation D24 applies from the remainder of the building	(6) The element is capable of withstanding each of the three criteria a., b. and c. for the period specified when either side is exposed to heat.	(5)

Internal loadbearing walls in an unpartitioned building	<p>The element is capable of withstanding each of the three criteria a., b. and c. for the period specified when either side is exposed to heat.</p>	(5)
External walls one metre or more from the boundary	<p>The element is capable of withstanding each of the three criteria when only the internal side is exposed to heat, thus—</p> <ol style="list-style-type: none"> stability – for the period specified or 30 minutes, whichever is the greater; integrity – for the period specified or 30 minutes, whichever is the greater; insulation – for 15 minutes^f. 	(5)
Doors and shutters	<p>Where protecting openings in—</p> <ol style="list-style-type: none"> a compartment wall enclosing a lift well; a compartment wall or any other internal wall forming part of the enclosing structure of a protected zone; a separating wall between a flat or maisonette and a common accessway 	(6)
Where protecting openings in any other compartment wall or separating wall	<p>Subject to regulation D9 the element is capable of withstanding criteria—</p> <ol style="list-style-type: none"> stability; integrity, <p>both for one-half of the period specified for the wall or 30 minutes, whichever is the greater, when either side is exposed to heat: Provided that where the period required by this Table would otherwise be 45 minutes the element shall not be required to have a fire resistance greater than 30 minutes.</p>	(6)
Where protecting openings in a wall between a garage and a house referred to in regulation D22(1)(b)	<p>Subject to regulation D9 the element is capable of withstanding criteria—</p> <ol style="list-style-type: none"> stability; integrity, <p>both for the period specified for the wall when either side is exposed to heat.</p>	(5)

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Table 1 to Regulation D6 – continued

Fire resistance requirements		Column in Table 2 which specifies basic period of fire resistance	
Element of structure	Period of fire resistance, conditions of test and criteria of failure of clause 1.5 of British Standard 476: Part 8: 1972 to be withstood: a. stability b. integrity and c. insulation	(4)	
(1)	(2)	(3)	
Doors and shutters—continued	Where comprising a shutter protecting an opening in a compartment floor for an escalator shaft	The element is capable of withstanding criteria— a. stability; b. integrity, both for the period specified for the floor when the underside is exposed to heat.	(6)
Refuse chutes	Where passing through a separating wall, compartment wall, separating floor or compartment floor	The element is capable of withstanding each of the three criteria a., b. and c. for the period specified for the wall or floor, as the case may be or one hour, whichever is the greater, when either side is exposed to heat.	(6)
Ducts (other than refuse chutes) and access covers	Where comprising the enclosure of, or the access cover to, a duct carried through a separating wall, compartment wall, separating floor or compartment floor	The element is capable of withstanding each of the three criteria a., b. and c.— (a) for one-half of the period specified for the wall or floor, as the case may be or 30 minutes, whichever is the greater, when either side is exposed to heat; or (b) for the period specified for the wall or floor when the exterior side only is exposed to heat.	(6)

† Notwithstanding the period specified.

‡ Taken together with any suspended ceiling which is of jointless construction with no openings therein or which is designed and constructed in accordance with the provisions of Schedule 7.

D6**Table 2 to Regulation D6****Periods of fire resistance****Part I: Periods of fire resistance according to height and cubic capacity of all buildings of occupancy groups A, B and C**

Occupancy		The following are not exceeded:—		Specified period of fire resistance*		
Group	Sub-group	Height of building (metres)	Capacity of building or compartment (cubic metres)	Hours	Hours	
(1)	(2)	(3)	(4)	(5)	(6)	
A (Residential)	1	Not more than two storeys	NL	$\frac{1}{2}$	1	
	2	15	NL	$\frac{1}{2}$	1	
		24	NL	1	1	
		NL	NL	$1\frac{1}{2}$	$1\frac{1}{2}$	
	3	9	4 200	$\frac{1}{2}$	1	
		24	8 500	1	1	
		NL	14 000	$1\frac{1}{2}$	$1\frac{1}{2}$	
	4	9	2 800	$\frac{1}{2}$	1	
		24	5 700	1	1	
		NL	8 500	$1\frac{1}{2}$	$1\frac{1}{2}$	
	B (Commercial)	1	6	1 130	Nil†	1
			12	4 200	$\frac{1}{2}$	1
24			14 000	1	1	
NL			28 000	$1\frac{1}{2}$	$1\frac{1}{2}$	
2		6	708	$\frac{1}{2}$	1	
		12	2 120	1	$1\frac{1}{2}$	
		24	4 200	2	2	
		NL	7 100	3	3	
		NL	14 200//	3//	3//	

D6**Table 2 to Regulation D6—continued****Periods of fire resistance****Part I—continued**

Occupancy		The following are not exceeded:—		Specified period of fire resistance*	
Group	Sub-group	Height of building (metres)	Capacity of building or compartment (cubic metres)	Hours	Hours
(1)	(2)	(3)	(4)	(5)	(6)
C (Assembly)	1	NL	NL	$\frac{1}{2}$	$\frac{1}{2}\ddagger$
	2	7.5	4 200	Nil†	1
		18	8 500	$\frac{1}{2}$	1
		30	14 000	1	1
		NL	21 000	$1\frac{1}{2}$	$1\frac{1}{2}$
	3	6	566	Nil†	1
		12	2 800	$\frac{1}{2}$	1
		24	14 000	1	1
		NL	NL	2	2

* If more than one period specified for any element, higher or highest to apply (see regulation D6(4)).

† A minimum of $\frac{1}{2}$ -hour for external walls (see Table 1).

NI No upper limit is imposed.

// Applies only to shop premises in occupancy sub-group B2 referred to in footnote* to the table to regulation D3.

‡ A minimum of 1 hour for any part of the enclosing structure of a protected zone to which regulation D6(6) applies, or walls or floors separating places of special fire risk to which regulation D4 applies or tank rooms or chambers to which regulation D24 applies from the remainder of the building.

D6**Table 2 to Regulation D6—continued****Periods of fire resistance****Part II: Periods of fire resistance according to floor area of single-storey buildings of occupancy groups D and E.**

Occupancy		Floor area of building not exceeding:— (square metres) (3)	Specified period of fire resistance*	
Group (1)	Sub-group (2)		Hours (4)	Hours (5)
D (Industrial)	1	9 000	$\frac{1}{2}$	$\frac{1}{2}\ddagger$
		93 000	1	1
	2	1 400	$\frac{1}{2}$	1
		7 000	1	1
		33 000	$1\frac{1}{2}$	$1\frac{1}{2}$
	3	460	$\frac{1}{2}$	1
		900	1	$1\frac{1}{2}$
		2 300	$1\frac{1}{2}$	$1\frac{1}{2}$
		9 000	2	2
	E (Storage)	1	900	$\frac{1}{2}$
2 300			1	1
14 000			2	2
2		90	$\frac{1}{2}$	$1\frac{1}{2}$
		190	1	$1\frac{1}{2}$
		280	$1\frac{1}{2}$	2
		460	3	3
		1 000	4	4
		2 000†	4†	4†

* If more than one period specified for any element, higher or highest to apply (see regulation D6(4)).

† Applies only to whisky or other spirituous liquor bonded warehouse buildings referred to in footnote* to the Table to regulation D3.

‡ A minimum of 1 hour for any part of the enclosing structure of a protected zone to which regulation D6(6) applies, or walls or floors separating places of special fire risk to which regulation D4 applies or tank rooms or chambers to which regulation D24 applies from the remainder of the building.

D6**Table 2 to Regulation D6—continued****Periods of fire resistance****Part III: Periods of fire resistance according to height and cubic capacity of buildings of more than one storey of occupancy groups D and E**

Occupancy		The following are not exceeded:—		Specified period of fire resistance*		
Group	Sub-group	Height of building (metres)	Capacity of building or compartment (cubic metres)	Hours	Hours	
(1)	(2)	(3)	(4)	(5)	(6)	
D (Industrial)	1	9	8 500	Nil†	$\frac{1}{2}\ddagger$	
		15	28 000	$\frac{1}{2}$	$\frac{1}{2}\ddagger$	
		NL	84 000	1	1	
	2	9	9	1 700	Nil†	1
			12	4 200	$\frac{1}{2}$	1
			15	8 500	1	1
			24	17 000	$1\frac{1}{2}$	$1\frac{1}{2}$
			NL	28 000	2	2
	3	9	9	708	$\frac{1}{2}$	1
			12	1 410	1	$1\frac{1}{2}$
			15	2 800	$1\frac{1}{2}$	$1\frac{1}{2}$
			24	4 200	2	2
			NL	8 500	3	3
	E (Storage)	1	9	850	Nil†	1
			12	1 410	$\frac{1}{2}$	1
15			2 800	1	1	
24			8 500	2	2	
NL			21 000	3	3	
2		9	9	425	$\frac{1}{2}$	$1\frac{1}{2}$
			12	850	1	$1\frac{1}{2}$
			15	1 410	$1\frac{1}{2}$	2
			24	2 120	3	3
			NL	4 200	4	4

* If more than one period specified for any element, higher or highest to apply (see regulation D6(4)).

† A minimum of $\frac{1}{2}$ -hour for external walls (see Table 1).

NL No upper limit is imposed.

‡ A minimum of 1 hour for any part of the enclosing structure of a protected zone to which regulation D6(6) applies, or walls or floors separating places of special fire risk to which regulation D4 applies or tank rooms or chambers to which regulation D24 applies from the remainder of the building.

D7**D7 Requirements as to non-combustibility**

Every part of a building specified in column (1) of the following table shall be constructed of non-combustible materials, subject to the exceptions if any specified in relation thereto in column (2):

Provided that nothing in this regulation shall prevent the addition to any of the items specified in the said column (1) of any combustible floor covering or, subject to regulations E17, E18 and E19, of any ceiling or wall lining if with the addition of the covering or lining the item complies with such of the provisions of regulation D6 as relate to it.

D7**Table to Regulation D7****Requirements as to non-combustibility**

Parts of a building required to be constructed of non-combustible materials	Exceptions
(1)	(2)
Compartment floor	
Floor of any landing or passage within a stairway enclosure provided so as to comply with regulation E10	The floor of any landing or passage within the stairway enclosure of a stair in a house in occupancy sub-group A2, not being a flat, not more than three storeys in height.
Separating floor	<ol style="list-style-type: none"> 1. Separating floor between flats or maisonettes in a building of occupancy sub-group A2 not more than four storeys in height. 2. Separating floor between a flat or maisonette and a shop situated below the flat or maisonette and in the same occupation where— <ol style="list-style-type: none"> (a) there is no other flat or maisonette above the shop; and (b) the building containing the flat or maisonette and the shop is not more than three storeys in height; and (c) the area of the shop does not exceed one and one-half times the area of the separating floor between the flat or maisonette and the shop. 3. Separating floor between a pend used solely by pedestrians and a building of occupancy sub-group A1 or a building of not more than four storeys in occupancy sub-group A2, where the ceiling of the pend is constructed of non-combustible materials and has a jointless finished surface and the floor of any living accommodation immediately above the pend has a fire resistance for a period of not less than one hour.
Compartment wall separating a lift well from the remainder of the building so as to comply with regulation D13	

D7**Table to Regulation D7—continued****Requirements as to non-combustibility**

Parts of a building required to be constructed of non-combustible materials	Exceptions
(1)	(2)
Separating wall	Separating wall between— (a) houses in occupancy sub-group A1; or (b) houses in occupancy sub-group A2 (other than flats or maisonettes) not exceeding three storeys in height, consisting of a structural frame of combustible material (and any insulant provided so as to comply with Part H) with an internal lining having a surface of a class not lower than Class 1 as defined in regulation E17(1) and containing no pipes, wires or other services.
External wall on the boundary or less than one metre from the boundary	1. External wall of— (a) a house in occupancy sub-group A1; or (b) a house in occupancy sub-group A2 (not being a flat or maisonette) not exceeding three storeys in height, consisting of a structural frame of combustible material with an external cladding having a non-combustible external surface and an internal lining having a surface of a class not lower than Class 1 as defined in regulation E17(1). 2. Any thermal insulant in the external wall of— (a) a house in occupancy sub-group A1; or (b) a house in occupancy sub-group A2 (not being a flat or maisonette) not exceeding three storeys in height.
Enclosing structure of a protected zone	Any part of the enclosing structure comprising— (a) a roof; (b) an external wall one metre or more from the boundary; (c) the floor of the lowest storey of a building; or (d) the floor of a protected lobby which is a separating floor exempted under any provision of this table.

D7–D8**Table to Regulation D7–continued****Requirements as to non-combustibility**

Parts of a building required to be constructed of non-combustible materials	Exceptions
(1)	(2)
Stair within a stairway enclosure provided so as to comply with regulation E10 or unenclosed external stairway referred to in regulation E10(11)	<ol style="list-style-type: none"> 1. Any handrail on such a stair. 2. Any stair in a house in occupancy sub-group A2, not being a flat, not more than three storeys in height.
Stair, ramp or balcony or the floor of any landing where such stair, ramp, balcony or landing forms part of the access to a house provided so as to comply with regulation Q2	Any handrail on such a stair or ramp.
Ramp forming part of an escape route for the purposes of Part E	Any handrail on such a ramp.

D8 Additional requirements for compartment walls

- (1) Every compartment wall in a building shall, subject to regulation D12, form a complete vertical separation between the compartments of the building including, where the wall extends to the top storey of the building, the roof space:

Provided that nothing in this paragraph shall–

 - (i) prevent the formation in a wall of an access opening, including access to a roof space, which complies with paragraph (6) of this regulation;
 - (ii) require any compartment wall to be extended across any balcony outwith the external walls of the building;
 - (iii) prevent vertical separation between the compartments of the building by means of a combination of compartment walls and compartment floors.
- (2) Where an external wall is carried across the end of a compartment wall–
 - (a) the two walls shall be bonded together; or
 - (b) the junction of the two walls shall be fire-stopped.
- (3) Where a compartment wall forms a junction with a roof the wall shall be carried above the upper surface of the roof covering for a distance of not less than 375 millimetres measured normal to the surface of the roof:

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Provided that this paragraph shall not apply—

- (i) where the wall separates buildings of occupancy sub-group A1 or A2 not exceeding 14 metres in height, and any part of the roof within a distance of 1.5 metres from the wall is designated AA, AB or AC; or
- (ii) where each building, or compartment of a building, on either side of the wall is within occupancy group A or occupancy sub-group C2 or any combination of these and is a compartment of a height of not more than 12.5 metres and the roof covering is non-combustible; or
- (iii) where any part of the roof within a distance of 1.5 metres from the wall is of solid or hollow slab construction of non-combustible material or is an asbestos-cement cavity deck with a non-combustible infill and is designated AA, AB or AC; or
- (iv) where each building, or compartment of a building, on either side of the wall is of a height of not more than 12.5 metres and any part of the roof within a distance of 1.5 metres from the wall is of non-combustible, self-supporting, single-skin sheet materials with no supporting deck; or
- (v) where each building, or compartment of a building, on either side of the wall is of a height of not more than 12.5 metres and any part of the roof within a distance of 1.5 metres from the wall has a covering designated AA or AB and is supported by a self-supporting, single-skin deck of non-combustible materials,

if, in any case either—

- (A) the complete surface of the top of the wall is tightly jointed with non-combustible fire-resisting materials to the underside of the roof covering; or
- (B) the junction between the wall and the roof is fire-stopped, such fire-stopping having the same period of fire resistance as the wall.

- (4) No combustible material shall be built into or carried through or across the ends of or over the top of any compartment wall in such a way as to render ineffective the resistance of the wall to the effects of fire and the spread of fire:

Provided that where under the proviso to paragraph (3) above a compartment wall is not carried above the surface of the roof covering, nothing in this paragraph shall prevent the continuation over the top of the wall of—

- (i) any timber sarking and underslating felt, if the sarking is used as a base for slates or tiles fixed to the sarking without fillets and the sarking is solidly bedded in mortar or other not less suitable material where it rests on the wall;
- (ii) any wood wool slabbing and underslating felt, or wood wool

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slabbing and tiling or slating fillets, if the slabbing is solidly bedded in mortar or other not less suitable material where it rests on the wall;

- (iii) any other tiling or slating fillets which are solidly bedded in mortar where they rest on the wall and the space between which is filled with mortar or other not less suitable material up to the underside of the roof covering.
- (5) Where in any storey of a building there is a compartment wall or part of a compartment wall separating two compartments of the building, the width of the opening, or the aggregate width of any openings, in the wall, or part, shall not exceed one-quarter of the length of the wall or of the part, as the case may be.
 - (6) Every opening in a compartment wall shall be protected by a door or shutter which complies with the provisions of regulation D9(6).

D9 Fire-resisting doors

- (1) This regulation shall apply to any door or shutter which is required by the provisions of this Part or of Part E to have fire resistance.
- (2) In this regulation AUTOMATIC SELF-CLOSING DEVICE does not include rising butt hinges except in relation to any internal door in a flat or maisonette to which regulation E25 applies, or any door to which reference is made in regulation D14(9)(c)(v) or head 1(c) of the Table to regulation E26.
- (3) Every door or shutter to which this regulation applies shall, save where otherwise expressly provided, be fitted with an automatic self-closing device capable in the case of a hinged or pivoted door of closing the door from any angle of swing in the fitted situation.
- (4) No means of holding open any door or shutter to which this regulation applies shall be provided other than a fusible link or other device activated by heat, or if a door is so constructed and installed that it can readily be opened manually, an electro-magnetic or electro-mechanical device susceptible to smoke:
Provided that in the case of a door constructed and installed so as to be readily openable manually and so as to comply with any provision of Part E, there may be provided as a means of holding it open only an electro-magnetic or electro-mechanical device susceptible to smoke or, save as specified in regulations E5(3), E7(5) and E14(3), some other suitable quick-release device.
- (5) No part of a hinge on which any door to which this regulation applies is hung shall consist either of combustible material or of non-combustible material having a melting point less than 800 degrees Celsius.
- (6) Every door or shutter which protects an opening in a compartment wall or separating wall or other internal wall forming part of the enclosing structure of a protected zone shall with its frame and surrounds have a fire resistance for a period of not less than that required by regulation D6 and

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shall comply with the foregoing provisions of this regulation:

Provided that—

- (i) where the period so required for the door is not more than one hour there shall be accepted as sufficient compliance with this paragraph (except in the case of the main entrance door of a flat opening directly to a stairway enclosure under the terms of the proviso to regulation E25(5)) the provision of a door which swings in one direction only and which either—
 - (A) is capable of withstanding the criteria of failure specified in clause 1.5 of British Standard 476: Part 8: 1972 as to stability for the period so required and as to integrity for 20 minutes where the period so required is 30 minutes, or for 45 minutes where the period so required is one hour, when either face is exposed to heat; or
 - (B) is constructed to the same specification as that of a specimen which prior to 17th March 1982 satisfied, or was assessed as capable of satisfying, the requirements of clause 11 of British Standard 476: Part 1: 1953 as to collapse for the period so required and as to passage of flame for 20 minutes where the period so required is 30 minutes, or for 45 minutes where the period so required is one hour, when either face is exposed to heat;
- (ii) where the period of fire resistance so required is 30 minutes and the openings open into a lobby or corridor from a stairway enclosure provided so as to comply with regulation E10, it shall be accepted as sufficient compliance with this paragraph if there is provided a single or double-leaf door without rebates.

D10 Additional requirements for separating walls

- (1) Every separating wall shall, subject to the following provisions of this regulation and of regulations D12 and D22—
 - (a) in the case of a wall separating parts of a building which does not extend throughout the whole height of the building, form a complete vertical separation between those parts;
 - (b) in the case of any other separating wall, form a complete vertical separation between the buildings, or parts of a building, which it separates, including the roof space:

Provided that—

- (i) nothing in this paragraph shall require a wall which separates two buildings or parts of a building to extend across any balcony outwith the external walls of the buildings or building;
- (ii) where a building contains a common stair, lift well, landing, passage or other common service area which is separated from the remainder of the building by more than one separating wall, nothing in this paragraph shall require more than one separat-

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ing wall to be carried into the roof space when there is between the common stair, lift well, landing, passage or other common service area and the roof space a floor which complies with the provisions of this Part relating to separating floors.

- (2) The provisions of paragraphs (2) to (4) and (6) of regulation D8 shall apply to a separating wall as they apply to a compartment wall and as if references to compartments of a building were references to separate buildings or parts of a building in different occupancy groups or occupied by different persons.
- (3) Nothing in this regulation shall prohibit the formation in a separating wall of any opening required for access where the wall separates—
 - (a) two adjoining buildings, or any two parts of one building, which in either case are in different occupancy groups but are occupied or intended to be occupied by the same person; or
 - (b) any two parts of one building where one part is in a single occupation and the other is communally-occupied,unless either—
 - (i) the wall is a wall separating a building or part of a building in occupancy group A from a building or part of a building in occupancy group D or E; or
 - (ii) the opening would be an opening giving access between two parts of a roof space.

D11 Additional requirements for separating floors and compartment floors

- (1) Where an external wall, separating wall or compartment wall is carried across the edge of a separating floor or a compartment floor the junction of the wall and the floor shall be fire-stopped.
- (2) Subject to regulation D12, every separating floor or compartment floor shall form a complete horizontal separation between parts separated or the compartments of a building:
Provided that nothing in this regulation—
 - (i) shall require any separating floor or compartment floor to be extended outwith the external walls of the building;
 - (ii) shall be taken to prohibit an opening in a separating floor or compartment floor for a stairway, lift well or flue-pipe if—
 - (A) in the case of a stairway, the stairway is either—
 - (I) an escape stairway separated from the remainder of the building by a stairway enclosure provided so as to comply with regulation E10(2); or
 - (II) any stairway, other than an escape stairway, in a building of occupancy sub-group A2 where the stair (other than any handrail) is constructed of non-combustible material and the walls enclosing the stairway are constructed as separating walls;

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- (B) in the case of a lift well, the lift well is constructed so as to comply with regulation D13;
- (C) in the case of a flue-pipe, the flue-pipe is constructed—
 - (I) where it serves an appliance to which regulation F1(1) applies, so as to comply with regulation F4(2);
 - (II) where it serves an appliance to which regulation F1(2) applies, so as to comply with regulation F24(7);
 - (III) where it serves an appliance to which regulation F1(3) applies, so as to comply with regulation F26(6);
- (iii) shall be taken to prohibit an opening in a compartment floor for an other stairway (within the meaning of Part S) or an escalator shaft constructed in either case so as to comply with regulation E11.

D12 Protection of ducts and pipes

- (1) Notwithstanding the requirements of regulations D8, D10 and D11—
 - (a) a compartment wall or separating wall; or
 - (b) any other internal wall forming part of the enclosing structure of a protected zone; or
 - (c) a compartment floor or separating floor,may be penetrated by ducts or pipes provided that the following requirements of this regulation are met.
- (2) Any reference in this regulation to a wall or floor shall unless otherwise stated be taken as a reference to a wall or floor described in paragraph (1)(a) to (c) above.
- (3) A duct or branch duct which passes through a wall or floor shall—
 - (a) be contained throughout its length in a duct enclosure which is constructed of non-combustible material having a fire resistance for a period not less than that required by regulation D6; and
 - (b) if a ventilation duct or ventilation branch duct, other than one serving a plumbing or drainage system or a refuse chute, be fitted internally at the point of penetration of the wall or floor with a shutter or damper which closes automatically in the event of fire:

Provided that nothing in this paragraph shall—

- (i) require any duct enclosure in a building of occupancy sub-group A2 not more than 4 storeys in height to be non-combustible;
- (ii) apply to a ventilation duct or ventilation branch duct serving a part of a building on one or both sides of a compartment wall or compartment floor and fitted internally at the point where it passes through the said compartment wall or compartment floor with a shutter or damper which closes automatically in the event of fire and has a fire resistance for a period not less than that required for the said compartment wall or compartment floor.

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- (4) Where a common ventilation extraction system serving flats or maisonettes in occupancy sub-group A2 is a shunt duct system nothing in paragraph (3) above shall require the provision of a shutter or damper if—
- (a) the system serves bathrooms and waterclosets only and any branch duct enters the main duct at a height of not less than 0.9 metre above the extract grille;
 - (b) any branch duct which passes through a part of the building other than that served by the said branch duct is contained in a duct enclosure constructed of non-combustible material and having a fire resistance for a period not less than that required by regulation D6; and
 - (c) all trunking, lagging and insulating materials used throughout the system are non-combustible.
- (5) A duct enclosure required by this regulation shall be fire-stopped in accordance with the provisions of regulation D14(10) at its junction with the wall or floor.
- (6) Openings, in addition to those forming the discharge points of any refuse chute, may be made for access purposes in a duct enclosure required by this regulation if such openings are fitted with a cover having a fire resistance for a period not less than that of the said duct enclosure and are not situated in a bedroom.
- (7) A pipe which passes through a wall or floor shall be contained throughout its length in a duct enclosure which is constructed of non-combustible material and has a fire resistance for a period not less than that required by regulation D6:
- Provided that nothing in this paragraph shall apply—
- (i) to a pipe, not being a pipe used for ventilation purposes other than for ventilating a plumbing or drainage system, having an internal diameter of not more than 150 millimetres and constructed of non-combustible material which, if exposed to a temperature of 800 degrees Celsius, will not soften and will not fracture to such an extent as to permit flames or hot gases to pass through the wall of the pipe;
 - (ii) to a pipe having an internal diameter of not more than 100 millimetres, constructed of lead, aluminium, aluminium alloy, asbestos-cement or unplasticised polyvinylchloride conforming to British Standard 4514: 1969 and being a branch pipe to a drainage system which is required under Part M and which system is contained in a duct enclosure as specified in this paragraph;
 - (iii) to a pipe having an internal diameter of not more than 38 millimetres and constructed of any material;
 - (iv) where two or more pipes each having an internal diameter of not more than 38 millimetres and not constructed of materials

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specified in proviso (i) above pass through a wall or floor outwith a duct enclosure specified in this paragraph and are–

- (A) spaced apart at a distance of not less than 38 millimetres; or
 - (B) if they comprise a group of pipes not exceeding four in number, so arranged that such group is more than 100 millimetres distant from any other pipe.
- (8) Where a wall, floor or duct enclosure is penetrated by a pipe not contained in a duct enclosure in terms of the proviso to paragraph (7) above and that pipe is to be connected within 1 metre of the point of penetration to a pipe of another material which if it were a pipe in terms of the said proviso would have a smaller diameter, the diameter of the pipe penetrating the wall, floor or duct enclosure shall not exceed such smaller diameter.
- (9) Pipes in terms of the provisos to paragraph (7) and of paragraph (8) above which are not contained within a duct enclosure shall be fire-stopped in accordance with the provisions of regulation D14(10).

D13 Protection of lifts

Every lift well in a building shall be separated from the remainder of the building by a compartment wall and, where the lift well does not terminate at the roof or the lowest floor of the building, by a compartment floor or separating floor:

Provided that nothing in this regulation shall require the provision of a compartment wall separating a lift well from a stairway enclosure which is so enclosed as to comply with regulation E10.

D14 Provision and construction of cavity barriers and fire-stops

- (1) Nothing in this regulation shall apply to any cavity within a wall which complies with the following provisions–
- (a) the wall consists of two leaves, each being not less than 75 millimetres thick and constructed of non-combustible materials; and
 - (b) the cavity before the introduction of any insulating material permitted by sub-paragraph (c)(i) does not exceed 100 millimetres in width and is closed by a cavity barrier at the top of the wall and at the top of any opening in the wall; and
 - (c) there is no combustible material exposed or situated within the cavity other than–
 - (i) insulating material which–
 - (A) completely fills the cavity; or
 - (B) in a building not exceeding 10 metres in height, partially fills the cavity; or

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- (ii) timber lintels, window or door frames or the end faces of joists;
or
 - (iii) pipes, conduits or cables; or
 - (iv) closers, flashings, damp-proof courses or wall ties; or
 - (v) meter cupboards (not exceeding two per house in the case of a building of occupancy sub-group A1 or A2) none of which—
 - (A) requires an opening in the outer leaf of more than 800 millimetres by 500 millimetres;
 - (B) penetrates the inner leaf, except by an integral sleeve of not more than 80 millimetres by 80 millimetres where any space around or within the sleeve where it passes through the inner leaf is fire-stopped.
- (2) (a) Where in any building an element contains a cavity which is continuous throughout the whole or part of the element, the cavity shall be closed by a cavity barrier at every junction with any other cavity.
- (b) Every cavity contained within an element shall be closed by a cavity barrier around the perimeter of any opening through the element.
- (3) Subject to paragraph (4) below, every cavity shall be sub-divided by means of a cavity barrier in the same plane as any element which—
- (a) abuts against the element containing, or element enclosing, the cavity; and
 - (b) consists of—
 - (i) any wall, floor, ceiling, roof or other structure which is required by the provisions of this Part or of Part E to have fire resistance, other than an internal wall which is required to have fire resistance solely because it is loadbearing, or an external wall; or
 - (ii) any frame fitted with a door which likewise is required to have fire resistance.
- (4) The requirements of paragraph (3) above shall not apply to –
- (a) any cavity between a floor next to the solum and the solum; or
 - (b) any cavity within a floor or within, or enclosed by, a roof if the cavity is enclosed on the lower side by a ceiling which—
 - (i) extends throughout the whole building or compartment;
 - (ii) is not so constructed as to be demountable;
 - (iii) has a fire resistance for a period of not less than one-half hour;
 - (iv) is imperforate except for openings that would be permissible under paragraph (9)(c) below if the ceiling were a cavity barrier;
 - (v) has an upper surface of a class not lower than Class 1 as defined in regulation E17(1);

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- (vi) has a lower surface which has an index of performance (I) not exceeding 12 and a sub-index (i_1) not exceeding 6 when tested in accordance with British Standard 476: Part 6: 1968 ; or
- (c) any cavity within or enclosed by the roof of a building of occupancy sub-group A1 or of a house in occupancy sub-group A2 not being a flat or maisonette, other than any such cavity which is situated immediately over a stairway enclosure to which regulation E10 applies and is not separated from that enclosure by a ceiling described in sub-paragraph (b) above;
- (d) any cavity in a roof at its junction with an external wall where the provision of a cavity barrier would prevent direct ventilation between the roof space and the external air.
- (5) Subject to paragraph (6) below, every cavity shall be sub-divided by means of cavity barriers in such positions that the distance between cavity barriers, measured along the members bounding the cavity, does not exceed the distance specified in the Table to this paragraph.

Table to Regulation D14(5)

Location of cavity	Occupancy group or sub-group	Class of surface exposed within cavity, excluding the surface of any pipe, cable or conduit	Maximum dimensions
(1)	(2)	(3)	(4)
Between a roof and a ceiling	A1 and A2	Any	No limit
	A3 and A4	Any	15 metres with a maximum area of 120 square metres
	All other occupancy groups	Any	20 metres
Other than between a roof and a ceiling	Any occupancy group	Class O	20 metres
		Other than Class O	8 metres

- (6) The requirements of paragraph (5) above shall not apply to any cavity—
- (a) between a floor next to the solum and the solum if the height of the cavity does not exceed 1 metre; or

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- (b) between non-combustible sheeting forming a roof covering if—
 - (i) the cavity is filled with insulating material having a surface of a class not lower than Class 1 as defined in regulation E17(1); or
 - (ii) in any case where filling is not reasonably practicable because the sheets have different profiles in cross-section, a layer of such material separates the sheets and is in contact with both in line with the bottom of each corrugation in the upper sheet.

- (7) A cavity barrier which is required by any regulation in this Part and is of such dimensions as to include within its surface a square having sides of 1 metre in length shall have a fire resistance such that it is capable of withstanding the criteria of failure specified in clause 1.5 of British Standard 476: Part 8: 1972, as follows—
 - (a) stability— for 30 minutes;
 - (b) integrity— for 30 minutes;
 - (c) insulation— for 15 minutes;when either side is exposed to heat.

- (8) A cavity barrier which is required by any regulation in this Part and is of such dimensions as not to include within its surface such a square as is mentioned in paragraph (7) above shall be constructed in a manner wholly similar to construction which has a fire resistance such that it is capable of withstanding the criteria of failure specified in clause 1.5 of British Standard 476: Part 8: 1972, as follows—
 - (a) stability— for 30 minutes;
 - (b) integrity— for 30 minutes;when either side is exposed to heat, or shall be constructed of—
 - (i) asbestos building or insulating board (but not asbestos-cement sheet) not less than 9 millimetres thick; or
 - (ii) plasterboard not less than 12.5 millimetres thick; or
 - (iii) steel not less than 3 millimetres thick; or
 - (iv) timber not less than 38 millimetres thick; or
 - (v) wire-reinforced mineral wool blanket not less than 50 millimetres thick; or
 - (vi) cement mortar, plaster or other non-combustible material not less than 25 millimetres thick.

- (9) A cavity barrier shall—
 - (a) be fixed in such a manner that movement of the building due to subsidence, shrinkage or thermal change is unlikely to render ineffective the performance of the barrier;
 - (b) be fitted tightly to rigid construction or, if it abuts against slates, tiles, corrugated sheeting or other construction to which it cannot be so fitted, be fire-stopped at its junction with that construction;

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- (c) be imperforate with the exception of any one or more of the following—
- (i) an opening for a pipe or pipes referred to in the provisos to regulation D12(7);
 - (ii) an opening for a cable or a conduit containing one or more cables;
 - (iii) an opening fitted with an automatic fire shutter;
 - (iv) an opening for a duct which is fitted with an automatic fire shutter where it passes through the barrier;
 - (v) an opening fitted with a door which complies with the requirements of regulation D9 and has a fire resistance for a period of not less than one-half hour;
 - (vi) an opening for a continuous duct which is constructed of mild steel not less than 0.7 millimetre thick.
- (10) (a) Any opening provided for the passage of a pipe, duct, conduit or cable through an element of structure or through a cavity barrier shall be no larger than is necessary for that purpose and shall be fire-stopped.
- (b) Fire-stopping around a pipe, duct or conduit shall be so arranged as not to restrict thermal movement.
- (c) Non-rigid materials used for fire-stopping shall be reinforced with or supported by non-combustible materials to prevent displacement and in any case where the unsupported span would exceed 100 millimetres.

D15 Connection of elements

Any connection between two elements of structure each of which is, by this Part, required to have a fire resistance of not less than a specified period shall be so made that the structure comprising the junction of the two elements so connected has a fire resistance for a period not less than that so specified, or if different periods are specified for the two elements, the lower of the two periods.

D16 Timber on outer face of external walls

- (1) Subject to regulation D7, any external cladding on a building which exceeds 15 metres in height shall have a surface of Class O as defined in regulation E17(1):
- Provided that if an external wall of such a building is 1 metre or more from the boundary any part of such cladding below a height of 15 metres from the ground may consist of timber not less than 9 millimetres thick or of a material having a surface which either independently, or if bonded throughout to a substrate, combined with the substrate, has an index of

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performance (I) not exceeding 20 when tested in accordance with British Standard 476: Part 6: 1968.

- (2) Where a building (not being a building of occupancy sub-group A1 or A2) does not exceed 15 metres in height any external cladding consisting of timber facing less than 9 millimetres thick shall not be used on an area of more than 0.1 square metre and shall be not nearer than 1.5 metres to any other such area of timber facing on the same side of the building or compartment.

D17 Special provisions as to pends

Subject to regulation D7 where a floor or part thereof separates any part of a building from a pend, the provisions of this Part shall apply to the floor as they apply to a separating floor.

D18 Distance of side of building from boundary

- (1) Subject to regulation D20 every building shall be so sited that each external wall or exterior side of the building complies with the following provisions of this regulation in relation to the boundary.
- (2) No part of the side of a building or compartment shall be nearer to the boundary than one-half of the distance at which the total thermal radiation intensity in still air due to all openings in that side of the building or compartment would be 12.6 kilowatts per square metre when the radiation intensity at each such opening is—
 - (a) if the building is of occupancy sub-group B2, C3, D2 or D3 or occupancy group E, 168 kilowatts per square metre;
 - (b) if the building is of occupancy group A or occupancy sub-group B1, C1, C2 or D1, 84 kilowatts per square metre.
- (3) Where any part of an external wall is treated as an opening for the purposes of this Part by reason only of having attached to its external face combustible material of a thickness more than 1 millimetre, whether for cladding or for any other purpose, that part of the wall shall, for the purposes of paragraph (2) above, be treated as an opening at which the radiation intensity is one-half of that prescribed in the said paragraph.
- (4) For the purpose of paragraph (2) above, no account shall be taken of any of the following openings, namely—
 - (a) an opening which is of an area less than 0.1 square metre and is not nearer to another such opening in the same side of the building or compartment than 1.5 metres;
 - (b) an opening in any part of a stairway enclosure provided so as to comply with regulation E10;

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- (c) an opening or group of openings if—
- (i) the area of the opening or the aggregate area of the group of openings is not more than 0.9 square metre; and
 - (ii) no part of any opening is nearer to any other opening in the same side of the building or compartment than 3.6 metres, unless such other opening is an opening to which sub-paragraph (a) of this paragraph applies;
- (d) any opening or part of an opening in an uncomparted building, the height of the opening or part being not less than 15 metres above ground level.
- (5) Where the side or part of the side of a building is situated on the boundary or less than one metre from the boundary there shall be no opening in the side or part, as the case may be, other than such an opening as is mentioned in paragraph (4)(a) above.
- (6) Nothing in this regulation shall apply to—
- (a) the side of a building, or of a compartment of a building, if no part of the enclosing rectangle of any opening or of any group of openings in that side is nearer to any point on the boundary than the distance calculated in accordance with the provisions of Schedule 8;
 - (b) the side of a building of occupancy sub-group A1 or A2 which does not exceed three storeys in height or 24 metres in length if no part of the side is nearer to the boundary than—
 - (i) where the aggregate area of openings in the side does not exceed 5.6 square metres, 1 metre;
 - (ii) where such aggregate area does not exceed 15 square metres, 2.4 metres;
 - (iii) where such aggregate area exceeds 15 square metres, 6 metres, or, if the side of the building does not exceed 12.5 metres in length, 4.9 metres.
- (7) In this regulation—
- (a) **ENCLOSING RECTANGLE**, in relation to an opening or a group of openings in the exterior side of a building or of a compartment of a building, means the smallest rectangle, two sides of which are vertical and of a height set forth in column (1) of Table 1 to Schedule 8, and two sides of a width set forth in column (2) of the said Table, that will enclose the opening or group of openings;
- OVERALL ENCLOSING RECTANGLE**, in relation to the exterior side of a building or compartment, means the smallest enclosing rectangle that will enclose all the openings in that side;
- PLANE OF REFERENCE**, in relation to the side of a building or compartment, means the outermost vertical plane on that side which contains the outer surface of an enclosing wall or, where there is no enclosing

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wall, the outer edge of any floor, including any floor laid directly upon the solum;

THERMAL RADIATION INTENSITY means the amount of radiant energy per unit area in unit time;

- (b) any reference to a building or compartment in relation to an opening means—
 - (i) where the building is not split into compartments, the building in the side of which the opening is situated;
 - (ii) where the building is split into compartments, the compartment in the side of which the opening is situated;
- (c) any reference to an opening in the side of a building shall include a reference to any part of a roof which—
 - (i) slopes at an angle to the horizontal of 70 degrees or more; and
 - (ii) forms part of the side of a building within the height thereof as measured in accordance with Rule (4) of Schedule 3; and
 - (iii) does not have a fire resistance for the period required by this Part for the external wall on that side or has attached to its external face combustible material of a thickness of more than 1 millimetre, whether for covering or for any other purpose.

D19 Roofs

- (1) Subject to the provisions of regulation D20 every part of the roof of a building shall comply with the following provisions of this regulation.
- (2) Nothing in this regulation shall apply to a wall-head fascia, soffit or barge board or shall prevent—
 - (a) any part of a roof being constructed of glass or rigid sheeting of plastics material Type 3 (as described in Table 2 to regulation E2) being in either case material which cannot be designated in accordance with regulation A9 if either—
 - (i) that part of the roof is not less than 6 metres from any boundary; or
 - (ii) that part of the roof is less than 6 metres from any boundary, and the roof (or part) is that of a garage, conservatory or outbuilding having a floor area not exceeding 40 square metres (whether or not attached to or forming part of another building) or is the roof of, or a canopy over, a balcony, verandah, open carport, covered way or detached swimming pool; or
 - (b) any part of a roof being constructed of a layer of material described in column (1) of the Table to this paragraph if—
 - (i) the inner surface of that layer constitutes part of a ceiling and complies with regulation E18; and

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- (ii) the area of the roof which separates that part from any other such part is covered by non-combustible material; and
- (iii) that part is not less than the distance specified in column (2) of the said Table from any point on the boundary.

Table to Regulation D19(2)

Description of material (1)	Minimum distance from boundary (in metres) (2)
1. Material designated AD, BD, CA, CB, CC or CD or not capable of designation owing to low softening temperature	6
2. Material designated DA, DB, DC or DD	22

- (3) If a roof conforms to one of the specifications listed in Schedule 9 it shall, for the purposes of this regulation and notwithstanding the provisions of regulation A9, be deemed to be of the appropriate designation shown in that Schedule.
- (4) Any part of a roof which is designated BA, BB or BC shall be not less than 6 metres from any boundary.
- (5) Any part of a roof which is designated AD, BD, CA, CB, CC or CD or is covered with thatch or wood shingles shall be not less than—
 - (a) 6 metres from any boundary where the area of such part does not exceed 3 square metres and is separated from any other such part by non-combustible material not less than 1.5 metres wide;
 - (b) 12 metres from any boundary in any other case.
- (6) Any part of a roof which is designated DA, DB, DC or DD shall be not less than 22 metres from any boundary and the area of such part shall not exceed 3 square metres and shall be separated from any other such part by non-combustible material not less than 1.5 metres wide.
- (7) No roof of a building—
 - (a) of occupancy group D or E of more than 1130 cubic metres capacity; or
 - (b) of occupancy sub-group A1 and comprising more than two houses; or
 - (c) which is occupied or intended to be occupied by more than one separate occupier; or
 - (d) which is a place of special fire risk within the meaning of regulation D4,
 shall be so constructed as to be designated BD, CA, CB, CC, CD, DA, DB, DC or DD or be covered with thatch or wood shingles.

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- (8) Any part of a roof which cannot be designated under regulation A9 shall be not less than–
- (a) 12 metres from any boundary; or
 - (b) a distance from any boundary equal to twice the height of the building, whichever is the greater:

Provided that, if that part of the roof is–

- (i) of an area not greater than 3 square metres; and
- (ii) separated from any part of the same roof that is of the same or any similarly unclassifiable material by an area of non-combustible material of not less than 1.5 metres in width,

nothing in this paragraph shall require that part to be distant from the boundary by more than 6 metres.

D20 Application for warrant for more than one building

Where an application for warrant under section 6 of the Act relates to more than one building to which this Part applies–

- (a) nothing in regulation D18 shall be taken to regulate the distance between any building to which the application relates and its boundary with any other such building if the two buildings are separated by a distance equal to the sum of the distances calculated in relation to the said boundary under regulation D18(2) in respect of each such building; and
- (b) nothing in regulation D19 shall be taken to regulate the distance between the roof of any building to which the application relates and the boundary with any other such building if the roofs of the two buildings are separated by a distance equal to the sum of the distances provided in relation to the said boundary under regulation D19 in respect of each such roof.

D21 *Special provisions as to certain groups of garages

- (1) Every garage used solely for the storage or parking of motor vehicles and having an area not exceeding 19 square metres, or a group of two or more such garages to be built on a site reserved for the erection of such garages, shall comply with the following provisions of this regulation.
- (2) For the purpose of regulation D18, a group of not more than 24 garages shall be deemed to form a single building on land in the same occupation having sides with openings therein equal to the aggregate area of the sides of the individual garages facing the boundary:

Provided that nothing in this paragraph shall prohibit a garage being sited on the boundary or within a distance of the boundary less than that required by regulation D18 (or limit the number in a group of such garages), if the sides facing the boundary have no openings, are constructed of non-combustible materials which have a fire resistance for a

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period of not less than one-half hour and if the garage has a roof designated AA, AB or AC.

- (3) Notwithstanding anything in this regulation a garage or group of garages may be erected in accordance with regulations D3 to D19.

D22 Special provisions as to certain small garages and carports

- (1) Every garage the floor area of which does not exceed 40 square metres and which is integral or is attached to a building of occupancy sub-group A1 or A2, not being a block of flats or maisonettes, shall comply with the following requirements and with any requirements of regulation D6 which are specified therein as applying to the particular case—
- (a) the wall or walls between the garage and the building of which it forms part or to which it is attached shall have a fire resistance for a period of not less than one-half hour;
 - (b) any opening in the said wall or walls shall be for purposes of access only and shall be protected by a door complying with regulation D9(6) which with its frames and surrounds has a fire resistance for a period of not less than one-half hour, the opening being so designed or located that any spillage of oil, fuel, or other liquid cannot flow from the garage into the house;
 - (c) where there is only roof space above the garage, and the wall referred to in sub-paragraph (a) above is not carried up to the underside of the roof and fire-stopped, the ceiling of the garage shall for the purpose of regulation D6 be regarded as a floor above the lowest to which sub-paragraph (d) below applies;
 - (d) where a storey or part of a storey of a house is situated above the garage, the ceiling of the garage shall be constructed of non-combustible material and be jointless and the floor of the storey or relative part thereof shall have a fire resistance for a period of not less than one-half hour;
 - (e) where a storey or part of a storey of a house is situated below the garage, the floor of the garage shall have a jointless impervious finish and be constructed of non-combustible materials and shall have a fire resistance for a period of not less than one-half hour;
 - (f) where the external wall of the garage is less than 2 metres from the boundary—
 - (i) the said wall shall be constructed of non-combustible materials and, where it also forms part of the loadbearing structure of the building, shall irrespective of its distance from the boundary comply with the requirements of regulation D6 as these apply to the wall of a house; and
 - (ii) the roof of the garage shall be so constructed as to be designated AA, AB or AC.

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- (2) The requirements of paragraph (1) above shall apply to any carport of not more than 40 square metres in floor area–
- (a) which is integral to a building of occupancy sub-group A1 or A2, not being a block of flats or maisonettes; and
 - (b) the roof of which is formed by the floor of an upper storey of the building or by the roof of the building,
- as they apply to a garage:
- Provided that for any reference to the external wall of the garage there shall be substituted a reference to the supporting structure and any wall of the carport.
- (3) Any reference in this regulation to a roof designated AA, AB or AC shall be construed as including a reference to a roof made of glass or of rigid sheeting of plastics material Type 3 as described in Table 2 to regulation E2.
- (4) Any reference in this regulation to walls constructed of non-combustible materials shall be construed as including a reference to walls constructed of bricks, concrete or similar materials and of timber framing with an external cladding having a surface of Class O as defined in regulation E17(1).

D23 Attached greenhouses, carports and covered ways

- (1) This regulation shall apply to any greenhouse, carport or covered way ancillary to a house, which–
- (a) is attached to a building of occupancy sub-group A1 or A2, not being a block of flats or maisonettes; and
 - (b) has a floor area not greater than 40 square metres in the case of a carport and 20 square metres in the case of a greenhouse or covered way.
- (2) The roof of every carport or covered way to which this regulation applies shall be so constructed as to be designated AA, AB or AC or be of glass or rigid sheeting of plastics material Type 3 as described in Table 2 to regulation E2.
- (3) Every greenhouse to which this regulation applies shall be not more than 3 metres in height and not less than three-quarters of the total external surface area thereof shall be of glass (including glazing bars) or polythene or rigid sheeting of plastics material Type 3 as described in Table 2 to regulation E2.

D24 *Fuel oil storage tanks

- (1) This regulation shall apply in relation to every tank having a capacity of not less than 90 litres used for storing fuel oil and serving one or more

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appliances, the principal use of which is to afford space heating, water heating or cooking facilities within one or more buildings (hereinafter in this regulation referred to as THE BUILDING).

- (2) The tank shall, if—
- (a) within or forming part of a building; or
 - (b) of a capacity exceeding 1250 litres and neither within nor forming part of a building,
- be provided with an oil-tight catchpit of sufficient size to receive and contain the total capacity of the tank, plus one-tenth:
- Provided that nothing in this paragraph shall require the provision of a catchpit in the case of a tank which is neither within nor forms part of a building and is—
- (i) underground; or
 - (ii) of a capacity exceeding 1250 litres, but not exceeding 3400 litres,
- if there is no danger of the contents of the tank contaminating—
- (A) any drains, sewers or water supply; or
 - (B) any land in different occupation or buildings erected thereon.
- (3) If the tank is within or forms part of a building—
- (a) the tank shall be contained within a tank room or tank chamber which—
 - (i) is adequately ventilated to the external air, either directly or by means of a duct; and
 - (ii) does not contain any appliance; and
 - (b) any chamber shall be fully enclosed by a combination of walls, floors and a cover which comply with the requirements of this paragraph, any cover to such chamber conforming to the requirements of this paragraph for floors;
 - (c) any walls or floors separating the room or chamber from the remainder of the building shall satisfy the requirements of this Part for compartment walls or, as the case may be, compartment floors and shall have a fire resistance for a period of not less than the relevant period specified in regulation D6 or one hour whichever is the greater;
 - (d) any door in such a wall or floor shall have a fire resistance for a period of not less than that required by regulation D6 for doors in compartment walls other than walls forming part of the enclosing structure of a protected zone or enclosing a lift well.
- (4) Subject to paragraph (5) below, if the tank is neither within nor forms part of the building—
- (a) the side of the tank facing the building shall be no nearer to the building than the minimum distance specified in column (2) of the

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Table to this paragraph unless the conditions specified in column (3) of the said Table are satisfied in relation to the building;

- (b) the side of the tank facing the boundary shall be no nearer to the boundary than the minimum distance specified in column (4) of the said Table unless the conditions specified in column (5) of the said Table are satisfied.

Table to Regulation D24(4)

Capacity of tank (litres)	Minimum distance of tank from building containing appliance	Conditions	Minimum distance of tank from boundary	Conditions
(1)	(2)	(3)	(4)	(5)
Exceeding 90 but not exceeding 1250	1.8 metres	(a) The tank is underground; or (b) there is a screen wall; or (c) the external wall of the building is protected	760 millimetres	(a) The tank is underground; or (b) there is a screen wall.
Exceeding 1250 but not exceeding 3400	1.8 metres	(a) The tank is underground; or (b) there is a screen wall; or (c) the external wall of the building is protected	760 millimetres	(a) The tank is underground; or (b) there is a screen wall.
Exceeding 3400	6 metres	(a) The tank is underground; or (b) there is a screen wall; or (c) the external wall of the building is protected	6 metres	(a) The tank is underground; or (b) there is a screen wall.

(5) In this regulation—

- (a) any reference to a tank being underground shall be construed as a reference to a tank no part of which is above ground level, and which

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tank, if within or forming part of a building, is provided with a cover having a fire resistance for a period of not less than—

- (i) in the case of a tank having a capacity exceeding 3400 litres, 2 hours;
 - (ii) in the case of any other tank, 1 hour;
- (b) any condition that there is a screen wall shall be construed as a condition that there is provided between the tank and the external wall of the building or the boundary, as the case may be, at a distance of not more than 225 millimetres from the nearest part of the tank, a solid non-combustible wall—
- (i) of such length that it extends, on each side of the projected width of the tank in relation to the external wall of the building or the boundary, for a distance of not less than—
 - (A) in the case of a tank having a capacity exceeding 3400 litres, 900 millimetres;
 - (B) in the case of any other tank, 300 millimetres; and
 - (ii) of a height above the height of the tank and throughout its whole length of not less than—
 - (A) in the case of a tank having a capacity exceeding 3400 litres, 900 millimetres;
 - (B) in the case of any other tank, 300 millimetres; and
 - (iii) having a fire resistance for a period of not less than—
 - (A) in the case of a tank having a capacity exceeding 3400 litres, 2 hours;
 - (B) in the case of any other tank, 1 hour;
- (c) any condition that the external wall of a building is protected shall be construed as a condition—
- (i) in the case of a tank having a capacity exceeding 3400 litres, that every part of such wall within 6 metres of any part of the tank is non-combustible, has no openings and has a fire resistance for a period of not less than 2 hours;
 - (ii) in the case of any other tank, that every part of such wall within 1.8 metres of any part of the tank is non-combustible, has no openings and has a fire resistance for a period of not less than 1 hour:

Provided that for the purposes of this regulation no account shall be taken of any opening which is intended solely for the ventilation of an air space below a timber floor.

- (6) For the purpose of paragraph (5) above any reference therein to a tank cover, screen wall or external wall having a fire resistance for a specified period shall be construed as a reference to a tank cover, screen wall or external wall which is capable of withstanding the criteria of failure

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specified in clause 1.5 of British Standard 476: Part 8: 1972 as to stability, integrity and insulation for the specified period where—

- (a) in the case of a tank cover, the cover is regarded as a floor which is capable of withstanding the said criteria for the specified period when its underside is exposed to heat; and
 - (b) in the case of a screen wall or external wall, either side is exposed to heat.
- (7) Every tank to which this regulation applies shall be designed and constructed and fitted with such safety devices as are necessary to enable it to operate efficiently and safely.
- (8) All drainage outlet valves and drainage outlet cocks of any tank to which this regulation applies, being a tank neither within nor forming part of a building, shall be capable of being locked.

PART E

Means of escape from fire and assistance to fire service

E1 Application of Part E

- (1) This Part shall not apply to any building of a description mentioned in column (1) of the Table to this regulation except so far as specified in relation thereto in column (2) thereof.
- (2) Nothing in this Part shall prohibit the provision within a room or storey of a building of a gallery, catwalk or open-work floor, or a stairway leading therefrom where regulations E3, E6 and E7 are complied with in relation to that room or storey.
- (3) The provisions of this Part, so far as they relate to—
 - (a) any house of more than two storeys in occupancy sub-group A2, not being a maisonette; or
 - (b) any building to which the Factories Act 1961(a) applies, shall not be subject to specification in a notice served under section 11 of the Act (which enables local authorities to require existing buildings to conform to these regulations).

(a) 1961 c. 34.

E1–E2**Table to Regulation E1****Application to certain buildings**

Description of building (1)	Regulations applying (2)
1. A building of occupancy sub-group A1 or a flat or maisonette on the ground storey of a building in occupancy sub-group A2 which is not entered from any common access to the building	E2, E17, E18 and E19
2. A building of occupancy sub-group A2 containing flats and not more than two storeys in height (other than a flat falling within paragraph 1 above)	E2, E4, E6, E8, E10 (except paragraph (6)), E17, E18, E19 and E20
3. A building of occupancy sub-group A3 of not more than two storeys consisting only of one or more single-storey or two-storey chalets or bothies each— (a) providing sleeping accommodation for not more than six persons; and (b) having an entrance door opening directly to the open air	E2, E6, E17, E18, E19 and E20

E2 Interpretation of Part E

- (1) In this Part the following expressions have the meanings respectively assigned to them by regulation A5(1)—

ACCESS STAIRWAY

APARTMENT

APPLIANCE

BALUSTRADE

BASEMENT STOREY

BUILDING

CHALET

CIRCULATION AREA

COMPARTMENT

COMPARTMENT FLOOR and COMPARTMENT WALL

CONSTRUCT and CONSTRUCTION
CORRIDOR
CROSS-SECTIONAL AREA
DRY RISING MAIN
DUCT ENCLOSURE
ELECTRO-MAGNETIC OR ELECTRO-MECHANICAL DEVICE SUSCEPTIBLE TO
SMOKE
ESCALATOR
ESCAPE ROUTE
EXIT
FIXED STORAGE
FLAT
FLAT ROOF
GROUND STOREY
HOUSE
KITCHEN
LIVING ROOM
MAISONETTE
NON-COMBUSTIBLE
OCCUPANT CAPACITY
OPEN ACCESS BALCONY
PERMANENT VENTILATOR
PITCH LINE
PLACE OF SAFETY
PROTECTED CIRCUIT
PROTECTED DOORWAY
PROTECTED LOBBY
PROTECTED ZONE
PUBLIC ROAD and PRIVATE ROAD
RATE OF DISCHARGE
RISE
ROOM
SHOP PREMISES
STAIRWAY
STAIRWAY ENCLOSURE
STOREY
UNPROTECTED ZONE
UPPER STOREY

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WASHROOM
WATERCLOSET
WATER SERVICE PIPE
WET RISING MAIN

- (2) In the regulations specified the following expressions have the meanings respectively assigned to them in the said regulations—
- ALTERNATIVE ESCAPE ROUTE, E25
ALTERNATIVE ESCAPE ROUTE, E26
AUTOMATIC VENTILATOR, E25
INDEPENDENT ALTERNATIVE ESCAPE ROUTE, E25
LAYER OF MATERIAL, E18
PRIVATE ENTRANCE HALL, E25
ROOF LIGHT, E18
SUBSIDIARY ACCESS STAIRWAY, E25
TRAVEL DISTANCE, E7, E25
VENTILATED LOBBY, E25
- (3) In calculating for the purposes of this Part the occupant capacity of a storey containing an exit door from a maisonette, every part of the maisonette shall be taken to form part of the storey notwithstanding that there is another exit from the maisonette on another storey.
- (4) For the purposes of this Part, any roof which is—
- (a) situated at or above the level of the first storey of the building of which it forms part; and
 - (b) accessible for purposes other than maintenance or repair,
- shall be deemed to form a separate storey of the building.
- (5) Any reference in this Part to a self-closing fire-resisting door or a self-closing door having a fire resistance for a specified period shall be construed as a reference to a door which—
- (a) has a fire resistance, with its frames and surrounds, for a period not less than that determined in accordance with paragraph (6) below; and
 - (b) is so constructed and fitted as to close automatically from all angles of swing including the fully open position; and
 - (c) subject to regulations E5(3), E7(5)(b) and E14(3), is not fitted with any device to hold the door open other than a suitable quick-release device; and
 - (d) in the case of any building of occupancy group A or B, not being a door in a building of occupancy sub-group A2, has attached to the door on both sides a notice in permanent form in letters not less than

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5 millimetres high in the following terms or any terms substantially to the like effect—

“FIRE DOOR – KEEP CLOSED”.

- (6) Any provision of this Part requiring that any part of a building shall have a fire resistance for a specified period (or a period determined by reference to that applying to that part or to another specified part of the building in terms of Part D) shall be construed as a requirement that the said part shall be capable of withstanding the criteria of failure specified in clause 1.5 of British Standard 476: Part 8: 1972 as to stability, integrity and insulation for not less than the period so specified or determined, except where otherwise provided in relation thereto in Table 1 to this regulation: Provided that the said part shall be deemed to have the requisite fire resistance if it is constructed to the same specification as that of a specimen which prior to 17th March 1982 satisfied, or was assessed as capable of satisfying, the requirements of clause 11 of British Standard 476: Part 1: 1953 as to collapse, passage of flame and insulation for not less than the period so specified, determined or provided in relation to stability, integrity and insulation respectively.
- (7) Any reference in this Part to a plastics material of a designated type shall be construed as a reference to a material which falls within the description relevant to that type given in column (2) of Table 2 to this regulation and of which the appropriate number of specimens, if tested in accordance with British Standard 2782: 1970 by the method of test prescribed in column (3) of the Table, would comply with the test criteria prescribed in column (4) of the Table.

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Table 1 to Regulation E2

Requirements as to fire resistance				
Part of building (1)	Method of test (2)	Minimum period of fire resistance – BS 476: Part 8: 1972 ⁺ Stability+ (3)	Integrity+ (4)	Insulation (5)
1. Door referred to in regulations E5(2) and (5), E25(9)†, E25 Table 1, items 2.2(a) and 4.1(b); Table 2, items 1.A, 1.B, 2.A.3, 4 and 5(c); Table 3, items 1.A.1, 1.A.2 and 1.A.3; and E26 Table, items 1(c) and (e)	Either side exposed to heat	30 mins	20 mins	No requirement
2. Screen referred to in regulations E5(2) and (5), E25 Table 2, item 5(c) and E26 Table, items 1(c) and (e)	Either side exposed to heat			
3. Door other than described in item 1	Either side exposed to heat	30 mins†	30 mins†	No requirement
4. Screen other than described in item 2	Either side exposed to heat			
5. Wall referred to in regulation E10(7) (between corridor or lobby and stairway enclosure), E25 Table 1, item 4.1(b) and Table 2, items 1.A, 1.B and 2.A	Either side exposed to heat			
6. Enclosure referred to in regulations E11(2) and E25(10)	External side only exposed to heat			
7. Roof light, window or other opening referred to in regulations E5(1)(b)(i) and E10(1)(b)(iii)	Internal side only exposed to heat			

8. Wall (or walls) or partition other than described in item 5 or 12	Either side exposed to heat	30 minst [†]	30 minst [†]	30 minst [†]
9. Part of external wall referred to in regulation E10(11)(b)(ii)	Internal side only exposed to heat			
10. Floor and ceiling ^ø referred to in regulation E25 Table 2, items 5(a) and (d) and E26 Table, items 1(a) and (d)	Underside only exposed to heat			
11. Shutter referred to in regulation E11(5)(b)(ii)	Underside only exposed to heat	60 minst [†]	60 minst [†]	No requirement
12. Part of external wall referred to in proviso (i) to regulation E10(3)	Either side exposed to heat	60 minst [†]	60 minst [†]	60 minst [†]
13. Enclosure referred to in regulation E11(3)(a) and (b)	Either side exposed to heat			
14. Roof referred to in regulation E5(1)(a)	Underside only exposed to heat			
15. Duct enclosure referred to in regulation E22(9)(a)	Either side exposed to heat	*	*	*
16. Access cover referred to in regulation E22(9)(b)	Either side exposed to heat	*	*	*

+ Where BS476: Part 1: 1953 is the appropriate reference the terms COLLAPSE and PASSAGE OF FLAME should be substituted for STABILITY and INTEGRITY respectively.

* Period to be not less than that required by Tables 1 and 2 to regulation D6.

† Subject to any more onerous requirement of Tables 1 and 2 to regulation D6.

ø For the purpose of determining fire resistance the ceiling shall be treated for test purposes as a floor but with the following modifications:-

a. The ceiling and its supporting structure shall include any insulating material to be laid on the ceiling.

b. No loading shall be applied and any restraint shall comply with clause 1.3.2 of BS 476: Part 8: 1972.

‡ Except the main entrance door of a flat opening directly to a stairway enclosure under the terms of the proviso to regulation E25(5).

E2**Table 2 to Regulation E2****Designation of plastics materials**

Type	Description of material	Method of test in accordance with BS 2782: 1970	Criteria (to be satisfied by each specimen used for test purposes unless otherwise prescribed)
(1)	(2)	(3)	(4)
1	Any plastics material	102C	The softening point of the material (expressed as the arithmetic mean of the softening points of the two specimens used) does not exceed 120 degrees Celsius.
2	Any plastics material which satisfies both tests	102C	The softening point of the material (expressed as the arithmetic mean of the softening points of the two specimens used) does not exceed 120 degrees Celsius.
		508A	When tested in a thickness of 3 millimetres the rate of burning does not exceed 50 millimetres/minute.
3	Polyvinyl-chloride	508A	(i) The flame does not reach the first mark; and (ii) the duration of flame or afterglow after the removal of the burner does not exceed 5 seconds.
4	Polyvinyl-chloride	508C	The distance of travel of the flame does not exceed 75 millimetres.
5	Polyvinyl-chloride	508D	(i) The specimen flames or glows for not more than 5 seconds; and (ii) any material dropped from the specimen does not continue to burn after reaching the base of the test apparatus; and (iii) charring or scorching does not extend over an area exceeding 20 per cent of the area of the underside of the specimen; and (iv) the length of the charred or scorched edge of the underside of the specimen does not exceed 50 millimetres.

E3–E4**E3 Provision of escape routes**

- (1) In every building to which this Part applies there shall be available—
 - (a) from each room and from each storey, and from each flat or maisonette, not less than such number of escape routes; and
 - (b) from and within each flat, maisonette or house of more than two storeys in occupancy sub-group A2, not less than such number of alternative escape routes,as are required to comply with the provisions of regulations E6, E7, E25 and E26, as the case may be, each of which escape routes and alternative escape routes shall comply with so much of the provisions of regulations E4, E5, E8 to E19 and E25 and E26 as apply thereto.
- (2) Any reference in this regulation and in regulations E4, E5, E6 and E8 to a room shall not include a room in a flat or a maisonette, or in a house of more than two storeys in occupancy sub-group A2.

E4 General requirements as to escape routes

- (1) An escape route from a room, or from a flat or a maisonette, shall either give immediate access to a place of safety or give access thereto only by means of a circulation area including any stairway or ramp forming part thereof:

Provided that an escape route from a room may before its entry to a circulation area pass through not more than one other room, not being a part of a building to which regulation E9 applies, save that, if in the case described in regulation E7(5) the door in the compartment wall opens directly into a room in the adjoining compartment the escape route may pass through not more than one further room in that compartment before its entry into a circulation area.
- (2) At no point shall an escape route consist of a lift or escalator or a doorway containing a revolving door or turnstile.
- (3) Every escape route from a room or storey, or from a flat or maisonette, shall lead directly to a place of safety:

Provided that where more than one escape route is available from a storey and the storey is either in a building of—

 - (i) occupancy sub-group A2, A3 or B1; or
 - (ii) occupancy group D or E; or
 - (iii) occupancy sub-group B2 and the public have no access thereto,nothing in this paragraph shall prevent one of the escape routes from that storey being by way of a flat roof or podium.
- (4) Every escape route from a room or storey, or from a flat or maisonette, shall be independent from any other escape route to which access may be obtained directly therefrom:

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Provided that where the occupant capacity of a room, not being a whole storey, does not exceed 100, nothing in this paragraph shall prevent the exits from that room giving access to one common hall or circulation area from which escape to a protected doorway is possible in more than one direction.

- (5) Every protected lobby forming part of an escape route shall be so constructed that in no case is the clearance between the edges of the doors when fully open less than 500 millimetres and either–
- (a) the distance between the doors in the closed position is not less than 1 metre; or
 - (b) where the distance between the doors when in the closed position is less than one metre, the planes of the doors are at an angle to one another of not less than 90 degrees.

E5 *Additional requirements as to escape routes

- (1) Where part of any escape route from a storey passes over a roof–
- (a) the roof shall be regarded as a floor and shall have a fire resistance for a period of not less than one hour;
 - (b) that part shall–
 - (i) be situated not less than 3 metres from any roof light, window or other opening which does not have a fire resistance for a period of not less than one-half hour; and
 - (ii) be protected on each side by a suitable wall or balustrade not less than 1.1 metres in height; and
 - (iii) if access to the escape route is obtained from the top of a stairway serving the top storey, be separated from the stairway at the floor of the top storey by a wall having a fire resistance for a period of not less than that required for the internal walls of the stairway enclosure and containing a self-closing door having a fire resistance of not less than one-half of the period required for the internal walls of the stairway enclosure or one-half hour, whichever is the greater.
- (2) Where (except in a building of occupancy sub-group A2) a corridor serves two or more escape routes from a storey and the distance between the protected doorways exceeds–
- (a) in the case of a building of occupancy sub-group A4 being a hospital, occupancy sub-group B1, occupancy group D, or occupancy sub-group E1, 45 metres;
 - (b) in the case of a building of occupancy sub-group A3, occupancy sub-group A4 not being a hospital, occupancy sub-group B2, occupancy group C, or occupancy sub-group E2, 32 metres,
- the corridor shall be divided into lengths not exceeding 45 metres and 32 metres respectively by self-closing doors constructed to open both ways

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and, where necessary, screens, in each case having a fire resistance for a period of not less than one-half hour:

Provided that where a corridor of any length serves two or more stairway enclosures formed within a single internal core of a building the doors to the stairway enclosures shall be separated from each other in either direction by a self-closing door constructed to open both ways and, where necessary, a screen, each having a fire resistance for a period of not less than one-half hour.

- (3) Any door provided in accordance with paragraph (2) above shall, if not of glazed construction incorporate glazed vision panels, and shall not be fitted with any device enabling it to remain in an open position other than an electro-magnetic or electro-mechanical device susceptible to smoke.

- (4) No part of an escape route from a room or storey, or from a flat or maisonette, shall be less in height than 2 metres:

Provided that nothing in this paragraph shall prevent the clear height of any doorway in an escape route being not less than 1.9 metres.

- (5) In any storey from which not less than two escape routes are required by virtue of this Part, any part of a corridor which has only one direction of escape and exceeds 4.5 metres in length shall be separated from any other part of the corridor having two directions of escape by a self-closing door constructed to open both ways and, where necessary, a screen, having in each case a fire resistance for a period of not less than one-half hour and situated adjacent to and on the far side of the escape route from the part of the corridor having one direction of escape:

Provided that where any corridor having one direction of escape meets a corridor having two directions of escape, a self-closing door having a fire resistance for a period of one-half hour shall be provided at the junction of the two corridors.

- (6) Where in the external wall of a circulation area forming part of an escape route (not being a stairway, landing or balcony to which Part S applies) there is—

(a) an opening, any part of which is less than 1.2 metres above the floor;

or

(b) a glazed area, any part of which is less than 1.1 metres above the floor,

the part of the opening or glazed area shall be guarded by a secure balustrade or railing not less than 1.2 or 1.1 metres respectively above the floor:

Provided that this paragraph shall not apply to any glazed area constructed of glass blocks or wired, toughened, or laminated glass.

- (7) In any room with provision for a closely seated audience—

(a) at least one exit shall be situated not less than two-thirds of the distance from the stage, screen or performing area to the back of the auditorium; and

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- (b) where in any seatway there are more than 11 seats, a gangway shall be provided at each end of the seatway.

E6 Number of escape routes

- (1) Subject to regulation E3 and the following provisions of this regulation the number of escape routes available from—
 - (a) any storey other than—
 - (i) a storey containing a flat or maisonette in a building more than two storeys in height; or
 - (ii) a storey of a house of more than two storeys in occupancy sub-group A2; or
 - (b) any room,
shall be not less than whichever is the greater of the following numbers—
 - (i) in the case of a storey of a description mentioned in Part I, II or III of Table 2 to this regulation, the number specified in column (5) of the said Part I, II or III as the case may be; and
 - (ii) in any case, the number of escape routes shown in Table 1 to this regulation having regard to the occupant capacity of the room or storey.
- (2) Subject to paragraph (3) below, where more than one escape route is required to be available from a storey by virtue of paragraph (1) above, access shall be provided by means of an escape route from any point on that storey to not less than two exits from the storey.
- (3) Nothing in this regulation or in regulation E10(5) shall require more than one escape route to be provided from—
 - (a) any point on the ground storey of a building which is not within a room having an occupant capacity of more than 60, where—
 - (i) there is an escape route from that point discharging to a protected doorway leading directly to a place of safety in the open air at ground level; and
 - (ii) the travel distance from that point to that doorway does not exceed that specified in regulation E7 in relation to one direction of travel;
 - (b) a ticket, reception or enquiry office or porter's lodge which is situated within a stairway enclosure in accordance with the provisions of regulation E10(2)(d); or
 - (c) a washroom or watercloset comprising or forming part of a storey from which two or more escape routes are required by this Part and which is situated within a stairway enclosure in accordance with the provisions of regulation E10(2)(b):

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Provided that where the stairway referred to in sub-paragraph (c) above is required by regulation E12 to be a lobby approach stairway the washroom or watercloset shall be entered from a ventilated lobby complying with the provisions of regulation E12.

Table 1 to Regulation E6**Minimum number of escape routes related to occupant capacity of rooms or storeys**

Occupant capacity of room or storey (1)	Number of escape routes (2)
1-60	1
61-600	2
over 600	3

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Table 2 to Regulation E6

Minimum number of escape routes related to location of storey				
Occupancy group (1)	Occupancy sub-group (2)	Head No (3)	Description of storey to which requirement applies (4)	Minimum number of escape routes (5)
Part I: Escape routes from the ground and upper storeys of a building (other than storeys to which Part III applies)				
A	3	1	A storey— (a) the floor of which is at a height not greater than 11 metres; and (b) the occupant capacity of which does not exceed 25; and (c) which is not a storey— (i) of a residential hostel for school children; or (ii) providing living or sleeping accommodation in a hostel for handicapped persons where the total occupant capacity of the hostel (other than staff) exceeds 10 persons	1
		2	Any other storey	2
	4	3	Any storey	2
B	1	4	A storey the floor of which is at a height not greater than 11 metres	1
	2	5	A storey the floor of which is at a height not greater than 4.5 metres	1
	1 and 2	6	Any other storey	2

C	1	7	A storey forming part of a public convenience or bus passenger roadside shelter	1
		8	Any other storey	2
2		9	A storey the floor of which is at a height not greater than 4.5 metres	1
		10	Any other storey	2
3		11	Any storey	2
D & E		12	A storey the floor of which is at a height not greater than 4.5 metres	1
		13	Any other storey	2
Part II: Basement storeys				
All occupancy groups	1		A basement storey— (a) which is used solely for storage purposes or as a heating chamber or plant room or any combination of these purposes; and (b) the floor of which is not more than 3 metres below the level of the ground to which the escape route serving the basement storey gives access	1
	2		Any other basement storey	2
Part III: Plant and water tank rooms situated at roof level				
All occupancy groups	1		A storey comprising— (a) a room containing plant or machinery (including a lift machine room) other than a room subject to the requirements of regulation E9; or (b) a water tank room, situated at roof level and in which there is no human occupation or no human occupation other than intermittent occupation for the purposes of maintenance	1

E7**E7 Travel distance in relation to escape routes**

(1) Subject to regulation E3 and the following provisions of this regulation, the escape routes from any storey or part thereof described below shall be of such number and so situated that the travel distance as defined in paragraph (3) of this regulation from any point on the said storey or part thereof does not exceed—

(a) in the case of a storey or part thereof in a building of any of the occupancy groups or sub-groups specified in column (1) of Table 1 to this regulation, the distance specified in relation thereto in column (2) or (3) of that Table by reference to the available directions of travel from that point, or, where special provisions apply as indicated in column (4) of that Table, the distance specified in column (3) or (4) of Table 2 to this regulation by reference to the available directions of travel from the said point in relation to the specific cases set out in column (2) within the relevant occupancy group or sub-group specified in column (1);

(b) in the case of a storey or part thereof comprising accommodation of any of the descriptions specified in column (1) of Table 3 to this regulation in a building of any occupancy group, the distance specified in relation thereto in column (2) or (3) of that Table by reference to the available directions of travel from that point:

Provided that where the point is situated within any area where provision is made for a closely-seated audience there shall always be available more than one direction of travel from that point, and accordingly the distance specified in Table 3 to this regulation with reference to one direction of travel from that point shall be taken to mean only the maximum distance from that point along which there may be travel in one direction before the route diverges to two protected doorways.

(2) For the purposes of paragraph (1) above and regulation E25 there shall be held to be more than one direction of travel available from a point on a storey only if either—

(a) routes of travel from the said point to any two protected doorways diverge at an angle of not less than 45 degrees; or

(b) there is a route of travel from the said point in one direction only for a distance not exceeding that specified in paragraph (1) above in relation to one direction of travel and the route then diverges to any two protected doorways, the angle of divergence being not less than 45 degrees with an addition of 2.5 degrees for every metre travelled in the one direction from the said point:

Provided that, in either case, nothing in this paragraph shall prevent the angle of divergence being less than 45 degrees where the divergent routes

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of travel are protected from each other by a wall or partition having a fire resistance for a period of not less than one-half hour and having no openings other than self-closing doors with a similar fire resistance.

- (3) Subject to paragraph (5) below, in this regulation and in regulation E25 TRAVEL DISTANCE means—

- (a) in relation to any flat or maisonette, the distance required to be covered between the main entrance door of the flat or maisonette and the nearest protected doorway;
- (b) in relation to any storey of a building or part of a storey which does not fall within sub-paragraph (a) above, the distance required to be covered between any point on the storey or part thereof and the nearest protected doorway or, where so specified, the nearest room exit leading to a protected doorway:

Provided that—

- (i) where part of the escape route passes over a roof, the travel distance shall be taken to be the distance required to be covered to the point of egress to the roof;
 - (ii) where only one escape route is available from an upper storey, not being a storey in a building of occupancy sub-group A2, the travel distance shall be taken to be the distance required to be covered to—
 - (A) a protected doorway which gives access only to a stairway enclosure, the lobby of a lobby approach stairway or directly to a place of safety; or
 - (B) a doorway which gives access to an external stairway constructed in accordance with regulation E10(11).
- (4) The following requirements shall apply to the measurement of travel distance for the purposes of this regulation and regulation E25—
- (a) where the floor area is divided up with fixed seating or other fixed obstruction the travel distance shall be measured by way of the shortest route along open gangways;
 - (b) where the floor area is not so divided, the travel distance shall be measured by way of the shortest route;
 - (c) where the travel distance from a point to a protected doorway is to be measured along a route, part of which is by way of a stairway, the measurement in relation to the stairway shall be taken to be the distance measured along the pitch line from the centre of the nosing of the topmost tread to the lower landing, including the length of any intermediate landing, measured throughout along the centre line of travel.
- (5) Nothing in this regulation shall prevent, in the case of a compartmented building, the travel distance from a point on a storey being taken to be the

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distance between that point and a doorway in a compartment wall giving access to an adjoining compartment, where—

- (a) each part of the storey separated by the compartment wall has at least one other independent escape route from any point therein by way of a protected doorway from that part of the storey; and
- (b) in the said doorway and in all other doorways in the compartment wall there are self-closing fire-resisting doors which are so constructed and installed as to be readily openable manually and provided with no means of holding the door open other than an electro-magnetic or electro-mechanical device susceptible to smoke; and
- (c) the floor area of the part of the storey in the adjoining compartment, in square metres, is not less than the sum of the occupant capacities of both parts of the storey multiplied by—
 - (i) in the case of a building of occupancy sub-group A4, 2.0;
 - (ii) in any other case, 0.3.

Table 1 to Regulation E7

Travel distance related to occupancy groups or sub-groups

Occupancy group or sub-group	Travel distance (in metres) related to available directions of travel		
	One direction	More than one direction	Special provisions
(1)	(2)	(3)	(4)
A3	15	32	Hostels for handicapped persons. Old people's homes and schools for handicapped children.
A4	15	32	
B1	18	45	
B2	15	32	
C	15	32	
D	18	45	
E1	18	45	Silage and grain stores on farms.
E2	15	32	Bonded warehouses.

Table 2 to Regulation E7

Special provisions related to certain occupancy groups and sub-groups

Occupancy group or sub-group (1)	Description of specific cases (2)	Travel distance (in metres) related to available directions of travel	
		One direction (3)	More than one direction (4)
A3	Hostels for handicapped persons		
A4	Old people's homes and schools for handicapped children	9	18
E1	Silage and grain stores situated on farms where the material is stored and removed primarily by mechanical plant	30	45
E2	Bonded warehouses containing whisky or other spirituous liquor	18	45

E7–E8**Table 3 to Regulation E7****Travel distance related to accommodation of special types**

Description of accommodation (1)	Travel distance (in metres) related to available directions of travel	
	One direction (2)	More than one direction (3)
Room with provision for a closely seated audience	15	32
Part of a building to which regulation E9 applies	9 ⁺	18 ⁺
Plant or water tank room to which Part III of the Table to regulation E6 applies	60†	105†

+ Travel distance to a room exit. Total travel distance to a protected doorway to be that related to the occupancy group or sub-group within which the accommodation is situated.

† Travel distance to a room exit not to exceed 15 metres.

E8 Width of escape routes

- (1) This regulation shall apply to—
 - (a) every escape route from a room or storey, or from a flat or maisonette;
 - (b) in the case of paragraphs (2) and (6) below, every stairway or ramp forming part of an escape route within a room, not being a gangway referred to in sub-paragraph (c) below;
 - (c) in the case of paragraph (3) below—
 - (i) gangways and stairways in rooms with provision for a closely seated audience in buildings of any occupancy group; and
 - (ii) gangways and stairways integral to areas of fixed storage in buildings of occupancy group E.
- (2) Subject to paragraphs (5) and (8) below, every escape route to which this regulation applies shall have an unobstructed width not less than whichever of the following is the greater—
 - (a) such width throughout as will, when taken with the width of any other escape route or escape routes from that room or storey, allow the total occupant capacity of the room or storey, and in the case of stairways the appropriate capacity as provided for in paragraph (9) below, to discharge in 2.5 minutes when the rate of discharge is taken as 40 persons per minute per 530 millimetres of width of escape route; or
 - (b) (i) where the occupant capacity of the room or storey does not exceed 100, 800 millimetres;

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- (ii) where the occupant capacity of the room or storey exceeds 100, 1100 millimetres.
- (3) In accommodation of the descriptions specified in column (2) of the Table to this regulation within buildings of the occupancy groups specified in column (1), the width of gangways, seatways and stairways shall be not less than the width specified in relation thereto in column (3).
- (4) For the purpose of paragraph (3) above—
 - (a) (i) where seats tip up automatically, the minimum width of the seatway shall be taken to be the distance between the back of one seat unit and the maximum projection of the seat unit behind it when the seat is in the “up” position;
 - (ii) in any other case, the minimum width of the seatway shall be taken to be the distance between perpendiculars from the back of one seat unit to the front of the seat unit immediately behind it;
 - (b) the width of the seatway shall remain constant throughout its extent.
- (5) Nothing in paragraph (2) above shall prohibit the fitting, in an escape route, of a door which with its surround reduces the width of the route at that point below the minimum width specified in that paragraph, where the width of the door is not less than the width of the door forming part of the widest door-set specified in British Standard 4787: Part 1: 1980 which could be installed in a route of the minimum width specified:
Provided that where the unobstructed width of the escape route is required to be not less than 800 millimetres the distance between door jambs shall be not less than 700 millimetres and where the unobstructed width is required to be not less than 1100 millimetres the said distance shall be not less than 900 millimetres.
- (6) Subject to paragraph (5) above, every escape route to which this regulation applies shall be of an unobstructed width at no part less than the width required by these regulations for any other part of the escape route further from the place of safety in the open air to which the escape route leads.
- (7) Where any part of an escape route from the ground storey of a building also forms part of an escape route from a stairway, the width of the escape route shall be not less than the sum of the widths required to allow—
 - (a) the total occupant capacity of the ground storey to discharge according to the manner prescribed in paragraph (2)(a) of this regulation; and
 - (b) the total appropriate capacities of any other storey or storeys (including any basement storeys) to discharge calculated in accordance with paragraph (9) of this regulation.
- (8) Where there are available from any storey two or more stairways the total width of such stairways shall be sufficient to discharge the appropriate

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capacity of the storey when, in the case of stairways of equal width, any one of the stairways, or, in the case of stairways of unequal width, the wider or widest of the stairways is discounted:

Provided that nothing in this paragraph shall require the width of any stairway to be discounted where a protected lobby is provided between each stairway and each of the storeys served by that stairway.

- (9) The appropriate capacity of a storey in relation to a stairway shall be taken to be—
- (a) where the stairway does not serve a storey next above the storey, the occupant capacity of that storey;
 - (b) where the stairway serves two or more storeys in an uncompartmented building, the total occupant capacity of all such storeys;
 - (c) where the stairway serves two or more storeys in a compartmented building, the total occupant capacity of the two vertically adjacent compartments having the greatest combined occupant capacity;
 - (d) where the escape routes from a storey consist of a combination of stairways and other escape routes, that proportion of the occupant capacity of the storey which the total width of the escape routes discharging to the stairways bears to the total width of all the escape routes:

Provided that the appropriate capacity for the purposes of subparagraphs (b) and (c) above may be reduced by a factor of 20 per cent as representing standing capacity within a stairway enclosure.

E8-E10**Table to Regulation E8****Minimum width of escape routes**

Occupancy group (1)	Description of accommodation (2)	Minimum width (millimetres) (3)
Any	Rooms or stadia with provision for a closely seated audience:	
	(a) Gangways	1100
	(b) Seatways—	
	(i) not more than 11 seats (gangway on one side only)	400
	(ii) not more than 22 seats (gangway on both sides)	400
	(iii) over 22 seats (gangway on both sides)	500
	(c) Gangways combined with seatways	1350
E	Fixed storage areas:	
	Gangways between fixed storage areas—	
	(a) Storage of spirituous liquor	400
	(b) Any other case	530
	Stairways integral to fixed storage areas	530

E9 Special requirements for places of special fire risk, etc

- (1) This regulation shall apply to any part of a building which comprises—
 - (a) a place of special fire risk within the meaning of regulation D4; or
 - (b) a tank room or chamber to which regulation D24(3) applies.
- (2) Any part of a building to which this regulation applies shall—
 - (a) comply with the relevant requirements as to travel distance in Table 3 to regulation E7;
 - (b) give no direct access to any escape route used by members of the public or to any escape route which forms the only escape route from any other part of the building;
 - (c) where comprising a place of special fire risk to which regulation D4(1)(a) applies, give entry to a protected zone only by way of a protected lobby.

E10 Enclosure of stairways and ramps

- (1) Subject to the following provisions of this regulation, this regulation shall apply to every stairway or ramp forming part of an escape route from a storey, not being—

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- (a) a stairway or ramp wholly within a flat, maisonette or house in occupancy sub-group A2; or
 - (b) a stairway to which regulation E1(2) applies.
- (2) The stairway or ramp shall be enclosed within a protected zone and no other part of the building containing that stairway or ramp shall be enclosed within that protected zone other than—
- (a) a lift well;
 - (b) a washroom or watercloset;
 - (c) floor space giving access to the stairway or ramp if such floor space is intended for use solely as a means of passage; and
 - (d) where no part of the building is served by only one escape stairway or ramp, a ticket, reception or enquiry office or porter's lodge, which—
 - (i) has a floor area not exceeding 10 square metres; and
 - (ii) has wall and ceiling surfaces to the same classification as is required for the protected zone of an escape route by regulation E17(4).
- (3) Where a stairway enclosure projects beyond the external wall of a building (including an external wall facing an internal courtyard or similar area), then either—
- (a) any part of the external wall of the stairway enclosure which is not more than 3 metres from the external wall of the building; or
 - (b) any part of the external wall of the building which is not more than 3 metres from the external wall of the stairway enclosure,
- shall conform to the requirements of Part D for compartment walls:
Provided that—
- (i) any such part shall have a fire resistance for a period of not less than one hour;
 - (ii) any such part to which sub-paragraph (b) above applies shall contain no openings;
 - (iii) nothing in this paragraph shall apply in relation to walls where the angle between the external wall of the stairway enclosure and the external wall of the building is not less than 135 degrees.
- (4) Every stairway enclosure shall give access at ground level to a place of safety either directly or by way of a corridor which shall be separate from any other corridor to which access is given from any other stairway:
Provided that nothing in this paragraph shall prevent a stairway enclosure giving access to another escape route by means of an escape route by way of a roof, where the latter escape route complies with the provisions of regulation E5(1).
- (5) Subject to the provisions of regulation E6, where any storey is by this Part required to have more than one escape route the stairway enclosures

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provided from that storey shall be so constructed and situated that access may be obtained by means of an escape route from any point on that storey to at least two stairway enclosures without passing through any stairway enclosure, or any enclosure protecting a stairway to which regulation E11 applies.

- (6) Where from any storey of a building there is only one escape route, the said route being by way of a stairway or ramp, any room on that storey, or on a lower storey of that building which gives access to that stairway or ramp, shall be separated from the said stairway or ramp by a protected lobby:
- Provided that nothing in this paragraph shall apply in relation to any flat, maisonette or house in occupancy sub-group A2 to which regulation E25 or E26 applies.
- (7) Where access to a stairway enclosure, which is required to have a fire resistance for a period of not more than one hour, is from a corridor or lobby, and the corridor or lobby is separated from the remainder of the building by a wall and self-closing doors having a fire resistance for a period of not less than one-half hour, nothing in regulation D6 or D7 shall require the wall between the corridor or lobby and the stairway enclosure to have a fire resistance for a period of more than one-half hour or prevent the said wall consisting of glazing in timber frames having a fire resistance for a period of not less than one-half hour.
- (8) Where two stairway enclosures have a common enclosure wall there shall be no direct communication between them other than by not less than two self-closing fire-resisting doors separated by a protected lobby.
- (9) Where a stairway or ramp forming part of the only escape route from an upper storey of a building is continued so as to form part of the escape route from any basement storey of the building, that part of the stairway enclosure above the level of the floor of the ground storey shall be separated from that part below the level of the ground storey by a wall having the same fire resistance as the stairway enclosure and containing a self-closing fire-resisting door.
- (10) No pipes intended to be used for carrying gaseous fuel, or any associated meters, shall be placed within a stairway enclosure apart from any meter and associated connections installed in accordance with regulation 22 of the Gas Safety Regulations 1972(a).
- (11) Nothing in this regulation shall apply to a stairway or ramp leading directly to a place of safety and situated outwith the external walls of a building, where—
- (a) the stairway comprises not more than 8 rises; or

(a) S.I. 1972/1178.

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- (b) the stairway comprises more than 8 rises but the top landing of the stairway (or in the case of a ramp, the top landing of the ramp) is not more than 6 metres above the level of the adjoining ground; and
 - (i) all doors to the stairway or ramp from the building (other than a door opening on to the top landing of the stairway or ramp where the landing serves only one exit from the building) are self-closing and have a fire resistance for a period of not less than one-half hour; and
 - (ii) any part of the external wall of the building within 2 metres of the stairway or ramp has a fire resistance for a period of not less than one-half hour; and
 - (iii) any door or other opening in the external wall below the stairway or ramp or within 2 metres thereof has a fire resistance for a period of not less than one-half hour; and
 - (iv) the stairway or ramp does not serve a building of occupancy sub-group A4, not being a part of a building used solely as an office or as residential accommodation for staff.
- (12) For the purpose of paragraph (11)(b)(ii) or (iii) above any part of the external wall, including any door or other opening therein, shall be taken to be within 2 metres of the stairway or ramp if it is within a zone formed by a boundary which when—
 - (a) measured in elevation, forms a line measured 2 metres above and parallel to the pitch line of the stair and the upper surface of any landing and which meets lines drawn 2 metres from either side of the stair and which extend vertically to the adjoining ground; and
 - (b) measured on plan, extends a distance of 2 metres around the stairway measured at right angles to any balustrade or landing.

E11 Protection of stairways not forming part of an escape route and escalators

- (1) Subject to paragraph (5) below, every internal stairway to which the requirements for “other stairways” in Part S apply and every escalator shaft in a building shall be separated from the remainder of the building by a fire-resisting enclosure at and above the level of every floor other than the lowest floor.
- (2) Where the stairway or escalator does not pass through a compartment floor, any enclosure provided so as to comply with paragraph (1) above shall have a fire resistance for a period not less than that required by regulation D6 for the floor or floors penetrated by the stairway or escalator.
- (3) Where the stairway or escalator passes through a compartment floor any such enclosure shall—
 - (a) so far as situated below the level of the compartment floor, have a fire resistance for a period not less than that required by regulation D6

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for any floors penetrated by the stairway or escalator below the level of the compartment floor;

- (b) so far as situated above the level of the compartment floor, including any ceiling of the enclosure except where formed by a roof, be constructed of non-combustible materials and have a fire resistance for a period not less than that required by regulation D6 for a compartment floor.
- (4) Any door in such an enclosure shall be self-closing and shall have a fire resistance for a period not less than that required by regulation D6.
 - (5) Nothing in this regulation shall require the provision of such an enclosure where—
 - (a) the building is of occupancy group B, C, D or E; and
 - (b) (i) the stairway or escalator provides access only between storeys within a compartment or in an uncomparted building; or
 - (ii) the escalator provides access between not more than two compartments of a building, no access to any other compartment from either of these compartments being provided by means of any other unenclosed escalator, and the opening of the escalator shaft at the level of the compartment floor is protected by a shutter having a fire resistance for a period of not less than that required by regulation D6 and operated by a fusible link or other device activated by heat; and
 - (c) there are available from every storey served by the stairway or escalator at least two escape routes so situated on the perimeter of the storey that they can be reached from any part of the storey in a direction away from the stairway or escalator.

E12 Lobby approach stairways

- (1) Every escape stairway, not being a stairway in a building of occupancy sub-group A2, which serves a storey exceeding 18 metres in height above ground level shall be a lobby approach stairway.
- (2) The lobby approach stairway shall be so situated that access can be readily obtained to the foot of the stairway for fire-fighting purposes by way of an area of cleared ground provided so as to comply with regulation E20 or by way of an access provided so as to comply with regulation E21.
- (3) Any protected lobby giving access to a lobby approach stairway shall have a floor area of not less than 5.5 square metres.
- (4) If the protected lobby giving access to the lobby approach stairway is on a ground storey or on a storey above the ground storey it shall be provided with—
 - (a) an opening to the external air of not less than 1.5 square metres; or

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- (b) an openable window providing an opening of not less than 1.5 square metres and a permanent ventilator or ventilators having an area or aggregate cross-sectional area of not less than 0.7 per cent of the floor area of the lobby.
- (5) If the protected lobby is on a storey below a ground storey it shall be provided with a smoke extract–
 - (a) independent of any other such extract; and
 - (b) having a minimum cross-sectional area of 0.9 square metre; and
 - (c) which discharges direct to the open air at a point not less than 3 metres measured horizontally from any part of any escape route from the building.

E13 Construction of ramps

- (1) Any ramp forming part of an escape route shall be constructed in unbroken flights, each having a uniform slope not greater than 1 in 10.
- (2) The ramp shall be guarded on each side by a wall or a secure balustrade or railing extending in either case to a height of not less than 900 millimetres measured vertically from the upper surface of the ramp.
- (3) Between any two successive flights of the ramp there shall be a landing not less in length in the direction of travel and measured on the centre line of the ramp than–
 - (a) in the case of a building of occupancy sub-group A4, 2.1 metres;
 - (b) in the case of any other building, 1.2 metres.

E14 Doors in escape routes

- (1) Where–
 - (a) the occupant capacity of a room or storey exceeds–
 - (i) in the case of a building of occupancy group A, B or C, 50; or
 - (ii) in the case of a building of occupancy group D or E, 10; or
 - (b) there is provided any accommodation to which regulation E9 applies, every door across an escape route from that room or storey, or from any such accommodation, shall–
 - (i) except in the case of a classroom in a school, open in the direction of travel towards the open air;
 - (ii) if constructed to open both ways, have a transparent upper panel;
 - (iii) if it is necessary to secure the door against entry from outside the building when the building or a part thereof is in use, be capable of being readily opened from the inside, although so secured, so however that in the case of a building or part of a building of occupancy group C or occupancy sub-group B2 the

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means of securing shall be by devices which are clearly marked and indicated on the inside of the door and which will open to pressure from the inside:

Provided that nothing in sub-paragraph (i) of this paragraph shall prohibit the provision of a sliding door across an escape route in a building of occupancy group A, B, D or E to which the public have no access, where the door is clearly marked on both sides "SLIDE TO OPEN".

- (2) Every door opening on to an escape route—
 - (a) if it opens outwards into a circulation area, shall be so arranged as not to obstruct the circulation area when fully opened;
 - (b) if it opens on to a landing between flights of stairs, shall not when fully open diminish the effective width of the landing to less than the width of the stair nor at any angle of swing reduce the effective width of the landing either below 800 millimetres or the width of the stair, whichever is the greater.
- (3) No self-closing fire-resisting door forming part of a stairway enclosure shall be fitted with any device enabling it to remain in an open position other than an electro-magnetic or electro-mechanical device susceptible to smoke.

E15 Lighting of escape routes

- (1) This regulation shall not apply to—
 - (a) a house in occupancy sub-group A2 other than a flat or maisonette; or
 - (b) any building which comprises premises to which Part I of the Cinematograph (Safety) (Scotland) Regulations 1955(a) applies.
- (2) Every part of an escape route from—
 - (a) a room, not being a room in a flat or maisonette; or
 - (b) a flat or maisonette; or
 - (c) a storey,shall be provided with adequate means of lighting.
- (3) Subject to paragraph (4) below—
 - (a) where in any escape route any means of lighting is by electricity the current for such lighting shall be supplied by a protected circuit;
 - (b) where any stairway forms part of an escape route and the lighting in the stairway enclosure is by electricity the current for such lighting shall be supplied by a protected circuit, separate from any electrical circuit supplying lighting to any other part of the same escape route.

(a) S.I. 1955/1125.

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- (4) Nothing in paragraph (3) above shall require the provision of a protected circuit for the lighting of any escape route or stairway which is fitted with maintained lighting installed in accordance with British Standard 5266: Part 1: 1975.

E16 *Emergency lighting

- (1) Every part of a building specified in paragraph (2) below shall be provided with adequate means of emergency lighting to facilitate the means of escape from the building during any interruption of the general lighting system, to indicate clearly a route to a protected doorway and to allow safe movement to the exits from the building:
Provided that any reference in this regulation to a protected zone shall be taken to include a reference to an unenclosed external stairway permitted in terms of regulation E10(11), whether or not access thereto is gained from a protected zone.
- (2) For the purposes of paragraph (1) above the parts of a building to be provided with means of emergency lighting shall be those specified in column (2) of the Table to this regulation in relation to the occupancy groups or sub-groups specified in column (1) thereof.
- (3) Any requirement for means of emergency lighting to be provided in a protected zone shall include the provision of an illuminated exit sign in the unprotected zone above the protected doorway.
- (4) Where means of emergency lighting are provided so as to comply with this regulation the power source shall have a suitable capacity for its function.

Table to Regulation E16**Emergency lighting related to occupancy groups or sub-groups**

Occupancy group or sub-group (1)	Parts of a building requiring emergency lighting (2)
A3	1. Any room having an occupant capacity of 10 or more in a hostel for handicapped persons, and any corridor or protected zone serving such a room. 2. Any corridor or protected zone serving— (a) any storey required by regulation E6 or E7 to have not less than 2 escape routes, other than a storey in a building not more than 2 storeys in height and having a floor area of not more than 300 square metres; or (b) any storey of a residential school (other than a storey of a single-storey building) or of a hostel for the accommodation of school children.

E16**Table to Regulation E16—continued****Emergency lighting related to occupancy groups or sub-groups**

Occupancy group or sub-group (1)	Parts of a building requiring emergency lighting (2)
A4	<ol style="list-style-type: none"> 1. Any room having an occupant capacity of 10 or more and any corridor or protected zone serving such a room. 2. Any corridor or protected zone serving any storey required by regulation E6 or E7 to have not less than 2 escape routes.
B2	In shop premises, any corridor or protected zone serving any storey required by regulation E6 or E7 to have not less than 2 escape routes.
C	<p>Any corridor or protected zone serving—</p> <ol style="list-style-type: none"> (a) any storey required by regulation E6 or E7 to have not less than 2 escape routes; (b) any storey of a non-residential school in occupancy sub-group C2 other than a storey of a single-storey building.
D	Any corridor or protected zone serving any storey required by regulation E6 or E7 to have not less than 2 escape routes.
E2	Any corridor or protected zone serving any storey required by regulation E6 or E7 to have not less than 2 escape routes, other than a storey of a single-storey building having a floor area of not more than 500 square metres.
All occupancy groups	<ol style="list-style-type: none"> 1. Any corridor or protected zone in a building in which any storey is at a height of more than 18 metres above the level of the adjoining ground. 2. Any corridor or protected zone serving any room having an occupant capacity of more than 60 persons. 3. Any public area, corridor or protected zone serving any underground car park where less than 30 per cent of the perimeter of the car park is open to the external air. 4. Any basement storey required by regulation E6 or E7 to have not less than 2 escape routes and any corridor or protected zone serving such a storey. 5. Any part of a building to which regulation E9 applies (other than one where there is no human occupation or no human occupation other than intermittent occupation for the purposes of maintenance) and any corridor or protected zone serving such a part.

E17**E17 Surfaces of walls and ceilings**

- (1) Any provision in this regulation that an internal wall or ceiling surface be of a specified class shall be construed as a requirement that the surface shall comply with the description of that class as set out in column (2) of the Table to this paragraph subject to such conditions as are specified in column (3) thereof, the classes being in descending order of degree of resistance to the spread of flame—

Table to Regulation E17(1)

Class (1)	Description of Class (2)	Conditions (3)
0	<p>(1) The material of which the wall or ceiling is constructed shall be non-combustible throughout; or</p> <p>(2) the surface material (or if it is bonded throughout to a substrate, the surface material combined with the substrate) shall have a surface of Class 1 and, when tested in accordance with British Standard 476: Part 6: 1968 have an index of performance (I) not exceeding 12 and a sub-index (i_1) not exceeding 6</p>	<p>The face of any plastics material Type 1 shall only be regarded as a surface of Class 0 if—</p> <p>(a) the material is bonded throughout to a substrate which is not a plastics material and the material combined with the substrate satisfies the said indices of performance prescribed in paragraph (2) in column (2); or</p> <p>(b) the material satisfies the said indices of performance prescribed in paragraph (2) in column (2) and is used as the lining of a wall, so constructed that any wall surface which would be exposed if the lining were not present satisfies the said indices of performance and is not the face of a plastics material Type 1.</p>
1	The material of which the wall or ceiling	
2	is constructed shall comply with the tests	
3	as to the surface spread of flame set forth in relation to Classes 1, 2 and 3 in British Standard 476: Part 7: 1971.	

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- (2) Any part of a ceiling or soffit that slopes at an angle to the horizontal of 70 degrees or more shall for the purposes of this regulation be treated as if it were a wall.
- (3) Any reference in this regulation to—
 - (a) a wall or ceiling shall exclude doors, ceiling hatches, skirtings and other finishings;
 - (b) a surface of an internal wall or ceiling shall—
 - (i) include the underside of roof lights, lantern lights and translucent panels; and
 - (ii) exclude wallpapers and ceiling papers.
- (4) In every building in the occupancy group or sub-groups specified in column (1) of the Table to this regulation, unless otherwise required or provided for in columns (4) and (5) thereof, the surfaces of internal walls or ceilings of rooms and protected and unprotected zones of escape routes shall be of a class not lower than that set out in column (2)(a) (for walls) or (b) (for ceilings) and column (3) respectively thereof:

Provided that a ceiling may either have a surface of any class not lower than Class 3 to the extent permitted by regulation E18 or may consist of plastics materials to the extent permitted by regulation E19.
- (5) Notwithstanding the provisions of paragraph (4) above, where a percentage of the aggregate area of the internal wall surfaces of a room is of a class higher than that required by the said paragraph (4), an equal percentage of the area of the internal wall surfaces may be of the class next below that which is required under the said paragraph (4) for the internal wall surfaces as a whole, but in no case may the percentage be of a class lower than Class 3.

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Table to Regulation E17

Surfaces of walls and ceilings			Provisions allowing restricted surface areas to be of a lower class
Occupancy group or sub-group	Class of surface	Provisions applicable to specific buildings or parts of buildings	
(1)	Room	Protected and unprotected zones of escape routes (walls and ceilings)	(4)
	(2)	(3)	
	Walls (a)	Ceilings (b)	
Part I			
A1	1	3	(1) in a building in occupancy sub-groups A1, A2, A3 or A4— (a) an area of the aggregate surfaces of the internal walls of any room may be of a class not lower than Class 3 provided that such area does not exceed either 50 per cent of the floor area of the room or 20 square metres whichever is the less; or (b) 10 per cent of the aggregate area of the surfaces of the internal walls and ceiling of any room may be of a class not lower than Class 3;
A2	1	1	
A3	1	1	
A4	0	1	
Part II			
B1	3	3	(1) in a house in occupancy sub-group A1 containing a stairway the surfaces of internal walls and ceilings of the stairway and any passage or landing leading to or from it shall be of a class not lower than Class 1; (2) in a building in occupancy sub-groups A1, A2 or A3 the surfaces of internal walls and ceilings of any room, washroom and bathroom which does not exceed 4 square metres in floor area except those referred to in regulation E10(2) may be of a class not lower than Class 3;
B2	1	3	
C	1	1	
D	1	1	
E1	3	3	
E2	0	0	

- (3) in a building in the occupancy group and sub-groups referred to in Part II of column (1) hereof the surfaces of internal walls and ceiling of any kitchen shall, unless already required in terms of column (2) to be of a class not lower than Class 1 or Class 0, be of a class not lower than Class 1;
- (4) in a building in occupancy group D or sub-group C3 the surfaces of internal walls and ceiling in any room having an occupant capacity not exceeding 10 other than a kitchen may be of a class not lower than Class 3;
- (5) in a building solely housing livestock the surfaces of internal walls and ceiling in any room and in an unprotected zone of an escape route may be of a class not lower than Class 3
- (2) in a building in the occupancy group and sub-groups referred to in Part II of column (1) hereof, other than a building in occupancy sub-group E2, 15 per cent of the aggregate area of the surfaces of the internal walls of an unprotected zone of an escape route may be of a class not lower than Class 1;
- (3) in any room in a building in occupancy group D or sub-group C3 having an occupant capacity exceeding 10, 15 per cent of the aggregate area of the surfaces of the internal walls and ceiling may be of a class not lower than Class 3.
-

E18**E18 Roof lights**

- (1) This regulation shall apply to any ceiling containing a panel or roof light intended for the purpose of admitting daylight, other than a panel consisting of plastics materials to which regulation E19 applies.
- (2) Nothing in regulation E17 shall prevent any part of the surface of a ceiling being of a class not lower than Class 3 if that part of the surface is the face of a layer of material the outer face of which is exposed to the external air and—
 - (a) (i) the area of the part does not exceed 5 square metres; and
 - (ii) in the case of a building of occupancy group D or E, the distance between the part and any other part is not less than 1.8 metres and that part and all other such parts are evenly distributed over the whole area of the ceiling and together have a maximum area which does not exceed 20 per cent of the floor area of the room; and
 - (iii) in the case of a building of occupancy group A, B or C, the distance between the part and any other such part is not less than 2.8 metres if each part is a roof light which complies with the requirements of paragraph (3) below or 3.5 metres in any other case; or
 - (b) the ceiling is that of a balcony, verandah, carport, covered way or loading bay which has at least one of its longer sides wholly and permanently open; or
 - (c) the ceiling is that of a garage, conservatory or outbuilding which has a floor area not exceeding 40 square metres.
- (3) For the purposes of paragraph (2)(a)(iii) above—
 - (a) the roof light shall be so designed and installed that every part of the internal surface of the light-transmitting material is above the general plane of the ceiling by not less than one-quarter of the greatest dimension of that material (or, where the material is in the form of a rectangle, of the length of the longest side) when measured internally on plan; and
 - (b) any exposed internal surface (other than the frame of the roof light) between the light-transmitting material and the general plane of the ceiling is of a class not lower than that required for the surface of the ceiling by regulation E17.
- (4) Subject to regulation E17(4) the remainder of the ceiling in which a panel or roof light to which this regulation applies is installed shall be of a class not lower than Class 1.
- (5) In this regulation—

LAYER OF MATERIAL includes multi-skinned materials bonded together;

ROOF LIGHT includes any dome light, lantern light, sky light or other component intended to admit daylight.

E19**E19 Ceilings of plastics materials**

Nothing in regulation E17 shall prevent any part of a ceiling consisting of one or more panels of plastics materials where—

- (a) the ceiling is the ceiling of a room or of any other part of a storey not being a protected zone; and
- (b) the thicknesses and dimensions of the panels do not exceed the figures specified in columns (2) to (4) of the Table to this regulation in relation to the types of material specified in column (1) thereof and the total area of plastics material conforms to the limitations specified in column (5) of the Table where the conditions specified in column (6) thereof are met.

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Table to Regulation E19

Ceilings of plastics materials

Type of material as defined in Table 2 to regulation E2	(1) Maximum nominal thickness of panel or aggregate thickness if panel consists of two or more membranes (millimetres)	(2) Maximum area of panel (square metres)	(3) Maximum length of panel (metres)	(4) Limitation of area of plastics material	(5) Conditions
2	3	4 in rooms†	5	The area of plastics material on the ceiling does not exceed— (a) 30 per cent of the floor area of a room† in a building of occupancy group A or C; or (b) 50 per cent of the floor area of a room† in a building of occupancy group B, D or E; or (c) 15 per cent of the floor area of unprotected zones of escape routes	(6) (a) Every panel is loosely mounted in such a way that it will fall out of its mountings when softened by heat. (b) The upper and lower surfaces of any part of a ceiling which is not formed by a panel of plastics material and the surfaces of all other parts of the structure which enclose the space over the ceiling are of a class not lower than Class 1.

3	—	—	No limit	The face of the sheeting which is not the surface of the ceiling is exposed to the external air.
4 and 5	1	4	The area of plastics material does not exceed 20 per cent of the ceiling area of a room† in a building of occupancy group C where the occupant capacity of the room is more than 50	The upper and lower surfaces of any part of a ceiling which is not formed by a panel of plastics material and the surfaces of all other parts of the structure which enclose the space over the ceiling are of a class not lower than Class 1.

†In this table ROOM includes a washroom, WC or bathroom.

E20**E20 Construction of and access to windows**

- (1) Subject to paragraph (5) below, in a building of occupancy sub-group A2 or A3 there shall be provided in an external wall of any upper storey which is at a height of not more than 11 metres or four storeys, whichever is the less, above ground level and from which there is available only one escape route, windows so positioned and so constructed as to comply with paragraphs (2) to (4) below, and where the height of the storey is more than 4.5 metres or two storeys, whichever is the less, above ground level there shall be available in front of each such window an area of cleared ground so as to comply with paragraphs (6) to (8) below.
- (2) In each such storey there shall be—
 - (a) if the storey contains more than one flat, one such window in each flat;
 - (b) if the storey is in a building of occupancy sub-group A3 and contains more than one bedroom, one such window in each bedroom;
 - (c) in any other case, one such window:Provided that in the case of sub-paragraphs (a) or (c) above no such window shall be situated in a kitchen or stairway.
- (3) Each window shall be so constructed as to be capable of providing a readily accessible opening—
 - (a) the bottom of which is not more than 1.1 metres from the floor of the storey;
 - (b) which measures when the window is open not less than 850 millimetres in height by 500 millimetres in width.
- (4) Where the window is a dormer window it shall be so situated that the distance from the eaves of the roof to the vertical plane of the window, measured along the plane of the roof, is not greater than 1.5 metres.
- (5) Nothing in this regulation shall prevent the window giving direct access to a balcony, flat roof or similar area.
- (6) Each area of cleared ground referred to in paragraph (1) above shall be so positioned that between it and the wall of the building containing the window there are no overhead wires or other obstructions, and shall—
 - (a) if not itself a public road or footpath, have a surface capable of providing safe support for a ladder;
 - (b) be not less than 2 metres by 2 metres in extent and so situated that the centre line of the area, parallel to the wall containing the window, is at a distance from the wall equal to one-third of the vertical height of the sill of the window above the area;
 - (c) be accessible from a public road by a footpath, private road, or similar accessway having a width of not less than 1.5 metres and suitable for the carriage along it of a fire service ladder.

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- (7) Where the window gives access to a place of the description specified in paragraph (5) above the cleared area shall be situated in relation thereto as if that place were the window.
- (8) For the purpose of paragraph (6)(b) above, where the cleared area is provided in relation to windows situated on more than one storey of a building the distance of the centre line of the area from the wall of the building shall be taken to be the mean of the distances calculated in relation to each of the windows in the manner specified in paragraph (6)(b) above.
- (9) In this regulation any reference to an external wall includes a roof structure having a pitch of 70 degrees or more.

E21 Access to buildings for fire-fighting purposes

- (1) This regulation shall apply to every building of occupancy sub-group A3 (not being a building to which regulation E20 applies) or A4 or occupancy group B, C, D or E, and in so far as it relates to access for a pumping appliance, to any building provided with dry rising mains.
- (2) Subject to paragraph (3) below, every building to which this regulation applies shall be provided with suitable access for fire-fighting purposes by means of a public highway, private road, footpath or other route having a sufficient width, clearance, height and turning circle for fire-fighting vehicles and suitably positioned in relation to the external wall of the building for the use of fire-fighting appliances, having regard to—
 - (a) the size of the building;
 - (b) the height of the building above ground level;
 - (c) the occupant capacity of the building;
 - (d) the nature of the business carried on in the building; and
 - (e) the availability of wet or dry rising mains affixed to the building.
- (3) Nothing in paragraph (2) above shall apply to a building in relation to which access for fire-fighting purposes is provided in accordance with the provisions of Schedule 10.

E22 *Provision of fire mains

- (1) There shall be affixed to a building the floor of any storey of which is at a height—
 - (a) (i) in a building of occupancy sub-group A2, exceeding 11 metres but not exceeding 60 metres; or
 - (ii) in a building of any other occupancy group or sub-group, exceeding 18 metres but not exceeding 60 metres,wet or dry rising fire mains;

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- (b) in a building of any occupancy group, exceeding 60 metres, wet rising fire mains,
which fire mains shall be provided with suitable fittings and with such outlets and other connections for appliances of the fire service as comply with paragraphs (5) to (7) below.
- (2) The number and disposition of the fire mains provided in accordance with paragraph (1) above shall be such that one main is provided for every 900 square metres or part thereof of the floor area of each storey of the building other than the ground storey.
- (3) A suitably located hydrant complying with the requirements of regulation E23 shall be provided for the purpose of charging a dry rising main.
- (4) Every wet rising main shall—
- (a) have an adequate internal diameter for its purpose and shall be equipped with the necessary equipment for its function including pumping sources and standby power sources which shall be capable of providing the water pressures required; and
 - (b) be suitably protected from the effect of frost.
- (5) The outlets provided in accordance with paragraph (1) above shall be so situated and of such a number that no point on any storey of the building is distant from the outlet by more than—
- (a) 60 metres, measured along a route suitable for a hose, including any distance in that route up or down a stairway; and
 - (b) one storey in height.
- (6) Each outlet provided in accordance with paragraph (1) above shall be located in one of the following places:—
- (a) on an open access balcony; or
 - (b) within the protected zone of an escape route.
- (7) If there is fitted in the building a fire lift which complies with regulation E24 no outlet on any storey shall be more than 4.5 metres distant from the entrance to the fire lift on that storey.
- (8) Every inlet to a dry rising main shall be so sited that—
- (a) access for a pumping appliance can be obtained in accordance with regulation E21 or Schedule 10 and is within 18 metres of, and within sight of, an inlet; and
 - (b) it is not more than 12.5 metres measured horizontally from any vertical part of the main.
- (9) Any part of a fire main which is not within a protected zone of an escape route shall be enclosed within a duct enclosure which—
- (a) with its junction with any wall or floor has a fire resistance for a period not less than that required by Part D; and

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- (b) is imperforate except for any opening for access which is fitted with a cover having a fire resistance for a period not less than that so required.

E23 *Provision of ground hydrants

- (1) Subject to paragraph (4) below, where the floor area of any storey in a building or compartment exceeds—
- (a) in the case of a building of occupancy group E or a compartment of such a building, 230 square metres; or
 - (b) in the case of any other building or compartment, 900 square metres, there shall be provided outside the said building or the building containing the compartment, as the case may be, suitable ground hydrants complying with paragraph (2) below:
- Provided that where a suitable and sufficient supply of piped water is not available, nothing in this paragraph shall require the provision of ground hydrants where an alternative source of supply is provided in compliance with paragraph (5) below.
- (2) Subject to paragraphs (3) and (4) below, ground hydrants provided in accordance with paragraph (1) above shall—
- (a) be situated at a suitable distance from the perimeter of the building measured along a route which is both external to the building and suitable for a hose; and
 - (b) be situated within land in the same occupation as the building; and
 - (c) be attached to a water service pipe of not less than 100 millimetres in diameter.
- (3) Nothing in paragraph (2)(a) above shall apply in relation to ground hydrants which are situated not more than 70 metres from any entry to the building and not more than 150 metres apart.
- (4) Nothing in this regulation shall prevent—
- (a) any ground hydrant being situated within the building if—
 - (i) the part of the building in which the hydrant is situated is separated from the remainder of the building by compartment walls or separating walls; and
 - (ii) the hydrant is at a distance of not more than 4.5 metres from the entrance to the building and is visible from the entrance; and
 - (iii) there is attached to the building at that entrance a notice indicating the presence of the hydrant;
 - (b) any external ground hydrant being common to more than one building;

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- (c) the acceptance for the purpose of this regulation of any hydrant provided under the Fire Services Act 1947(a) or attached to a water main vested in a local authority where paragraph (2)(a) or (3) above is complied with.
- (5) For the purpose of the proviso to paragraph (1) above, an alternative source of supply may comprise–
 - (a) a suitably located and charged static water tank of adequate size having, where necessary, appropriate outlet valves; or
 - (b) a suitable water source acceptable for fire-fighting purposes, including a spring, river, canal, pond or loch, to which access and space is provided for a pumping appliance.

E24 *Fire lifts

- (1) In every building any storey of which is at a height of more than 18 metres above ground level there shall be provided, in respect of every storey, at least one lift serving that storey and complying with the following provisions of this regulation:
Provided that nothing in this regulation shall apply in respect of–
 - (i) a storey in a building of occupancy sub-group A2 in which there is no entrance to any flat or maisonette; or
 - (ii) the top-most storey of a building–
 - (A) on which there is a fire mains outlet provided so as to comply with regulation E22; and
 - (B) to which there is access by a stair serving also the storey below that storey; and
 - (C) if the lift serving the floor next below that storey is distant from a door in the stairway enclosure of that stair by a horizontal distance of not more than 4.5 metres.
- (2) The lift shall be provided with a suitable electrical supply.
- (3) The lift shall be capable of–
 - (a) carrying a load of not less than 630 kilograms; and
 - (b) such a speed that it will complete its full travel range in not more than 1 minute.
- (4) The lift car of the lift shall have an internal area of not less than 1.4 square metres and shall be fitted with power-operated doors giving a minimum clear opening width of 800 millimetres.

(a) 1947 c. 41.

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- (5) The lift shall be fitted with a suitable fire switch control system incorporating–
- (a) a device which will enable firemen to take control of the lift without interference from landing call points; and
 - (b) a fire switch positioned at the landing call station at ground floor level and housed in a glass-fronted lock-fast recessed box clearly marked “FIRE SERVICE”; and
 - (c) an arrangement to enable the lift doors to remain open while the lift car is at a floor when under fire control.
- (6) The entrance to the lift on each storey served by the lift shall be–
- (a) in an open access balcony; or
 - (b) within any stairway enclosure provided so as to comply with regulation E10; or
 - (c) in a protected lobby.

E25 Special provisions for flats and maisonettes

- (1) This regulation shall apply to every building in occupancy sub-group A2 containing flats or maisonettes other than–
- (a) a building containing flats and not more than two storeys in height;
 - (b) a flat or maisonette on the ground storey of a building which is not entered from any common access to the building.

- (2) In this regulation–

ALTERNATIVE ESCAPE ROUTE means a route from any point within a flat or maisonette other than through the main entrance door thereof and includes–

- (a) in the case of a room, a route by way of a door in an external wall of the room;
- (b) in the case of a storey of the flat or maisonette, a route by way of a door in an external wall of the storey,

leading directly to the outside of the flat or maisonette, and giving access to a route by way of a balcony, circulation area or flat roof which permits the occupants to reach an escape route from the storey, or one of the storeys, containing the flat or maisonette or an escape route from a storey below any such storey;

AUTOMATIC VENTILATOR means a ventilator operated by smoke detectors and fitted with a manual override control;

INDEPENDENT ALTERNATIVE ESCAPE ROUTE means an alternative escape route no part of which also forms the escape route between the main entrance door of the flat or maisonette and the escape route from the storey, or one of the storeys, containing the flat or maisonette;

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PRIVATE ENTRANCE HALL (except in a maisonette of open-plan design) includes any circulation area at the head or foot of an internal private stairway; so however that where an internal stairway of a maisonette is enclosed in accordance with Table 2 to this regulation and the entrance door is below the level of the rooms of the maisonette only the upper circulation area shall be taken to form part of the private entrance hall;

SUBSIDIARY ACCESS STAIRWAY means an access stairway as defined by regulation A5(1), which—

- (a) provides entry from an open access balcony and gives access to the entrance door of a flat or maisonette either above or below the level of the floor of the open access balcony; and
- (b) has no enclosure between it and the level of the open access balcony; and
- (c) is ventilated to the external air by a permanent ventilator having a cross-sectional area of not less than 1.0 square metre;

TRAVEL DISTANCE has the meaning assigned to that expression by regulation E7(3);

VENTILATED LOBBY means a lobby adjoining an external wall, being either a common or private lobby, which is provided with either openable or automatic ventilation.

- (3) Except where otherwise provided in Tables 1 and 2 to this regulation every living room, bedroom and internal stairway in a flat or maisonette shall give direct access to a private entrance hall.
- (4) From every flat or maisonette to which this regulation applies there shall be available such number of escape routes, and from and within every such flat or maisonette such number of alternative escape routes, as are specified in column (3) of Table 1 or 2 to this regulation in relation to the type of layout and relevant conditions specified in columns (1) and (2) of these Tables respectively.
- (5) No main entrance door or other entrance door of any flat or maisonette shall open directly on to any landing or circulation area forming part of a protected zone:
Provided that nothing in this paragraph shall prevent the main entrance door of a flat forming part of a block consisting only of flats from opening directly to a stairway enclosure where—
 - (a) the floor level of none of the flats is more than 11 metres or the height of four storeys, whichever is the less, above the level of the adjoining ground; and
 - (b) the number of flats in each storey is not more than four; and
 - (c) the aggregate net floor area of the flats above the first storey does not exceed 380 square metres.

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- (6) From every storey containing a main entrance door of a flat or maisonette there shall be available—
- (a) the number of escape routes shown in column (2) of the Table to this paragraph having regard to the occupant capacity specified in column (1);
 - (b) save in a case falling within paragraph (5) above, such number of escape routes so situated that the travel distance from the main entrance door of any flat or maisonette is not more than the distance, if any, specified in column (3) or (4) of Table 3 to this regulation in relation to the available directions of travel from the said door and the type of layout and relevant conditions specified in columns (1) and (2) of that table respectively.

Table to Regulation E25(6)**Minimum number of escape routes related to occupant capacity of flats or maisonettes**

Occupant capacity (1)	Number of escape routes (2)
1-60	1
61-600	2
over 600	3

- (7) From any point on a storey containing flats or maisonettes, other than a point within or at the main entrance door of a flat or maisonette, there shall be at least one escape route, and from any such point the travel distance shall be not more than 40 metres if there are two directions of travel available from that point and 15 metres if there is only one direction of travel available from that point.
- (8) Subject to regulation D6 and Tables 1 and 2 to this regulation, every internal wall of a private entrance hall of a flat or maisonette, other than a wall separating the hall from any bathroom or watercloset, shall have a fire resistance for a period of not less than one-half hour:
- Provided that in any flat in which the floor level of the rooms is not more than 11 metres or the height of four storeys, whichever is the less, above the level of the adjoining ground this paragraph shall apply only to an internal wall separating the living room or kitchen from the remainder of the flat.
- (9) (a) Every main entrance door of a flat or maisonette; and
 (b) every door in an internal wall to which paragraph (8) above applies, other than the door of a bathroom or watercloset,
 shall be a self-closing fire-resisting door:
- Provided that nothing in this paragraph shall require the door of a cupboard to be a self-closing door.

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- (10) Subject to regulation D6, where an alternative escape route within a flat or maisonette includes a stairway the enclosure of the stairway shall have a fire resistance for a period of not less than one-half hour.
- (11) Where part of an escape route or alternative escape route is provided by way of an open balcony or corridor, and escape is possible in one direction only, any window or door in the wall of a flat or maisonette on either side of the route shall not be glazed below a height of 1.1 metres above the level of the floor of the route.
- (12) Within a flat or a maisonette an alternative escape route from a room may form the alternative escape route from any other room if both rooms are on the same storey and either—
- (a) a door is provided in the common wall between the rooms requiring alternative escape routes and the door opens against the direction of travel; or
 - (b) the shortest distance between the doors of the rooms requiring alternative escape routes does not exceed 1.5 metres.
- (13) Where any room or storey in a flat or maisonette is provided with a system of warm air central heating—
- (a) every opening which serves to circulate air between a room and any other part of the flat or maisonette shall be so positioned that the top of the opening is not more than 450 millimetres above the floor of the room; and
 - (b) the room or other part of the flat or maisonette shall be fitted with a thermostat at a height of not less than 1.5 metres above floor level which will serve to halt the circulation of warm air through the opening when the temperature within the room reaches 27 degrees Celsius:
- Provided that where warm air central heating is also supplied to the private entrance hall and stairway—
- (i) there shall be no such opening between the private entrance hall or stairway and any room served by the heating system;
 - (ii) the supply to the private entrance hall and stairway shall be ducted separately from that serving the remainder of the flat or maisonette; and
 - (iii) the warm air heating appliance shall switch off automatically when the temperature within any room reaches 27 degrees Celsius.
- (14) Any ventilated lobby shall provide either openable or automatic ventilation of not less than 1.5 square metres in area.
- (15) Where automatic ventilators are provided in a corridor or lobby they shall be activated by smoke detectors affixed to the ceiling of the corridor or lobby so that—

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- (a) the distance between the detectors is not more than 20 metres from centre to centre; and
 - (b) the detectors are not less than 500 millimetres from any side of the corridor or lobby; and
 - (c) the detector-sensing element is not less than 35 millimetres and not more than 300 millimetres from the soffit of the ceiling; and
 - (d) a detector is situated within 5 metres of any change of direction in the corridor or lobby exceeding 45 degrees.
- (16) For the purpose of paragraph (15) above any part of a corridor or lobby divided from any other part by a beam or other obstruction projecting more than 600 millimetres below the soffit of the ceiling shall be deemed to be a separate corridor or lobby.

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Table 1 to Regulation E25

Internal layout (1)	Conditions (2)	Number of escape routes and alternative escape routes (3)
1. All rooms on the same floor as the main entrance door and entered from a private entrance hall	<p>1. The distance to be covered from the door of the furthest bedroom to the main entrance door does not exceed 7.5 metres</p> <p>2. (a) The floor level of the rooms is not more than 11 metres or the height of four storeys, whichever is the less, above the level of the adjoining ground; and</p> <p>(b) the distance to be covered from any point in the flat to the main entrance door does not exceed 15 metres</p>	1 escape route.
2. All rooms on the same floor as the main entrance door but not all entered from a private entrance hall	<p>3. Any other case</p> <p>1. (a) The flat is a single-person flat the apartments of which consist of either a bed-sitting room or a separate bedroom and living accommodation; and</p> <p>(b) the floor level of the rooms is not more than 11 metres or the height of four storeys, whichever is the less, above the level of the adjoining ground</p>	1 escape route, plus an alternative escape route from every bedroom the door of which is more than 7.5 metres from the entrance door.

- | | |
|---|---|
| <p>2. (a) The rooms not opening from the private entrance hall open from an inner lobby, the walls of which (other than a wall between the lobby and a bathroom or watercloset) have a fire resistance for a period of not less than one-half hour and are fitted with self-closing doors having a similar fire resistance; and</p> <p>(b) the internal partition walls between the living accommodation (including kitchens) and any bedroom have a fire resistance for a period of not less than one-half hour</p> | <p>1 escape route, plus an alternative escape route from each bedroom not opening from the private entrance hall.</p> |
| <p>3. All rooms on the floor above the main entrance door and (except for kitchens in the cases described in conditions 1 and 2 in column (2)) entered from a private entrance hall</p> <p>1. (a) The distance to be covered from the door of the furthest bedroom to the head of the internal stairway to the main entrance door does not exceed 7.5 metres; and</p> <p>(b) the private entrance hall does not give direct access to the kitchen; and</p> <p>(c) the private entrance hall does not contain built-in cupboards at the lower level</p> <p>2. (a) The floor level of the rooms is not more than 11 metres or the height of four storeys, whichever is the less, above the level of the adjoining ground; and</p> <p>(b) the distance to be covered from any point in the flat to the top of the internal stairway does not exceed 15 metres; and</p> <p>(c) the private entrance hall does not give direct access to the kitchen</p> | <p>1 escape route.</p> <p>1 escape route.</p> |

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Table 1 to Regulation E25 — continued

Flats		
Internal layout (1)	Conditions (2)	Number of escape routes and alternative escape routes (3)
3.—continued	3. Any other case	1 escape route, plus an alternative escape route from every bedroom the door of which is more than 7.5 metres from the top of the internal stairway.
4. All rooms on the floor below the main entrance door and (except for kitchens in the cases described in conditions 1 and 2 in column (2)) entered from a private entrance hall	<p>1. (a) The floor level of the rooms is not more than 11 metres or the height of four storeys, whichever is the less, above the level of the adjoining ground; and</p> <p>(b) the internal stairway is enclosed at its foot by a wall or screen having a fire resistance for a period of not less than one-half hour and fitted with a self-closing door having a similar fire resistance; and</p> <p>(c) the distance to be covered from the door of any bedroom to the screen in (b) above does not exceed 7.5 metres; and</p> <p>(d) the private entrance hall does not give direct access to a kitchen; and</p> <p>(e) no built-in cupboards are situated at the upper level of the private entrance hall</p> <p>2. Any other case</p>	1 escape route.
		1 escape route, plus an alternative escape route from each bedroom.

Table 2 to Regulation E25

Maisonettes		
Internal layout (1)	Conditions (2)	Number of escape routes and alternative escape routes (3)
1. Bedrooms on storey above living rooms and kitchens		
A. The entrance door is at living room level	The internal stairway is separated from the upper circulation area by a wall or screen having a fire resistance for a period of not less than one-half hour and fitted with a self-closing door having a similar fire resistance	1 escape route, plus an alternative escape route* from the upper storey.
B. The entrance door is at bedroom level	The internal stairway is separated at the bedroom level from the private entrance hall by a wall or screen having a fire resistance for a period of not less than one-half hour and fitted with a self-closing door having a similar fire resistance	1 escape route, plus an alternative escape route* from the lower storey.
2. Bedrooms on storey below living rooms and kitchens		
A. The entrance door is at living room level	The internal stairway is separated from the lower circulation area by a wall or screen having a fire resistance for a period of not less than one-half hour and fitted with a self-closing door having a similar fire resistance	1 escape route, plus an alternative escape route* from the lower storey.

E25

Table 2 to Regulation E25 – continued

Maisonnettes	Conditions	Number of escape routes and alternative escape routes
Internal layout (1)	(2)	(3)
2.—continued B. The entrance door is at bedroom level	The distance to be covered from the door of the furthest bedroom to the main entrance door does not exceed 7.5 metres	1 escape route, plus an alternative escape route* from the upper storey.
3. Cross-over maisonnettes	The living areas and bedroom areas are separated from each other across the circulation areas by self-closing doors having a fire resistance for a period of not less than one-half hour	1 escape route, plus an alternative escape route* from the other storey.
4. Open plan maisonnettes	Bedroom areas are separated from the rest of the maisonnette by walls having a fire resistance for a period of not less than one-half hour and fitted with self-closing doors having a similar fire resistance	1 escape route, plus an alternative escape route* from each bedroom.
5. Two-storey maisonnette above flat on the ground storey	(a) The internal stairway is contained within an enclosure, the walls, floor and ceiling of which have a fire resistance for a period of not less than one-half hour; and (b) either— (i) the rooms give access directly to the enclosure; or (ii) every landing within the enclosure is separated from the remainder of the storey of which it forms part by a door and, where appropriate, a screen; and	1 escape route.

- (c) any door in the enclosure (other than the door of a cupboard, bathroom or watercloset) is self-closing and (other than the door of a bathroom or water-closet) has, together with any screen in the enclosure, a fire resistance for a period of not less than one-half hour; and
- (d) the ceiling and, where appropriate, the floor of any cupboard within the enclosure has a fire resistance for a period of not less than one-half hour

* The requirement to provide an alternative escape route shall not apply where the height of any floor does not exceed 11 metres or the height of four storeys, whichever is the less, above the adjoining ground, and the distance to be covered from any point within the maisonette to the main entrance door does not exceed 15 metres.

E25

Table 3 to Regulation E25

Storeys containing flats or maisonnettes

Storey layout	Conditions	Maximum travel distance from main entrance door according to available directions of travel	
		One direction (3)	Two directions (4)
(1)	(2)		
1. Flats and maisonnettes entered from a corridor where an independent alternative escape route is not provided from each flat or maisonnette			
A. Where the layout of the block is designed to secure smoke containment	1. Every main entrance door opens into a corridor, which is ventilated to the external air to the standard required for a ventilated lobby, and is not more than 4.5 metres from a door in an escape stairway or from a self-closing door fitted with a closing device other than a rising butt hinge and set where appropriate in a screen, each having a fire resistance for a period of not less than one-half hour and fitted across the corridor between the main entrance door and the escape stairway	15 metres	30 metres.

<p>2. Every main entrance door opens into a corridor and is not more than 4.5 metres from a self-closing door fitted with a closing device other than a rising butt hinge and set where appropriate in a screen, each having a fire resistance for a period of not less than one-half hour and fitted across the corridor so as to separate it from a ventilated lobby which gives direct access to an escape stairway, but to no other part of the building</p>	15 metres	30 metres.
<p>3. Every main entrance door opens into a ventilated lobby and is not more than 4.5 metres from a self-closing door fitted with a closing device other than a rising butt hinge and set where appropriate in a screen, each having a fire resistance for a period of not less than one-half hour and separating the lobby from a corridor which gives direct access to an escape stairway</p>	15 metres	30 metres.
<p>B. Where the layout of the block is designed to secure smoke dispersal</p>	15 metres	40 metres.
<p>(a) Every main entrance door opens into a ventilated corridor which is ventilated at either end directly to the external air and at intervals of not more than 60 metres to the standard required for a ventilated lobby; and</p> <p>(b) all refuse chutes are contained in separate rooms off the ventilated corridor which are separated from the corridor by self-closing doors, having a fire resistance for a period of not less than one-half hour</p>	15 metres	40 metres.

E25

Table 3 to Regulation E25 – continued	
Storeys containing flats or maisonnettes	
Storey layout	Conditions
	Maximum travel distance from main entrance door according to available directions of travel
(1)	One direction (3) Two directions (4)
2. Flats and maisonnettes entered from a corridor where each flat or maisonnette has an independent alternative escape route	Every main entrance door opens into a ventilated corridor which is provided with 1.5 square metres of openable ventilation 40 metres No requirement.
3. Flats and maisonnettes having an open access balcony approach	(a) The main entrance door of every flat or maisonnette opens directly off the open access balcony; and (b) where no alternative escape route is provided from the flat or maisonnette, no glazing is below a level of 1.1 metres above the top surface of the access 40 metres No requirement.

4. As in 3. but flats entered from a subsidiary stairway from the main open access balcony	1. Each flat has an alternative escape route	40 metres	No requirement.
2. (a) The subsidiary stairway does not extend more than one storey above or one storey below the main open access balcony; and (b) the number of flats entered from the subsidiary stairway does not exceed the following— top storey – three, access deck storey – none, bottom storey – three; and (c) the main entrance door of any flat entered from the subsidiary stairway is not more than 5 metres from the head or foot of that stairway		40 metres	No requirement.

E26**E26 Special provisions for houses of more than two storeys other than maisonettes**

- (1) This regulation shall apply to every house of more than two storeys in occupancy sub-group A2 not being a maisonette.
- (2) Every house to which this regulation applies shall be provided with the number of escape routes and alternative escape routes specified in column (2) of the Table to this regulation in relation to the type of layout specified in column (1) thereof.
- (3) Where in any house to which this regulation applies there is provided a system of warm air central heating which serves a room—
 - (a) every opening which serves to circulate air between the room and any other part of the house shall be so positioned that the top of the opening is not more than 450 millimetres above the floor of the room; and
 - (b) the room or other part of the house shall be fitted with a thermostat at a height of not less than 1.5 metres above floor level which will serve to halt the circulation of warm air through the opening when the temperature within the room reaches 27 degrees Celsius:

Provided that where warm air central heating is also supplied to the stairway—

- (i) there shall be no such opening between the stairway and any room served by the heating system, other than through the heater; and
 - (ii) the supply to the stairway shall be ducted separately from that serving the remainder of the house; and
 - (iii) the warm air heating appliance shall switch off automatically when the temperature within any room reaches 27 degrees Celsius.
- (4) In this regulation, **ALTERNATIVE ESCAPE ROUTE** means a route from any point within a bedroom of the house other than through the main entrance door of the house and includes a route by way of a door which gives access to a route by way of a balcony, circulation area or flat roof by which a person can reach a place of safety.

Table to Regulation E26

Houses of more than two storeys other than maisonnettes

Layout (1)	Number of escape routes and alternative escape routes (2)
<p>1. The house contains 3 storeys above ground level and—</p> <p>(a) the internal stairway serving the upper storeys is contained within an enclosure the walls, floor and ceiling of which have a fire resistance for a period of not less than one-half hour; and</p> <p>(b) either—</p> <p>(i) the rooms give access directly to the enclosure; or</p> <p>(ii) every landing within the enclosure is separated from the remainder of the storey of which it forms part by a door and, where appropriate, a screen; and</p> <p>(c) any door in the enclosure (other than the door of a cupboard, bathroom or water-closet) is self-closing and (other than the door of a bathroom or water-closet) has, together with any screen in the enclosure, a fire resistance for a period of not less than one-half hour; and</p> <p>(d) the ceiling and, where appropriate, the floor of any cupboard within the enclosure has a fire resistance for a period of not less than one-half hour; and</p> <p>(e) where the internal stairway also serves a basement storey, the basement storey is separated from the remainder of the stairway by a self-closing door having a fire resistance for a period of not less than one-half hour and, where appropriate, by a screen having a similar fire resistance</p>	<p>1 escape route.</p>
<p>2. The house contains 3 storeys above ground level and is designed other than in accordance with head 1. above</p>	<p>1 escape route, plus an alternative escape route from all bedrooms on upper storeys.</p>
<p>3. The house contains more than 3 storeys above ground level</p>	

PART F

Chimneys, flues, hearths and the installation of heat-producing appliances

SECTION 1 – APPLICATION AND INTERPRETATION

F1 Application of Part F

- (1) Regulations F3 to F21 shall apply to, or in relation to—
 - (a) any appliance—
 - (i) designed to burn solid fuel and having an output rating not exceeding 44 kilowatts; or
 - (ii) comprising a log-effect or other solid fuel-effect gas appliance having a space-heating efficiency less than that required by clause 25 of British Standard 1250: Part 4: 1965 and producing an unlimited mixture of air and combustion products into the flue; or
 - (iii) comprising an incinerator having a combustion chamber capacity exceeding 0.03 cubic metre but not exceeding 0.08 cubic metre, or, as the case may be;
 - (b) any chimney, flue-pipe or hearth used in conjunction with such an appliance.
- (2) Regulations F22 to F25 shall apply to—
 - (a) any appliance designed to burn oil and having an output rating not exceeding 44 kilowatts, or, as the case may be;
 - (b) any chimney, flue-pipe or hearth used in conjunction with such an appliance:

Provided that—

 - (i) regulation F22 shall not apply to such an oil-burning appliance which is installed so as to comply with the provisions of regulations F14, F16, F17 and F19 as these provisions apply in relation to a solid fuel appliance; and
 - (ii) regulation F24 shall not apply to any chimney or flue-pipe used in conjunction with such an oil-burning appliance where that chimney or flue-pipe complies with the provisions of regulation F4 and regulations F6 to F13 as these provisions apply to a chimney or flue-pipe used in conjunction with a solid fuel appliance or is a factory-made insulated chimney constructed and installed in accordance with regulation F21.

F1–F2

- (3) Regulations F26 to F34 shall apply to—
- (a) any appliance—
 - (i) designed to burn only gaseous fuel and having an input rating not exceeding 60 kilowatts, other than an appliance described in paragraph (1)(a)(ii) above; or
 - (ii) comprising an incinerator having a combustion chamber capacity not exceeding 0.03 cubic metre, or, as the case may be;
 - (b) any chimney, flue-pipe or hearth used in conjunction with such an appliance.
- (4) The provisions of regulations F5, F10 and F20 shall not be subject to specification in a notice served under section 11 of the Act (which enables local authorities to require existing buildings to conform to these regulations).
- (5) The provisions of regulations F6(1)(b), F7(b), F8, F9, F10 and F24(3) and (4) shall not apply to a factory-made insulated chimney constructed and installed in accordance with regulation F21.

F2 Interpretation of Part F

- (1) In this Part the following expressions have the meanings respectively assigned to them by regulation A5(1)—

APPLIANCE

APPLIANCE VENTILATION DUCT

ASPECT RATIO

BUILDING

CHIMNEY

CHIMNEY STACK

COMPARTMENT

COMPARTMENT FLOOR and COMPARTMENT WALL

CONSTRUCT and CONSTRUCTION

CONTROLLED COMBUSTION APPLIANCE

CONVECTOR GAS FIRE

CROSS-SECTIONAL AREA

DAMP-PROOF COURSE

DUCT

FLAT ROOF

FLUE

FLUE-PIPE

GUTTER

F2

INCINERATOR
INSULATED FLUE-PIPE
NON-COMBUSTIBLE and COMBUSTIBLE
OPENABLE STOVE
PERMANENT VENTILATOR
RADIANT GAS FIRE
ROOF SPACE
ROOM
ROOM-SEALED APPLIANCE
SEPARATING FLOOR and SEPARATING WALL
WASHROOM
WATERCLOSET

- (2) In the regulation specified the following expression has the meaning assigned to it in the said regulation—
FIRECLAY, F13
- (3) Any reference in this Part to bricks or blocks of a fire-resistant composition shall be construed as a reference to—
(a) bricks or blocks of kiln-burnt material or of concrete having a density of not less than 1600 kilograms per cubic metre and made with natural aggregate or aggregate composed of crushed kiln-burnt material; or
(b) blocks of aerated concrete.
- (4) In determining, for the purposes of this Part, whether a material used in particular circumstances is suitable or is of adequate thickness regard shall be had—
(a) in the case of appliances, chimneys, flues or hearths to which regulations F3 to F21 apply, to the strength of the material as so used and to—
(i) its ability to withstand a temperature of 1000 degrees Celsius without significant change in its properties; and
(ii) the effect on its properties of rapid heating;
(b) in the case of appliances, chimneys, flues or hearths to which regulations F22 to F25 apply, to the permeability and strength of the material as so used and to its ability to withstand a temperature of 260 degrees Celsius without significant change in its properties;
(c) in the case of appliances, chimneys, flues or hearths to which regulations F26 to F34 apply, to the permeability and strength of the material as so used and to its ability to withstand a temperature of 120 degrees Celsius and the effects of corrosion without significant change in its properties.

F3-F4**SECTION II – SOLID FUEL APPLIANCES AND CERTAIN GAS APPLIANCES AND INCINERATORS****F3 *Construction of chimneys**

Every part of a chimney to which this regulation applies shall be constructed of suitable non-combustible materials and shall be properly jointed:

Provided that nothing in this regulation shall prevent the use in a chimney of a damp-proof course composed of combustible material if it is solidly bedded in mortar.

F4 *Construction of flue-pipes

- (1) Every flue-pipe to which this regulation applies shall be—
 - (a) constructed of—
 - (i) malleable or wrought iron or mild or stainless steel not less than 5 millimetres in thickness; or
 - (ii) cast iron of adequate thickness and strength; and
 - (b) properly jointed and supported; and
 - (c) properly connected to the appliance and to any chimney into which it discharges; and
 - (d) so fitted as to discharge into a flue in a chimney complying with the requirements of this Part or into the open air; and
 - (e) where it is external to a building, an insulated flue-pipe:
Provided that nothing in this regulation shall prevent—
 - (i) so much of any flue-pipe, not being a flue-pipe connected with an open fire, as is more than 1.8 metres from the junction of the flue-pipe with the appliance being constructed of asbestos-cement conforming to British Standard 835: 1973, "Asbestos-cement flue-pipes and fittings, heavy quality";
 - (ii) any part of the flue-pipe which is not more than 460 millimetres in length and connects the outlet of a free-standing open fire to a chimney being constructed of sheet steel having a thickness of not less than 1.2 millimetres.
- (2) No part of the flue-pipe, whether encased or not, shall pass through—
 - (a) any floor; or
 - (b) any roof space, other than a space between a roof covering and a ceiling attached as a lining to—
 - (i) the rafters or purlins of a pitched roof; or
 - (ii) the joists of a flat roof; or
 - (c) any ceiling, other than such a ceiling as is referred to in the last foregoing sub-paragraph; or

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- (d) any wall or partition, other than—
 - (i) an external wall of a building; or
 - (ii) where the flue-pipe discharges into a flue in a chimney, a wall forming part of the chimney:

Provided that nothing in this paragraph shall prevent a flue-pipe from passing through any ceiling and floor where—

- (i) the ceiling and floor are constructed of non-combustible materials; and
 - (ii) the flue-pipe discharges into a flue within a chimney carried by the floor.
- (3) Where the flue-pipe passes through a roof or, subject to the provisions of the last foregoing paragraph, passes through a ceiling or wall, it shall—
 - (a) be distant by an amount equal to not less than three times its external diameter from any combustible material forming part of the roof, ceiling or wall; or
 - (b) be separated from any combustible material forming part of the roof, ceiling or wall by solid non-combustible material not less than 200 millimetres thick, so however that if the flue-pipe passes through a wall and the combustible material is above the pipe the non-combustible material shall be not less than 300 millimetres thick; or
 - (c) be enclosed in a sleeve of metal or asbestos-cement which complies with the provisions of the next succeeding paragraph.
 - (4) Any sleeve of metal or asbestos-cement provided so as to comply with sub-paragraph (c) of the last foregoing paragraph shall—
 - (a) be carried through the roof, ceiling or wall to project not less than 150 millimetres beyond any combustible material forming part of the roof, ceiling or wall; and
 - (b) have between it and the flue-pipe a space of not less than 25 millimetres packed with non-combustible thermal insulating material; and
 - (c) where the roof, ceiling or wall contains any combustible material; and
 - (i) is of hollow construction—
 - (A) be so placed that there is an air space between the outer surface of the sleeve and the combustible material; and
 - (B) be so fitted that the combustible material is at a distance of not less than 25 millimetres from the outer surface of the sleeve and not less than one and one-half times the external diameter of the flue-pipe from the outer surface of the pipe;
 - (ii) is of solid construction—
 - (A) be so fitted that the combustible material is at a distance of not less than 190 millimetres from the outer surface of the flue-pipe; and

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(B) be separated from the outer surface of the sleeve by solid non-combustible material not less than 100 millimetres thick.

- (5) Where the flue-pipe is adjacent to any wall which contains any combustible material, the flue-pipe shall be distant from the combustible material by an amount equal to not less than three times the external diameter of the flue-pipe:

Provided that where—

- (i) the combustible material is protected by a shield of non-combustible material fixed between the wall and the flue-pipe; and
- (ii) the shield projects on either side of the flue-pipe for a distance not less than an amount equal to one and one-half times the external diameter of the flue-pipe; and
- (iii) there is an air space of not less than 12.5 millimetres between the shield and the combustible material or between the shield and any non-combustible material which covers the combustible material,

this paragraph shall have effect as if for the amount equal to not less than three times the external diameter of the flue-pipe there were substituted an amount equal to not less than one and one-half times such diameter.

- (6) Where the flue-pipe passes under any floor, roof or ceiling which contains any combustible material it shall be distant from the combustible material by an amount equal to not less than four times the external diameter of the pipe:

Provided that where—

- (i) the combustible material is protected by a shield of non-combustible material fixed between the floor, roof or ceiling and the flue-pipe; and
- (ii) the shield projects on either side of the flue-pipe for a distance of not less than an amount equal to two and one-half times the external diameter of the flue-pipe; and
- (iii) there is an air space of not less than 12.5 millimetres between the shield and the combustible material or between the shield and any non-combustible material which covers the combustible material,

this paragraph shall have effect as if for the amount equal to not less than four times the external diameter of the flue-pipe there were substituted an amount equal to not less than three times such diameter.

- (7) Where the flue-pipe discharges in a vertical direction into a flue in a chimney, the flue-pipe shall be separated from any combustible material fixed into the chimney by solid non-combustible material not less than 200 millimetres thick all round the flue-pipe.

F4–F6

- (8) Where the flue-pipe discharges into the side of a flue in a chimney it shall be distant from any combustible material fixed into the chimney by an amount of not less than–
- (a) if the combustible material is below or beside the flue-pipe, 200 millimetres;
 - (b) if the combustible material is above the flue-pipe, 300 millimetres.
- (9) There shall be provided in the flue-pipe such number of openings so located and of such size as shall enable the flue to be inspected and cleaned and each such opening shall be fitted with a non-combustible close fitting cover.

F5 Height of chimney stacks and flue-pipes

- (1) Every chimney stack and flue-pipe to which this regulation applies shall extend to such a height and be so positioned that the outlet of–
- (a) any flue contained in the chimney stack, no account being taken of any attachment to the stack; or
 - (b) any flue-pipe,
- complies with the following provisions of this regulation.
- (2) No part of the outlet shall be within a horizontal distance of 2.3 metres of any part of any building, other than a chimney or parapet wall.
- (3) No part of the outlet shall be within a distance of 12 metres measured in any direction from any part of a roof which is covered with materials designated DA, DB, DC or DD.
- (4) No part of the outlet shall be less than–
- (a) 600 millimetres above the highest point of intersection of the chimney stack or flue-pipe with any roof, saddle or gutter, or in the case of a flat roof, 1 metre;
 - (b) 1 metre above the level of the top of any dormer window, openable skylight or other roof opening any part of which is within a horizontal distance of 2.3 metres of the flue;
 - (c) 1 metre above the level of any part of a building (other than a roof, chimney or parapet wall) that is within a horizontal distance of 2.3 metres of the flue.

F6 Combustible materials in relation to chimneys and flue-pipes

- (1) No timber, or other combustible material, shall be built into the structure of a building within a distance of 200 millimetres from any part of–
- (a) a fireplace opening in a chimney to which this regulation applies; or
 - (b) a flue in a chimney or flue-pipe to which this regulation applies; or

F6–F9

(c) an opening into such a fireplace opening or flue:

Provided that–

- (i) in relation to wooden dooks or other combustible fixings built into the structure of a building, this paragraph shall have effect as if for the distance of 200 millimetres there were substituted a distance of 150 millimetres;
 - (ii) nothing in this regulation shall prevent the use of a damp-proof course composed of combustible materials if it is solidly bedded in mortar.
- (2) No structural timber or other combustible structural material, other than flooring, strapping or sarking, shall be nearer than 38 millimetres to the face of any rendering provided so as to comply with regulation F8.

F7 Metal fastenings

No metal fastening which is in contact with any combustible material forming part of the building shall be placed within a distance of 50 millimetres from any part of–

- (a) any fireplace opening in a chimney to which this regulation applies;
or
- (b) any flue in a chimney or flue-pipe to which this regulation applies; or
- (c) any opening into such a fireplace opening or flue.

F8 Sealing the outside of chimneys

Where any part of a chimney to which this regulation applies, not being a chimney which is constructed of concrete cast in situ, is within a building and the thickness in that part from the outer surface of the chimney to the flue is less than 200 millimetres, the outer surface of that part of the chimney shall be rendered with mortar or plaster not less than 7 millimetres in thickness:

Provided that nothing in this regulation shall apply to a chimney which complies with the provisions of regulation F10(1)(a).

F9 Thickness of materials surrounding flues in chimneys

- (1) The following provisions of this regulation shall apply to every flue in a chimney to which this regulation applies.
- (2) The flue shall be surrounded by, and separated from every other flue by, solid material–
 - (a) extending from the top of the fireplace opening to the top of the chimney stack; and

F9–F10

- (b) of a thickness not less than—
 - (i) in the case of bricks or blocks of a fire-resistant composition, 100 millimetres;
 - (ii) in any other case, 150 millimetres.
- (3) Where the flue is in a chimney forming part of a separating wall, the material surrounding the flue shall, on the side opposite to that of the building or part of a building served by the flue, be of a thickness of not less than—
 - (a) in the case of bricks or blocks of a fire-resistant composition, 200 millimetres;
 - (b) in any other case, 300 millimetres,which thickness shall extend from the top of the fireplace opening up to the underside of the roof covering:

Provided that nothing in this paragraph shall prevent the thickness so required being made up of leaves of a wall separated by a cavity or flue if the two leaves together are of the thickness so required, and neither leaf is of a thickness less than—

 - (i) in the case of bricks or blocks of a fire-resistant composition, 100 millimetres;
 - (ii) in any other case, 150 millimetres.
- (4) No part of the flue shall make an angle with a horizontal plane of less than 45 degrees.
- (5) Any reference in this regulation to a thickness shall be construed as a reference to a thickness excluding any lining.

F10 *Lining of flues, etc

- (1) Every chimney to which this regulation applies shall be either—
 - (a) lined with any one of the following—
 - (i) clay flue linings complying with British Standard 1181: 1971; or
 - (ii) rebated or socketed flue linings made from kiln-burnt aggregate and high alumina cement; or
 - (iii) clay pipes (including bends) which comply with British Standard 65: 1981 and are of British Standard type, socketed, imperforate and acid-resistant,any such linings being pointed and jointed with cement mortar and so built into the chimney that the socket of any component having a socket is uppermost; or
 - (b) constructed of concrete flue blocks made of, or having inside walls made of, kiln-burnt aggregate and high alumina cement and so made that no joints between blocks other than bedding joints adjoin any flue, the blocks being jointed and pointed with cement mortar.

F10–F12

- (2) Every flue in a chimney shall be capable of being easily cleaned, and subject to paragraph (3) below and regulation F11 the flue shall have no openings in it other than—
 - (a) an inlet in the base; and
 - (b) an outlet at the top to allow discharge of flue gases to the open air.
- (3) Where required for the safe burning of a controlled combustion appliance there shall be provided a draught stabiliser or an explosion door which shall open—
 - (a) in the case of a draught stabiliser, where not forming an integral part of the appliance, into that part of the flue from the appliance which is within the same room as the appliance;
 - (b) in the case of an explosion door, into any soot-box which may be necessary to comply with paragraph (2) above.
- (4) Nothing in this regulation shall require a flue to be lined in accordance with this regulation if it previously served an appliance to which regulation F1(1) applies.

F11 Access to certain flues

Where any flue in a chimney or flue-pipe to which this regulation applies serves a fireplace opening capable of containing an open fire, there shall be no opening in the flue which is not an opening of any of the following descriptions—

- (a) the opening made for the purpose of receiving the products of combustion;
- (b) any opening made for the purpose of inspection or cleaning and fitted with a non-combustible close-fitting cover;
- (c) an air inlet made in a part of the chimney either—
 - (i) in the same room as the fireplace opening; or
 - (ii) from the external air;
- (d) the opening made for the purpose of discharging the products of combustion into the external air.

F12 *Flues for appliances

- (1) Every appliance to which this regulation applies, not being an incinerator, shall be connected to a separate flue:
Provided that nothing in this regulation shall prevent the connection of two appliances to one flue if—
 - (i) one of the appliances is auxiliary to the other; and
 - (ii) both are situated in the same room; and
 - (iii) both are designed to burn the same type of fuel, that is, either solid fuel or oil; and

F12–F13

- (iv) the flue of each appliance is provided with a suitable and adequate baffle or damper to prevent the passage of smoke or gases from one appliance to the other; and
 - (v) the two appliances are connected to the flue at different levels, the connection from the auxiliary appliance being the lower.
- (2) The cross-sectional area of the flue shall be adequate to dispose efficiently of the products of combustion of any appliance which it serves and shall, in any case, be not less than the cross-sectional area of any flue connection on the appliance or, if the flue is used for two appliances, not less than the cross-sectional area of the larger of the flue connections.

F13 *Thickness of materials surrounding fireplace openings

- (1) Every fireplace opening in a chimney to which this regulation applies shall be constructed in accordance with the following provisions of this regulation.
- (2) The jambs at each side of the fireplace opening shall be constructed of solid non-combustible material of a thickness, excluding any part of the appliance, of not less than—
- (a) in the case of bricks or blocks of a fire-resistant composition, 200 millimetres;
 - (b) in any other case, 300 millimetres.
- (3) Subject to Part J, the wall at the back of the fireplace opening shall be constructed of solid non-combustible material of a thickness, excluding any part of the appliance, of not less than—
- (a) where the wall is exposed on one face to the open air or is common to more than one fireplace opening but does not form part of a separating wall—
 - (i) in the case of bricks or blocks of a fire-resistant composition, 100 millimetres;
 - (ii) in any other case, 150 millimetres;
 - (b) where the wall is not so exposed or, if common to more than one fireplace opening, forms part of a separating wall—
 - (i) in the case of bricks or blocks of a fire-resistant composition, 200 millimetres;
 - (ii) in any other case, 300 millimetres:

Provided that where under this paragraph a wall is required to be of a thickness of 200 millimetres or more, nothing in this paragraph shall prevent the thickness so required being made up of two leaves separated by a cavity if the two leaves together are of the thickness so required, and neither leaf is of a thickness less than—

F13–F15

- (i) in the case of bricks or blocks of fire-resistant composition, 100 millimetres;
 - (ii) in any other case, 150 millimetres.
- (4) The solid non-combustible material provided so as to comply with paragraphs (2) and (3) of this regulation shall extend for the full height of the fireplace opening and up to the underside of the lintel or springing of the arch over the opening.
- (5) The fireback shall be suitably designed and constructed and the walls and jambs forming the fireplace opening shall be lined on the back and sides with fireclay not less than 38 millimetres in thickness:
- Provided that this paragraph shall not apply to any fireplace opening in which there is set an appliance which is itself lined with fireclay of a thickness of not less than 38 millimetres.
- (6) In this regulation FIRECLAY shall include fireclay bricks built and pointed in fireclay cement.

F14 Thickness of materials in proximity to free-standing appliances

Any part of a building which is within 150 millimetres of any part of a free-standing appliance to which this regulation applies shall—

- (a) in the case of a wall, be constructed of solid non-combustible material to a height of not less than 300 millimetres measured vertically above the upper surface of the appliance and being—
 - (i) if less than 50 millimetres from the appliance, not less than 200 millimetres in thickness; or
 - (ii) if 50 millimetres or more from the appliance, not less than 75 millimetres in thickness;
- (b) in the case of any other part, not being a floor, be constructed of non-combustible materials, unless it is so protected as to ensure that it cannot be ignited by heat from the appliance.

F15 Constructional hearths in fireplace openings

- (1) Subject to paragraph (5) of this regulation, every fireplace opening in a chimney to which this regulation applies shall be provided with a constructional hearth which complies with the following provisions of this regulation.
- (2) The hearth shall—
 - (a) be of solid non-combustible construction throughout; and
 - (b) extend throughout the whole base of the fireplace opening; and
 - (c) project not less than 150 millimetres beyond each side of the opening and have a total width of not less than 840 millimetres; and
 - (d) project not less than 500 millimetres in front of the face of the jamb.

F15–F16

- (3) The hearth throughout its whole area shall be not less than 125 millimetres thick, exclusive of any part of the appliance, but inclusive of any tiles or other non-combustible surface finish:

Provided that where the floor is constructed as a solid concrete floor laid directly on the ground nothing in this paragraph shall require any hearth in or on that floor to be of a thickness greater than 100 millimetres.

- (4) The upper surface of that portion of the hearth projecting beyond the front of that part of the appliance which is designed to contain the fire shall be not lower than the surface of the floor adjoining the hearth.
- (5) Nothing in this regulation shall prohibit–
- (a) the construction of a pit to hold the sunken ash container of an appliance if–
 - (i) such pit is surrounded with brickwork or concrete not less than 50 millimetres in thickness; and
 - (ii) there is beneath the pit a solid base of non-combustible material not less than 100 millimetres in thickness; and
 - (iii) there is no opening in the surround or base of the pit other than–
 - (A) the outlet of a smoke-tight duct drawing the air supply for the appliance direct from the external air or sub-floor area; or
 - (B) a smoke-tight opening in the external wall of the building to enable the removal of the container; and
 - (iv) there is no combustible material nearer to the inner surface of any part of the surround and base of the pit than 225 millimetres; and
 - (v) between the outer surface of any part of the surround or base of the pit and any combustible material, there is an air space of not less than 50 millimetres;
 - (b) the formation in the hearth of a smoke-tight duct solely for the admission of air to the appliance and constructed of non-combustible materials.

F16 Constructional hearths other than in fireplace openings

- (1) Every free-standing appliance to which this regulation applies shall be provided with a constructional hearth which shall comply with the following provisions of this regulation.
- (2) The hearth shall be throughout of solid non-combustible material and, including any tiles or other surface finish, shall not be less than 125 millimetres in thickness.
- (3) No part of the upper surface of the hearth shall be below the surface of the floor adjoining the hearth.

F16–F19

- (4) The hearth shall have such a width and depth in relation to the appliance as will enable compliance with regulation F19, but in no case shall such width and depth be less than 840 millimetres.

F17 Combustible material under constructional hearths

Any timber or other combustible materials under a constructional hearth provided so as to comply with regulation F15 or the last foregoing regulation shall be so placed that it is separated from the underside of the hearth by an air space of not less than 50 millimetres:

Provided that—

- (i) this regulation shall not apply if the timber or other combustible material is separated from the upper surface of the constructional hearth, or superimposed hearth, as the case may be, by solid non-combustible material not less than 250 millimetres in thickness;
- (ii) nothing in this regulation shall prevent the placing under a hearth of timber fillets supporting the edges of the hearth at the front and on the sides.

F18 Construction of appliances

Every appliance to which this regulation applies shall be so designed and constructed as to contain the fire and shall be provided with an opening of adequate size for the removal of smoke and noxious fumes and such opening shall be so formed as to permit its connection with the flue or flue-pipe.

F19 Installation of appliances

- (1) Every appliance to which this regulation applies shall be so installed as to comply with the following provisions of this regulation.
- (2) The appliance shall be placed either—
 - (a) directly upon the constructional hearth provided so as to comply with regulation F15 or F16; or
 - (b) directly upon a superimposed hearth which is of non-combustible material not less than 48 millimetres in thickness and is placed wholly or partly on the constructional hearth so provided.
- (3) The distance between an appliance and the edges of the hearth upon which it is directly placed shall in no case be less than—
 - (a) from the front of the appliance—
 - (i) if the appliance is or has an open fire, 300 millimetres;
 - (ii) in any other case, 200 millimetres;
 - (b) from the sides of the appliance, 150 millimetres;

F19–F21

(c) from the back of the appliance, 150 millimetres:

Provided that sub-paragraph (c) of this paragraph shall not apply where the wall at the back of the appliance is the wall of a fireplace opening constructed in accordance with regulation F13 or is a wall complying with the requirements of regulation F14 to which the hearth extends.

- (4) Where an appliance is installed directly upon a superimposed hearth no part of the appliance shall project over any edge of the constructional hearth and no combustible material beneath the superimposed hearth shall be nearer any part of the appliance than 150 millimetres measured horizontally.

F20 *Fireguard fittings

Where in any building of occupancy group A or C provision is made for an open fire or a gas appliance of the type described in regulation F1(1)(a)(ii) there shall be provided in the adjacent structure or as part of the appliance secure means of anchorage for an effective fireguard.

F21 Additional requirements for factory-made insulated chimneys

- (1) Every factory-made insulated chimney to which this regulation applies shall be so constructed and installed as to comply with the following provisions of this regulation.
- (2) The chimney shall be constructed of components complying with British Standard 4543: Parts 1 and 2: 1976.
- (3) Joints between the components of the chimney shall not be situated within the thickness of any wall, floor, ceiling or roof, but nothing in this paragraph shall be held to exclude the said joints from being situated in a roof space.
- (4) No part of the flue shall make an angle with the horizontal of less than 60 degrees except where necessary to connect the chimney to the appliance.
- (5) No combustible material shall be so placed as to be nearer to the outer face of the chimney than the distance (X) adopted for the purposes of the test procedure specified in clause 5 of British Standard 4543: Part 1: 1976.
- (6) The chimney shall be accessible for inspection and replacement throughout its length.
- (7) If any part of the chimney is situated within a cupboard or storage space—
- (a) that part shall be enclosed by a removable casing constructed of suitable imperforate material;
 - (b) the distance between the inside of the casing and the outside of the chimney shall be not less than the distance specified in paragraph (5) of this regulation;
 - (c) no combustible material shall be enclosed within the casing.

F21–F23

- (8) No part of the chimney shall pass through or be attached to any building or part of any building in different occupation from the building in which an appliance served by the chimney is situated.
- (9) Notwithstanding any of the requirements in Part C, where the height of a chimney is more than 1.8 metres above the roof line the chimney shall be braced to the roof.

SECTION III – OIL-BURNING APPLIANCES**F22 Appliances**

- (1) Any oil-burning appliance having an output rating not exceeding 44 kilowatts shall comply with the following provisions of this regulation save where the appliance is installed so as to comply with the provisions of regulations F14, F16, F17 and F19 as these provisions apply in relation to a solid fuel appliance.
- (2) The surface temperature of the side panels of the appliance shall be determined in accordance with Measurement Method 8 of British Standard 4876: 1972 and shall not exceed 100 degrees Celsius under normal working conditions.
- (3) The temperature at the base of the appliance shall be determined in accordance with Test Procedure 11 of British Standard 4876: 1972 and shall not exceed 100 degrees Celsius under normal working conditions.
- (4) The flue gas temperature of the appliance when tested in accordance with Test Procedure 1 and Measurement Method 3 of British Standard 4876: 1972 shall not exceed 260 degrees Celsius.
- (5) The appliance shall stand on, or have incorporated within its base, a non-combustible, non-absorbent tray or base plate having dimensions not less than those of the plan perimeter of the appliance.

F23 *Flues for appliances

- (1) Every appliance to which regulation F22 applies shall be connected to a separate flue:
Provided that nothing in this regulation shall prevent the connection of two appliances to one flue if—
 - (i) one of the appliances is auxiliary to the other; and
 - (ii) both are situated in the same room; and
 - (iii) the flue of each appliance is provided with a suitable and adequate baffle or damper to prevent the passage of smoke or gases from one appliance to the other; and
 - (iv) the two appliances are connected to the flue at different levels, the connection from the auxiliary appliance being the lower.

F23–F24

- (2) The cross-sectional area of the flue shall be adequate to dispose efficiently of the products of combustion of any appliance which it serves and shall, in any case, be not less than the cross-sectional area of any flue connection on the appliance or, if the flue is used for two appliances, not less than the cross-sectional area of the larger of the flue connections.

F24 *Design and construction of chimneys and flue-pipes

- (1) Every chimney or flue-pipe used in conjunction with an oil-burning appliance having an output rating not exceeding 44 kilowatts shall—
- (a) if the appliance complies with paragraphs (2) to (4) of regulation F22, either comply with the following provisions of this regulation or with the provisions of regulation F4 and regulations F6 to F13 as these provisions apply to a chimney or flue-pipe used in conjunction with a solid fuel appliance; or
 - (b) if the appliance fails to comply with the provisions of paragraphs (2) to (4) of regulation F22, comply with the said provisions of regulation F4 and regulations F6 to F13 or be a factory-made insulated chimney constructed and installed in accordance with regulation F21.
- (2) Every chimney to which this regulation applies shall be constructed of suitable non-combustible materials and shall be either—
- (a) lined with any one of the following—
 - (i) clay flue linings complying with British Standard 1181: 1971; or
 - (ii) rebated or socketed flue linings made from kiln-burnt aggregate and high alumina cement; or
 - (iii) clay pipes (including bends) which comply with British Standard 65: 1981 and are of British Standard type, socketed, imperforate and acid-resistant,
any such linings being jointed and pointed with cement mortar and so built into the chimney that the socket of any component having a socket is uppermost; or
 - (b) constructed of concrete flue blocks made of, or having inside walls made of, kiln-burnt aggregate and high alumina cement and so made that no joints between blocks other than bedding joints adjoin any flue, the blocks being jointed and pointed with cement mortar; or
 - (c) a factory-made insulated chimney constructed of components complying with British Standard 4543: Parts 1 and 3: 1976 and with the requirements of paragraphs (3) to (9) of regulation F21:

Provided that nothing in this paragraph shall prevent the use in a chimney of a damp-proof course composed of combustible material if it is solidly bedded in mortar.

F24

- (3) Every flue in a chimney shall be surrounded and separated from any other flue in the chimney by solid non-combustible material not less than 25 millimetres in thickness:

Provided that nothing in this paragraph shall require a flue in a chimney to be separated from another flue in the chimney by solid material if each flue is contained within a flue-pipe fitted in the chimney, being a flue-pipe which complies with this Part.

- (4) No fastening other than a non-combustible support to the lining of a flue shall be built into or placed in any chimney within 25 millimetres of any flue.
- (5) Subject to paragraph (6) below, every flue-pipe to which this regulation applies shall—
- (a) be constructed of suitable non-combustible materials;
 - (b) be so situated that no part of the flue-pipe or, in the case of a double-walled pipe, of the inner of the two pipe walls, is less than 50 millimetres from any combustible material; and
 - (c) where it passes through a roof, ceiling, floor, wall or partition constructed of combustible materials, be enclosed in a sleeve of non-combustible material and separated from the sleeve by an air space of not less than 25 millimetres:

Provided that nothing in this paragraph shall—

- (i) require a double-walled flue-pipe to be enclosed in a sleeve; and
 - (ii) prevent the enclosure of two flue-pipes within an outer casing where there is a distance of at least 25 millimetres between each flue-pipe and the outer casing and no combustible material is built into or enclosed in the casing.
- (6) No part of a flue-pipe which is within 1.8 metres of the junction of an appliance with its flue shall be constructed of asbestos-cement, and so much of a flue-pipe as is constructed of asbestos-cement shall in addition to complying with the requirements of paragraph (5) above—
- (a) comply with the requirements for heavy-quality asbestos-cement flue-pipes and fittings in British Standard 835: 1973 or the requirements for light-quality asbestos-cement flue-pipes and fittings in British Standard 567: 1973;
 - (b) not be situated in a roof space or other part of a building which is not provided with access facilities for the purpose of inspection; and
 - (c) where situated in a roof space or other place where it is liable to mechanical damage, be suitably shielded from the risk of such damage.
- (7) No part of a flue-pipe to which this regulation applies shall pass through a compartment floor or a separating floor unless the floor is constructed of non-combustible materials and the flue-pipe discharges into a flue within a chimney carried by the floor.

F24–F26

- (8) Where any flue-pipe to which this regulation applies is external to the wall of a building, it shall be an insulated flue-pipe.

F25 Height of chimney stacks and flue-pipes

- (1) Every chimney stack and flue-pipe to which this regulation applies shall extend to such a height and be so positioned that the outlet of—
- (a) any flue contained in the chimney stack, no account being taken of any attachment to the stack; or
 - (b) any flue-pipe,
- complies with the following provisions of this regulation.
- (2) No part of the outlet shall be within a horizontal distance of 2.3 metres of any part of any building, other than a chimney or parapet wall.
- (3) No part of the outlet shall be within a distance of 12 metres measured in any direction from any part of a roof which is covered with materials designated DA, DB, DC or DD.
- (4) No part of the outlet shall be less than—
- (a) 600 millimetres above the highest point of intersection of the chimney stack or flue-pipe with any roof, saddle or gutter, or in the case of a flat roof, 1 metre;
 - (b) 1 metre above the level of the top of any dormer window, openable skylight or other roof opening any part of which is within a horizontal distance of 2.3 metres of the flue;
 - (c) 1 metre above the level of any part of a building (other than a roof, chimney or parapet wall) that is within a horizontal distance of 2.3 metres of the flue.

SECTION IV – GAS-BURNING APPLIANCES AND CERTAIN INCINERATORS**F26 *Design and construction of chimneys and flue-pipes**

- (1) Every part of a chimney or flue-pipe to which this regulation applies shall be constructed of suitable non-combustible materials and shall be properly jointed:
- Provided that nothing in this paragraph shall prevent the use in a chimney—
- (i) of a damp-proof course composed of combustible material if it is solidly bedded in mortar; or
 - (ii) of combustible jointing collars if the chimney is constructed of blocks and has only horizontal joints.
- (2) Every flue-pipe to which this regulation applies shall—
- (a) be properly supported; and

F26–F27

- (b) be so fitted as to discharge into a flue of a chimney or flue-pipe which complies with this Part or into the open air; and
 - (c) be properly connected to the appliance and to any flue into which it discharges.
- (3) No part of such a flue-pipe or, in the case of a double-walled pipe, of the inner of the two pipe walls, shall be nearer to any combustible material than 25 millimetres.
- (4) Where such a flue-pipe passes through a roof, floor, ceiling, wall or partition of combustible material it shall be enclosed in a sleeve of non-combustible material which—
- (a) is carried through the roof, floor, ceiling or wall; and
 - (b) is separated from the pipe by a distance of 25 millimetres:
- Provided that nothing in this paragraph shall require the flue-pipe to be enclosed in a sleeve where—
- (i) the pipe is a double-walled pipe; or
 - (ii) the pipe is an insulated pipe having a layer of rigid non-combustible material of not less than 25 millimetres in thickness permanently affixed to its outer surface.
- (5) Where any part of a flue-pipe from an appliance to which this regulation applies passes through any room (other than that in which the appliance is installed) or other enclosed space, that part of the flue-pipe shall be so placed or protected as to prevent damage to the pipe or danger to the occupants of the building.
- (6) Where a flue-pipe to which this regulation applies passes through a separating floor or compartment floor it shall be separated from the floor and from each compartment or other part of a building through which it passes by non-combustible construction having a fire resistance for a period of not less than half the period required by regulation D6 for the separating floor or compartment floor.

F27 Flue outlets

Every outlet of a flue of a chimney or flue-pipe to which this regulation applies shall—

- (a) be so positioned in the open air that a free current of air may pass across it at all times; and
- (b) be fitted with a terminal, that is to say, a device designed to allow free egress to the products of combustion, to minimise down-draught and to prevent the entrance of foreign matter which might cause restriction of the flue:

Provided that nothing in paragraph (b) of this regulation shall apply to the outlet of a flue which terminates on the outer face of a wall and is suitably covered to protect it from damage.

F28–F31**F28 Fastenings in relation to chimneys**

No fastenings shall be built into or placed in any chimney to which this regulation applies nearer than 25 millimetres to the internal face of any flue.

F29 Thickness of materials surrounding flues in chimneys

Every flue in a chimney to which this regulation applies shall be surrounded by and separated from every other flue by solid material not less than 25 millimetres in thickness:

Provided that nothing in this regulation shall require a flue in a chimney to be separated from another flue in the chimney by solid material if each flue is contained within a flue-pipe fitted in the chimney, being a flue-pipe which complies with this Part.

F30 Access to flues

Where any flue in a chimney or flue-pipe to which this regulation applies serves one or more appliances there shall be no opening in the flue which is not an opening of any of the following descriptions—

- (a) the opening made for the purpose of receiving the products of combustion from an appliance so served;
- (b) any opening associated with a draught-diverter, that is to say, a device designed to prevent down-draught or static conditions in a flue from interfering with combustion gas in any appliance or to prevent excessive flue pull;
- (c) any opening made for the purpose of inspecting or cleaning and fitted with a non-combustible gas-tight cover;
- (d) any air inlet made in that part of the flue which is in a room where an appliance to which it is connected is situated;
- (e) the opening made for the purpose of discharging the products of combustion into the open air.

F31 Flues for appliances

- (1) Every appliance to which this regulation applies, not being an incinerator, shall be connected to a separate flue:

Provided that nothing in this paragraph shall prevent the connection of two or more appliances to a shared flue or appliance ventilation duct system if the arrangements comply with the relevant recommendations of British Standard 5440: Part 1: 1978.

- (2) Every flue in a chimney or flue-pipe to which this regulation applies shall be so constructed that at no point in the flue shall—
 - (a) the dimension of any axis of the cross-sectional area thereof be less than 63 millimetres or in the case of a metal flue, 50 millimetres;

F31–F33

- (b) the aspect ratio exceed—
 - (i) in the case of a flue serving a convector gas fire or radiant gas fire, 5 to 1;
 - (ii) in the case of any other flue, 4 to 1;
- (c) the cross-sectional area be less than the cross-sectional area of any flue connection on the appliance served by the flue, or, if the flue is used for two appliances, be less than the cross-sectional area of the larger of the flue connections to the common flue.

F32 Combustible material in relation to appliances

- (1) The back, top and sides of any appliance to which this regulation applies (including any draught-diverter associated therewith) shall be separated from any combustible material in the building, other than flooring, by a shield of non-combustible material not less than 25 millimetres in thickness or by a space of not less than 75 millimetres:

Provided that this paragraph shall not apply to any appliance which satisfies the appropriate test requirements prescribed in British Standard 1250: Part 1: 1966, British Standard 5258: Parts 1, 2, 3, 5 and 6: 1975 and Parts 4 and 7: 1977, British Standard 5314: Parts 1 to 7: 1976 and Parts 8, 9, 11 and 12: 1979, or British Standard 5386: Part 1: 1976 whichever is relevant and which is installed in accordance with the relevant installation provisions relating to these test requirements.

- (2) The radiating face of any radiant gas fire or convector gas fire, or the convection louvres of any convector gas fire or heater, shall be separated from any part of a wall or shelf constructed of combustible materials, other than a wall parallel to and behind the said radiating face or convection louvres, as the case may be, by a space of not less than—
 - (a) in the case of the radiating face of a radiant gas fire or convector gas fire, 500 millimetres; or
 - (b) in the case of the convection louvres of a convector gas fire or heater, 150 millimetres:

Provided that this paragraph shall not apply where the wall or shelf is so protected by non-combustible material as to prevent any combustible part thereof reaching a temperature in excess of 65 degrees Celsius when the appliance is in use.

F33 Hearths for appliances

- (1) Subject to paragraph (4) below, between the underside of any appliance to which this regulation applies and any combustible surface finish, or other combustible material, there shall be provided a hearth which complies with the following provisions of this regulation.

F33–F35

- (2) In the case of that part of a combined gas fire and back-boiler appliance consisting of the back-boiler, the hearth shall be constructed of solid non-combustible material (inclusive of any tiles or other surface finish) not less than 125 millimetres thick extending throughout that part of the base of the fireplace opening beneath the boiler and projecting not less than 150 millimetres beyond each side and the back of the boiler and extending forward therefrom to a distance not less than 225 millimetres measured horizontally from the lowest part of any flame within the boiler.
- (3) In any other case (including a gas fire forming part of a combined gas fire and back-boiler appliance) the hearth shall be constructed of non-combustible material not less than 12.5 millimetres thick—
 - (a) extending beyond each side and the back of the appliance or relevant part thereof—
 - (i) not less than 150 millimetres; or
 - (ii) up to any adjacent wall,whichever is the less distance; and
 - (b) extending forward from the appliance or relevant part thereof to a distance of not less than 225 millimetres measured horizontally from the lowest part of any flame or incandescent material within the appliance.
- (4) This regulation shall not apply in the case of an appliance or relevant part thereof to which paragraph (3) above applies—
 - (a) of which the lowest portion of any flame or incandescent material is at a distance of 225 millimetres or more above the floor; or
 - (b) which satisfies the appropriate test requirements prescribed in whichever is relevant of the British Standards specified in the proviso to regulation F32(1) and which is installed in accordance with the relevant installation provisions relating to these test requirements.

F34 Installation of gas appliances in rooms containing baths or showers

No gas appliance, including an appliance designed to burn without being connected to a flue, shall be installed in a room containing a bath or shower:

Provided that nothing in this regulation shall apply to a room-sealed appliance.

SECTION V – GENERAL**F35 Chimneys, flue-pipes and hearths used in conjunction with appliances of a high rating and certain incinerators**

Every chimney, flue-pipe and hearth used in conjunction with any appliance—

F35–F37

- (a) designed to burn solid fuel or oil and having an output rating exceeding 44 kilowatts; or
- (b) designed to burn only gaseous fuel and having an input rating exceeding 60 kilowatts; or
- (c) comprising an incinerator having a combustion chamber capacity exceeding 0.08 cubic metre,

shall be constructed of suitable non-combustible materials so put together and arranged as to prevent the ignition of any part of the building of which they form part, and every such chimney or flue-pipe shall be carried upwards to such a height and so positioned as to prevent so far as is reasonably practicable the escape of smoke, grit, dust or gases into any such part or any other adjoining building.

F36 *Electric warm air central heating units

- (1) Where any electric warm air central heating unit having an input rating exceeding 15 kilowatts is installed in a cupboard, there shall be provided an air space of not less than—
 - (a) 50 millimetres between the external surface of the unit and the internal surface of the cupboard or of its door; and
 - (b) 150 millimetres between the top of the unit and the ceiling of the cupboard.
- (2) The cupboard shall be suitably ventilated by grilles at high and low levels situated respectively as near to the top of the cupboard as necessary and at the level of the heater inlet, and in the same side of the cupboard including any door.
- (3) The cupboard shall be constructed of non-combustible materials or be lined with non-combustible materials having a surface of Class 0 as defined in regulation E17(1).
- (4) Where a unit to which this regulation applies is not installed in a cupboard the minimum air space required in paragraph (1) above shall be provided between the unit and any adjacent walls and ceiling.

F37 Appliances for heating and cooking

No appliance for heating or cooking shall be installed in a building other than an appliance designed to burn coke, anthracite, semi-anthracite, gas, oil or electricity:

Provided that nothing in this regulation shall prohibit—

- (i) the installation of a furnace to which section 3 of the Clean Air Act 1956(a) applies;

F37–F38

- (ii) the installation of an appliance which is itself exempt from the provisions of section 11 of the said Act of 1956, or which belongs to a class or description of appliance which is so exempt;
- (iii) the installation of an appliance in a building which is itself so exempt, or which belongs to a class or description of building which is so exempt.

F38 *Efficiency and safety of appliances

- (1) Every appliance, including an appliance designed to burn without being connected to a flue, shall be so designed, constructed and installed as to operate efficiently and safely.
- (2) In every room, or other internal enclosure not being a room, in which there is installed an appliance to which paragraph (1) above applies, other than a room-sealed appliance, provision shall be made for the introduction of a permanent supply of combustion air in sufficient quantity to ensure the efficient and safe operation of the appliance.

PART G

Preparation of sites and resistance to the passage of moisture

G1 Application of Part G

- (1) Regulations G4, G6 and G7 shall not apply to any temporary building of occupancy sub-group A3 or A4 or of occupancy group B, C, D or E.
- (2) Regulation G8 shall not apply to any temporary building of occupancy group B, C, D or E.

G2 Interpretation of Part G

- (1) In this Part the following expressions have the meanings respectively assigned to them by regulation A5(1)–
BUILDING
DRAIN
FOUNDATION
REASONABLY PRACTICABLE
ROOF
SITE
SUB-SOIL WATER
- (2) In the regulation specified the following expression has the meaning assigned to it in the said regulation–
SOLUM, G7

G3 *Protection against sub-soil water and flood water

The site of every building and the ground in the vicinity of the building shall, so far as is reasonably practicable, be drained or otherwise treated to the extent necessary to prevent any harmful effects on any part of the building from sub-soil water or flood water.

G4 Existing drains

Every drain and agricultural pipe passing under the site of a building shall, if reasonably practicable, be diverted therefrom or, if not so practicable, shall be so reconstructed as to conform to regulation M5.

G5-G9**G5 Removal of matter harmful to health**

There shall be removed from the site of any building intended for human use and habitation, and from the ground in the vicinity of the building, any matter which might have harmful effects on the health of the users or occupants of the building.

G6 Removal of surface soil and other matter

There shall be dug out and removed from the site of every building surface soil, vegetable and other similarly harmful matter to the extent necessary to prevent any harmful effects therefrom on any part of the building.

G7 *Treatment of solum

- (1) The solum shall be treated in such a way as to prevent the growth of vegetable matter and to reduce the evaporation of moisture from the ground to the extent necessary to prevent any harmful effects on any part of the building and on the health of its occupants.
- (2) In this regulation SOLUM means the area within the containing walls of a building after removal of the soil and other matter so as to comply with the last foregoing regulation.

G8 *Resistance to moisture from the ground

Those parts of the structure of a building in contact with the ground shall—

- (a) have incorporated therein a layer of material impermeable to moisture and so positioned as to prevent the passage of ground moisture; or
- (b) be of such material and so constructed that ground moisture cannot penetrate,

to the inner surface of the building or to any other part of the building that would be harmfully affected thereby.

G9 *Resistance to moisture from rain or snow

Those parts of the structure of a building that are exposed to the effects of rain or snow shall be so designed and comprised of such materials as—

- (a) to prevent any harmful effect of moisture from rain or snow on the health of the persons using or occupying the building; and
- (b) (i) in the case of roofs, to prevent; and
(ii) in the case of other parts of the structure, to restrict so far as is reasonably practicable,

the passage of such moisture to the inner surface of the building or to any other part of the building that would be harmfully affected thereby:

Provided that this regulation shall not apply to a building or part of a building which is intended to be used in such a manner that the passage of moisture to the inner surface thereof will have no more harmful effect upon the structure of the building or part thereof than that likely to result from the intended use of the building.

PART H

Resistance to the transmission of sound

H1 Application of Part H

The provisions of this Part shall not be subject to specification in a notice served under section 11 of the Act (which enables local authorities to require existing buildings to conform to these regulations).

H2 Interpretation of Part H

- (1) In this Part the following expressions have the meanings respectively assigned to them by regulation A5(1)–

THE ACT
BUILDING
CONSTRUCT and CONSTRUCTION
FLAT
HOUSE
LIVING ROOM
MAISONETTE
OPEN ACCESS BALCONY
PASSAGE
STAIRWAY
WASHROOM
WATERCLOSET

- (2) In the regulations specified the following expressions have the meanings respectively assigned to them in the said regulations–

APARTMENT, H4
STANDARD IMPACT METHOD, H3

H3 *Separating walls and floors

- (1) Where a wall separates a house from any other building or where a wall or floor separates a house forming part of a building from any other part of that building, the wall or floor, as the case may be, shall be so constructed

H3

that, in conjunction with other components of the structure of the building in association therewith, it reduces the airborne sound by not less than the values given in Part 1 of the Table to this regulation at all the frequencies stated therein:

Provided that the wall or floor shall be accepted as meeting the requirements of this paragraph if, on a reading being taken at each of the frequencies set out in the said Part 1, the aggregate of any amounts by which the reduction of airborne sound falls short of the value given in the said Part 1 does not exceed 23 decibels.

- (2) Where the floor of any part of a building separates that part of the building from a house in the same building, the floor shall be so constructed that in conjunction with other components of the structure in association therewith, it limits the impact sound transmission so that when a sound field is generated in that part of the building by the standard impact method, the sound pressure levels produced in any part of any house do not exceed the values given in Part 2 of the Table to this regulation at all the frequencies stated therein:

Provided that a floor shall be accepted as meeting the requirements of this paragraph if, on a reading being taken at each of the frequencies set out in the said Part 2, the aggregate of any amounts by which the sound pressure level exceeds the value set forth in the said Part 2 is not greater than 23 decibels.

- (3) Nothing in this regulation shall apply to any wall separating a house from an open access balcony.
- (4) In this regulation STANDARD IMPACT METHOD means the method of generating a sound field described in clause 5a of British Standard 2750: 1956, "Recommendations for field and laboratory measurement of airborne and impact sound transmission in buildings", used in relation to a floor.

H3**Table to Regulation H3****Levels of sound insulation in houses****Part 1: Airborne sound**

Frequency in hertz Minimum sound reduction in decibels

(1)	Separating walls – houses other than flats or maisonettes (2)	Separating walls and floors – flats and maisonettes (3)
100	40	36
125	41	38
160	43	39
200	44	41
250	45	43
315	47	44
400	48	46
500	49	48
630	51	49
800	52	51
1000	53	53
1250	55	54
1600	56	56
2000	56	56
2500	56	56
3150	56	56

H3–H4**Table to regulation H3—continued****Part 2: Impact sound**

Frequency in hertz (1)	Maximum octave-band sound pressure level in decibels for separating floors – flats and maisonettes (2)
100	63
125	64
160	65
200	66
250	66
315	66
400	66
500	66
630	65
800	64
1000	63
1250	61
1600	59
2000	57
2500	55
3150	53

H4 Measurement of sound transmission

- (1) For the purposes of regulation H2 the measurements of sound transmission and the values of sound transmission in relation to any wall or floor shall be determined in accordance with the following provisions of this regulation:
- Provided that—
- (i) where the construction of any part of a wall or floor differs from that of the remaining part of that wall or floor each part shall be treated for the purposes of this regulation as a separate wall or floor;
 - (ii) every wall or floor or part of a wall or floor in a building with nominally identical construction shall be treated as forming part of a single wall or floor, as the case may be.
- (2) Measurements shall be in accordance with sections two and three of British Standard 2750: 1956, and the method of normalising the results for both airborne and impact sound shall be that given in clause 3e(ii) of the said British Standard.

H4

- (3) Where a wall or floor in any building separates one or more pairs of apartments the value of the sound transmission of that wall or floor shall be taken to be the average of the measurements between apartments separated by that wall or floor as follows—
- (a) where the wall or floor separates four pairs of living rooms, the measurements between those four pairs;
 - (b) where the wall or floor separates more than four pairs of living rooms, the measurements between such of those pairs of rooms, being not fewer than four, as may be selected by the local authority;
 - (c) where the wall or floor separates fewer than four pairs of living rooms but separates other pairs of apartments, the measurements between the pairs of living rooms and such other pairs as may be selected by the local authority, being in any case such number as will bring up the number tested to not fewer than four;
 - (d) where the wall or floor separates fewer than four pairs of apartments, the measurements between those pairs of apartments.
- (4) Where a wall or floor of any construction, in any building, separates any apartments forming part of a house from any other part of that building, not being a part within another house, the value of the sound transmission of that wall or floor shall be deemed to be that achieved by a wall or floor of such construction, separating apartments in one house from apartments in another, tested in accordance with paragraph (3) of this regulation.
- (5) In this regulation APARTMENT shall include a reference to a room, bathroom, washroom, watercloset, stairway or passage within a house.

PART J

Resistance to the transmission of heat and means to conserve energy

SECTION I – HOUSES AND CHALETS

J1 Application of Section I

- (1) This Section shall apply only to a building of occupancy sub-group A1 or A2 or to a chalet in occupancy sub-group A3 except that it shall not apply to—
- (a) the roof, external wall or floor of any ancillary accommodation (including a garage, store, wash-house or watercloset) which forms part of such a building and is entered from outside whether or not it is also entered from inside the building;
 - (b) the roof, external wall or floor of a sun porch;
 - (c) the wall between a partially enclosed space and the external air where the wall contains permanent vents having an aggregate area exceeding 30 per cent of its total area;
 - (d) the roof, external wall or floor of a common passage, stairway, landing or other common space in a building of occupancy sub-group A1 or A2;
 - (e) a chalet which is a temporary building.
- (2) The provisions of regulations J4 and J5 shall not be subject to specification in a notice served under section 11 of the Act (which enables local authorities to require existing buildings to conform to these regulations).

J2 Interpretation of Section I

- (1) In this Section the following expressions have the meanings respectively assigned to them by regulation A5(1)—

THE ACT	ROOF SPACE
BUILDING	ROOM
CHALET	SUN PORCH
CONSTRUCT and CONSTRUCTION	SURFACE HEAT TRANSFER COEFFICIENT
HOUSE	SURFACE RESISTANCE
PERMANENT VENT	THERMAL TRANSMITTANCE COEFFICIENT
REASONABLY PRACTICABLE	WATERCLOSET

J2–J4

- (2) In the regulations specified the following expressions have the meanings respectively assigned to them in the said regulations–

EXTERNAL WALL, J4

OPENING, J4

PERIMETER WALLS, J4

ROOF, J3

WALL, J4(1)

WALL, J4(5)

J3 *Roofs

- (1) The roof of every building to which this Section applies shall be so constructed that when the sum of the surface resistances of–
- (a) the external surface of the roof; and
 - (b) the internal surface of the roof, or the lower surface of the ceiling of the storey immediately below the roof,
- is taken as 0.15 the thermal transmittance coefficient of the roof, or of the roof in conjunction with any such ceiling, is not more than 0.60.
- (2) For the purpose of this regulation ROOF shall not include any roof light or other opening therein.
- (3) Where the floor of a balcony or other structure, or any part of such a floor, forms the roof of any part of a building to which this Section applies and the upper side thereof is exposed to the open air, this regulation shall apply to the floor or that part thereof, as the case may be, as it applies to the roof of the building.

J4 *Walls

- (1) For the purposes of this regulation–
- (a) an EXTERNAL WALL shall be–
 - (i) a wall of a building which is exposed to the external air; and
 - (ii) a wall of a building which is exposed to a partially enclosed space where the wall between the space and the external air contains permanent vents having an aggregate area exceeding 30 per cent of its total area;
 - (b) WALL shall include any internal or external surface finishes thereon and subject to paragraph (5) hereof the sum of the surface resistances of the internal and external surfaces shall be assumed to be 0.18;
 - (c) OPENING shall include a glazed or unglazed door, a ventilator and a window or other glazed opening; and
 - (d) any reference to a part of a wall shall mean a part comprising a section of the complete structure of the wall including any internal or external surface finishes thereon.

J4

- (2) The perimeter walls of a building to which this Section applies shall be so constructed that the average thermal transmittance coefficient over the area of all such walls (including any opening therein) is not more than 1.8.
- For the purposes of this paragraph—
- (a) the PERIMETER WALLS of a building to which this Section applies shall mean all the walls which together enclose—
- (i) in the case of a building of occupancy sub-group A1 or A2, all parts of each house (including any associated accommodation referred to in column (3) of Schedule 1) which comprises, or forms part of, the building;
 - (ii) in the case of a building consisting of one or more chalets, all parts of the building,
- excluding any part of the building referred to in paragraph (1)(a) to (c) of regulation J1;
- (b) in calculating the average thermal transmittance coefficient—
- (i) the thermal transmittance coefficient of any internal wall (including any opening therein) which separates buildings or parts of buildings to which this Section applies, not being a wall referred to in paragraph (4)(b) or (c) of this regulation, shall be assumed to be 0.5; and
 - (ii) in the case of any other wall, including any such wall referred to in paragraph 4(b) or (c) of this regulation—
 - (A) the thermal transmittance coefficient of any window or other glazed opening, including the glazed part of a glazed door, shall be assumed to be 5.7 if the opening has single glazing and 2.8 if the opening has double glazing; and
 - (B) the thermal transmittance coefficient of any other opening, including an unglazed door or unglazed part of a glazed door, shall be assumed to be equivalent to that of the wall in which it is situated.
- (3) Every part of an external wall of a building to which this Section applies (excluding any opening therein) shall be so constructed that the thermal transmittance coefficient thereof is not more than 1.0.
- (4) Every part of an internal wall (excluding any opening therein) which separates—
- (a) a building to which this Section applies from a building to which this Section does not apply; or
 - (b) in the case of a building of occupancy sub-group A1 or A2, a house (including any associated accommodation referred to in column (3) of Schedule 1) from a common passage, stairway, landing, or other common space; or
 - (c) any part of a building to which this Section applies from any part of the building referred to in paragraph (1)(a) or (b) of regulation J1,

J4–J7

shall be so constructed that the thermal transmittance coefficient thereof is not more than 1.7.

- (5) In any building to which this Section applies every part of a wall (excluding any opening therein) which separates a room constructed wholly or partly in the roof from the roof space shall be so constructed that when the sum of the surface resistances of the internal surface of the wall and the external surface of the roof is assumed to be 0.18, the thermal transmittance coefficient of the wall in conjunction with the roof is not more than 1.0.

For the purposes of this paragraph WALL shall include any partition.

J5 *Floors

- (1) In any building to which this Section applies every floor or part of a floor next to the ground shall be constructed–
- (a) as a suspended floor with tongued and grooved boarding or other draught-resisting decking, carried on joists or as a suspended concrete floor, having in either case a space beneath the level of the floor enclosed by walls on all sides (apart from any necessary ventilation openings); or
 - (b) as a floor laid upon the ground or upon hardcore filling.
- (2) Where the underside of the floor of any part of a building to which this Section applies is exposed to the external air, or to a partially enclosed space where the wall between the said space and the external air contains permanent vents having an aggregate area exceeding 30 per cent of its total area, the floor shall be so constructed that when the sum of the surface resistances of the upper and lower surfaces of the floor is taken as 0.24 the thermal transmittance coefficient of the floor is not more than 1.0.

J6 *Control of interstitial condensation

In every building to which this Section applies those parts of the structure to which regulations J3 and J4(3) apply shall be so designed and composed of such materials as to prevent, so far as is reasonably practicable, damage to any part of the building as a result of the passage of moisture in the form of vapour from the interior of the building into its structure.

SECTION II – BUILDINGS OTHER THAN HOUSES AND CHALETS**J7 Application of Section II**

- (1) This Section shall apply only to a building of occupancy sub-group A3 (other than a chalet) or A4 or occupancy group B, C, D or E except that it shall not apply to–

J7–J8

- (a) a temporary building;
- (b) a greenhouse which has not less than three-quarters of its total external area comprised of glass (including glazing bars) or other translucent material;
- (c) a building the total area of all storeys of which does not exceed 30 square metres;
- (d) a building of occupancy group D or E where the design output rating of the heat emitters installed therein does not exceed 50 watts per square metre of the floor area of the spaces served by such heat emitters;
- (e) a building of occupancy sub-group A3 or A4 or occupancy group B or C where the design output rating of the heat emitters installed therein does not exceed 25 watts per square metre of the floor area of the spaces served by such heat emitters:

Provided that where a building as a whole would not fall within sub-paragraph (d) or (e) above but part thereof would do so if treated separately for the purposes of either of these sub-paragraphs this Section shall not apply to that part of the building.

- (2) The provisions of regulation J9 shall not be subject to specification in a notice served under section 11 of the Act (which enables local authorities to require existing buildings to conform to these regulations) in so far as they relate to walls and floors:

Provided that nothing shall prevent account being taken of the form of construction of the walls or floors of a building as provided in regulation J9(2) and (4), in determining whether a roof of a building complies with a provision of regulation J9.

J8 Interpretation of Section II

- (1) In this Section the following expressions have the meanings respectively assigned to them by regulation A5(1)–

THE ACT	STOREY
BUILDING	SURFACE HEAT TRANSFER COEFFICIENT
CHALET	SURFACE RESISTANCE
CONSTRUCT and CONSTRUCTION	TEMPORARY BUILDING
DISPLAY WINDOW	THERMAL TRANSMITTANCE COEFFICIENT
DOOR	U VALUE
HOUSE	VENTILATED SPACE
OPENING	WALL
PERMANENT VENT	WALL BOUNDARY AREA
ROOF LIGHT OPENING	WINDOW OPENING
SHOP	

J8–J9

- (2) For the purposes of this Section–
- (a) any part of a roof which has a pitch of 70 degrees or more shall be treated as an external wall;
 - (b) any floor which is so situated that its upper surface is exposed to the external air shall be treated as a roof in relation to that part of the building beneath it;
 - (c) in determining the thermal transmittance coefficient of a roof, wall or floor–
 - (i) the sum of the surface resistances of–
 - (A) the external surface of a roof; and
 - (B) the internal surface of the roof, or the lower surface of the ceiling of the storey immediately below the roof,shall be taken as 0.15;
 - (ii) the sum of the external and internal surface resistances of a wall shall be taken as 0.18; and
 - (iii) the sum of the upper and lower surface resistances of a floor shall be taken as 0.24;
 - (d) the thermal transmittance coefficient of any window opening or roof light opening shall be assumed to be 5.7 if it is single glazed, 2.8 if it is double glazed and 2.0 if it is triple glazed irrespective of whether the light-transmitting material is glass or not; and
 - (e) any reference to a part of a wall, floor or roof shall mean a part comprising a section of the complete structure of the wall, floor or roof including any internal or external surface finishes thereon.
- (3) For the purposes of calculating the proportion of window and roof light openings in a wall or roof–
- (a) the area of a window opening or roof light opening shall be taken to be the area of the inner surface of the element fitted in that opening measured in the general plane or planes of that element;
 - (b) the area of a wall shall be taken to be the area of the inner face of that wall (including any opening therein) measured between finished floor and ceiling levels and between finished surfaces of flanking walls or partitions; and
 - (c) the area of a roof shall be taken to be the area of the inner surface of that roof (including any opening therein) measured between flanking walls or partitions.

J9 Walls, floors and roofs

- (1) Subject to paragraph (2) below, every part of a wall, floor or roof (excluding any opening therein) which forms part of a building to which this Section applies and which is described in Table 1 to this regulation shall–

J9

- (a) have a thermal transmittance coefficient not exceeding the appropriate value specified in that Table; or
 - (b) be constructed in accordance with an appropriate specification in Part II or Part III of Schedule 15.
- (2) Nothing in paragraph (1) above shall prevent any wall, floor or roof described therein from having a thermal transmittance coefficient in excess of the said appropriate value if those elements are so constructed that the calculated total rate of heat loss in watts per degree Celsius through all of them does not exceed that which would have obtained had the thermal transmittance coefficient of every part of each of those elements complied with paragraph (1).
- (3) Subject to paragraph (4) below the total area of window openings and the total area of roof light openings in those walls and roofs of a building for which a maximum thermal transmittance coefficient is specified in paragraph (1) above shall not exceed the appropriate percentage of the total areas of those walls and roofs respectively which is specified in Table 2 to this regulation:
- Provided that in the case of a shop no account shall be taken of the area of any display window opening situated at access level and of the area of that part of the wall of the storey in which it is comprised.
- (4) Nothing in paragraph (3) above shall prevent there being provided a greater area of window openings or of roof light openings than is permitted under that paragraph if the calculated total rate of heat loss in watts per degree Celsius through all those openings does not exceed that which would have obtained had all those openings been single glazed and the total area thereof complied with paragraph (3).

J9–J10**Table 1 to Regulation J9****Maximum U values of walls, floors and roofs**

Element of building	Maximum U value of every part of element having regard to the occupancy group or sub-group of a building	
	Occupancy sub-groups A3 and A4 and occupancy groups B and C	Occupancy groups D and E
(1)	(2)	(3)
External wall (other than any such wall enclosing a ventilated space)	0.6	0.7
Internal wall exposed to a ventilated space		
Floor having its under surface exposed to the external air or to a ventilated space		
Roof (other than a roof over a ventilated space) including any ceiling to the roof or any roof space and any ceiling below that space		

Table 2 to Regulation J9**Maximum area of window openings and roof light openings, having regard to the occupancy group or sub-group of the building, expressed as a percentage of the total areas of the walls and roofs respectively for which a maximum U value is specified in regulation J9(1)**

Type of openings	Occupancy sub-groups A3 and A4	Occupancy groups B and C	Occupancy groups D and E
(1)	(2)	(3)	(4)
Window openings	25	35	15
Roof light openings	20	20	20

SECTION III – HEATING CONTROLS IN BUILDINGS OTHER THAN HOUSES**J10 Application of Section III**

This Section shall apply to any building or extension to a building of occupancy sub-group A3 (other than a chalet) or A4 or occupancy group B, C, D or E, in which the total area of all storeys heated by a heating system exceeds 125 square metres.

J11–J14**J11 Interpretation of Section III**

In this Section the following expressions have the meanings respectively assigned to them by regulation A5(1)–

BUILDING	HOUSE
CHALET	INDEPENDENT ROOM OR SPACE HEATER
HEATING SYSTEM	STOREY

J12 Provision of heating controls

In a building to which this Section applies, automatic controls shall be provided in accordance with the provisions of regulations J13, J14, J15, J16 and J17.

J13 Control of internal space temperature

- (1) Subject to paragraph (2) of this regulation, provision shall be made for regulating automatically the space temperature in a building by the installation of –
 - (a) internal space temperature controls for the space heating system; and
 - (b) in addition, where hot water is provided from a central source for use in radiators or natural convectors, controls for regulating the temperature of the hot water in response to external air temperature.
- (2) Nothing in this regulation shall require the installation of automatic controls in relation to any independent room or space heater having an input rating of less than 10 kilowatts.

J14 Control of intermittent heating

- (1) Subject to the provisions of paragraphs (2) and (3) of this regulation, where the proposed use of a building does not require continuous heating, provision shall be made for starting-up and shutting-down the space heating system automatically by the installation of time controls and temperature controls which are capable of sensing either internal space temperature or a combination of both internal and external space temperatures, so as to ensure that the temperature necessary for the proposed use of the building is maintained only during periods when the building is occupied for that use.
- (2) Where the total input rating of the space heating system is 100 kilowatts or less, it shall be sufficient for the purpose of this regulation to provide time controls which are capable of both starting-up and shutting-down the system at pre-set times.

J14–J17

- (3) Nothing in this regulation shall–
- (a) prohibit the installation of controls to prevent damage to the structure, fittings or contents of the building by low temperature, excessive humidity or condensation when the building is unoccupied; or
 - (b) require the installation of time controls in relation to any independent room or space heater having an input rating of less than 10 kilowatts.

J15 Control of the operational selection of boilers

Where a heating system requires two or more interconnected gas or oil fired boilers of total input rating exceeding 100 kilowatts, provision shall be made for automatically–

- (a) starting-up and shutting-down the boilers so that only the most thermally efficient number of boilers or burners are in operation to meet the heat demand of the building at any time; and
- (b) reducing the flow of water through boilers not in operation.

J16 Control of hot water storage temperature

- (1) Provision shall be made for regulating automatically the temperature of stored hot water by the installation of–
- (a) storage temperature controls; and
 - (b) time controls which are capable of starting-up and shutting-down the water heating system.
- (2) Nothing in this regulation shall require the fitting of time controls if the capacity of stored hot water is not more than 150 litres.

J17 Accessibility and identification of controls

All controls shall be identified and have such means of access as may be necessary for inspection, maintenance and adjustment.

PART K

Ventilation of buildings

K1 Application of Part K

- (1) This Part shall not apply to any building or part of a building—
 - (a) which comprises premises which are subject to the Factories Act 1961, or any regulations made under that Act; or
 - (b) which is a school building as defined in the School Premises (General Requirements and Standards) (Scotland) Regulations 1967 to 1979(a); or
 - (c) which comprises any premises used as a cinema or theatre.
- (2) The provisions of regulation K15 shall not be subject to specification in a notice served under section 11 of the Act (which enables local authorities to require existing buildings to conform to these regulations).

K2 Interpretation of Part K

- (1) In this Part the following expressions have the meanings respectively assigned to them by regulation A5(1)—

THE ACT

AIR CHANGE

APARTMENT

APPLIANCE

BASEMENT STOREY

BUILDING

CONSTRUCT and CONSTRUCTION

CROSS-SECTIONAL AREA

DUCT

FLUE

HOUSE

KITCHEN

LIVING ROOM

(a) S.I. 1967/1199, as amended by S.I. 1973/322, 1979/1186.

J11–J14**J11 Interpretation of Section III**

In this Section the following expressions have the meanings respectively assigned to them by regulation A5(1)–

BUILDING	HOUSE
CHALET	INDEPENDENT ROOM OR SPACE HEATER
HEATING SYSTEM	STOREY

J12 Provision of heating controls

In a building to which this Section applies, automatic controls shall be provided in accordance with the provisions of regulations J13, J14, J15, J16 and J17.

J13 Control of internal space temperature

- (1) Subject to paragraph (2) of this regulation, provision shall be made for regulating automatically the space temperature in a building by the installation of –
 - (a) internal space temperature controls for the space heating system; and
 - (b) in addition, where hot water is provided from a central source for use in radiators or natural convectors, controls for regulating the temperature of the hot water in response to external air temperature.
- (2) Nothing in this regulation shall require the installation of automatic controls in relation to any independent room or space heater having an input rating of less than 10 kilowatts.

J14 Control of intermittent heating

- (1) Subject to the provisions of paragraphs (2) and (3) of this regulation, where the proposed use of a building does not require continuous heating, provision shall be made for starting-up and shutting-down the space heating system automatically by the installation of time controls and temperature controls which are capable of sensing either internal space temperature or a combination of both internal and external space temperatures, so as to ensure that the temperature necessary for the proposed use of the building is maintained only during periods when the building is occupied for that use.
- (2) Where the total input rating of the space heating system is 100 kilowatts or less, it shall be sufficient for the purpose of this regulation to provide time controls which are capable of both starting-up and shutting-down the system at pre-set times.

J9–J10**Table 1 to Regulation J9****Maximum U values of walls, floors and roofs**

Element of building	Maximum U value of every part of element having regard to the occupancy group or sub-group of a building	
	Occupancy sub-groups A3 and A4 and occupancy groups B and C	Occupancy groups D and E
(1)	(2)	(3)
External wall (other than any such wall enclosing a ventilated space)	0.6	0.7
Internal wall exposed to a ventilated space		
Floor having its under surface exposed to the external air or to a ventilated space		
Roof (other than a roof over a ventilated space) including any ceiling to the roof or any roof space and any ceiling below that space		

Table 2 to Regulation J9**Maximum area of window openings and roof light openings, having regard to the occupancy group or sub-group of the building, expressed as a percentage of the total areas of the walls and roofs respectively for which a maximum U value is specified in regulation J9(1)**

Type of openings	Occupancy sub-groups A3 and A4	Occupancy groups B and C	Occupancy groups D and E
(1)	(2)	(3)	(4)
Window openings	25	35	15
Roof light openings	20	20	20

SECTION III – HEATING CONTROLS IN BUILDINGS OTHER THAN HOUSES**J10 Application of Section III**

This Section shall apply to any building or extension to a building of occupancy sub-group A3 (other than a chalet) or A4 or occupancy group B, C, D or E, in which the total area of all storeys heated by a heating system exceeds 125 square metres.

J11–J14**J11 Interpretation of Section III**

In this Section the following expressions have the meanings respectively assigned to them by regulation A5(1)–

BUILDING	HOUSE
CHALET	INDEPENDENT ROOM OR SPACE HEATER
HEATING SYSTEM	STOREY

J12 Provision of heating controls

In a building to which this Section applies, automatic controls shall be provided in accordance with the provisions of regulations J13, J14, J15, J16 and J17.

J13 Control of internal space temperature

- (1) Subject to paragraph (2) of this regulation, provision shall be made for regulating automatically the space temperature in a building by the installation of –
 - (a) internal space temperature controls for the space heating system; and
 - (b) in addition, where hot water is provided from a central source for use in radiators or natural convectors, controls for regulating the temperature of the hot water in response to external air temperature.
- (2) Nothing in this regulation shall require the installation of automatic controls in relation to any independent room or space heater having an input rating of less than 10 kilowatts.

J14 Control of intermittent heating

- (1) Subject to the provisions of paragraphs (2) and (3) of this regulation, where the proposed use of a building does not require continuous heating, provision shall be made for starting-up and shutting-down the space heating system automatically by the installation of time controls and temperature controls which are capable of sensing either internal space temperature or a combination of both internal and external space temperatures, so as to ensure that the temperature necessary for the proposed use of the building is maintained only during periods when the building is occupied for that use.
- (2) Where the total input rating of the space heating system is 100 kilowatts or less, it shall be sufficient for the purpose of this regulation to provide time controls which are capable of both starting-up and shutting-down the system at pre-set times.

MECHANICAL VENTILATION
OCCUPANT CAPACITY
PERMANENT VENTILATOR
ROOF LIGHT
ROOM
STOREY
SUN PORCH
UPPER STOREY
UTILITY ROOM
VENTILATOR
WASHROOM
WATERCLOSET

- (2) In the regulations specified the following expressions have the meanings respectively assigned to them in the said regulations—
- CLOSED COURT, K15
OPEN COURT, K15
PASSAGE, K15
THE RELEVANT AREA, K3
- (3) Any provision of this Part requiring—
- (a) the provision of a window, roof light or ventilator having a given opening area shall be construed as requiring the provision of one or more windows, roof lights or ventilators or any combination thereof having an opening area or aggregate opening area equal to the given area;
- (b) the provision of a ventilator or a permanent ventilator of a given cross-sectional area shall be construed as requiring the provision of one or more ventilators or permanent ventilators having a cross-sectional area or aggregate cross-sectional area equal to the given area.
- (4) Any reference in this Part to—
- (a) the cubic space per occupant of a room shall be construed as a reference to the cubic space obtained by dividing the cubic capacity of the room by the occupant capacity thereof; and
- (b) the cross-sectional area per occupant in relation to a permanent ventilator in a room shall be construed as a reference to the cross-sectional area of the ventilator divided by the occupant capacity of the room.

K3–K5**SECTION I – VENTILATION OF HOUSES****K3 *Cross ventilation of houses**

- (1) Every house, whether or not it forms only part of a building, shall be so constructed as to have at least two external walls, being either–
 - (a) on opposite sides of the house; or
 - (b) adjacent to each other, so however that the relevant area in the house, or if the house contains more than one storey, in each storey, shall not be less than one-third of the floor area of the house, or as the case may be of that storey.
- (2) In each of these external walls there shall, on each storey of the house bounded by such a wall, be a window or ventilator from an apartment, kitchen, passage, stairway or landing to the external air, such window or ventilator having an opening area of not less than 0.1 square metre.
- (3) Nothing in this regulation shall apply to a house in which there is installed a system of mechanical ventilation which–
 - (a) will provide a supply of fresh air in each apartment in the house and in the kitchen at not less than the rate set out in relation thereto in Schedule 11; and
 - (b) is so designed that no air is fed directly into any part of the house from any kitchen, bathroom or watercloset; and
 - (c) is designed so as to be capable of continuous operation.
- (4) For the purposes of this regulation THE RELEVANT AREA is the area enclosed on a horizontal plane by the largest assumed triangle created by the adjacent walls and any vertical plane joining the centre lines of the windows or ventilators provided so as to comply with paragraph (2) of this regulation.

K4 *Kitchens

Every kitchen forming part of a house shall be ventilated–

- (a) direct to the external air by a window, roof light or ventilator having an opening area of not less than one-twentieth of the floor area of the kitchen; or
- (b) by mechanical means so as to provide a fresh air supply at not less than the rate set out in relation thereto in Schedule 11.

K5 *Apartments and other rooms in houses

- (1) Subject to paragraph (2) of this regulation every apartment or other room (not being a utility room of an area of not more than 3.7 square metres or a kitchen or a sun porch) forming part of a house shall be ventilated–

K5–K6

- (a) (i) direct to the external air by a window, roof light or ventilator having an opening area of not less than one-twentieth of the floor area of the apartment or room; and
- (ii) by–
- (A) a ventilator having a cross-sectional area of not less than 6500 square millimetres opening direct to the external air; or
- (B) a permanent ventilation opening having a cross-sectional area of not less than 6500 square millimetres and opening within the house into a passage which is ventilated by a window, roof light or ventilator or into which there opens an entrance doorway to the house; or
- (b) by mechanical means so as to provide a fresh air supply at not less than the rate set out in relation thereto in Schedule 11:

Provided that nothing in sub-paragraph (a)(ii) of this paragraph shall apply to an apartment or room where there is leading from the apartment or room the flue from an uncloseable appliance if–

- (i) the appliance is designed to burn solid fuel; or
- (ii) the flue has a cross-sectional area of not less than 19000 square millimetres.
- (2) Every sun porch shall be ventilated direct to the external air by a window or ventilator having an opening area of not less than one-twentieth of the floor area of the sun porch:
- Provided that where a sun porch is constructed over an existing window or ventilator of an apartment or other room (not being a sun porch), the sun porch shall be ventilated direct to the external air by a window or ventilator having an opening area equal to the opening area of the existing window or ventilator over which the sun porch is constructed, in addition to the opening area required in terms of this paragraph.
- (3) For the purpose of paragraph (2) of this regulation a door opening from the sun porch direct to the external air shall be regarded as if it were an opening window if–
- (a) such door contains a ventilator having an area of not less than 9500 square millimetres which is capable of being opened without the door being opened; or
- (b) the sun porch contains one or more windows, roof lights or ventilators having a total opening area of not less than 9500 square millimetres in addition to the door opening from the sun porch direct to the external air.

K6 *Bathrooms, washrooms and waterclosets

Every bathroom, washroom or watercloset forming part of a house shall be ventilated–

K6–K7

- (a) direct to the external air by a window, roof light or ventilator having an opening area of not less than—
 - (i) one-twentieth of the floor area of the bathroom, washroom or watercloset; or
 - (ii) 0.1 square metre, whichever is the greater; or
- (b) by mechanical means—
 - (i) so as to provide a fresh air supply at not less than the rate set out in relation thereto in Schedule 11; and
 - (ii) so designed that the outlet is to the external air; and
 - (iii) in the case of mechanical means serving waterclosets, or bathrooms containing a watercloset, in more than one house, provided with a duplicate motor; and
 - (iv) separate from any other ventilating plant installed for any other purpose in the building.

K7 *Ancillary accommodation

- (1) Every room in which there are provided laundry facilities or clothes drying facilities for communal use in respect of a number of houses shall be ventilated—
 - (a) direct to the external air by—
 - (i) a window, roof light or ventilator having an opening area of not less than one-twentieth of the floor area of the room; and
 - (ii) a permanent ventilator having a cross-sectional area of not less than 2250 square millimetres for each cubic metre of the room, so however that in no case shall an opening area be less than 48000 square millimetres; or
 - (b) by mechanical means so as to provide a fresh air supply at not less than the rate set out in relation thereto in Schedule 11.
- (2) Every room which is not—
 - (a) such a room as is referred to in the last foregoing paragraph; or
 - (b) a room forming part of a house; or
 - (c) a garage; or
 - (d) part of a building used only for vehicle parking; or
 - (e) a storage room of an area of not more than 3.7 square metres, shall be ventilated—
 - (i) direct to the external air by—
 - (A) a window, roof light or ventilator having an opening area of not less than one-twentieth of the floor area of the room; and

K7–K9

- (B) a permanent ventilator having a cross-sectional area of not less than 300 square millimetres for each cubic metre of the room, so however that in no case shall an opening area be less than 6500 square millimetres; or
- (ii) by mechanical means so as to provide a fresh air supply at not less than the rate set out in relation thereto in Schedule 11.

SECTION II – VENTILATION OF GARAGES**K8 *Small garages**

Every garage the floor area of which does not exceed 60 square metres and which is used solely for the storage of motor vehicles shall be ventilated—

- (a) by two permanent ventilators or permanent ventilation openings—
 - (i) so situated as to permit the maximum flow of air within the whole of the garage; and
 - (ii) each having a cross-sectional area of not less than—
 - (A) where the volume of the garage is not more than 40 cubic metres, 6400 square millimetres;
 - (B) where the volume of the garage exceeds 40 cubic metres, 6400 square millimetres for each 40 cubic metres; or
- (b) by mechanical means so as to provide a fresh air supply at not less than the rate set out for a small garage in Schedule 11:

Provided that nothing in this regulation shall prohibit both permanent ventilators or permanent ventilation openings being in any one wall of such a garage the floor area of which does not exceed 40 square metres.

K9 *Garages other than small garages

- (1) This regulation shall apply to any storey of a building used for vehicle parking or garaging, being neither a garage to which regulation K8 applies nor a storey of a building in which vehicles are moved by mechanical means forming part of the building.
- (2) Where the storey is the ground storey or an upper storey it shall be ventilated—
 - (a) direct to the external air by two permanent ventilators situated on opposite walls of the storey, and each having a cross-sectional area of not less than, in the case of a storey used for—
 - (i) car parking or for the loading and unloading of vehicles, one-fortieth of the floor area of the storey;
 - (ii) repairing vehicles, one-sixtieth of the floor area of the storey;

K9

- (iii) garaging of commercial or public service vehicles, one-eightieth of the floor area of the storey; or
 - (b) by mechanical means so as to provide a fresh air supply at not less than the rate set out in relation thereto in Schedule 11.
- (3) If the storey is a basement storey ventilated only by mechanical means—
 - (a) it shall be ventilated by two independent mechanical ventilation systems each of which is capable of providing a fresh air supply at not less than one-half of the rate set out in relation thereto in Schedule 11; and
 - (b) there shall be provided in the storey an audible or visible warning signal which operates automatically in the event of a failure of both such mechanical ventilation systems and which is capable of operating in the event of a failure of the mains power supply to the building; and
 - (c) there shall be exhibited conspicuously at each entrance to the storey a notice incised or embossed with letters not less than 200 millimetres high, in the following terms or in terms substantially to the like effect—

“DANGER

SWITCH YOUR ENGINE OFF WHEN WARNING SIGNAL
[SHOWS] [SOUNDS] *”.

- (4) If the storey is a basement storey not ventilated solely by mechanical means it shall be ventilated—
 - (a) direct to the external air by two permanent ventilators each having a cross-sectional area equal to not less than one-eightieth of the floor area of the storey and situated in opposite walls; and
 - (b) by mechanical means so as to provide a fresh air supply at not less than one-half of the rate set out in relation thereto in Schedule 11.
- (5) Any mechanical ventilation system provided so as to comply with this regulation shall—
 - (a) be independent of any ventilating plant for any other part of the building; and
 - (b) have at least one exhaust air outlet within every 190 square metres of area of the floor of the storey served by the system; and
 - (c) be so constructed that at least two-thirds of the exhaust air is extracted from outlets not more than 600 millimetres above the level of the floor.

*Delete as appropriate.

K9–K10

- (6) The provisions of this regulation shall apply to—
- (a) any passage giving access to a storey to which this regulation applies;
or
 - (b) any ramp giving access to such a storey from an adjacent storey,
as if that passage or ramp were itself such a storey.
- (7) In this regulation any reference to a storey shall include a reference to any part of a storey.

SECTION III – VENTILATION OF BUILDINGS OTHER THAN HOUSES AND GARAGES**K10* Ventilation of buildings other than houses and garages**

- (1) This regulation shall apply to every room—
- (a) in a building, being neither a building comprising or containing a house nor a garage;
 - (b) in the case of a building containing a house or garage, in any part which neither forms part of a house or garage nor pertains to a house;
 - (c) in a building or part of a building used for vehicle parking, in which vehicles are moved by mechanical means forming part of the building.
- (2) If the room—
- (a) forms part of a building of occupancy group E; or
 - (b) is used only for the purposes of storage not being for storage which requires a controlled temperature; or
 - (c) is neither a room nor storey of a description mentioned in Table 2 to regulation A8 nor a room for which there is available a number, being the number of persons the room is designed to hold,
- it shall be ventilated—
- (i) direct to the external air by a window, roof light or ventilator having an opening area of not less than 300 square millimetres for each cubic metre of the room, so however that in no case shall an opening area be less than 6500 square millimetres; or
 - (ii) by mechanical means so as to provide a fresh air supply at not less than the rate set out in relation thereto in Schedule 11.
- (3) The provisions of regulation K6 shall apply to any room to which this regulation applies and which is used as a bathroom, washroom or water-closet as they apply respectively to any bathroom, washroom or water-closet forming part of a house.
- (4) Any other room to which this regulation applies, not being a room used only for storage requiring a controlled temperature, shall, subject to the provisions of regulation K11, be ventilated—

K10

- (a) where the cubic space per occupant does not exceed 2.8 cubic metres, by mechanical means so as to provide a fresh air supply at not less than the rate set out in relation thereto in Schedule 11;
- (b) where the cubic space per occupant exceeds 2.8 cubic metres but does not exceed 21 cubic metres—
- (i) direct to the external air, by a window, roof light or ventilator having an opening area of not less than one-twentieth of the floor area of the room and by a ventilator having a cross-sectional area of not less than 6500 square millimetres per occupant; or
- (ii) by mechanical means so as to provide a fresh air supply at not less than the rate set out in relation thereto in Schedule 11;
- (c) where the cubic space per occupant exceeds 21 cubic metres—
- (i) (A) direct to the external air by a window, roof light or ventilator having an opening area of not less than one-twentieth of the floor area of the room; and
- (B) by a ventilator having a minimum cross-sectional area per occupant as set forth in column (2) of the Table to this regulation; or
- (ii) by mechanical means so as to provide a fresh air supply at not less than the rate set out in relation thereto in Schedule 11.

Table to Regulation K10**Ventilation to the external air – cross-sectional area of ventilator**

Cubic space per occupant (cubic metres)	Minimum cross-sectional area per occupant (square millimetres)
(1)	(2)
Exceeding 21 but not exceeding 28	6500
Exceeding 28 but not exceeding 35	5850
Exceeding 35 but not exceeding 42	5200
Exceeding 42 but not exceeding 49	4550
Exceeding 49 but not exceeding 56	3900
Exceeding 56 but not exceeding 63	3250
Exceeding 63 but not exceeding 70	2600
Exceeding 70 but not exceeding 77	1950
Exceeding 77 but not exceeding 84	1300
Exceeding 84	650

K11–K12**SECTION IV – GENERAL****K11* Additional requirements for sleeping rooms**

- (1) The provisions of this regulation shall apply to any room used or intended to be used for sleeping but not forming part of a house and shall so apply notwithstanding the provisions of regulation K10.
- (2) The room shall be ventilated by–
 - (a) a roof light or window opening direct to the external air; and
 - (b) a ventilator,which shall comply with the provisions of paragraph (4)(b)(i) or (4)(c)(i), as the case may be, of regulation K10:
Provided that nothing in this paragraph shall require the provision of a ventilator in the case of–
 - (i) a room whose cubic capacity does not exceed 42 cubic metres and where there is leading from the room the flue of an unclosable appliance if–
 - (A) the appliance is designed to burn solid fuel; or
 - (B) the flue has a cross-sectional area of not less than 19000 square millimetres;
 - (ii) a room which is ventilated by mechanical means so as to provide a fresh air supply at not less than the rate set out in relation thereto in Schedule 11.
- (3) The room shall have a cubic capacity of not less than 14.9 cubic metres.
- (4) The provisions of regulation Q6 shall apply to the room as they apply to an apartment forming part of a house.

K12* Enclosed access to houses and other buildings

Every part of an enclosed passage, stairway, landing or balcony providing common access to–

- (a) any part of a building; or
- (b) any part of the curtilage of a building containing two or more houses, being a part which is provided for the use of the occupants of two or more houses in that building,

shall be ventilated–

- (i) direct to the external air by a permanent ventilator having a cross-sectional area of not less than 300 square millimetres for each cubic metre of that part of the access, so however that in no case shall an opening area be less than 6500 square millimetres; or
- (ii) by mechanical means so as to provide a fresh air supply at not less than the rate set out in relation thereto in Schedule 11:

K12–K15

Provided that nothing in this regulation shall apply to any part of an enclosed passage, stairway, landing or balcony where opposite ends of the enclosure are formed only by a doorway which opens directly to the external air.

K13* Lift machine rooms and lift wells

- (1) Any room in which there is housed machinery operating a lift shall be ventilated by–
 - (a) two permanent ventilation openings, each having a cross-sectional area of not less than 65000 square millimetres, to the external air either directly or by means of a vertical duct; or
 - (b) mechanical means so as to provide a fresh air supply at not less than the rate set out in relation thereto in Schedule 11.
- (2) The lift well of any lift shall be ventilated by a permanent ventilation opening having a cross-sectional area of not less than 65000 square millimetres which permits an uninterrupted passage of air between the lift well and the external air either directly or by means of a duct.

K14 General requirements for windows and ventilators

Every window, ventilator, permanent ventilator and permanent ventilation opening provided so as to comply with this Part shall be so positioned that the top of the opening part or of the permanent ventilation opening is not less than 2 metres above the floor:

Provided that, where two permanent ventilators or permanent ventilation openings are provided in accordance with regulation K8 or K9, nothing in this regulation shall prohibit–

- (i) one such permanent ventilator or permanent ventilation opening being positioned so that the top of the opening is not less than 1.7 metres above the floor; and
- (ii) the other such permanent ventilator or permanent ventilation opening being positioned so that the top of the opening is not more than 600 millimetres above the floor.

K15 Windows and ventilators opening to courts or passages

- (1) Where a window provided so as to comply with this Part opens into a closed court, open court or passage, it shall be so sited that there is in front of every part of the window and at the level of the sill of the window a horizontal area of open space comprising a square, one side of which is in the plane of the window opening and which has sides of a length not less than–
 - (a) the relevant length set forth in paragraphs (2) to (5) of this regulation; and

K15

(b) in any case, 3 metres:

Provided that no area shall for the purposes of this regulation be taken to be an area of open space if it is overhung by a balcony or other projection.

- (2) Where the window opens into a closed court the relevant length for the purposes of the last foregoing paragraph shall be equal to one-third of the height of the lowest of the opposite or adjacent walls above the level of the head of the window.
- (3) Where the window opens into an open court, the opening of which is on the side opposite the window, the relevant length for the purposes of paragraph (1) of this regulation shall be equal to one-sixth of—
- (a) the height of the lower of the adjacent walls above the level of the head of the window; or
 - (b) the distance from the plane of the window opening to the plane of the opening of the court,
- whichever is the less.
- (4) Where the window opens into an open court, the opening of which is on a side adjacent to the window, the relevant length for the purposes of paragraph (1) of this regulation shall be equal to one-quarter of—
- (a) the height of the lowest wall of the court above the level of the head of the window; or
 - (b) the distance from the plane containing the opening of the court to the nearest part of the window,
- whichever is the less.
- (5) Where the window opens into a passage, the relevant length for the purposes of paragraph (1) of this regulation shall be equal to one-sixth of—
- (a) the height of the passage wall above the level of the head of the window; or
 - (b) the distance from the nearest point where the passage terminates to the nearest part of the window,
- whichever is the less.
- (6) In this regulation—
- CLOSED COURT**, in relation to a window, means any space at the level of the sill of the window which is either wholly enclosed by walls or enclosed by walls but has an opening on one side which—
- (a) is less than 1 metre in width; or
 - (b) opens on to a passage of a width of less than 3 metres;
- OPEN COURT**, in relation to a window, means any space at the level of the sill of the window enclosed by walls, not being a closed court, and includes a recess if, and only if—
- (a) the window is in the back wall of the recess and the ratio of the length of the back wall to the depth of the recess is less than 1 to 1; or

K15–K17

(b) the window is in the side of a recess and the ratio of the length of the back wall of the recess to the depth of the recess is less than 2 to 1;

PASSAGE, in relation to a window, means any space at the level of the sill of the window bounded by walls on two opposite sides where the distance between the opposite walls is not greater than one-quarter of the height of the higher of the two walls above the said level.

- (7) This regulation shall apply in relation to a ventilator provided so as to comply with this Part as it applies in relation to a window so provided, and references to the sill of the window shall be taken to include references to the foot of the ventilator, and references to the head of the window shall be taken to include references to the top of the ventilator.

K16 External openings to mechanical ventilation system

Every external opening forming part of a mechanical ventilation system of a building to which this Part applies—

- (a) shall be so sited in relation to any outlet for smoke, steam or noxious vapours as to reduce so far as practicable the ingress into the system of smoke, steam or noxious vapours therefrom; and
- (b) shall be so sited in relation to any other opening into the building as to avoid the escape of air from the system into any part of the building; and
- (c) shall be protected against the passage of snow, rain and vermin.

K17 Construction of ventilation ducts

Every wall of a duct forming part of a mechanical ventilation system of a building to which this Part applies shall be so constructed that it is airtight and the internal surface thereof is smooth.

PART M

Drainage and sanitary appliances

M1 Application of Part M

In this Part the provisions of—

- (a) regulation M23; and
- (b) regulation M24 in so far as applicable to buildings other than shops, shall not be subject to specification in a notice served under section 11 of the Act (which enables local authorities to require existing buildings to conform to these regulations).

M2 Interpretation of Part M

- (1) In this Part the following expressions have the meanings respectively assigned to them by regulation A5(1)—

THE ACT	RAINWATER PIPE
APARTMENT	ROOM
BLOCK OF FLATS OR MAISONETTES	SEWAGE TREATMENT WORKS
BUILDING	SHOP PREMISES
CHALET	SOAKAWAY
CONSTRUCT and CONSTRUCTION	SOIL APPLIANCE
DRAIN	SOIL PIPE
DRAINAGE SYSTEM	SOIL-WASTE PIPE
DUCT	SOIL WATER
DUCT ENCLOSURE	STOREY
FOUL WATER	SUB-SOIL WATER
FOUNDATION	SURFACE WATER
GUTTER	SURFACE WATER DRAIN
HOUSE	TRADE EFFLUENT
KITCHEN	VENTILATING PIPE
MANHOLE	WASHROOM
PRIVATE SEWAGE TREATMENT WORKS	WASTE APPLIANCE
PUBLIC DRAIN	WASTE PIPE
PUBLIC SEWER	WASTE WATER
	WATERCLOSET

M2–M4

- (2) In the regulation specified the following expression has the meaning assigned to it in the said regulation—
SANITARY CONVENIENCES, M24

M3 *Drainage system of a building

- (1) Every building shall be provided with such a drainage system as may be necessary for the hygienic and adequate disposal of foul water and surface water from that building and so as to comply with this regulation.
- (2) Subject to the provisions of the Sewerage (Scotland) Act 1968(a)—
- (a) the drainage system shall be connected with any sewer or sewage treatment works provided in terms of that Act; or
 - (b) where such a sewer or sewage treatment works has not been provided—
 - (i) any surface water drain for the building shall be connected with a suitable soakaway, ditch or other suitable means of disposal; and
 - (ii) any part of the drainage system conveying foul water shall discharge to private sewage treatment works which shall be—
 - (A) at such a distance from any building in occupancy group A as to prevent any danger to health therefrom and in any event not nearer such a building than 15 metres; and
 - (B) so sited as not to endanger any water supply used for domestic purposes; and
 - (C) provided with a manhole or other similar means of access for emptying and inspection and cleaning of inlet and outlet arrangements; and
 - (D) of adequate size and suitable design having regard to the volume and strength of foul water discharging thereto; and
 - (E) constructed of suitable materials.

M4 *Construction of drains

- (1) Every drain which forms part of a drainage system provided so as to comply with regulation M3 shall be constructed in accordance with this regulation and with regulations M5 to M13:
Provided that nothing in the said regulations shall apply to any open-jointed, porous or perforated drain carrying sub-soil water and communicating with a suitable soakaway, ditch or other suitable means of disposal.

(a) 1968 c. 47.

M4

- (2) The drain shall be constructed of pipes, joints and fittings of suitable materials of sufficient durability and of adequate strength having regard to the nature of the ground through which the drain passes, the matter passing through the drain and the maximum imposed loads to which the drain may be subjected.
- (3) The drain shall be—
 - (a) securely jointed, properly supported and protected against damage and laid at such a gradient that all foul and surface water is effectively carried away; and
 - (b) so constructed as to be watertight; and
 - (c) of adequate size with an internal diameter of not less than 75 millimetres, or of the maximum diameter of any connection to it, whichever is the greater; and
 - (d) laid in a straight line between points where changes of direction or gradient are necessary.
- (4) The junction between any two portions of the drain having different internal diameters shall be effected by the use of a level invert taper fitting.
- (5) There shall be provided on the drain such number of manholes, access chambers, bowls, rodding points or other such means of access, any of which may serve more than one building, as are necessary for the inspection and cleaning of the drain, the relief of internal flooding from surcharge and the removal of debris therefrom.
- (6) The drain shall—
 - (a) after any jointing material with a setting action has set but before any concrete haunching or encasing is commenced or before the drain track has been infilled; and
 - (b) after the drain track has been infilled,
be capable of satisfying—
 - (i) in the case of a drain which is to carry no foul water, either of the tests specified in Part I of Schedule 12;
 - (ii) in the case of a drain which is to carry foul water, either of the tests specified in Part II of Schedule 12:

Provided that a drain of an internal diameter of more than 600 millimetres shall be deemed to be capable of satisfying the relevant tests if by internal and external inspection the relevant requirements of paragraphs (2) and (3) above can be shown to have been met.
- (7) Where any contraction joint is provided in the concrete infill of a drain track so as to comply with regulation M6(2), a flexible joint shall be provided in the drain at that point.

M5–M8**M5 *Additional requirements for drains in or under buildings**

- (1) A drain which is not constructed outside and clear of the foundations and supports of any building shall comply with the following provisions of this regulation.
- (2) Where the drain passes through or under a building it shall, so far as it is within a distance of 1.2 metres from the building (including the part within or under the building)–
 - (a) be laid in a straight line; or
 - (b) change direction only at a manhole.
- (3) Where a drain passes through or under a wall of a building, that part of the drain within or under the wall shall be suitably supported and strengthened and provision made for settlement of either the structure or the drain.

M6 *Drain tracks passing near or under walls

- (1) Where–
 - (a) the track of a drain or part of a drain, not being a track in solid rock, is adjacent to the foundation of a wall; and
 - (b) the bottom of the track is lower than a depth beneath the foundation equal to the horizontal distance between the nearside of the track and the foundation less 150 millimetres,the track shall, after the drain is laid, be infilled with concrete of a suitable strength up to that depth:
Provided that where any part of the track lies within 1 metre of the foundation of a wall, the concrete infill in that part shall be carried up to the level of the bottom of that foundation.
- (2) The concrete infill provided under the foregoing paragraph shall have such contraction joints as are necessary to ensure that no continuous length of infill exceeds 9 metres.

M7 Junctions

- (1) Where a drain joins another drain, the drain so joining shall be constructed to meet the other drain obliquely in the direction of flow of that other drain.
- (2) No junction with a drain shall be made so as to be opposite to another junction with that drain unless both such junctions are within a manhole.

M8 *Construction of manholes

- (1) Every manhole provided in accordance with any provision of these regulations shall–

M8–M11

- (a) be of such a size and form as to permit ready access to the drain for inspection and cleaning purposes; and
 - (b) be so constructed of suitable material as to have adequate strength and durability, and be watertight; and
 - (c) where the depth of the manhole so requires, be fitted with such step irons, ladder or other fitting as will provide safe access to the level of the drain; and
 - (d) be fitted with a non-ventilating cover of adequate strength, constructed of cast iron or other suitable material; and
 - (e) where the manhole is within a building, be so constructed as to remain airtight under the maximum pressure to which that part of the drain may be subjected.
- (2) That part of a drain which is within a manhole provided in accordance with these regulations shall be–
- (a) (i) constructed with access fittings provided with covers; or
 - (ii) formed with open channels having a smooth impervious finish, the main channel being of equal diameter to the outlet drain and any branch channel being not less in diameter than the inlet pipe of the branch drain; and
 - (b) completed with sloped benching suitable to the type of manhole.

M9 Ventilation of drains

Every drain or section of a drain exceeding 6 metres in length and used for the conveyance of foul water from a building shall be ventilated by a pipe situated as near as may be practicable to the highest part of the drain or section ventilated thereby:

Provided that nothing in this regulation shall prevent the ventilation of a drain by a soil, soil-waste or waste pipe.

M10 Installation of traps

Where a surface water drain joins with any drain carrying foul water it shall, before the junction with such a drain, be fitted with a trap with a minimum water seal of 50 millimetres so situated as to be easily accessible.

M11*Oil, grease and silt interceptors

Where a drain may receive any discharge containing substantial quantities of oil, fat, grease, volatile substances or silt, including the discharge from operations of cleaning, washing and servicing motor vehicles, it shall be provided with a suitable trap or tank for the interception and retention of such substances.

M12–M15**M12 Drains conveying steam or hot water**

- (1) Where a drain which connects with a public sewer may convey steam or hot water it shall be fitted with a blow-down sump or such other means as may be necessary to reduce the temperature of the effluent from the drain to not more than 45 degrees Celsius.
- (2) Any blow-down sump provided in accordance with this regulation shall—
 - (a) be carried upwards to the level of the ground and covered with an open grating; or
 - (b) be ventilated by a shaft.

M13*Ventilation of traps

Every trap in a drain, not being a trap within a building, shall be provided with adequate means of ventilation.

M14*Soil pipes, soil-waste pipes, waste pipes and ventilating pipes

- (1) Every soil pipe, soil-waste pipe, waste pipe and ventilating pipe shall—
 - (a) be formed of suitable materials of adequate strength and sufficient durability for its function; and
 - (b) have all joints formed in a manner appropriate to the materials of which the pipe is composed and so that the interior of the pipe is free from any obstruction; and
 - (c) be so constructed as to be capable of satisfying the test specified in Part III of Schedule 12.
- (2) Every ventilating pipe to a drain, soil, soil-waste or waste pipe shall—
 - (a) be carried upwards to such a height and be so positioned as effectively to prevent the escape of foul air from the drain, soil pipe, soil-waste pipe or waste pipe into any building; and
 - (b) be fitted at its open end with a wire cage or other suitable cover of durable material, which does not restrict the flow of air:

Provided that the provisions of this paragraph shall not apply to a waste pipe from a waste appliance in the ground floor of a building if that waste pipe discharges into a trap with a suitable cover, so that the discharge is effected above the level of the water in the trap but below the level of the cover, and in such a way as not to cause dampness in a wall or foundation of any building.

M15*Additional requirements for soil, soil-waste and ventilating pipes

- (1) Subject to paragraph (4) of this regulation, every soil pipe, soil-waste pipe and ventilating pipe shall be of adequate size for its function but in no case

M15-M16

shall a soil or soil-waste pipe have an internal diameter less than 75 millimetres, or the maximum diameter of any connection to it, whichever is the greater.

- (2) Where any bend occurs in any soil, soil-waste or ventilating pipe—
 - (a) that bend shall be of an obtuse angle and have the largest practicable radius of curvature; and
 - (b) the cross-section of the pipe shall not change throughout the bend.
- (3) Every soil, soil-waste and ventilating pipe shall be—
 - (a) adequately supported throughout its length without restraining thermal movement, the supports being securely attached to the building; and
 - (b) so placed as to be reasonably accessible for maintenance throughout its length; and
 - (c) provided with such means of access as are necessary to enable internal cleaning and inspection to take place.
- (4) Any soil pipe serving only urinals shall—
 - (a) be constructed of lead, cast iron, or other suitable material not less resistant to corrosion; and
 - (b) have an internal diameter adequate for the number of fittings served.

M16 *Additional requirements for waste pipes

- (1) Every waste pipe shall be of adequate size for its function and shall be adequately supported without restraining thermal movement, the supports being securely attached to the building.
- (2) Every waste pipe from a waste appliance shall have close to such appliance a readily accessible trap constructed of suitable materials of adequate strength and durability with an adequate water seal and have means of access for internal cleaning:

Provided that this paragraph shall not apply to the waste pipes from—

- (i) two adjacent waste appliances, being sinks, tubs, or a sink and tub; or
- (ii) not more than six waste appliances fixed in a range, being wash-hand basins or shower trays,

if the waste appliances are served by a common waste pipe not exceeding 5 metres in length on which there is fitted close to the junction or last junction, as the case may be, a trap constructed of suitable materials of adequate strength and durability which has an adequate water seal and there are provided both at the trap and at the higher end of the common waste pipe means of access for internal cleaning.

M17–M21**M17*Sanitary appliances**

- (1) Every soil appliance and waste appliance shall—
 - (a) be constructed of suitable, durable, impervious and corrosion-resistant materials; and
 - (b) have smooth surfaces resistant to abrasion; and
 - (c) be so constructed as to be readily cleaned; and
 - (d) be so designed as to function efficiently; and
 - (e) be securely fixed and supported in position having due regard to thermal movement; and
 - (f) have a suitable outlet and connection to the drainage system, so graded as to ensure the efficient discharge of the soil or waste water; and
 - (g) be watertight when assembled and fixed.
- (2) Every soil appliance shall be so constructed and fitted as to pass the discharge through an effective trap having a water seal of not less than 50 millimetres in depth and thence directly to a soil pipe or drain.

M18*Maintenance of water seal in traps

Such provision shall be made in every drainage system as may be necessary to prevent, under working conditions, the destruction of the water seal of any drain trap or trap of a soil or waste appliance.

M19*Machines for the wet disposal of solid refuse and food processing machines

- (1) Every machine installed for the purpose of macerating solid refuse shall be so designed and constructed as to produce an effluent which can be readily disposed of through the drainage system.
- (2) Where the waste water from a food processing machine contains matter which cannot readily be disposed of through the drainage system, a suitable interceptor for the removal of such matter shall be interposed between the machine and the drainage system.

M20 Disposal of rainwater from buildings

Adequate means shall be provided for the collection and disposal of the rainwater which may fall upon a building so as to prevent dampness or damage thereto.

M21*Gutters and channels for roofs, canopies and balconies

- (1) Every channel and gutter provided for collecting rainwater from roofs, canopies and balconies shall be—

M21–M22

- (a) of suitable material of adequate strength and durability; and
 - (b) of adequate size for its function; and
 - (c) securely attached to the building; and
 - (d) jointed in a manner appropriate to the material of which it is constructed so as to be watertight; and
 - (e) provided with a suitable outlet of adequate size.
- (2) Every valley gutter having a slope of not more than 10 degrees from the horizontal and every enclosed parapet gutter shall be provided with a suitable and adequate overflow.

M22*Rainwater pipes

- (1) Every rainwater pipe shall–
- (a) be of suitable material of adequate strength and durability; and
 - (b) be of adequate size for its function; and
 - (c) be securely attached to the building; and
 - (d) be jointed in a manner appropriate to the material of which the pipe is constructed; and
 - (e) to the extent to which it is situated within a building, be constructed and jointed so as to comply with regulation M14(1); and
 - (f) subject to paragraph (2) below, discharge into a drain connected with a drainage system or into a surface water drain connected with a suitable soakaway, ditch or other suitable means of disposal, or into a rainwater storage receptacle having an overflow pipe discharging into such a drain or surface water drain:

Provided that nothing in this paragraph shall prevent the use of a rainwater pipe for the conveyance of rainwater from a higher to a lower roof where adequate provision is made for its disposal from the lower roof.

- (2) A rainwater pipe shall not be used for soil or waste water or be connected to or used as a ventilating pipe:

Provided that nothing in this paragraph shall prevent the use of a soil pipe, soil-waste pipe, waste pipe or ventilating pipe for the conveyance of rainwater, where–

- (i) the rainwater inlet complies with regulation M14(2)(a), or in the case of a waste pipe being used to convey rainwater, the pipe is provided or fitted with a trap before its junction with the drain; and
- (ii) the rainwater inlet is above the level of the highest soil or waste appliance; and
- (iii) the drainage system does not make separate provision for surface water and foul water; and

M22–M24

- (iv) in the case of a block of flats or maisonettes containing five or more storeys the pipes connecting the soil and waste appliances in the ground storey are connected directly to the drain.

M23 Ducts for services

- (1) Every soil pipe, soil-waste pipe, waste pipe or ventilating pipe serving a sanitary appliance situated within a building of more than four storeys in occupancy sub-group A2 shall be within the area bounded by the external walls of the building.
- (2) Where any soil pipe, soil-waste pipe, waste pipe or ventilating pipe serving a sanitary appliance situated within a building of occupancy sub-group A1 or A2 of two storeys or more passes through—
 - (a) an apartment or kitchen, not being a pipe serving only a fitting in that room; or
 - (b) any part of an access to a house, being a part within a building, the pipe shall be contained in a duct enclosure.
- (3) Any duct enclosure provided so as to comply with the foregoing paragraph shall be fitted with such access panel or panels as are necessary for the inspection and maintenance of the pipes contained therein.

M24*Provision of sanitary conveniences in buildings

- (1) This regulation shall apply to every building of occupancy sub-group A3 or A4 or of occupancy group B or C and to every building of occupancy sub-group D2 used as a filling station.
- (2) There shall be provided in the building suitable and sufficient sanitary conveniences with separate accommodation for persons of each sex, so situated, of such a type and of such number as may be necessary having regard to the number of persons likely to be employed in the building and to the number of persons likely to inhabit or frequent the building:
Provided that nothing in this regulation shall—
 - (i) prejudice the operation of any other enactment relating to the provision of sanitary conveniences in buildings to which this regulation applies; or
 - (ii) require the provision of—
 - (A) in relation to persons employed in the building, separate accommodation for persons of each sex in the case of any building in which fewer than six persons are employed; or
 - (B) washrooms in buildings of occupancy sub-group C1 used as grandstands or stadia; or
 - (C) sanitary conveniences for customers in shop premises which are within occupancy sub-group B2; or

M24

- (D) separate accommodation for persons of each sex in individual chalets or bothies within which sanitary conveniences are provided for the sole use of the occupants thereof.
- (3) For the purposes of this regulation SANITARY CONVENIENCES include waterclosets, urinals and washrooms.

PART N

Electrical installations

N1 Application of Part N

- (1) This Part shall not apply to any building or part of a building—
- (a) which comprises premises which are subject to the Factories Act 1961 or any regulations made under that Act;
 - (b) which comprises premises to which Part I of the Cinematograph (Safety) (Scotland) Regulations 1955 applies;
 - (c) which forms part of or is deemed to form part of a mine or quarry under the Mines and Quarries Act 1954(a).
- (2) Nothing in this Part shall apply to—
- (a) a conductor or apparatus forming part of the works of an undertaker to whom the Electricity Supply Regulations 1937 apply;
 - (b) a conductor, apparatus or appliance which does not form part of a building or is not a fixture affixed thereto;
 - (c) a conductor, apparatus or appliance forming part of a radio, telephone, bell and call, or sound distribution circuit or apparatus, not being a conductor, apparatus or appliance connected to a public or private power distribution supply.

N2 Interpretation of Part N

- (1) In this Part the following expressions have the meanings respectively assigned to them by regulation A5(1)—

APPARATUS	FUSE
APPLIANCE	HOUSE
BUILDING	INSULATION
CIRCUIT	LINKED SWITCH
CIRCUIT-BREAKER	LIVE
CONDUCTOR	ROOM
CONSTRUCT and CONSTRUCTION	SOCKET OUTLET
EARTHED	SWITCH
	SWITCH-FUSE

(a) 1954 c. 70.

N2–N3

- (2) In the regulation specified the following expression has the meaning assigned to it in the said regulation—
FLAMEPROOF ENCLOSURE, N9

N3 *Electrical conductors and apparatus

- (1) All electrical conductors shall be of sufficient size and current rating for the purposes for which they are to be used.
- (2) All electrical apparatus shall be of sufficient power rating for the purposes for which the apparatus is to be used.
- (3) All live conductors, including conductors forming part of apparatus, shall be either—
 - (a) so insulated, and where necessary, further effectively protected; or
 - (b) so placed and safeguarded,
as to prevent danger so far as is reasonably practicable.
- (4) Every electrical joint and connection shall be of proper construction as regards conductance, insulation, mechanical strength and protection.

N4 *Fuses, switches and circuit-breakers

- (1) Every electrical circuit and sub-circuit shall be protected against excess current by fuses, circuit-breakers, or other similar devices which—
 - (a) will operate automatically at current values which are suitably related to the safe current ratings of the circuit; and
 - (b) are of adequate making and breaking capacity; and
 - (c) are suitably located and of such construction as to prevent danger from overheating, arcing or the scattering of hot metal when they come into operation, and as to permit ready renewal of fuse elements without danger; and
 - (d) in the case of a building of occupancy-sub-group A1 or A2, are accessible only from within the building.
- (2) Where the possible earth fault leakage current from a circuit is insufficient to operate the fuses, circuit-breakers or other similar devices provided so as to comply with paragraph (1) of this regulation, the circuit shall be protected against the persistence of earth leakage currents liable to cause danger by an earth leakage circuit-breaker or equivalent device.
- (3) No fuse or circuit-breaker other than a linked circuit-breaker shall be inserted in a conductor connected with earth and any linked circuit-breaker inserted in a conductor connected with earth shall be arranged to break every live conductor.
- (4) Any single pole switch shall be inserted only in a live conductor and any switch inserted in the conductor connected with earth shall be a linked switch and shall be arranged to break every live conductor.

N5–N8**N5 *Precautions against metal becoming live**

Where metal work, other than current-carrying conductors, is liable to become charged with electricity in such a manner as to create a danger if the insulation of a conductor should become defective or if a defect should occur in any apparatus–

- (a) the metal work shall be earthed in such manner as will ensure immediate electrical discharge without danger; or
- (b) other adequate precautions shall be taken to prevent danger.

N6 *Isolation of systems and apparatus

Effective means, suitably placed for ready operation, shall be provided so that all voltage may be cut off from every circuit and sub-circuit and from all apparatus, as may be necessary to prevent danger.

N7 *Installation of apparatus

- (1) Every piece of apparatus which requires operation or attention in normal use shall be so installed that adequate means of access and working space are afforded for such operation or attention.
- (2) Every part of a building in which such apparatus is placed shall be adequately lighted to prevent danger.
- (3) Every electric motor shall be controlled by an efficient switch for starting and stopping, such switch to be readily accessible and easily operated and so placed as to prevent danger.

N8 *Connection of appliances to supply

- (1) Every appliance, other than a heating appliance, shall be–
 - (a) controlled by means of a switch, which shall be additional to any automatic control device, and shall be arranged to disconnect the appliance from all live conductors; or
 - (b) connected by means of a plug and socket outlet, where the supply of electricity is alternating current:
Provided that nothing in this paragraph shall apply to–
 - (i) an electric clock; or
 - (ii) a bell transformer fed from a separate circuit.
- (2) Every heating appliance shall be controlled by a linked switch arranged to break the supply conductors:
Provided that this paragraph shall not apply to an appliance the heating elements of which are so screened that they cannot be touched.

N9–N12**N9 *Precautions against special conditions**

- (1) All apparatus and conductors exposed to weather, corrosive atmosphere or other adverse conditions shall be so constructed or protected as may be necessary to prevent danger arising from such exposure.
- (2) Where a conductor or apparatus is, or is likely to be, exposed to flammable surroundings or an explosive atmosphere, it shall be protected by a flameproof enclosure or be otherwise so designed and constructed as to prevent danger.
- (3) In this regulation a **FLAMEPROOF ENCLOSURE**, in relation to any conductor or apparatus, means an enclosure or casing which will withstand without injury any explosion of a flammable gas that may occur within it (in the case of apparatus under conditions of operation within the rating of the apparatus and recognised overloads, if any, associated therewith) and will prevent the transmission of flame such as would ignite any flammable gas that may be present in the surrounding atmosphere.

N10 *Voltages exceeding 250 volts

Conductors and apparatus operating at voltages between conductors or to earth exceeding 250 volts shall either—

- (a) be completely enclosed in earthed metal which is electrically continuous and adequately protected against mechanical damage; or
- (b) be so constructed, installed and protected as to prevent danger so far as is reasonably practicable.

N11 *Electrical appliances

Every fixed appliance to which this Part applies shall be so designed, constructed and installed as to operate efficiently and safely.

N12 *Electrical switches, fittings and appliances in proximity to fixed baths or showers

- (1) Every electrical switch, fitting and fixed appliance situated within or in proximity to a bathroom or other room containing a fixed bath or shower shall comply with the following provisions of this regulation and, except as provided in paragraphs (5) and (6) below, no provision shall be made for the connection of a portable appliance.
- (2) Any part of a lamp-holder within a distance of 2.5 metres from a bath or a shower cubicle shall be constructed of, or shrouded in, insulating material, or be fitted with a protective shield.
- (3) Any switch or other means of electrical control or adjustment inside or outside the room, except an insulating cord connected to a cord-operated switch, shall be so situated as to be normally inaccessible to a person using a bath or shower.

N12–N13

- (4) Any fixed electrical appliance having a heating element which can be touched shall be so situated as to be out of the reach of a person using a bath or shower.
- (5) Any shaver supply unit in a bathroom or within 2.5 metres of a shower cubicle in a room other than a bathroom shall incorporate a double-wound safety isolating transformer with the secondary circuit adequately isolated from the mains supply and earth and containing a load-limiting device making it suitable for use only with an electric dry shaver.
- (6) No socket outlet shall be situated within a bathroom, and any socket outlet in any other room containing a shower shall be situated not less than 2.5 metres from the shower cubicle.
- (7) Nothing in this regulation shall apply to a switch, fitting or appliance connected to a circuit having a voltage not exceeding 25 volts alternating or direct current supplied from a double-wound safety isolating transformer with the secondary circuit adequately isolated from the mains supply and earth, situated outside the room.

N13 Wiring diagrams

In every building or part of a building to which this Part applies, not being a building or part of a building comprising a house, there shall be displayed on the wall beside the main supply switch for that building, or part thereof, or at some other suitable place, a schematic diagram, in permanent form and of a suitable size, showing the main distribution circuits and controls of the wiring of the building.

STATUTORY INSTRUMENTS

1981 No. 1596 (S. 169)

BUILDING AND BUILDINGS

**The
Building Standards
(Scotland) Regulations
1981**

PART 2

Made - - - - - 29th October 1981
Laid before Parliament 16th December 1981
Coming into Operation 17th March 1982

PART P

Prevention of danger and obstruction

P1 Interpretation of Part P

- (1) In this Part the following expressions have the meanings respectively assigned to them by regulation A5(1)–

ACCESS BALCONY
APARTMENT
BALUSTRADE
BUILDING
CONSTRUCT and CONSTRUCTION
ESCALATOR
FLAT ROOF
IMPOSED LOAD
PASSAGE
STAIRWAY
STOREY

- (2) In the regulations specified the following expressions have the meanings respectively assigned to them in the said regulations–

PASSENGER CONVEYOR, P6
WINDOW, P5

P2 Projections and fixtures

Where any part of a building or any fixture affixed to a building–

- (a) projects, or is capable of being projected, into any passage, stairway, ramp or access balcony or over or on to any place to which any person inhabiting or frequenting the building or adjacent buildings or places, or the public generally, have access; or
- (b) opens or is capable of being opened into any passage, stairway, ramp or access balcony or over or on to any such place; or
- (c) is affixed to a wall or roof which faces on to any ramp, access balcony or any such place,

such part or fixture shall be so situated, fixed and secured as to cause no obstruction or danger–

P2–P5

- (i) in the case of a passage, stairway, footway or other place to which pedestrian access only is available, to any person;
- (ii) in the case of any other place, to any person or vehicle.

P3 Pipes for the discharge of smoke, etc

No pipe for the discharge of gas, steam, hot water or smoke or other gaseous product of combustion shall be—

- (a) fixed within a building or against the outside of, or taken through, any wall in such a manner as to cause obstruction or danger to any person inhabiting or frequenting the building or to any member of the public; or
- (b) so fixed as to discharge through a window or door.

P4 Steam pipes

All waste steam from a high pressure engine in or connected with any building shall be conveyed and carried away by a high chimney.

P5 *Cleaning windows

- (1) This regulation shall apply to any window having any part at a height more than 4 metres above the adjacent ground.
- (2) Every window in a building of occupancy sub-group A1 or A2 shall be so constructed that—
 - (a) its external glazed surface can be cleaned safely from inside the building; or
 - (b) it can be cleaned safely from a balcony, flat roof or permanent platform which, and access to which, are guarded so far as is necessary for the cleaning operations by a wall or secure balustrade or railing not less than 1.1 metres in height.
- (3) In a building of any occupancy group or sub-group other than sub-groups A1 and A2—
 - (a) every window shall be so constructed that it complies with subparagraphs (a) or (b) of paragraph (2) of this regulation; or
 - (b) there shall be provided a suspension system or travelling ladder system having mountings forming part of the building and being suitable for providing safe access to every window:
Provided that nothing in this paragraph shall apply to a window any part of which is not more than 9 metres above the adjacent ground on which there is adequate unobstructed space for the use of a portable ladder.
- (4) For the purposes of this regulation WINDOW shall include a roof light of any apartment in a building of occupancy sub-group A1 or A2.

P6-P8**P6 *Escalators and passenger conveyors – emergency stopping switches and notices**

- (1) Escalators and passenger conveyors shall comply with the following provisions of this regulation.
- (2) Emergency stop switches bearing the letters “EMERGENCY STOP” and having red buttons or handles shall be placed in conspicuous positions and be accessible at or near each entrance to and exit from each flight of the escalator or passenger conveyor, and shall be protected against accidental operation.
- (3) Escalators and passenger conveyors and the switches referred to in paragraph (2) of this regulation shall be so constructed that the operation of the switches will cause the escalator or passenger conveyor to come to rest.
- (4) Notices advising passengers on the safe use of the escalator or passenger conveyor shall be exhibited at or near each entrance to and exit from the escalator and at each approach to the passenger conveyor in positions readily observable by passengers before stepping on to the escalator or passenger conveyor.
- (5) The lettering on the emergency stop switches referred to in paragraph (2) and the lettering on the notices referred to in paragraph (4) of this regulation shall be not less than 13 millimetres high.
- (6) In this regulation PASSENGER CONVEYOR means a passenger-carrying device on which passengers stand or walk and whose passenger-carrying surface remains parallel to its direction of motion without interruption.

P7 Access to roofs

Where in the case of any building–

- (a) the roof is a mansard roof and the flatter portion thereof is; or
- (b) the roof is a flat roof and is; or
- (c) the roof is neither a flat roof nor a mansard roof and the eaves are, at a height of more than 4.5 metres above ground level at every part, the building shall be provided with suitable means for obtaining access to the roof and to any chimney stacks forming part of the building:

Provided that nothing in this regulation shall apply to buildings of occupancy sub-group A1 or A2 not exceeding two storeys in height.

P8 Loading notices

- (1) In any building with a floor supporting an imposed floor load of or in excess of 2.5 kilonewtons per square metre there shall be exhibited conspicuously at each stairway or doorway giving access to such a floor a notice incised or embossed in letters and figures not less than 13 mil-

P8

limetres high, stating in the following terms, or in terms substantially to the like effect, the imposed floor load for which the floor has been designed—

“NOTICE

The imposed load on [this floor] * [the floor to which this stairway gives access] * must not exceed kilograms per square metre”:

Provided that where different parts of such a floor have been designed for different imposed loads, a notice complying with this paragraph shall be displayed on each such part stating the load for which that part has been designed.

- (2) (a) Where any part of the roof of a building is not capable of supporting a concentrated load of 0.9 kilonewtons per 130 millimetres square, there shall be exhibited at some appropriate and conspicuous place visible from any access to that part of the roof a notice in permanent form in letters not less than 50 millimetres high in the following terms—

“DANGER

This roof covering will not support your weight”;

- (b) no such notice shall be required for flat roofs having joists arranged at 450 millimetres centres and supporting 21 millimetres thick timber boarding.

*Delete as appropriate.

PART Q

Housing standards

Q1 Application and interpretation of Part Q

- (1) This Part shall apply only in relation to a building or part of a building of occupancy sub-group A1 or A2.
- (2) In this Part, the provisions of regulations Q3, Q4 to Q6, Q8 to Q13, Q18 and Q19 shall not be subject to specification in a notice served under section 11 of the Act (which enables local authorities to require existing buildings to conform to these regulations).
- (3) Regulations Q5, Q8(3) and Q11 shall not apply to any house to which regulation Q18 applies.

- (4) In this Part the following expressions have the meanings respectively assigned to them by regulation A5(1)–

THE ACT	LIVING ROOM
APARTMENT	MAISONETTE
APPLIANCE	PASSAGE
BALUSTRADE	PERMANENT VENTILATOR
BLOCK OF FLATS OR MAISONNETTES	REASONABLY PRACTICABLE
BUILDING	ROOM
CONSTRUCT and CONSTRUCTION	SEPARATING WALL
CROSS-SECTIONAL AREA	STAIRWAY
FLAT	STOREY
FLAT ROOF	SUN PORCH
GROUND STOREY	UPPER STOREY
HANDRAIL	UTILITY ROOM
HOUSE	WATERCLOSET
KITCHEN	WATER SERVICE PIPE

- (5) In the regulations specified the following expressions have the meanings respectively assigned to them in the said regulations–

CENTRAL HEATING SYSTEM, Q15
ELECTRICITY POINT, Q17

Q1-Q2

GAS POINT, Q17
GENERAL STORAGE SPACE, Q18
NET SPACE, Q18
POWER POINT, Q17
SINGLE ACCESS HOUSE, Q18
TRAVEL RANGE, Q4

Q2 *Access to houses – general

- (1) There shall be provided in respect of each house access from a public road to at least one entrance door into that house by means of a roadway, footpath, ramp, passage, stairway, landing or balcony, being an access which complies with the following provisions of this regulation and with the relevant provisions of Part S.
- (2) Any part of the access to a house which is at a distance, measured along the access, of more than—
 - (a) if the house is served by a common ground floor entrance doorway or a common stairway, 46 metres from that entrance doorway or from the bottom step of the stairway; or
 - (b) if the house is not so served, 46 metres from the door of the house, shall be a roadway at least 3 metres wide and capable of carrying a vehicle of an axle load of 5 tonnes.
- (3) The access shall, subject to the last foregoing paragraph, be of an unrestricted width of not less than—
 - (a) in the case of a footpath or ramp—
 - (i) providing access only to one house, 900 millimetres;
 - (ii) providing access to two houses, 1.2 metres;
 - (iii) providing access to more than two houses, 1.8 metres;
 - (b) in the case of a passage—
 - (i) providing access only to one house, 900 millimetres;
 - (ii) providing access to two or more houses, 1.1 metres.
- (4) A ramp forming part of an access shall comply with the following requirements—
 - (a) when within a block of flats or maisonettes it shall have no steps;
 - (b) the slope of a ramp without steps or the unstepped portion of a stepped ramp shall not be greater than 1 in 10;
 - (c) the rise of each step shall be not less than 75 millimetres nor more than 150 millimetres and the distance between each rise in a flight shall be not less than 900 millimetres nor more than 2.1 metres measured along the centre line of the direction of travel; no flight shall consist of fewer than three rises and each flight shall have a uniform rise and going;

Q2

- (d) a handrail shall be provided—
- (i) on one side of the stepped portion of a ramp which is not more than 1.1 metres in width;
 - (ii) on one side of a ramp without steps or the unstepped portion of a stepped ramp where in each case the ramp is not more than 1.1 metres in width and where the slope is 1 in 12 or greater;
 - (iii) on both sides of the stepped portion of a ramp which is more than 1.1 metres in width;
 - (iv) on both sides of a ramp without steps or the unstepped portion of a stepped ramp where in each case the ramp is more than 1.1 metres in width and where the slope is 1 in 12 or greater;
 - (v) on both sides and in the centre of the stepped portion of a ramp which is more than 1.8 metres in width;
 - (vi) on both sides and in the centre of a ramp without steps or the unstepped portion of a stepped ramp where in each case the ramp is more than 1.8 metres in width and where the slope is 1 in 12 or greater;
- (e) each handrail shall be fixed securely at a height of not less than 840 millimetres and not more than 1 metre measured vertically above the surface of the ramp, or the treads of a stepped portion of a ramp, and shall be continuous throughout the length of the ramp or, where it is provided in the centre of the stepped portion of a ramp, throughout the length of each flight;
- (f) a landing shall be provided at the entrance door of every house to which the ramp gives access, having a width and length not less than the width of the ramp; and
- (g) every part of the side of a ramp, or of a landing provided in accordance with sub-paragraph (f) of this paragraph, which is more than 600 millimetres above the adjacent ground shall be guarded on that part of the side by a secure balustrade or railing not less than 900 millimetres in height.
- (5) The access shall be so constructed as to prevent an accumulation of water thereon and provide a safe and adequate surface for pedestrian traffic.
- (6) Where in the external wall of a passage forming an access or part thereof (not being a stairway, landing or balcony to which Part S applies) there is—
- (a) an opening, any part of which is less than 1.2 metres above the floor; or
 - (b) a glazed area, any part of which is less than 1.1 metres above the floor,
- the part of the opening or glazed area shall be guarded by a secure balustrade or railing not less than 1.2 or 1.1 metres respectively above the floor:

Q2–Q4

Provided that this paragraph shall not apply to a glazed area constructed of glass blocks or wired, toughened or laminated glass.

- (7) No opening in any balustrade or between any railings provided in accordance with paragraph (6) of this regulation shall be of such a size as will permit the passage through it of a sphere 100 millimetres in diameter.

Q3 Access within houses – general

Within every house of more than one storey there shall be provided between such storeys access by means of a stairway complying with the relevant provisions of Part S:

Provided that nothing in this regulation shall require the provision of a stairway to any storey within a house if that storey is used only as general storage accommodation other than that provided so as to comply with regulation Q11.

Q4 Lifts

- (1) This regulation shall apply to every block of flats or maisonettes in which the entrance door of any house is vertically distant from any entrance to the block by not less than either–
- (a) the height of four storeys of the building; or
 - (b) 9 metres,
- so however that where an entrance to a block of flats or maisonettes is higher than the ground level adjacent to that entrance, the vertical distance of the entrance door of any house in the block in relation to that entrance shall be measured from that ground level.
- (2) Subject to regulation E24 in any block of flats or maisonettes to which this regulation applies–
- (a) there shall be provided access by passenger lift to within one storey of the entrance door of every house in that block;
 - (b) the number of lifts so provided shall be not less than–
 - (i) where in the block of flats or maisonettes there are more than 70 houses or the occupant capacity of the block exceeds 160, the number required to provide a scale of either one lift to 70 houses or one lift to 160 occupants;
 - (ii) where the entrance door of any house in the block of flats or maisonettes is vertically distant from any entrance to the block by a distance not less than either–
 - (A) the height of eight storeys of the building; or
 - (B) 19 metres,
 - (iii) in any other case, one lift;

Q4

- (c) each lift so provided shall comply with the following provisions of this regulation.
- (3) The lift shall be capable of carrying no fewer than eight adults at any one time by means of a guided lift-car which shall be mechanically operated in an enclosed well.
- (4) The lift shall be fitted with—
- (a) if its travel range does not exceed 8 storeys, automatic push button control;
 - (b) if its travel range exceeds 8 storeys, automatic directional-collective control.
- (5) The lift shall be capable of a speed of—
- (a) if its travel range does not exceed 10 storeys, 0.5 metre per second;
 - (b) if its travel range exceeds 10 storeys but does not exceed 18 storeys, 0.75 metre per second;
 - (c) if its travel range exceeds 18 storeys but does not exceed 24 storeys, 1 metre per second;
 - (d) if its travel range exceeds 24 storeys, 1.5 metres per second.
- (6) The lift shall have arrangements for the automatic parking of the lift-car when not in use at a floor containing an entrance to the building.
- (7) The lift shall be fitted with such control devices as may be necessary to prevent—
- (a) the movement of the lift-car in the well unless all the landing doors by which access to that lift-car is obtained and the doors of the lift-car itself are closed; and
 - (b) the opening of a landing door unless the lift-car is at rest opposite it: Provided that nothing in this paragraph shall be so construed as to prevent the incorporation in the mechanism of safety devices such as to permit in an emergency the opening, subject to suitable safeguards, of the doors of a lift-car or landing doors.
- (8) The lift-car of the lift shall—
- (a) have an internal area of not less than 1100 millimetres by 1400 millimetres and an internal height of not less than 2200 millimetres; and
 - (b) be fitted with an imperforate and self-closing door; and
 - (c) be equipped with means of ventilation but otherwise be a fully enclosed structure; and
 - (d) be equipped with means of artificial lighting, available both in normal operation and on the failure of the main power supply to the lift; and
 - (e) be fitted with a suitable device for making an alarm signal capable of being heard outside the lift well; and

Q4-Q5

- (f) have displayed conspicuously therein a notice stating the maximum working load and the maximum number of passengers which can be safely carried in the car.
- (9) Each landing door shall be self-closing and so constructed as to open by sliding or by sliding-and-folding.
- (10) The lift well of the lift shall not contain any pipes, wires or other equipment unless these form part of the lift or are necessary for its operation and maintenance.
- (11) The machinery operating the lift shall be—
 - (a) housed in a separate room which is capable of being secured against access by unauthorised persons and in which provision is made for artificial lighting; and
 - (b) effectively insulated from the floor of the machine room in relation to sound and vibration.
- (12) In this regulation TRAVEL RANGE, in relation to a lift fitted in a building, means the number of storeys between the level of the storey containing the main entrance to the building and the highest storey at which access is provided by the lift.

Q5 Space requirements for houses

- (1) In any house—
 - (a) the total area of the accommodation provided for living and cooking shall be not less than that set out in column (3) of the Table to this regulation; and
 - (b) the aggregate area of the apartments, other than the living room, shall be not less than that set out in column (5) of the Table to this regulation.
- (2) No apartment or kitchen shall have an area of less than—
 - (a) in the case of an apartment, 7 square metres;
 - (b) in the case of a kitchen, that specified in column (4) of the Table to this regulation.
- (3) Where—
 - (a) in an apartment other than the living room; or
 - (b) in the case of a house of one apartment, in that apartment, there is fitted any built-in wardrobe accommodation the floor area thereof shall, for the purposes of this regulation, be included as part of the floor area of that apartment but not to any extent greater than—
 - (i) in the case of an apartment having an area of 11 square metres or more, 0.9 square metre;
 - (ii) in the case of any other apartment, 0.5 square metre.

Table to Regulation Q5

Standards of housing accommodation

Size of house	Number of apartments (other than living room) less than 10 square metres in area	Minimum area or minimum aggregate area in square metres of—			Minimum aggregate capacity in cubic metres of—	
		Living room and kitchen‡	Kitchen	Apartments other than living room	Larder and dry goods store	Linen and general storage
(1)	(2)	(3)	(4)	(5)	(6)	(7)
One apartment	—	†23	4.2	†	0.68	4.8
Two apartments	Nil	20	4.6	11	0.85	5.0
	One	16	2.8	8.8	0.68	4.8
Three apartments	Nil	25	7.0	22	1.25	9.3
	One	23	6.5	18	1.25	9.3
	Two	20	4.6	16	0.85	5.0
Four apartments	Nil	28	7.0	33	1.70	9.5
	One	28	7.0	29	1.42	9.5
	Two	25	7.0	25	1.25	9.3
	Three	23	6.5	21	1.25	9.3
Five apartments	Nil	28	7.0	45	1.70	9.6
	One	28	7.0	40	1.70	9.6
	Two	28	7.0	36	1.70	9.5
	Three	28	7.0	32	1.42	9.5
Four	25	7.0	28	1.25	9.3	
Six or more apartments	—	28	7.0	Four of the apartments shall have a minimum aggregate area equal to the appropriate aggregate area for a five apartment house	1.70	9.6

† In the case of a one apartment house the figure given in column (3) includes sleeping accommodation.

‡ The area specified in this column includes any part of a living room or kitchen reserved for dining.

Q6-Q7**Q6 Height of rooms**

- (1) Subject to the following provisions of this regulation—
 - (a) (i) every apartment, kitchen and bathroom forming part of a house; and
 - (ii) every room in which there are provided communal laundry facilities or heated drying cabinets or tumbler dryers so as to comply with regulation Q12 or Q13, shall be at no part less than 2.3 metres in height;
 - (b) every watercloset forming part of a house shall be at no part less than 2.06 metres in height.
- (2) There shall be accepted as complying with this regulation—
 - (a) a living room, if it is not less than 2.3 metres in height over nine-tenths of the floor area thereof and is at no part less than 2.1 metres in height;
 - (b) any other apartment if—
 - (i) it has a cubic capacity of not less than 14.9 cubic metres; and
 - (ii) it is not less than 2.3 metres in height over at least one-half of its floor area and not less than 1.9 metres over at least three-quarters of such area;
 - (c) a kitchen if—
 - (i) over the area specified in column (4) of the Table to regulation Q5; or
 - (ii) over one-half of the area of the kitchen, whichever is the greater, it is not less than 2.3 metres in height and is at no part less than 1.5 metres in height;
 - (d) a bathroom, if it is not less than 2.3 metres in height over at least three-quarters of its floor area and is at no part less than 1.5 metres in height;
 - (e) a watercloset, if it is not less than 2.06 metres in height over at least three-quarters of its floor area and is at no part less than 1.5 metres in height.
- (3) Nothing in this regulation shall be taken to prohibit the provision of a stairway rising from the floor of an apartment or kitchen to the storey above.

Q7 *Bathrooms and waterclosets

- (1) There shall, within every house, be provided the following equipment—
 - (a) a bath of one of the following types—
 - (i) a bath of rectangular or tub pattern measuring not less than 1.5 metres in length overall;

Q7

- (ii) a shower bath which complies with paragraph (2) of this regulation;
 - (iii) a sitz-bath measuring at least 1 metre in length overall, 685 millimetres in width overall and 600 millimetres in depth at its deepest part and installed so that the top of the roll of the bath is not more than 530 millimetres above the floor of the bathroom or a raised step or platform adjacent to the bath; and
- (b) a wash-hand basin of adequate size; and
 - (c) a watercloset pan connected to a suitable flushing system.
- (2) Any shower bath provided so as to comply with the last foregoing paragraph shall be equipped with a spray operated by an anti-scald valve and contained in a compartment—
- (a) (i) which is enclosed or capable of being enclosed by materials impervious to the passage of moisture; and
 - (ii) which has a cross-sectional area of not less than 0.49 square metre above a height of 600 millimetres above floor level and is at no part less than 660 millimetres in width; and
- (b) the floor of which is—
- (i) composed of a material impervious to the passage of moisture; and
 - (ii) not less than 90 millimetres below the level of the top of a kerb surrounding it or the level of the floor of the bathroom; and
 - (iii) graded to an outlet.
- (3) Subject to the next succeeding paragraph, the bath and the wash-hand basin provided so as to comply with paragraph (1) of this regulation shall be fitted in a separate bathroom which shall not open directly into any apartment or kitchen:
- Provided that in the case of a house containing only one apartment, nothing in this paragraph shall be taken to prohibit a bathroom which does not contain a watercloset pan opening directly into that apartment.
- (4) If a house contains a bathroom in addition to that provided so as to comply with paragraph (3) of this regulation it shall not open into a living room or kitchen, but nothing in the said paragraph (3) shall prohibit it opening directly into any apartment other than the living room.
- (5) The watercloset pan provided so as to comply with paragraph (1) of this regulation shall be fitted either—
- (a) in the bathroom provided so as to comply with paragraph (3) of this regulation; or
 - (b) in a separate watercloset which complies with the two next succeeding paragraphs.
- (6) Every watercloset forming part of a house shall be fitted with a wash-hand basin:

Q7-Q9

Provided that nothing in this paragraph shall require the fitting of a wash-hand basin in a watercloset where there is a wash-hand basin fitted in any room giving access directly to the watercloset.

- (7) No watercloset forming part of a house shall open directly into—
- (a) in the case of the watercloset referred to in paragraph (5) of this regulation, any apartment or kitchen;
 - (b) in any other case, a living room or kitchen.

Q8 *Kitchens

- (1) There shall be provided in every house a kitchen which shall comply with the following provisions of this regulation.
- (2) The kitchen shall be fitted with—
 - (a) a sink of adequate size; and
 - (b) a draining board fixed on one side of the sink and having a total area of not less than 0.28 square metre; and
 - (c) cooking facilities in the form of either—
 - (i) such piping, cables or other apparatus as may be necessary to enable a gas, electric or oil cooker to be used; or
 - (ii) a solid fuel cooker designed for continuous burning.
- (3) The kitchen shall be provided with—
 - (a) a larder complying with the next succeeding regulation; and
 - (b) a dry goods cupboard or cupboards, having an aggregate cubic capacity of not less than that specified in column (6) of the Table to regulation Q5.

Q9 Larders

- (1) Any larder required to be provided under the last foregoing regulation shall comply with the provisions of this regulation.
- (2) The cubic capacity of the larder shall be not less than 0.34 cubic metre: Provided that where there are fitted in the house such piping, cables or other apparatus as may be necessary to enable a refrigerator to be used, the cubic capacity of the larder and the cubic capacity specified in column (6) of the Table to regulation Q5 may both be reduced by 0.17 cubic metre.
- (3) The larder shall be ventilated to the external air by a permanent ventilator which—
 - (a) has a cross-sectional area of not less than 3250 square millimetres; and

Q9-Q10

- (b) is fitted with a fly-proof cover so constructed as to allow a free flow of air; and
 - (c) has a smooth internal surface which is accessible for cleaning.
- (4) No part of any hot water pipe, flue or other source of heat shall be within the larder or within 460 millimetres of any part thereof unless there is provided such insulation as will prevent the emission of heat therefrom into the larder.
- (5) No window shall be placed in any wall of the larder which forms part of the external wall of the house unless the wall faces in a northerly direction within the limits between east and north-west and all openable parts of any window in the larder shall be fitted with a fly-proof cover.
- (6) The larder shall be provided with shelves so constructed and fitted as to allow a free flow of air within the larder.

Q10 Fuel stores

Every house containing an appliance designed to burn solid fuel, fitted for the purpose of complying with regulation Q15, shall be provided with a fuel store which—

- (a) is adjacent to or within the house but does not enter directly from any habitable room or any room used for the preparation of food; and
- (b) is capable of containing not less than 1.13 cubic metres of fuel; and
- (c) has a suspended floor of reinforced concrete not less than 100 millimetres in thickness or a solid floor of concrete or paving stone not less than 75 millimetres in thickness; and
- (d) has pointed or cement plastered walls constructed of bricks, stone or building blocks or concrete cast in situ; and
- (e) if within the house, is accessible for fuel delivery purposes by a hatch or doorway from outside the house or from a utility room, passage or vestibule, having direct entry from outside the house:

Provided that—

- (i) in the case of a house having a ground floor where access thereto is otherwise than by way of a common stair or passage, this regulation shall not apply if there is provided for that house a fuel store which is capable of containing not less than 1.13 cubic metres of fuel situated either—
 - (A) outside the house; or
 - (B) in a utility room within the house having direct entry from outside the house;
- (ii) nothing in paragraph (a) of this regulation shall prohibit the provision of a hopper or other suitable device so as to withdraw fuel from a fuel store directly into an apartment or a kitchen in which there is an appliance designed to burn solid fuel.

Q11–Q12**Q11 Linen and general storage**

In respect of every house there shall, in addition to the dry goods cupboard required under regulation Q8(3), be provided–

- (a) a linen cupboard or cupboards within the house; and
- (b) general storage accommodation, enclosed and floored, within the house or in the curtilage of the house or of the building containing the house,

having an aggregate cubic capacity of not less than that specified in column (7) of the Table to regulation Q5.

Q12*Laundry facilities

- (1) In every house there shall be provided in the kitchen, or in a separate laundry room, facilities for the washing of clothes comprising–
 - (a) a sink of adequate size; and
 - (b) adjacent to a sink either–
 - (i) a tub of adequate size; or
 - (ii) such piping, cables or other apparatus as may be necessary to enable the use of a washing machine:

Provided that–

- (i) where these facilities are provided in the kitchen nothing in this regulation shall require the provision of a sink in addition to that required under regulation Q8;
 - (ii) this paragraph shall not apply to–
 - (A) any house in respect of which there is provided within the same building communal laundry facilities which comply with paragraph (2) of this regulation;
 - (B) any house having an area not exceeding 42 square metres.
- (2) The communal laundry facilities referred to in the proviso to the last foregoing paragraph–
 - (a) shall comprise the facilities specified under either head (A) or head (B) in column (1) of the Table to this regulation; and
 - (b) shall be provided in a room which–
 - (i) is naturally lighted; and
 - (ii) has provision for artificial lighting; and
 - (iii) has a ceiling, floor and walls of impervious finish; and
 - (iv) has a solid floor laid with falls to trapped gullies.

Q12–Q13

Table to Regulation Q12

Communal laundry facilities

Appliance	Capable of dealing in one operation with dry weight of washing	Scale – number of houses to each appliance not more than–
(1)	(2)	(3)
(A)		
(i) Combined washing and rinsing machines powered by electricity and heated by gas, electricity or steam; and	(a) 4 kilograms or (b) 9 kilograms	(a) 15 or (b) 30
(ii) Tubs; and	—	15
(iii) Hydro-extractors powered by electricity, or wringers	(a) 4 kilograms or (b) 6 kilograms	(a) 30 or (b) 60
(B)		
(i) Combined washing, boiling, rinsing and spin-drying machines powered by electricity and heated by gas, electricity or steam; and	4 kilograms	15
(ii) Tubs	—	15

Q13 *Drying facilities

- (1) There shall be provided in respect of every house such drying facilities or combination of drying facilities as are set forth in column (2) of the Table to this regulation, sited as shown in column (3) thereof.
- (2) In the Table to this regulation–
 - (a) any reference to a drying area shall be construed as a reference to an area–
 - (i) suitable for use for drying clothes and equipped with posts or other suitable fittings for the fixing and suspension of a clothes line;
 - (ii) if on a balcony or flat roof, exposed to the open air and provided with suitable means of disposing of surface water;
 - (iii) in no case less than 2.7 metres in length; and
 - (b) any reference to a drying cabinet or a tumbler dryer shall be construed as a reference to a heated drying cabinet ventilated to the external air or, as the case may be, a heated tumbler dryer; and

Q13

- (c) any reference to communal drying cabinets or tumbler dryers shall be construed as a reference to heated drying cabinets or, as the case may be, heated tumbler dryers—
- (i) provided on a scale of one cabinet or tumbler dryer for every 15 houses they are intended to serve; and
 - (ii) in the case of drying cabinets, each capable of dealing with 5.4 kilograms dry weight of washing in one operation; and
 - (iii) fitted in a room which is naturally lighted, has provision for artificial lighting, has a ceiling, floor and walls of impervious finish, and has a solid floor laid with falls to trapped gullies.

Table to Regulation Q13

Drying facilities		
Description of house (1)	Drying facilities (2)	Sited (3)
Not in blocks of flats or maisonettes	Drying area of not less than 4.2* square metres	On ground adjacent to house or building.
In a block of flats or maisonettes of less than 5 storeys	Individual drying area not less than 4.2* square metres or communal drying area on scale of not less than 4.2* square metres per house	On ground adjacent to building.
In a block of flats or maisonettes	Individual drying area not less than 4.2* square metres or communal drying area on scale of not less than 4.2* square metres per house	On a balcony or on a flat roof or in a room or other part of the block set aside for the purpose.
	(a) Individual drying cabinet or tumbler dryer and	(a) Within house.
	(b) Individual drying area not less than 2.8 square metres or communal drying area on scale of not less than 2.8 square metres per house	(b) On a balcony or on a flat roof or in a room or other part of the block set aside for the purpose.

* Note: This area to be 2.8 square metres in relation to a house in a block of flats or maisonettes comprising—

- (i) one or two apartments; or
- (ii) three apartments, two of which have a floor area of less than 10 square metres.

Q13-Q14

Table to Regulation Q13 – continued

Drying facilities

Description of house (1)	Drying facilities (2)	Sited (3)
In a block of flats or maisonnettes—continued	Individual drying cabinet or tumbler dryer and hydro-extractor capable of dealing with 2.7 kilograms dry weight of washing in one operation and powered by electricity	Within house.
	(a) Communal heated drying cabinets or tumbler dryers and	(a) In the block.
	(b) Individual drying area not less than 2.8 square metres or communal drying area on scale of not less than 2.8 square metres per house	(b) On a balcony or on a flat roof or in a room or other part of the block set aside for the purpose.
In a block of flats or maisonnettes in respect of which there are provided communal laundry facilities such as are mentioned in regulation Q12(2)(a)	Communal heated drying cabinets or tumbler dryers	In the block.

Q14 Water supply to baths, sinks, tubs and wash-hand basins

- (1) Every bath, sink, tub and wash-hand basin provided so as to comply with these regulations shall have a piped supply of both hot and cold water with tap outlets, the piped supply of cold water to the sink being connected directly to the water service pipe for the house:

Provided that nothing in this paragraph shall require the provision of a piped supply of—

- (i) hot water to a wash-hand basin fitted in a watercloset to which access can be obtained only from outside the house;

Q14–Q16

- (ii) cold water to the sink from the water service pipe for the house when the pressure in the main supply pipe is insufficient to provide a constant supply of water.
- (2) In every sink provided so as to comply with regulation Q8 there shall be a clearance of not less than 275 millimetres between the outlet of the fittings supplying water to the sink and the bottom of the sink on the inside.

Q15 Heating

- (1) There shall be provided–
- (a) in the living room of every house; and
 - (b) in the case of a house of three or more apartments where no public electricity supply is available and no central heating system is installed, in one other apartment,
- a space heating appliance which complies with this regulation.
- (2) The appliance shall be–
- (a) a solid fuel stove or open fire; or
 - (b) an electric or gas heating appliance affixed to the house as a fixture; or
 - (c) an appliance forming part of a central heating system; or
 - (d) a flued oil-burning convector heating appliance, not being an integral tank convector appliance.
- (3) The appliance provided in the living room shall be capable of making available not less than 2 kilowatts for heating the room.
- (4) Any electric appliance provided so as to comply with this regulation shall be permanently connected to the electrical supply system and any gas appliance so provided shall be connected to the gas supply with fixed non-flexible metal tubing and fittings.
- (5) In this regulation CENTRAL HEATING SYSTEM shall include any system of heating by means of warm air or underfloor heating.

Q16 Artificial lighting

- (1) Every house to which a public supply of electricity is available shall be provided with an efficient electric lighting system which complies with the following provisions of this regulation.
- (2) The system shall include at least one terminal point for lighting in every room having an area of 1.9 square metres or more and in every bathroom, watercloset, entrance vestibule, hall, passage and stairway terminal landing.

Q16–Q17

- (3) Where any light forming part of the system is at a stairway terminal landing, switches controlling the light shall be provided—
- (a) at the landing itself; and
 - (b) at any other terminal landing on the stairway.

Q17 *Power points

- (1) Every house shall be provided with power points, so installed that they shall be safe and efficient under normal conditions of use, for the attachment and use of portable domestic appliances:
Provided that nothing in this paragraph shall apply to a house to which it is not reasonably practicable to provide a supply of electricity or gas from a public supply.
- (2) Subject to paragraph (3) of this regulation, the number of power points provided shall not be less than that specified in the appropriate column of the Table to this regulation.
- (3) Where there is provided in the house any power point of the description mentioned in—
- (a) regulation Q8(2)(c)(i) (for cooking facilities);
 - (b) regulation Q9(2) (for a refrigerator);
 - (c) regulation Q12(1)(b)(ii) (for a washing machine),
- the requirements of paragraph (2) shall be in addition to the provision of that point.
- (4) In this regulation—
- ELECTRICITY POINT** means a suitable electricity socket outlet which shall provide safely a current of 13 amperes by means of a ring or radial circuit;
- GAS POINT** means a gas outlet fitted with a safety tap;
- POWER POINT** means an electricity point or a gas point.

Q17–Q18**Table to Regulation Q17****Power points**

Position	Minimum number of points	
	Houses with electricity or both electricity and gas (2)	Houses with gas only (3)
(1) Living room	4 power points, 2 of which to be electricity points; or 2 power points and 1 multiple socket outlet	1 gas point.
Every other apartment	2 power points	1 gas point.
Kitchen	3 power points*	3 gas points.
In any part of the house	2 power points in addition to those referred to above	—

* 2 power points in the case of any house of—

- (a) not more than two apartments; or
- (b) not more than three apartments, of which each of the apartments other than the living room has a floor area less than 10 square metres.

Q18*Alternative space standards for houses

- (1) This regulation shall apply to every house which is—
 - (a) provided with such adequate and suitably located and planned accommodation as is necessary to enable it to fulfil its function satisfactorily for the number of persons which the house is designed to accommodate; and
 - (b) constructed in accordance with the following provisions of this regulation.
- (2) In this regulation—

GENERAL STORAGE SPACE excludes any dust bin store, fuel store, kitchen storage (including any ventilated larder and broom cupboard), cupboard for linen storage and pram space located in a store;

NET SPACE means the area of one or more floors enclosed by the external walls and any separating walls of the house, and includes the area of any floor taken up by any staircase, partition, chimney breast, flue and heating appliance, and any watercloset provided in addition to the watercloset required by regulation Q7, but excludes the area of any floor occupied by—

Q18

- (a) the general storage space;
- (b) any dust bin store, fuel store, garage or balcony;
- (c) in a room with a sloping ceiling, such part of the floor as is covered by any part of the ceiling which does not exceed 1.5 metres in height;
- (d) any porch, lobby or covered way, any of which is open to the external air; and
- (e) any sun porch;

SINGLE ACCESS HOUSE means a house with public access from one side only.

- (3) Net space shall be measured to the finished internal faces of the external walls and any separating walls of the house, and general storage space shall be measured to the internal faces of the enclosing walls and door.
- (4) The net space of a house of a type described in column (1) in Part 1 of the Table to this regulation shall be not less than the area prescribed for net space in column (3) thereof for the number of persons that house is designed to accommodate.
- (5) A house of a type described in column (1) in Part 1 of the Table to this regulation shall be provided with—
 - (a) general storage space not less than the area prescribed for general storage space in column (3) thereof for the number of persons that house is designed to accommodate;
 - (b) kitchen storage space (including a ventilated larder and a broom cupboard) which shall be enclosed and have a cubic capacity not less than that prescribed in column (2) in Part 2 of the Table to this regulation in respect of the ventilated larder and a total cubic capacity not less than that prescribed in column (3) thereof for the number of persons that house is designed to accommodate; and
 - (c) one or more cupboards for linen storage having in aggregate a cubic capacity not less than that prescribed in column (2) in Part 3 of the Table to this regulation for the number of persons that house is designed to accommodate.
- (6) Where in the case of a single access house any space within the general storage space forms part of a means of passage from one side of the house to any other side of the house, the space shall be deemed to be 700 millimetres wide and shall not be taken to contribute to the area of net space or general storage space prescribed in Part 1 of the Table to this regulation.
- (7) The general storage space shall—
 - (a) be enclosed and floored; and
 - (b) have a minimum height, measured from the floor to the ceiling, of 1.5 metres.

Q18

- (8) In any house other than a flat or maisonette—
- (a) not less than 2.5 square metres of general storage space shall be provided at ground storey level;
 - (b) any general storage space provided on an upper storey shall be enclosed separately from the space provided for linen storage; and
 - (c) where there is a garage adjoining the house, any area in the garage in excess of 12 square metres may be taken to be general storage space.
- (9) In the case of a flat or maisonette—
- (a) not more than 1.5 square metres of the general storage space may be provided outside the house; and
 - (b) where there is a garage adjoining the flat or maisonette, any area in the garage in excess of 12 square metres may be treated as general storage space permitted under sub-paragraph (a) of this paragraph to be outside the house.

Q18

Table to Regulation Q18

Space standards for houses

Part 1: Net space and general storage space

(1)	House type	Net space (N) General storage space (S) (2)	Minimum area in square metres for a house designed to accommodate the following numbers of persons— (3)						
			1	2	3	4	5	6	7
Occupancy sub-group A1	Single storey	N	30	44.5	57	67	75.5	84	—
		S	3	4	4	4.5	4.5	4.5	—
	Two storey (detached, semi-de- tached or end terrace)	N	—	—	—	72	82	92.5	108
		S	—	—	—	4.5	4.5	4.5	6.5
	Two storey (intermed- iate terrace)	N	—	—	—	74.5	85	92.5	108
		S	—	—	—	4.5	4.5	4.5	6.5
Three storey	N	—	—	—	—	94	98	112	
	S	—	—	—	—	4.5	4.5	6.5	
Occupancy sub-group A2	Flat	N	30	44.5	57	70*	79	86.5	—
		S	2.5	3	3	3.5	3.5	3.5	—
	Maisonette	N	—	—	—	72	82	92.5	108
		S	—	—	—	3.5	3.5	3.5	3.5

* (67 square metres if access to the flat is by means of a balcony).

Tolerance: Where any house is designed on a planning grid a negative tolerance not exceeding 1½ per cent is permitted on the net space.

Q18–Q19**Table to Regulation Q18 – continued****Space standards for houses****Part 2: Kitchen storage space**

Condition (1)	Minimum capacity in cubic metres of the ventilated larder (2)	Total minimum capacity in cubic metres of kitchen storage space for a house designed to accommodate the following numbers of persons– (3)						
		1	2	3	4	5	6	7
Where provision is made for a refriger- ator	0.17	1.7	1.7	2.3	2.3	2.3	2.3	2.3
Where no provision is made for a refri- gerator	0.34	1.87	1.87	2.47	2.47	2.47	2.47	2.47

Part 3: Cupboards for linen storage

Condition (1)	Total minimum capacity in cubic metres for a house designed to accommodate the following numbers of persons– (2)						
	1	2	3	4	5	6	7
Aggregate capacity of cupboard or cupboards for linen storage	0.4	0.4	0.4	0.6	0.6	0.6	0.6

Q19 Windows

- (1) Every kitchen, living room or other apartment shall have a window or windows with an aggregate area of glass not less than–
 - (a) in the case of a kitchen or living room, one-tenth of the floor area of the room; and
 - (b) in the case of any other apartment, one-fifteenth of the floor area of the room.
- (2) Every window provided to comply with paragraph (1) of this regulation shall be situated in–

Q19

- (a) an external wall; or
 - (b) any part of the roof structure of—
 - (i) a kitchen; or
 - (ii) a living room, where the window is inclined at an angle of not less than 70 degrees above the horizontal; or
 - (iii) any other apartment, where the window is inclined at an angle of not less than 30 degrees above the horizontal; or
 - (c) the wall between a kitchen or apartment and a sun porch in which the external wall opposite the window is glazed above a height of 840 millimetres above floor level.
- (3) Where in any room to which this regulation applies a glazed door is provided in a wall referred to in paragraph (2)(a) or (c) above, the glazed part of the door may be taken to be a window for the purposes of this regulation.

PART R

Refuse storage and disposal

SECTION I – APPLICATION AND INTERPRETATION

R1 Application of Part R

In this Part regulations R3 to R10 shall apply only in relation to a building of occupancy sub-group A1 or A2.

R2 Interpretation of Part R

In this Part the following expressions have the meanings respectively assigned to them by regulation A5(1)–

BUILDING

BULK REFUSE CONTAINER

CARRY DISTANCE

COMMUNAL REFUSE CONTAINER

COMMUNAL REFUSE STORAGE ACCOMMODATION

CONSTRUCT and CONSTRUCTION

CONTAINER STANCE

CROSS-SECTIONAL AREA

DAIRY

DRAINAGE SYSTEM

FLAT

FOOD PREMISES

HOPPER

HOUSE

INDIVIDUAL REFUSE CONTAINER

MAISONETTE

MECHANICAL VENTILATION

NON-COMBUSTIBLE

PASSAGE

R2-R3

PERMANENT VENTILATOR
 PRIVATE REFUSE STORAGE ACCOMMODATION
 PROTECTED LOBBY
 PROTECTED ZONE
 REFUSE CHUTE
 ROOM
 STAIRWAY

SECTION II – HOUSES AND FLATS**R3 Refuse storage accommodation**

There shall be provided in relation to every house of a description specified in column (1) of the Table to this regulation refuse storage accommodation of the type specified in column (2) of the said Table subject to the conditions specified in column (3) thereof.

Table to Regulation R3**Refuse storage accommodation**

Description of house (1)	Type of refuse storage accommodation (2)	Conditions (3)
House (other than a flat or maisonette)	Private	Any accommodation not forming part of the house shall be situated within the curtilage of the house.
Flat or maisonette the entrance door of which is at a height of not more than 4 storeys above ground level	Private or communal	1. The carry distance shall not exceed 30 metres. 2. Communal accommodation, where provided, and where not used in connection with a refuse chute system, shall serve not more than 8 flats or maisonettes.
Flat or maisonette the entrance door of which is at a height of more than 4 storeys above ground level	Communal used in connection with a refuse chute system	The carry distance shall not exceed 30 metres.

R4**R4 Design and construction of refuse storage accommodation**

- (1) Private and communal refuse storage accommodation provided so as to comply with this Part shall—
- (a) not communicate directly with—
 - (i) any part of a house; or
 - (ii) any premises where food is prepared; or
 - (iii) any escape route provided in accordance with the relevant provisions of Part E;
 - (b) have walls and floors which shall—
 - (i) be constructed of non-combustible materials; and
 - (ii) be capable of being readily cleaned; and
 - (iii) restrict the passage of moisture;
 - (c) have internal wall and ceiling surfaces of Class 0 as described in regulation E17(1);
 - (d) be so constructed that any part of a wall or floor which separates the accommodation from any other part of the building shall have the fire resistance required by regulation D6 for a separating wall or separating floor;
 - (e) be ventilated in accordance with the provisions of regulation R8;
 - (f) be so constructed as to permit—
 - (i) removal and replacement of containers; and
 - (ii) cleaning of the accommodation;
 - (g) where situated externally to the building which it serves or fitted only with an external access door, be connected to the building by a footpath, passageway or ramp which complies with the provisions of regulation R9(3);
 - (h) where entered from a protected zone, have entry therefrom only by way of a protected lobby:
- Provided that only sub-paragraphs (a), (b)(i) and (b)(ii) so far as they relate to floors, (d), (f) and (g) above shall apply to any private refuse storage accommodation comprising a screened container stance.
- (2) Communal refuse storage accommodation provided so as to comply with this Part shall—
- (a) except where the doors of the accommodation communicate directly with the outside air, be fitted with self-closing doors having a fire resistance for a period of not less than one-half hour;
 - (b) be so constructed as to enable containers to be removed directly to the outside air without passing through any part of the building served by the accommodation, except by way of a passage;
 - (c) be provided with adequate artificial lighting; and
 - (d) have a headroom of not less than 2.3 metres.

R4–R6

- (3) For the purpose of paragraph (2)(a) above the doors therein referred to shall be regarded as having a fire resistance for a period of not less than one-half hour if they are capable of withstanding the criteria of failure specified in clause 1.5 of British Standard 476: Part 8: 1972 as to stability for 30 minutes and as to integrity for 30 minutes, when either side is exposed to fire.

R5 *Refuse chutes

Every refuse chute provided so as to comply with this Part shall be—

- (a) constructed of non-combustible materials with an inner surface impervious to the passage of moisture;
- (b) so constructed as to—
 - (i) prevent the spread of fire or smoke from within the chute or refuse chamber to any other part of the building; and
 - (ii) carry or dispose of refuse efficiently and without damage to the building or danger to persons inhabiting or frequenting the building; and
 - (iii) permit discharge of refuse into a removable container or containers;
- (c) so situated as to restrict the transmission of noise to habitable rooms;
- (d) not less than 600 millimetres in diameter;
- (e) provided with safe means of access for inspection and cleaning;
- (f) fitted with one or more hoppers for the insertion of refuse;
- (g) ventilated to the external air in accordance with regulation R8; and
- (h) fitted at its extremity with a shutter capable of closing the outlet of the chute.

R6 *Hoppers

- (1) Every hopper used in conjunction with a communal or bulk refuse container or a refuse chute shall be—
- (a) situated in a place which is ventilated either by natural or mechanical means in accordance with regulation R8;
 - (b) constructed of non-combustible materials;
 - (c) so constructed and installed as to—
 - (i) discharge any refuse placed in it into the refuse storage container or refuse chute; and
 - (ii) limit the emission of dust or foul air;
 - (d) fitted with a door or shutter which when released from the fully open position automatically resumes a closed position; and
 - (e) installed so as not to project into a refuse chute.
- (2) No hopper shall be situated within any part of a house.

R7–R8**R7 Storage of large or bulky articles**

- (1) Where a refuse chute and container chambers are installed so as to comply with regulation R3 there shall be provided a separate storage area for the storage of any refuse which cannot be accommodated in the refuse chute and chamber.
- (2) Where communal refuse storage accommodation not used in connection with a refuse chute system is provided so as to comply with regulation R3 there shall be provided for the storage of any refuse which cannot be accommodated in the refuse containers—
 - (a) a separate storage area; or
 - (b) a screened area within the communal refuse storage accommodation.
- (3) Any separate storage area provided for the purpose of this regulation shall comply with the provisions of regulation R4 and shall have a floor area of not less than 10 square metres.
- (4) Any separate storage area for refuse which cannot be accommodated in a container chamber or in refuse containers shall be situated adjacent to the communal refuse storage accommodation.

R8 Ventilation

- (1) Every refuse chute provided so as to comply with this Part shall be ventilated by—
 - (a) continuing the chute upwards to the external air; or
 - (b) extending the chute above the topmost hopper by means of a pipe or shaft which shall—
 - (i) be carried upwards to the external air; and
 - (ii) at no point have an internal cross-sectional area of less than 17000 square millimetres; and
 - (iii) comply with the provisions of regulation R5(a); and
 - (iv) be so constructed that the outlet is protected against the entry of rain; and
 - (v) be carried upwards to such a height and be so positioned as effectively to prevent the escape of foul air into any building.
- (2) Any communal refuse storage accommodation provided so as to comply with this Part and any accommodation housing hoppers only, shall be permanently ventilated to the external air by—
 - (a) permanent ventilators having an aggregate ventilating area of not less than 0.2 square metre; or
 - (b) a pipe or shaft complying with the provisions of paragraph (1)(b) above.

R8–R9

- (3) Any enclosed private refuse storage accommodation provided so as to comply with this Part shall be fitted at high and low levels with a permanent ventilator having a ventilating area of not less than 0.05 square metre.
- (4) Every permanent ventilator provided so as to comply with paragraph (2) or (3) above shall be fitted with a fly-proof cover and shall be so situated as to—
 - (a) provide a free flow of air within the accommodation; and
 - (b) effectively prevent the escape of foul air into any building.
- (5) Nothing in this regulation shall prevent the ventilation by mechanical means of any accommodation housing hoppers only where the mechanical ventilation system provides not less than 6 air changes per hour.

R9 Access to refuse storage accommodation for collection purposes

- (1) Access by means of a roadway having an unobstructed width of not less than 3 metres and capable of bearing an axle loading of not less than 11 tonnes shall be provided to such point as is specified below in relation to any private or communal refuse storage accommodation provided so as to comply with this Part—
 - (a) in the case of private refuse storage accommodation, not more than 46 metres from the accommodation;
 - (b) in the case of communal refuse storage accommodation not forming part of a refuse chute system nor used for the storage of bulk refuse containers, not more than 15 metres from the accommodation;
 - (c) in the case of communal refuse storage accommodation forming part of a refuse chute system or used for the storage of bulk refuse containers, the door of the accommodation:
Provided that in the case of private refuse storage accommodation which can be reached only through a house the distance of 46 metres may be measured to an entrance door of the house.
- (2) Any access provided so as to comply with paragraph (1) above shall provide adequate turning space for the turning of vehicles where necessary.
- (3) Any part of an access between the roadway provided in accordance with paragraph (1) above and the refuse storage accommodation shall be a balcony, footpath, landing, passage, stairway or ramp which—
 - (a) where giving access to one house, shall have an unobstructed width of not less than 900 millimetres;
 - (b) where giving access to more than one house, shall have an unobstructed width of not less than 1.2 metres;
 - (c) where giving access to communal refuse storage accommodation not forming part of a refuse chute system nor used for the storage of bulk refuse containers, shall be level or with a fall of not more than 1 in 14 and have an even continuous finish.

R10–R12**R10 Alternative methods of refuse storage and disposal**

Nothing in this Section shall prevent the installation of any device for the purpose of–

- (a) reduction of the volume of refuse before collection; or
- (b) transportation of refuse pneumatically or hydraulically in pipes; or
- (c) disposal of refuse by size reduction and discharge to a drainage system:

Provided that any such arrangements shall comply with the provisions of regulations M19 and R7.

SECTION III – DUNGSTEADS AND FARM EFFLUENT TANKS**R11 Dungsteads**

Every dungstead shall–

- (a) be so sited that neither it nor any drainage system therefrom endangers any water supply used for domestic purposes or for the purposes of a dairy or food premises; and
- (b) be no nearer to any part of a house or food premises than 15 metres; and
- (c) have walls and a floor constructed of suitable impervious material; and
- (d) be properly drained.

R12 Farm effluent tanks

Every farm effluent tank, including a tank for the reception, treatment or disposal of farm effluent, shall be–

- (a) so constructed as to be impervious to the passage of moisture; and
- (b) so sited as not to endanger any water supply used for domestic purposes or for the purposes of a dairy or food premises; and
- (c) no nearer to any part of a house or food premises than 15 metres; and
- (d) covered or fenced in; and
- (e) if covered, ventilated and constructed with means of access for the purpose of inspection and cleaning.

PART S

Construction of stairways, landings and balconies

S1 Application of Part S

- (1) The provisions of this Part shall apply to all stairways, landings and balconies in buildings to which these regulations apply.
- (2) The provisions of this Part, in so far as they relate to—
 - (a) escape stairways in houses of more than two storeys and in buildings to which the Factories Act 1961 applies;
 - (b) access stairways and private stairways (other than the provisions of paragraphs (6) and (8) of regulation S3); and
 - (c) other stairways (other than the provisions of paragraphs (6) and (8) of regulation S3 and heads B and L of the Table to regulation S4), shall not be subject to specification in a notice served under section 11 of the Act (which enables local authorities to require existing buildings to conform to these regulations).

S2 Interpretation of Part S

- (1) In this Part the following expressions have the meanings respectively assigned to them by regulation A5(1)—

THE ACT

ACCESS BALCONY and ACCESS STAIRWAY

BALCONY

BALUSTRADE

BUILDING

CONSTRUCT and CONSTRUCTION

ESCAPE STAIRWAY

FLIGHT

GOING

HANDRAIL

HOUSE

KITCHEN

LIVING ROOM

S2-S3

OTHER STAIRWAY
PITCH
PITCH LINE
PRIVATE STAIRWAY
RISE
ROOM
SHOP PREMISES
STAIR
STAIRWAY
TREAD
WASHROOM
WATERCLOSET

- (2) The width of—
- (a) an escape stairway or an access stairway shall be taken to be the unobstructed width thereof, provided that no account shall be taken of any obstruction caused by any handrail required by these regulations where such obstruction does not exceed 100 millimetres;
 - (b) a private stairway or other stairway shall be taken to be the unobstructed width thereof, provided that no account shall be taken of any stringer having a width not exceeding 30 millimetres.
- (3) The length of a landing shall be measured horizontally along the centre line of the direction of travel.
- (4) The length of a tread shall be taken to be the horizontal distance between the two sides of the tread.
- (5) Where a stairway or part of a stairway falls within more than one of the descriptions of stairway in paragraph (1) of this regulation and is required to conform to more than one standard prescribed by this Part, that standard shall have effect in relation to the stairway or part, as the case may be, as if the stairway or part were required to conform to the more or most onerous standard:
- Provided that a stairway wholly within a house in occupancy sub-group A2 shall not be required to conform to a standard more onerous than that prescribed by this Part for a private stairway.

S3 *General requirements for stairs

- (1) Every stair shall have a clear headroom of 2050 millimetres measured vertically from the pitch line.
- (2) Every stair shall be constructed in straight flights and shall have a uniform rise and going:
- Provided that nothing in this paragraph shall prohibit tapered treads with

S3-S4

uniform going which comply with the requirements of head G of the Table to regulation S4.

- (3) A landing complying with regulation S5 shall be provided at each end of a flight:

Provided that nothing in this paragraph shall—

- (i) apply to any flight between the external door of a building and the ground or an access balcony where the aggregate rise in each case does not exceed 600 millimetres and the door opens inwards; or
 - (ii) prohibit a landing being common to two flights.
- (4) Where a stair is formed having open rises the nosing of the tread of any step or landing shall overlap the back edge of the tread below by not less than 16 millimetres.
- (5) The width of a tread (which shall be measured from the front of the tread to the face of the riser, or to the back of the tread if there is no riser) shall be not less than the going.
- (6) Every stair which rises more than 600 millimetres above an adjacent floor or landing or above ground external to a building shall be guarded on each side by a wall or by a secure balustrade or railing complying with the requirements in head J of the Table to regulation S4.
- (7) Where a stair open to the external air descends for more than 600 millimetres below an opening at ground level in which it is constructed, that opening shall be guarded at ground level by a wall or secure balustrade or railing extending above the ground level to a height of not less than 1.1 metres.
- (8) (a) Every stair which rises more than 600 millimetres shall be provided with a handrail on one side where the width of the stair is not more than 1.1 metres and on each side where the width is greater than 1.1 metres; and
- (b) every such handrail shall be fixed securely at a height of not less than 840 millimetres nor more than 1 metre measured vertically above the pitch line and shall be continuous throughout each flight.
- (9) A glazed area in the wall of a stair shall be guarded by a secure balustrade or railing of a height not less than that required by head J of the Table to regulation S4 for balustrades or railings for that stair:
- Provided that this paragraph shall not apply to a glazed area constructed of glass blocks or wired, toughened or laminated glass.

S4 Specific requirements for stairs

Every stair forming part of an escape, access, private or other stairway shall comply with the requirements set forth in the second, third, fourth or fifth columns respectively of the Table to this regulation in relation to the corresponding head in the first column thereof.

S4

Table to Regulation S4

Requirements for stairs

Head (1)	Escape stairways (2)	Access stairways (3)	Private stairways (4)	Other stairways (5)
A. Width	Not less than the width determined in accordance with the provisions of regulation E8	(a) Not less than 900 millimetres if the stairway serves only one house; (b) not less than 1.1 metres in any other case	Not less than— (a) 600 millimetres if the stairway provides access only to— (i) one room, not being a living room or kitchen; or (ii) a bathroom, wash-room or watercloset; or (b) 800 millimetres in any other case	Not less than 600 millimetres.
B. Additional requirements for stairways over 1.8 metres in width	(a) The stair to be so constructed as to permit of separate sections not less than 1.1 metres nor more than 1.8 metres in width; (b) the stair to be divided into such sections by a handrail or handrails;			(a) The stair to be so constructed as to permit of separate sections not less than 900 millimetres nor more than 1.8 metres in width; (b) the stair to be divided into such sections by a handrail or handrails;

<p>(c) the upper end of any such handrail— (i) to be supported by an upright rigidly secure post carried to the ceiling or to a height of not less than 2.1 metres; or (ii) to be ramped to the floor; or (iii) to be a scroll end; (d) these requirements not to apply to buildings of occupancy sub-groups A3, B1, B2 or C2.</p>		<p>(c) the upper end of any such handrail— to be supported by an upright rigidly secure post carried to the ceiling or to a height of not less than 2.1 metres</p>
	<p>Not exceeding 38 degrees</p>	<p>(a) Not exceeding 33 degrees in buildings of occupancy sub-groups A4, C1, C2 and C3; (b) not exceeding 38 degrees in any other building</p>
	<p>Not exceeding 42 degrees</p>	
	<p>Not exceeding 33 degrees in a building of occupancy sub-group A4 or in a part of a building of occupancy group C to which the public have access;</p>	<p>(b) not exceeding 38 degrees in any other building or part of a building.</p>

C. Pitch other than for tapered treads

S4

Table to Regulation S4 – continued				
Requirements for stairs				
Head (1)	Escape stairways (2)	Access stairways (3)	Private stairways (4)	Other stairways (5)
D. Number of rises per flight. The requirement for a minimum of 3 rises not to apply to a flight of one or two rises between the external door of a building and the ground or an access balcony	Not fewer than 3 and not more than 16	As for escape stairways	Not fewer than 3 and not more than 16. Provided that at the foot of a stair where there is a landing meeting the requirements of regulation S5 nothing in this regulation shall prevent there being a single rise to the landing from the adjoining level if the route of travel from the rise to the stair passes through an angle of 90 degrees	Not fewer than 3 and not more than 16.
E. Going (subject to the provisions of head G)	At every part of the stair not less than— (a) 280 millimetres in a building of occupancy sub-group C3; or (b) 250 millimetres in any other building	At every part of the stair not less than— (a) 250 millimetres where the stairway forms part of an access provided so as to comply with regulation Q2; or (b) 230 millimetres in any other case	At every part of the stair not less than 220 millimetres	At every part of the stair not less than 250 millimetres at the points 270 millimetres from each end of the tread.
F. Aggregate of going and twice the rise	Not less than 550 millimetres nor more than 700 millimetres	As for escape stairways	As for escape stairways, except that the rise to be not more than	As for escape stairways.

220 millimetres

(subject to the provisions of head G)

G. Tapered treads—	(a) Going and aggregate of going and twice the rise — as for heads E and F above but—	(a) Going and aggregate of going and twice the rise — as for heads E and F above but—	(a) Going and aggregate of going and twice the rise — as for heads E and F above but they shall be measured as for private stairways;
(a) going and aggregate of going and twice the rise.	(i) they shall be measured at the points 270 millimetres from each end of the tread or where applicable the deemed length; and	(i) they shall be measured as for escape stairways; and	(b) pitch — as for head C above but it shall be measured at the same points as in (a) above.
Consecutive tapered treads of different lengths shall be deemed to have a length equal to the length of the shortest part of the treads.	(ii) the angle formed by the nosing of the tread with the nosing of the tread or landing immediately above it shall be not more than 15 degrees	(ii) where the stair is not more than 1 metre wide the going shall be not less than 75 millimetres;	
The said deemed length shall be measured from the tapered ends of the treads;	(A) 10 degrees in buildings of occupancy group C and occupancy sub-groups A3 and A4; or	(b) pitch shall not exceed 42 degrees and shall be measured at the same points as in (a) above	
(b) pitch	(B) 15 degrees in any other building		

S4

Table to Regulation S4 – continued

Requirements for stairs				
Head (1)	Escape stairways (2)	Access stairways (3)	Private stairways (4)	Other stairways (5)
H. Openings between adjacent treads in open rise stairs	In buildings of occupancy sub-group A2; residential schools (occupancy sub-group A3); children's homes and special schools for handicapped children (occupancy sub-group A4); shop premises (occupancy sub-group B2); and non-residential schools (occupancy sub-group C2), no opening to be of such a size as will permit the passage through it of a sphere of a diameter 100 millimetres in diameter	No opening to be of such a size as will permit the passage through it of a sphere 100 millimetres in diameter	As for access stairways	As for escape stairways.
J. Heights of walls, balustrades or railings. (Measurements to be taken vertically above the	Not less than 900 millimetres	Not less than 900 millimetres	Not less than 840 millimetres	Not less than 900 millimetres.

pitch line.
Where a hand-rail is fixed to the top of the balustrade or railing the measurements may be taken to the top of the handrail)

K. Openings in balustrades or between railings. These requirements not to apply to the space bounded by the riser and the lowest edge of the balustrade or railing if the lowest edge is not more than 50 millimetres above and parallel to the pitch line

In buildings of occupancy sub-group A2; residential schools (occupancy sub-group A3); children's homes and special schools for handicapped children (occupancy sub-group A4); shop premises (occupancy sub-group B2); and non-residential schools (occupancy sub-group C2), no opening to be of such a size as will permit the passage through it of a sphere 100 millimetres in diameter

As for access stairways

In buildings of occupancy sub-group B2 – as for access stairways.

L. Additional requirements for handrails

Unless forming part of a balustrade the handrail at both ends to be wrenched back to the wall or ramped to the floor.

S5**S5 *Requirements for landings**

- (1) A landing forming part of a stairway shall be of a width not less than that required for the stair forming part of that stairway by regulation S4.
- (2) A landing forming part of an access provided for the purposes of regulation Q2(1) shall be of a width not less than that required by this Part for the stair forming part of an access stairway.
- (3) A landing required to comply with regulation S3(3) shall be of a length not less than that set forth in the second column of Table 1 to this regulation in relation to the stairway described in the first column thereof.
- (4) A landing shall be guarded on every side by a wall or secure balustrade or railing, falling either within head A or head B of the first column of Table 2 to this regulation, not less in height than that set forth in the third column thereof in relation to the landing described in the second column thereof.
- (5) A glazed area in the wall of a landing shall be guarded by a secure balustrade or railing of a height not less than that required by paragraph (4) of this regulation for balustrades or railings for that landing:
Provided that this paragraph shall not apply to a glazed area constructed of glass blocks or wired, toughened or laminated glass or to a glazed portion of a door.
- (6) No opening in any balustrade or between any railings provided in accordance with paragraph (4) or (5) of this regulation shall be of such a size as will permit the passage through it of a sphere 100 millimetres in diameter.
- (7) A landing forming part of a stairway shall have a clear headroom of not less than 2,050 millimetres measured vertically above the floor surface of the landing and extending over the required width of the landing.

Table 1 to Regulation S5**Requirements for length of landings**

A landing forming part of— (1)	Minimum length (2)
An escape stairway	1.1 metres or the width of the stairway, whichever is the greater.
An access stairway	The width of the stairway.
A private stairway	800 millimetres.
An other stairway	1.8 metres or the width of the stairway, whichever is the less.

S5-S6

Table 2 to Regulation S5

Requirements for guarding landings

Head	Description or position of landing	Minimum height
(1)	(2)	(3)
A. Walls, balustrades or railings where the landing is open to the external air	A landing forming part of a stairway in a house (occupancy sub-group A1 or A2), a residential school (occupancy sub-group A3), a children's home or special school for handicapped children (occupancy sub-group A4), or a non-residential school (occupancy sub-group C2)	(a) 1.2 metres; or (b) 1.1 metres where any part of the landing is guarded by a wall, balustrade or railing the coping or top rail of which is of an overall width of not less than 230 millimetres.
B. Walls, balustrades or railings irrespective of whether the landing, other than one referred to in head A, is open to the external air	A landing forming part of an escape route	1.1 metres.
	A landing forming part of an access stairway or of an access provided for the purposes of regulation Q2	1.1 metres.
	A landing which— (i) is within a house; or (ii) provides access to any part of a building or the curtilage of a building being a part which is available for the use only of the occupants of one house within the building and is not part of an access provided for the purposes of regulation Q2	900 millimetres.
	Any other landing	1.1 metres.

S6 *Requirements for balconies

- (1) A balcony forming part of an access provided for the purposes of regulation Q2(1) shall be of a width not less than that required by this Part for the stair forming part of an access stairway.

S6

- (2) A balcony forming part of a stairway shall be of a width not less than that required by regulation S4 for the stair forming part of that stairway.
- (3) Where a balcony in a house (occupancy sub-group A1 or A2), residential school (occupancy sub-group A3), children's home or special school for handicapped children (occupancy sub-group A4) or non-residential school (occupancy sub-group C2) is open to the external air and is at first storey level or above, the wall, balustrade or railing shall not be less than 1.2 metres in height:
Provided that where any part of the balcony is guarded by a wall, balustrade or railing, the coping or top rail of which is of an overall width of not less than 230 millimetres, this paragraph shall have effect in relation to that part as if for the words "1.2 metres" there were substituted the words "1.1 metres".
- (4) Fixed seating forming part of a balcony in a building of occupancy group C or a room used for assembly purposes in a building of occupancy group B shall be guarded by a balustrade not less than 790 millimetres in height or, where the balustrade has a coping or superimposed padded rest which has an overall width of not less than 230 millimetres, not less than 750 millimetres in height.
- (5) Except as provided in paragraphs (3) and (4) of this regulation every balcony shall be guarded on every side by a wall or secure balustrade or railing not less than 1.1 metres in height.
- (6) A glazed area in the wall of a balcony shall be guarded by a secure balustrade or railing of a height not less than that required by paragraphs (3) and (5) of this regulation for balustrades or railings for that balcony:
Provided that this paragraph shall not apply to a glazed area constructed of glass blocks or wired, toughened or laminated glass or to a glazed portion of a door.
- (7) No opening in any balustrade or between any railings provided in accordance with paragraphs (3), (4), (5) or (6) of this regulation where the balcony forms—
- (a) part of an access provided for the purposes of regulation Q2; or
- (b) part of a house (occupancy sub-group A1 or A2), residential school (occupancy sub-group A3), children's home or special school for handicapped children (occupancy sub-group A4), or non-residential school (occupancy sub-group C2),
- shall be of such a size as will permit the passage through it of a sphere 100 millimetres in diameter.

George Younger,
One of Her Majesty's
Principal Secretaries of State.

New St. Andrew's House,
Edinburgh.
29th October 1981.

SCHEDULE 1

 Regulation A4

Classification of buildings by occupancy

Occupancy group (1)	Occupancy sub-group (2)	Description of occupancy use (3)
A (Residential)	1	Houses of not more than 2 storeys, other than flats or maisonettes— including any surgeries, consulting rooms, offices and other accommodation not exceeding an aggregate of 46 square metres, forming part of the house of any person providing professional or scientific services and used in his professional or scientific capacity.
	2	Houses of more than 2 storeys, and flats and maisonettes— including any surgeries, consulting rooms, offices and other accommodation not exceeding an aggregate of 46 square metres, forming part of the house of any person providing professional or scientific services and used in his professional or scientific capacity.
	3	Residential clubs Residential colleges and schools Residential ecclesiastical buildings Hotels Motels Hostels Lodging houses Boarding houses Bothies and chaumers Chalets Fire stations with sleeping or residential accommodation attached Police stations with sleeping or residential accommodation attached.

Schedule 1**Classification of buildings by occupancy – continued**

Occupancy group (1)	Occupancy sub-group (2)	Description of occupancy use (3)
A (Residential)– continued	4	Children's homes Old people's homes Special schools for handicapped children Hospitals Private nursing homes Sanatoria.
B (Commercial)	1	Office premises (including Post Office sorting offices and telephone exchanges).
	2	Shop premises (including sub-post offices attached thereto but excluding shop premises to which other occupancy sub-groups apply) Licensed betting offices Beauty parlours Hairdressers Television, radio, recording and film studios Laboratories Launderettes (self-service) Dry cleaning (self-service).
C (Assembly)	1	Bus passenger roadside shelters Passenger stations Public conveniences Grandstands Stadia Sports pavilions Gymnasia Indoor bowling alleys Indoor games courts Riding schools Skating rinks Swimming baths (including any swimming pool, changing rooms, slipper baths, turkish baths or similar facilities pertaining thereto) Funfairs Menageries and zoos Amusement arcades.

Schedule 1**Classification of buildings by occupancy – continued**

Occupancy group (1)	Occupancy sub-group (2)	Description of occupancy use (3)
C (Assembly)– continued	2	<p>Non-residential clubs</p> <p>Non-residential colleges and schools</p> <p>Clinics, surgeries, consulting rooms and related accommodation (other than those covered in occupancy sub-groups A1 and A2)</p> <p>Ecclesiastical buildings, meeting houses</p> <p>Court rooms</p> <p>Museums, art galleries</p> <p>Libraries to which persons other than employees have access</p> <p>Public houses</p> <p>Fire stations (other than those covered in occupancy sub-group A3)</p> <p>Police stations (other than those covered in occupancy sub-group A3).</p>
	3	<p>Theatres, cinemas, radio and television studios to which the public are admitted</p> <p>Casinos and bingo halls</p> <p>Concert halls</p> <p>Restaurants, cafes, canteens</p> <p>Exhibition halls</p> <p>Dance halls, dancing schools.</p>
D (Industrial)	1	<p>Mining and quarrying other than coal and shale mining</p> <p>Manufacture, process or repair of any of the following–</p> <ul style="list-style-type: none"> tobacco; steel tubes; aluminium and aluminium alloys; mechanical handling equipment; mechanical equipment or parts not elsewhere specified; photographic and document copying equipment; watches and clocks; surgical instruments and appliances; scientific and industrial instruments and systems; electrical machinery;

Schedule 1**Classification of buildings by occupancy – continued**

Occupancy group (1)	Occupancy sub-group (2)	Description of occupancy use (3)
D (Industrial)- continued	1-continued	insulated wires and cables; telegraph and telephone apparatus and equipment; radio and electronic components; broadcast receiving and sound reproducing equipment; electronic computers; radio, radar and electronic capital goods; electric appliances primarily for domestic use; other electrical goods; aerospace equipment; locomotives and railway track equipment; railway carriages, wagons and trams; cutlery; bolts, nuts, screws, rivets, etc; wire and wire products; cans and metal boxes; metal goods not elsewhere specified; hosiery and other knitted goods; glass; cement; abrasives and building materials not elsewhere specified; plaster cast, image and models.
	2	Agriculture and horticulture Coal mining Exploration (including boring) for and extracting petroleum Oil shale mining Shipbuilding and marine engineering Paper, printing and publishing Laundries and dry cleaners Slaughterhouses and abattoirs Motor repairers, distributors, garages and filling stations Manufacture, process or repair of any of the following- food and drink;

Schedule 1

Classification of buildings by occupancy – continued

Occupancy group (1)	Occupancy sub-group (2)	Description of occupancy use (3)
D (Industrial)- continued	2– continued	chemicals and allied industries; metal; engineering and electrical goods; vehicles; tools and implements; jewellery and precious metals; textiles; fur; clothing and footwear; bricks, fire clay and refractory goods; pottery; rubber; brushes and brooms; stationers' goods; gas, electricity and water Any other industry not separately classified in occupancy sub-groups D1 or D3.
	3	Manufacture, process or repair of any of the following– animal and poultry foods; vegetable and animal oils and fats; soap and detergents; rope, twine and net; narrow fabrics; made-up textiles; leather (tanning and dressing); sheepskin wool (fellmongery); leather goods; hats, caps and millinery; timber; furniture and upholstery; bedding and similar goods; shop and office fittings; wooden containers and baskets; miscellaneous wood and cork goods; linoleum, plastic floor covering; leather cloth and similar material; toys, games and sports equipment; plastic products not elsewhere specified; musical instruments.

Schedule 1**Classification of buildings by occupancy – continued**

Occupancy group (1)	Occupancy sub-group (2)	Description of occupancy use (3)
E (Storage)	1	<ul style="list-style-type: none"> (a) Storage of goods and materials not specified as hazardous in occupancy sub-group E2 (b) Garages used solely for the storage or parking of motor vehicles, multi-storey car parks, transit sheds and transport services other than any used for the storage of vehicles loaded with hazardous materials or for the storage of hazardous materials in transit (c) Libraries (other than those covered in occupancy sub-group C2).
	2	<ul style="list-style-type: none"> (a) Storage of hazardous materials including– <ul style="list-style-type: none"> (i) any compressed, liquified or dissolved gas; (ii) any substance which becomes dangerous by interaction with either water or air; (iii) any liquid substance with a flash point below 65° Celsius including whisky or other spirituous liquor; (iv) any corrosive substance; (v) any substance that emits poisonous fumes when heated; (vi) any oxidising agent; (vii) any substance liable to spontaneous combustion; (viii) any substance that changes or decomposes readily giving out heat when doing so; (ix) any combustible solid substance with a flash point less than 121° Celsius; (x) any substance likely to spread fire by flowing from one part of a building to another

Schedule 1**Classification of buildings by occupancy – continued**

Occupancy group (1)	Occupancy sub-group (2)	Description of occupancy use (3)
E (Storage)- continued	2 – continued	(b) Transit sheds and transport services used for the storage of hazardous materials or vehicles loaded with hazardous materials.

SCHEDULE 2

Regulation A5(3)

Publications to which specific reference is made in these regulations

Table 1: British Standards

Publication (1)	Amendment slip		Context (4)
	Serial number (2)	Reference number (3)	
BS12: 1978	—	—	Schedule 13, G8, specification (4)(b)(i) Schedule 13, G8, specification (6)(a)(ii) Schedule 14, General Note 1
BS41: 1973	—	—	Schedule 13, F4(1) Schedule 13, F24(5), specification (2)
BS65: 1981			F10(1)(a)(iii) F24(2)(a)(iii) Schedule 13, F24(5), specification (1) Schedule 13, M4(2), specifications (2) and (4) Schedule 13, M4(3), specification (1) Schedule 13, M4(7) Schedule 13, M8(2), specification (1)(a)
BS146: Part 2: 1973	1	AMD 2615	Schedule 13, G8, specification (4)(b)(i) Schedule 13, G8, specification (6)(a)(ii) Schedule 14, General Note 1
BS187: 1978	—	—	Schedule 13, G8, specification (7)(a)(i) Schedule 13, G9, specifications (1)(a), (2)(a), (3)(b), (4)(b), (7)(a)(i), (8)(a), (11)(a) and (12)(a) Schedule 14, Part I, item (3)(a)

Schedule 2

Table 1: British Standards – continued

Publication (1)	Amendment slip		Context (4)
	Serial number (2)	Reference number (3)	
BS416: 1973	1	AMD 3113	Schedule 13, M14(1)(a), specification (1) Schedule 13, M14(2)(b) Schedule 13, M22(1)(a), specification (1)
BS437: 1978	—	—	Schedule 13, M4(2), specifications (1) and (4) Schedule 13, M13
BS449: Part 2: 1969	1 2 3 4 5	AMD 416 AMD 523 AMD 661 AMD 1135 AMD 1787	Schedule 6, Part V, section 1, (C)1.(b) Schedule 6, Part V, section 2, (C)1.(b) Schedule 13, C2(2) and C3, specifications (1) and (3)(b)
Addendum No. 1 (April 1975) to BS449: Part 2: 1969	1 2	AMD 1765 AMD 1929	
Supplement No. 1 (PD 3343, May 1959) to BS449: Part 1: 1970	1	AMD 734	
BS460: 1964	—	—	Schedule 13, M21(1)(a), specification (1) Schedule 13, M21(1)(b), footnote ‡ to Table Schedule 13, M22(1)(a), specification (7)
BS476: Part 1: 1953	—	—	D2(3), proviso (i) D9(6), proviso (i)(B) E2(6), proviso Table 1 to E2, footnote +
BS476: Part 3: 1958	1	PD 3276	A9
BS476: Part 4: 1970	1	AMD 2483	A5(1)

Schedule 2**Table 1: British Standards – continued**

Publication (1)	Amendment slip		Context (4)
	Serial number (2)	Reference number (3)	
BS476: Part 6: 1968	1	AMD 549	D14(4)(b)(vi)
	2	AMD 3192	D16(1) Table to E17(1), Class 0, head (2), item (2)
BS476: Part 7: 1971	—	—	Table to E17(1), Class 1, 2, 3, head (2)
BS476: Part 8: 1972	1	AMD 1873	D2(3)(a) D2(3), proviso (i) Table 1 to D6, subheading D9(6), proviso (i)(A) D14(7) D14(8) D24(6) E2(6) Table 1 to E2, subheading Table 1 to E2, footnote ø, b R4(3)
BS486: 1981	—	—	Schedule 13, M4(2), specification (4)
BS493: 1970	1	AMD 3051	Schedule 13, G8, specifications (2)(c) and (3)(c)
	2	AMD 3327	
BS497: Part 1: 1976	—	—	Schedule 13, M8(1)(d), specification (1)(a)
BS556: Part 2: 1972	1	AMD 980	Schedule 13, M4(2), specification (4)
BS567: 1973	—	—	F24(6)(a)

Schedule 2**Table 1: British Standards – continued**

Publication (1)	Amendment slip		Context (4)
	Serial number (2)	Reference number (3)	
BS569: 1973	—	—	Schedule 13, M21(1)(a), specification (2) Schedule 13, M21(1)(b), footnote † to Table Schedule 13, M22(1)(a), specification (8)
BS602 & 1085: 1970	—	—	Schedule 13, M14(1)(a), specification (5)
BS715: 1970	1 2	AMD 3284 AMD 3517	Schedule 13, F24(5), specification (4)
BS743: 1970	1	AMD 2503	Schedule 13, G8, specifications (1)(b)(ii), (6)(b) and (7)(b) Schedule 13, G9, specifications (1)(d), (2)(d), (3)(f), (4)(g), (5)(c), (6)(d), (7)(c), (7)(d)(i), (8)(c), (9)(a), (10)(a), (11)(e), (11)(f), (12)(e), (12)(f) and (12)(h)
BS747: 1977	—	—	Schedule 9, Part I, footnote Schedule 9, Part IV: B, footnote Schedule 13, G9, specifications (23)(d) and (24)(d) Schedule 13, J3(1) and J6, specifications (3), (4) and (6)
BS750: 1977	—	—	Schedule 13, E23(1)
BS799: Part 5: 1975	—	—	Schedule 13, D24(7)
BS835: 1973	—	—	F4(1)(e) proviso, (i) F24(6)(a)
BS864: Part 2: 1971	1	AMD 2172	Schedule 13, M14(1)(a), specification (4) Schedule 13, M22(1)(a), specification (4)

Schedule 2**Table 1: British Standards – continued**

Publication (1)	Amendment slip		Context (4)
	Serial number (2)	Reference number (3)	
BS882, 1201: Part 2: 1973	1	AMD 1780	Schedule 13, G8, specifications (4)(b)(ii) and (6)(a)(iii) Schedule 13, G9, specification (5)(a) Schedule 13, M4(3), specifications (2)(a)(iii) and (2)(b)(i) Schedule 14, Part I, item 7(a) and (b)
BS890: 1972	—	—	Schedule 14, General Note 3(a)
BS952: Part 1: 1978	—	—	Schedule 13, E5(6), proviso Schedule 13, Q2(6), proviso Schedule 13, S3(9), proviso Schedule 13, S5(5), proviso Schedule 13, S6(6), proviso
BS988, 1076, 1097, 1451: 1973	—	—	Schedule 13, G9, specifications (7)(b)(iii) and (8)(b)
BS 1091: 1963	—	—	Schedule 13, M21(1)(a), specification (4) Schedule 13, M21(1)(b), footnote † to Table Schedule 13, M22(1)(a), specification (10)
BS1105: 1972	—	—	Schedule 6, paragraph (n)
BS1142: Part 2: 1971	—	—	Schedule 6, paragraph (h)
BS1142: Part 3: 1972	1	AMD 2502	Schedule 6, paragraph (b)
BS1162, 1418, 1410: 1973	—	—	Schedule 13, G9, specifications (7)(b)(iii) and (8)(b)

Schedule 2

Table 1: British Standards – continued

Publication	Amendment slip		Context
	Serial number	Reference number	
(1)	(2)	(3)	(4)
BS1180: 1972	—	—	Schedule 13, G8, specification (7)(a)(i) Schedule 13, G9, specifications (1)(a), (2)(a), (3)(b), (4)(b), (7)(a)(i), (8)(a), (11)(a) and (12)(a) Schedule 14, Part I, item 3(b)
BS1181: 1971	—	—	F10(1)(a)(i) F24(2)(a)(i)
BS1184: 1976	—	—	Schedule 13, M16(2), specification (a)
BS1188: 1974	1	AMD 2038	Schedule 13, M17(1)(a) to (d), specification (2) Schedule 13, Q7(1)(b)
BS1189: 1972	1 2 3 4 5	AMD 1267 AMD 2024 AMD 2422 AMD 2686 AMD 2806	Schedule 13, M17(1)(a) to (d), specification (4) Schedule 13, Q7(1)(a)
BS1191: Part 1: 1973	—	—	Schedule 6, paragraph (g)
BS1191: Part 2: 1973	—	—	Schedule 6, paragraph (j)
BS1194: 1969	—	—	Schedule 13, G3, specification (a)
BS1196: 1971	—	—	Schedule 13, G3, specification (a)
BS1198, 1199 & 1200: 1976	—	—	Schedule 14, General Note 2(a)
BS1206: 1974	1	AMD 2023	Schedule 13, M17(1)(a) to (d), specification (3) Schedule 13, Q8(2)(a) Schedule 13, Q12(1)(a)

Schedule 2**Table 1: British Standards – continued**

Publication	Amendment slip		Context
	Serial number	Reference number	
(1)	(2)	(3)	(4)
BS1217: 1975	—	—	Schedule 13, G8, specification (7)(a)(i) Schedule 13, G9, specifications (1)(a), (2)(a), (3)(b), (4)(b), (7)(a)(i), (8)(a), (11)(a) and (12)(a) Schedule 14, Part I, item 5
BS1230: 1970	1	AMD 1205	A5(1) Schedule 6, paragraph (k)
BS1244: Part 1: 1956	1 2 3 4	PD 6361 AMD 1110 AMD 1501 AMD 1677	Schedule 13, M17(1)(a) to (d), specification (3) Schedule 13, Q8(2)(a) Schedule 13, Q12(1)(a)
BS1244: Part 2: 1972	1 2 3	AMD 1502 AMD 1655 AMD 2026	Schedule 13, M17(1)(a) to (d), specification (3) Schedule 13, Q8(2)(a) Schedule 13, Q12(1)(a)
BS1250: Part 1: 1966	—	—	F32(1), proviso Schedule 13, F38(1)
BS1250: Part 2: 1963	1	PD 5391	Schedule 13, F38(1)
BS1250: Part 3: 1963	1	PD 5852	Schedule 13, F38(1)
BS1250: Part 4: 1965	—	—	F1(1)(a)(ii) Schedule 13, F38(1)
BS1250: Part 5: 1963	1 2	PD 5449 PD 5587	Schedule 13, F38(1)
BS1250: Part 6: 1965	1	PD 5805	Schedule 13, F38(1)
BS1251: 1970	1 2	AMD 903 AMD 1651	Schedule 13, F13(5)

Schedule 2

Table 1: British Standards – continued

Publication (1)	Amendment slip		Context (4)
	Serial number (2)	Reference number (3)	
BS1329: 1974	1	AMD 2010	Schedule 13, M17(1)(a) to (d), specification (2) Schedule 13, Q7(1)(b)
BS1363: 1967	1 2 3 4	AMD 249 AMD 737 AMD 2314 AMD 2680	Schedule 13, Q17(1)
BS1369: 1947	1	PD 1198	Schedule 6, paragraph (e)
BS1370: 1979	—	—	Schedule 14, General Note 1
BS1373: 1967	—	—	Schedule 13, Q13(2)(a)
BS1390: 1972	1 2 3 4 5	AMD 1270 AMD 1941 AMD 2423 AMD 2687 AMD 2798	Schedule 13, M17(1)(a) to (d), specification (4) Schedule 13, Q7(1)(a)
BS1431: 1960	—	—	Schedule 13, M21(1)(a), specification (5)
BS1449: Part 1: 1972	1	AMD 2468	Schedule 13, F24(5), specification (3)
BS1449: Part 2: 1975	—	—	Schedule 13, F24(5), specification (5)
BS1521: 1972	1	AMD 3519	Schedule 13, M6(2), specification (b)
BS1703: 1977	—	—	Schedule 13, R5 Schedule 13, R6
BS2028, 1364: 1968	1 2	AMD 411 AMD 2467	Schedule 13, G8, specification (7)(a)(i) Schedule 13, G9, specifications (1)(a), (2)(a), (3)(b), (4)(b), (7)(a)(i), (8)(a), (11)(a) and (12)(a) Schedule 14, Part I, item 4

Schedule 2**Table 1: British Standards – continued**

Publication (1)	Amendment slip		Context (4)
	Serial number (2)	Reference number (3)	
BS2491: 1963	1	PD 5016	Schedule 13, F38(1)
	2	PD 5082	
	3	PD 5667	
	4	AMD 1375	
BS2494: 1976	1	AMD 3129	Schedule 13, M4(2), specification (3)
	2	AMD 3423	
BS2512: 1963	1	PD 5676	Schedule 13, F38(1)
BS2594: 1975	1	AMD 3274	Schedule 13, D24(7)
BS2654: 1973	1	AMD 1750	Schedule 13, D24(7)
BS2655: Part 4: 1969	1	AMD 1571	Schedule 13, P6(4)
	2	AMD 1950	
BS2750: 1956	1	PD 5065	H3(4)
			H4(2)
BS2760: 1973	1	AMD 2675	Schedule 13, G3, specification (a) Schedule 13, M4(2), specifications (3) and (4) Schedule 13, M14(1)(a), specification (6) Schedule 13, M22(1)(a), specifications (5) and (11)
	2	AMD 3366	
BS2773: 1965	1	PD 5779	Schedule 13, F38(1)
BS2782: 1970	1	AMD 936	E2 (7) Table 2 to E2, subheading
	2	AMD 999	
	3	AMD 1524	
	4	AMD 2222	
	5	AMD 3177	
BS2788: 1956	1	PD 2884	Schedule 13, F20
	2	PD 3615	
	3	PD 3801	

Schedule 2

Table 1: British Standards – continued

Publication (1)	Amendment slip		Context (4)
	Serial number (2)	Reference number (3)	
BS2832: 1957	—	—	Schedule 13, G7, specification (2)(d)(ii) Schedule 13, G8, specification (2)(a)
BS2870: 1980	—	—	Schedule 13, G9, specifications (7)(b)(ii) and (8)(b)
BS2871: Part 1: 1971	1 2	AMD 1422 AMD 2203	Schedule 13, M14(1)(a), specification (4) Schedule 13, M22(1)(a), specification (4)
BS2883: 1964	1	PD 5659	Schedule 13, F38(1)
BS2997: 1958	1	PD 6403	Schedule 13, M21(1)(a), specification (3) Schedule 13, M21(1)(b), footnote † to Table Schedule 13, M22(1)(a), specification (9)
BS3052: 1958	1 2	PD 4386 AMD 455	Schedule 13, N12(5)
BS3140: 1967	1 2	AMD 27 AMD 271	Schedule 13, F20
BS3456: Section 2.22: 1972	1 2	AMD 1664 AMD 2137	Schedule 13, F36(2)
BS3456: Section 2.30: 1971	—	—	Schedule 13, M19(1)
BS3506: 1969	1 2	AMD 1152 AMD 1777	Schedule 13, M4(2), specification (4) Schedule 13, M14(1)(a), specification (7) Schedule 13, M22(1)(a), specifications (6) and (11)

Schedule 2**Table 1: British Standards – continued**

Publication (1)	Amendment slip		Context (4)
	Serial number (2)	Reference number (3)	
BS3535: 1962	1	PD 5385	Schedule 13, N12(7)
BS3536: Part 2: 1974	—	—	Schedule 6, paragraph (a)
BS3656: 1981	—	—	Schedule 13, M4(2), specification (4)
BS3868: 1973	—	—	Schedule 13, M14(1)(a), specification (8)
BS3921: 1974	—	—	Schedule 6, Part I, Section 3, footnote** Schedule 13, G8, specifications (5)(a) and (7)(a)(i) Schedule 13, G9, specifications (1)(a), (2)(a), (3)(b), (4)(b), (7)(a)(i), (8)(a), (11)(a) and (12)(a) Schedule 14, Part I, items 1 and 2
BS3943: 1979	1	AMD 3206	Schedule 13, M16(2), specification (b)
BS4016: 1972	—	—	Schedule 13, G9, specifications (4)(e) and (6)(c)
BS4072: 1974	1	AMD 2530	Schedule 13, G9, specifications (23)(b) and (24)(b)
BS4305: 1972	1 2 3 4 5	AMD 1271 AMD 1960 AMD 2025 AMD 2263 AMD 2688	Schedule 13, M17(1)(a) to (d), specification (4) Schedule 13, Q7(1)(a)

Schedule 2

Table 1: British Standards – continued

Publication (1)	Amendment slip		Context (4)
	Serial number (2)	Reference number (3)	
BS4514: 1969	1	AMD 712	D12(7), proviso (ii)
	2	AMD 1288	Schedule 13, M14(1)(a), specification (7)
	3	AMD 2719	Schedule 13, M22(1)(a), specifications (6) and (11)
	4	AMD 3562	
BS4543: Part 1: 1976	—	—	F21(2) F21(5) F24(2)(c)
BS4543: Part 2: 1976	1	AMD 2794	F21(2)
	2	AMD 3475	
BS4543: Part 3: 1976	1	AMD 2981	F24(2)(c)
	2	AMD 3476	
BS4576: Part 1: 1970	1	AMD 688	Schedule 13, M21(1)(a), specification (6)
	2	AMD 1287	Schedule 13, M22(1)(a), specifications (6) and (11)
	3	AMD 2720	
BS4622: 1970	1	AMD 614	Schedule 13, M4(2), specification (1)
	2	AMD 1298	Schedule 13, M14(1)(a), specification (2) Schedule 13, M22(1)(a), specification (2)
BS4660: 1973	1	AMD 2514	Schedule 13, M4(2), specifications (3) and (4)
BS4721: 1971	—	—	Schedule 14, General Note 3
BS4772: 1980	—	—	Schedule 13, M4(2), specification (1)
	—	—	Schedule 13, M14(1)(a), specification (3)
	—	—	Schedule 13, M22(1)(a), specification (3)
	—	—	
BS4787: Part 1: 1980	—	—	E8(5)

Schedule 2**Table 1: British Standards – continued**

Publication (1)	Amendment slip		Context (4)
	Serial number (2)	Reference number (3)	
BS4876: 1972	1 2	AMD 2147 AMD 3175	F22
BS4887: 1973	—	—	Schedule 14, General Note 4
BS4987: 1973	1	AMD 3126	Schedule 13, Q2(2), specification (1)(b)(iii) Schedule 13, Q2(5), specification (2)(b)(ii)
BS5041: Part 1: 1975	—	—	Schedule 13, E22(1), specification (1)
BS5041: Part 2: 1976	—	—	Schedule 13, E22(1), specification (2)
BS5041: Part 3: 1975	—	—	Schedule 13, E22(1), specification (3)
BS5041: Part 4: 1975	—	—	Schedule 13, E22(1), specification (4)
BS5041: Part 5: 1974	—	—	Schedule 13, E22(1), specification (5)
BS5247: Part 14: 1975	1 2	AMD 2821 AMD 3502	Schedule 13, G9, specification (19)
BS5258: Part 1: 1975	1	AMD 3348	F32(1), proviso Schedule 13, F38(1)
BS5258: Part 2: 1975	1	AMD 3285	F32(1), proviso Schedule 13, F38(1)
BS5258: Part 3: 1975	—	—	F32(1), proviso Schedule 13, F38(1)
BS5258: Part 4: 1977	—	—	F32(1), proviso Schedule 13, F38(1)
BS5258: Part 5: 1975	—	—	F32(1), proviso Schedule 13, F38(1)

Schedule 2

Table 1: British Standards – continued

Publication (1)	Amendment slip		Context (4)
	Serial number (2)	Reference number (3)	
BS5258: Part 6: 1975	—	—	F32(1), proviso Schedule 13, F38(1)
BS5258: Part 7: 1977	—	—	F32(1), proviso Schedule 13, F38(1)
BS5258: Part 8: 1980	—	—	Schedule 13, F38(1)
BS5258: Part 10: 1980	—	—	Schedule 13, F38(1)
BS5258: Part 11: 1980	—	—	Schedule 13, F38(1)
BS5258: Part 12: 1980	—	—	Schedule 13, F38(1)
BS5266: Part 1: 1975	1 2 3	AMD 1928 AMD 3112 AMD 3401	E15(4) Schedule 13, E16(1)
BS5306: Part 1: 1976	—	—	Schedule 13, E22(4)(a)
BS5314: Part 1: 1976	1	AMD 3122	F32(1), proviso Schedule 13, F38(1)
BS5314: Part 2: 1976	1	AMD 3137	F32(1), proviso Schedule 13, F38(1)
BS5314: Part 3: 1976	1	AMD 3146	F32(1), proviso Schedule 13, F38(1)
BS5314: Part 4: 1976	1	AMD 3151	F32(1), proviso Schedule 13, F38(1)
BS5314: Part 5: 1976	1	AMD 3169	F32(1), proviso Schedule 13, F38(1)
BS5314: Part 6: 1976	1	AMD 3172	F32(1), proviso Schedule 13, F38(1)
BS5314: Part 7: 1976	1	AMD 3173	F32(1), proviso Schedule 13, F38(1)

Schedule 2

Table 1: British Standards – continued

Publication (1)	Amendment slip		Context (4)
	Serial number (2)	Reference number (3)	
BS5314: Part 8: 1979	—	—	F32(1), proviso Schedule 13, F38(1)
BS5314: Part 9: 1979	—	—	F32(1), proviso Schedule 13, F38(1)
BS5314: Part 11: 1979	—	—	F32(1), proviso Schedule 13, F38(1)
BS5314: Part 12: 1979	—	—	F32(1), proviso Schedule 13, F38(1)
BS5386: Part 1: 1976	1	AMD 2990	F32(1), proviso Schedule 13, F38(1)
BS5386: Part 2: 1979	—	—	Schedule 13, F38(1)
BS5386: Part 3: 1980	—	—	Schedule 13, F38(1)
BS5400: Part 5: 1979	—	—	Schedule 13, C2(2), specification (3)
BS5410: Part 1: 1977	—	—	Schedule 13, F38(1) Schedule 13, F38(2)
BS5410: Part 2: 1978	—	—	Schedule 13, F38(1)
BS5440: Part 1: 1978	—	—	F31(1), proviso Schedule 13, F26(1)
BS5440: Part 2: 1976	—	—	Schedule 13, F38(2)
BS5482: Part 1: 1979	—	—	Schedule 13, F38(1) Schedule 13, F38(2)
BS5503: Part 1: 1977	1	AMD 3329	Schedule 13, M17(1)(a) to (d), specification (1)
BS5503: Part 2: 1977	1	AMD 3166	Schedule 13, M17(1)(a) to (d), specification (1)

Schedule 2**Table 1: British Standards – continued**

Publication (1)	Amendment slip		Context (4)
	Serial number (2)	Reference number (3)	
BS5516: 1977	—	—	Schedule 13, G9, specification (20)
BS5534: Part 1: 1978	1	AMD 2734	Schedule 13, G9, specification (13)
BS5572: 1978	—	—	Schedule 13, M14(1)(b) Schedule 13, M15(1) Schedule 13, M15(3)(a) and (c) Schedule 13, M15(4)(b) Schedule 13, M16(1) Schedule 13, M16(2) Schedule 13, M18 Schedule 13, M22(1)(d)
BS5589: 1978	—	—	Schedule 13, G9, specification (6)(b) Schedule 14, Part I, item 8(A)
BS5655: Part 1: 1979	1	AMD 3303	Schedule 13, E24(2)
BS5669: 1979	—	—	Schedule 6, paragraph (m)
BS5720: 1979	—	—	Schedule 13, K3 to K13
BS5906: 1980	—	—	Schedule 13, R6

Schedule 2**Table 2: British Standard Codes of Practice**

Publication (1)	Amendment slip		Context (4)
	Serial number (2)	Reference number (3)	
CP3: Chapter III: 1972	1	AMD 1385	Schedule 13, H3(1) and H3(2), specifications (2), (3) and (4)(b)
CP3: Chapter V: Part 1: 1967	1 2 3	AMD 141 AMD 587 AMD 1024	C2(3)(a)
CP3 Chapter V: Part 2: 1972	—	—	C2(3)(b)
CP3: Chapter IX: 1950	—	—	Schedule 13, B2, specification (b)
CP101: 1972	1 2	AMD 1754 AMD 2471	Schedule 13, C2(1), specification (1)
CP102: 1973	1 2 3	AMD 1511 AMD 2196 AMD 2470	Schedule 13, G7, specification (2)(d)(i) Schedule 13, G8, specifications (1)(b)(i), (2)(a) and (b)
CP110: Part 1: 1972	3 4	AMD 2289 AMD 3451	Schedule 13, C2(2) and C3, specifications (2)(a) and (3)(b)
CP110: Part 2: 1972	—	—	Schedule 13, C2(2) and C3, specifications (2)(a) and (3)(b)
CP110: Part 3: 1972	—	—	Schedule 13, C2(2) and C3, specifications (2)(a) and (3)(b)
CP111: 1970	1 2	AMD 744 AMD 2031	Schedule 13, C2(2) and C3, specification (3)(a) Schedule 13, C2(2), specification (1)

Schedule 2

Table 2: British Standard Codes of Practice – continued

Publication (1)	Amendment slip		Context (4)
	Serial number (2)	Reference number (3)	
CP112: Part 2: 1971	1	AMD 1265	Schedule 13, C2(2), specification (4)
	2	AMD 1846	
	3	AMD 1887	
	4	AMD 3180	
	5	AMD 3278	
CP112: Part 3: 1973	—	—	Schedule 13, C2(2), specification (4)
CP114: 1969	1	AMD 1241	Schedule 13, C2(2) and C3, specifications (2)(b) and (3)(b)
	2	AMD 1552	
	3	AMD 1923	
	4	AMD 2304	
CP115: 1969	1	AMD 1242	Schedule 13, C2(2) and C3, specifications (2)(b) and (3)(b)
	2	AMD 1551	
	3	AMD 1922	
	4	AMD 2305	
CP116: 1969	1	AMD 1239	Schedule 13, C2(2) and C3, specifications (2)(b) and (3)(b)
	2	AMD 1550	
	3	AMD 1924	
	4	AMD 2306	
CP116: Addendum No. 1: 1970	—	—	
CP117: Part 1: 1965	—	—	Schedule 13, C2(2), specification (3)
CP117: Part 2: 1967	—	—	Schedule 13, C2(2), specification (3)
CP118: 1969	1	AMD 1129	Schedule 13, C2(2), specification (2)
CP121: Part 1: 1973	1	AMD 1751	Schedule 13, G8, specification (7)(a)(i) Schedule 13, G9, specifications (1)(a), (2)(a), (3)(b), (4)(b), (7)(a)(i), (8)(a), (11)(a) and (12)(a) Schedule 14, item 4
	2	AMD 2022	

Schedule 2**Table 2: British Standard Codes of Practice – continued**

Publication (1)	Amendment slip		Context (4)
	Serial number (2)	Reference number (3)	
CP131: 1974	—	—	Schedule 13, F3 Schedule 13, F10(2) Schedule 13, F12(2)
CP143: Part 1: 1958	1	PD 4346	Schedule 13, G9, specification (17)(a)
CP143: Part 5: 1964	—	—	Schedule 13, G9, specification (16)
CP143: Part 10: 1973	—	—	Schedule 13, G9, specification (18)
CP143: Part 11: 1970	—	—	Schedule 13, G9, specification (14)
CP143: Part 12: 1970	1	AMD 863	Schedule 13, G9, specification (15)
CP143: Part 15: 1973	—	—	Schedule 13, G9, specification (17)(b)
CP144: Part 3: 1970	1	AMD 2527	Schedule 9, Part IV B, item 1 Schedule 13, G9, specification (22) Schedule 13, J3(1) and J6, specification (3)
CP144: Part 4: 1970	—	—	Schedule 13, G9, specification (21)
CP152: 1972	—	—	Schedule 13, E5 (6), proviso Schedule 13, Q2 (6), proviso Schedule 13, S3 (9), proviso Schedule 13, S5 (5), proviso Schedule 13, S6 (6), proviso
CP153: Part 1: 1969	—	—	Schedule 13, P5, specifications (1) and (2)

Schedule 2**Table 2: British Standard Codes of Practice – continued**

Publication (1)	Amendment slip		Context (4)
	Serial number (2)	Reference number (3)	
CP301: 1971	—	—	Schedule 13, G3, specification (b) Schedule 13, M4 (3), specifications (1), (2), (3) and (4) Schedule 13, M4 (7) Schedule 13, M8 (1)(a) Schedule 13, M8(1)(b), specifications (1) and (3) Schedule 13, M8(1)(c) Schedule 13, M8(2), specification (2) Schedule 13, M11
CP302: 1972	—	—	Schedule 13, M3(2)
CP305: Part 1: 1974	1 2	AMD 2511 AMD 3319	Schedule 13, M24 (2), specifications (1) to (10)
CP312: Part 1: 1973	—	—	Schedule 13, M4(3), specification (3)
CP331: Part 3: 1974	—	—	Schedule 13, Q17(1), specification (a)
CP335: Part 1: 1973	—	—	Schedule 13, Q17(1), specification (b)
CP403: 1974	—	—	Schedule 13, F38(1)
CP1007: 1955	—	—	Schedule 13, E16(1)
CP2004: 1972	1	AMD 1755	Schedule 13, C2(1), specification (2)

Schedule 2**Table 3: Other publications**

Publication (1)	Amendment (2)	Context (3)
Building Research Station Digest No 127 "An index of exposure to driving rain"	—	Schedule 13, G9, specification (1)(a) to (e), specification 2(a) to (e) and specification 6(a) to (d) Schedule 14, Part II, items 1 and 2 Schedule 14, Part III, heads 2, 3, 4 and 5
Chartered Institution of Building Services, Practice Note No 1, June 1973	—	Schedule 13, F38(2)
New Scottish Housing Handbook: Bulletin 1: Metric Space Standards, 1968	—	Schedule 13, Q18 (1)(a)
Regulations for the Electrical Equipment of Buildings Fourteenth Edition, reprinted incorporating amendments, 1976, issued by the Institution of Electrical Engineers	—	Schedule 13, N3 to N4(1)(c) and N4(2) to N11
Rules for Automatic Sprinkler Installations 29th Edition (revised) November 1973 issued by the Fire Offices' Committee	Any amendments thereto pub- lished as at 30th April 1981	Table to D3, footnote*
Scottish Development Department Explanatory Memorandum on the Building Standards (Scotland) Regulations "Structural Strength and Stability", 1972	—	Schedule 13, C2(2), specification (1)

SCHEDULE 3Regulation A5(6)

General rules of measurement

Thickness

- (1) The thickness of timber shall be taken to be the actual thickness.
- (2) The thickness of any plaster shall be taken to be the least thickness of the plaster.
- (3) The thickness of a wall or leaf of a cavity wall shall be taken to be the actual thickness exclusive of any applied surface finish.

Height

- (4) The height of—
 - (a) a building shall be taken to be the vertical measurement from the upper surface of the floor of the lowest storey to the underside of the ceiling of the topmost storey or, where there is no such ceiling, to the highest part of the roof less one-half of the vertical measurement between the lowest and the highest parts of the roof;
 - (b) a compartment of a building shall be taken to be the vertical measurement from the upper surface of the floor of the lowest storey in the compartment to the underside of the ceiling of the topmost storey in the compartment or, where the compartment is the topmost compartment of a building and there is no such ceiling, to the highest part of the roof less one-half of the vertical measurement between the lowest and highest parts of the roof;
 - (c) the roof of a building above ground level shall be taken to be the vertical measurement from the mean ground level to the highest part of the roof less, in the case of a building with a pitched roof, one-half of the vertical measurement between the lowest and the highest parts of the roof:

Provided that where any building has more than one roof any reference in this rule to the roof shall, in relation to that building, be construed as a reference to the higher or highest roof as the case may be.

- (5) The height of a wall shall be measured—
 - (a) where there is a parapet, to the top of the parapet;
 - (b) in any other case, to the wallhead,and where a wall is not of uniform height the height of the wall shall be taken to be the average height over its length.
- (6) The height of a storey above ground level shall be taken to be the vertical measurement from the upper surface of the floor of the storey to the finished surface of the ground adjacent to the building containing the storey or, if such ground is not level, the least such measurement.
- (7) The height of any part of a room shall be measured vertically from the upper surface of the floor to the underside of the ceiling or to the underside of any beam, bulkhead or other projection.

Schedule 3

- (8) The height of any part of a chimney or flue-pipe above an appliance shall be measured vertically from the highest part of the junction of the appliance with a chimney or flue-pipe.
- (9) The height of any part of an exit except for the height appertaining to stairs required by regulation S3(1) shall be the clear unobstructed height measured vertically from the upper surface of the floor to the soffit of any obstruction.

Area

- (10) The area of any storey of a building or compartment shall be taken to be the total area in that storey bounded by the finished inner surfaces of the enclosing walls or, on any side where there is no enclosing wall, by the outermost edge of the floor on that side.
- (11) The area of any room or lobby shall be taken to be the total area of the floor thereof bounded by the inner finished surfaces of the walls forming the room or lobby:
Provided that in calculating the area of—
- (i) any room of a house, there shall be excluded—
 - (A) the area of any passage, watercloset, washroom, bathroom or store room; and
 - (B) the area of any part of a room where the height is less than 1.5 metres; and
 - (C) where there is within any apartment or kitchen a stair or part of a stair, the area of any space occupied by any part of the stair in any horizontal plane within that room; and
 - (D) the area of any larder, bulkhead, chimney, cupboard, press or fixture that extends to a height of more than 900 millimetres above the floor;
 - (ii) any room, not being a room of a house, there shall be excluded the area of any built-in storage space which extends from the floor to the ceiling.
- (12) The area of any window or glazed opening shall be taken to be the area of the glass therein clear of any frame, sash or glazing bars.

Cubic capacity

- (13) The cubic capacity of a building shall be taken to be the space contained by—
- (a) the finished inner surfaces of its enclosing walls or, on any side where there is no enclosing wall, a plane extending vertically from the outermost edge of the floor on that side; and
 - (b) the upper surface of the floor of the lowest storey of the building; and
 - (c) if the roof over the building is non-combustible, the internal surface of the roof, or if combustible, the external surface.
- (14) The cubic capacity of any room, larder, cupboard or general storage accommodation shall be taken to be the internal cubic capacity thereof:
Provided that, for the purposes of Parts K and Q of these regulations, in calculating the cubic capacity of—
- (i) any room, no account shall be taken of any part of the room at a height of less than 1.5 metres; or
 - (ii) any general storage accommodation, no account shall be taken of any space at a height of more than 2.3 metres above the floor; or
 - (iii) any garage or part of a building used for vehicle parking, no account shall be taken of any space at a height of more than 3 metres above the floor; or
 - (iv) any room of a building, not being a garage or part of a building used for vehicle parking, no account shall be taken of any space at a height of more than 6 metres above the floor.

Schedule 3**General**

- (15) Any distance from any point on the boundary of land in different occupation shall be measured horizontally.
- (16) A rise, slope or fall away shall be taken to be one unit of measurement vertically in a given number of such units horizontally.
- (17) Any reference to a width of cavity in a cavity wall shall be taken to be a reference to the distance between the inner face of the outer leaf and the outer face of the inner leaf.
- (18) The width of a window shall be measured over the window opening.
- (19) Any regulation which requires the provision of equipment or appliances to a scale of one item of equipment or one appliance to a given number of houses shall be construed in any particular case as requiring the provision of one such item of equipment or appliance for every whole such number in that case, and one for any remainder left over.

SCHEDULE 4

 Regulation A10(1)

Exempted classes of buildings

Class (1)	Description (2)	Limitations (3)
1.	<p>A building erected on agricultural land having an area of more than 0.4 hectare and comprised in an agricultural unit, being a building required for the use of that land for the purposes of agriculture and of which every part falls within one or more of the following descriptions—</p> <p>(a) building for housing cattle (other than milking dairy cattle), horses, sheep or dogs;</p> <p>(b) barn, shed or other building for storage purposes in which no feeding stuffs for livestock are prepared;</p> <p>(c) gate, fence, wall or other means of enclosure not exceeding 2.1 metres in height.</p>	<p>(i) In the case of a building falling under head (a) or (b)—</p> <p>(A) the cubic capacity does not exceed 1130 cubic metres;</p> <p>(B) no part thereof is nearer to the boundary of the agricultural unit than 13 metres.</p> <p>(ii) In the case of a wall falling under head (c), no part of the wall which is over 1.2 metres in height adjoins any road or other place to which the public have access as of right.</p> <p>(iii) There shall not be included in this Class any building to which regulation R11 or R12 applies.</p>
2.	<p>A building erected on land used for the purposes of forestry (including afforestation), being a building required for the use of the land for such purposes and of which every part falls within one or more of the following descriptions—</p> <p>(a) building for housing animals;</p> <p>(b) shed or other building for storage purposes;</p> <p>(c) gate, fence, wall or other means of enclosure not exceeding 2.1 metres in height.</p>	<p>(i) In the case of a building falling under head (a) or (b)—</p> <p>(A) the cubic capacity does not exceed 1130 cubic metres;</p> <p>(B) no part thereof is nearer to the boundary than 13 metres.</p> <p>(ii) In the case of a wall falling under head (c), no part of the wall which is over 1.2 metres in height adjoins any road or other place to which the public have access as of right.</p>
3.	<p>A building consisting only of plant or machinery or of a structure or erection of the nature of plant or machinery.</p>	<p>No part of the building is nearer to any point on the boundary than—</p> <p>(A) 13 metres; or</p> <p>(B) the height of the building, whichever is the less, unless at that point the boundary is a boundary with agricultural land on which there is no building nearer to the point than 13 metres.</p>

Schedule 4**Exempted classes of buildings – continued**

Class (1)	Description (2)	Limitations (3)
4.	An electricity transformer not exceeding 1000 kVA capacity and switchgear and control pillars associated therewith.	No part of the apparatus is nearer to the boundary of the site than 1 metre.
5.	A building used only to house fixed plant or machinery in which there is no human occupation or no human occupation other than intermittent occupation for the purposes of maintenance.	As for Class 3.
6.	A building essential for the operation of a railway and comprising or erected within— (a) a locomotive depot; (b) a carriage depot; (c) a goods yard; (d) a marshalling yard; (e) a signal box: Provided that a building shall not be excluded from this class by reason only that a part thereof of a cubic capacity not exceeding one-tenth of the total cubic capacity of the building does not conform to this description.	There shall not be included in this Class any building of occupancy sub-group D1.
7.	A bus passenger roadside shelter providing no facilities other than a waiting room.	(i) The building does not exceed 9 square metres in area. (ii) The building is constructed of non-combustible materials, or if constructed of combustible materials, is sited not less than 6 metres from any other building.
8.	A building essential for the operation of a dock, harbour or pier and erected within the area of the dock, harbour or pier undertaking.	There shall not be included in this Class any building in respect of the construction of which the approval or consent of the local authority would have been required under a local act in force immediately before 15th June 1964.

Schedule 4

Exempted classes of buildings – continued

Class (1)	Description (2)	Limitations (3)
9.	A work of civil engineering construction including dock, wharf, harbour, pier, quay, sea defence work, lighthouse, embankment, river work, dam, bridge, tunnel, filter station (including filter bed), inland navigation, water works, viaduct, aqueduct, reservoir, pipe line, sewerage work, sewage treatment works, gas holder, gas main, electric supply line and supports.	
10.	A building in respect of which there is constructional control by virtue of the powers under the Explosives Acts 1875 and 1923(a).	
11.	A detached hut or other building ancillary to a house including one used for the keeping of poultry, bees, birds or other animals for the domestic needs or personal enjoyment of the occupants of the house.	<ul style="list-style-type: none"> (i) There shall not be included in this Class any garage, carport, covered way or greenhouse. (ii) The building is erected on land in the same occupation as a building of occupancy sub-group A1 or A2 not being a block of flats or maisonettes. (iii) The height of the building does not exceed 3 metres. (iv) The floor area of the building does not exceed 5 square metres and where any part of an external wall is less than 500 millimetres from the boundary— <ul style="list-style-type: none"> (A) such part is constructed of non-combustible materials (other than internal framing) and has no openings therein; and (B) the roof of the building is so constructed as to be designated AA, AB or AC or is of glass or rigid polyvinylchloride sheeting.

(a) 1875 c. 17, 1923 c. 17.

Schedule 4

Exempted classes of buildings – continued

Class (1)	Description (2)	Limitations (3)
11.– (cont- inued)	A detached hut or other building ancillary to a house including one used for the keeping of poultry, bees, birds or other animals for the domestic needs or personal enjoyment of the occupants of the house.–continued	(v) The floor area of the building exceeds 5 square metres but does not exceed 10 square metres and the building is either– (A) constructed of non-combustible materials (other than internal framing) and the roof is so constructed as to be designated AA, AB or AC or is of glass or rigid polyvinylchloride sheeting; or (B) situated not less than 2 metres from the house and not less than 2 metres from the boundary; or (C) situated not less than 2 metres from the house and where any part of an external wall is less than 500 millimetres from the boundary such part is constructed of non-combustible materials (other than internal framing) and has no openings therein and the roof of the building is so constructed as to be designated AA, AB or AC or is of glass or rigid polyvinylchloride sheeting.
12.	A detached carport or covered way ancillary to a house.	(i) The building is erected on land in the same occupation as a building of occupancy sub-group A1 or A2 not being a block of flats or maisonettes. (ii) The floor area of the building does not exceed 30 square metres. (iii) The roof of the building is so constructed as to be designated AA, AB or AC or is of glass or rigid polyvinylchloride sheeting.

Schedule 4

Exempted classes of buildings – continued

Class (1)	Description (2)	Limitations (3)
13.	A detached greenhouse ancillary to a house.	<ul style="list-style-type: none"> (i) The building is erected on land in the same occupation as a building of occupancy sub-group A1 or A2 not being a block of flats or maisonettes. (ii) The height of the building does not exceed 3 metres. (iii) The floor area of the building does not exceed 20 square metres. (iv) Not less than three-quarters of the total external surface area of the building is of glass (including glazing bars) or polythene or rigid polyvinylchloride sheeting.
14.	A detached garage ancillary to a house.	<ul style="list-style-type: none"> (i) The building is erected on land in the same occupation as a building of occupancy sub-group A1 or A2 not being a block of flats or maisonettes. (ii) The floor area of the building does not exceed 30 square metres. (iii) The building is either– <ul style="list-style-type: none"> (A) constructed of non-combustible materials (other than internal framing) and the roof is so constructed as to be designated AA, AB or AC or is of glass or rigid polyvinylchloride sheeting; or (B) situated not less than 2 metres from the house and not less than 2 metres from the boundary; or (C) situated not less than 2 metres from the house and not less than 500 millimetres from the boundary and any part of an external wall less than 2 metres from the boundary contains no openings.
15.	A building constructed to be used only in connection with and during the construction, alteration, demolition or repair of any building or other work.	The building is neither used nor intended to be used for human habitation.

Schedule 4**Exempted classes of buildings – continued**

Class	Description	Limitations
(1)	(2)	(3)
16.	A moveable dwelling including a tent, caravan, shed or similar structure used for human habitation.	
17.	A building erected on a site during a period of not more than 28 days in any period of 12 months.	
18.	(a) A gate or fence not exceeding 2.1 metres in height; (b) a wall or other means of enclosure not exceeding 1.2 metres in height.	In the case of a building falling under head (a), the gate or fence does not adjoin any road or other place to which the public have access as of right.
19.	A pipe, cable or other apparatus laid underground or a sewage treatment works (not being a sewage treatment works falling into Class 9) which is the subject of a direction under section 14(1) of the Sewerage (Scotland) Act 1968.	There shall not be included in this Class— (a) a drain provided so as to comply with Part M; (b) a conductor or apparatus provided so as to comply with Part N.

SCHEDULE 5Regulation A10(2)

Fixtures for the fitting of which no warrant required

- (1) No warrant shall be required for the fitting of any of the following—
- (a) any fixture or notice of a kind for which no standard is prescribed in these regulations;
 - (b) any outdoor sign whether illuminated or not which is subject to the requirements of the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1961(a);
 - (c) any fixture of the same pattern or type as an existing fixture which it is replacing:
Provided that there shall not be included in this head any replacement of—
 - (i) any internal linings to which the provisions of regulations E17, E18 or E19 apply;
 - (ii) any fire mains or ground hydrants to which the provisions of regulation E22 or E23 apply;
 - (iii) any lift to which the provisions of regulation E24 or Q4 apply;
 - (iv) any heating appliance of the type mentioned in regulation F35 or any electrical space heating appliance having an output rating exceeding 44 kilowatts;
 - (v) any refuse chute to which the provisions of regulation R5 apply;
 - (d) any heating appliance of a type mentioned in regulation F1(1), (2) or (3);
 - (e) the fitting to any flue outlet of a terminal so as to comply with regulation F27;
 - (f) any sanitary appliance or any part of a drainage system complying with Part M provided as a replacement and not involving any alteration to the drainage system which would adversely affect the efficiency in operation of the system or any part thereof;
 - (g) any notice provided so as to comply with regulation E2(5)(d), K9(3)(c) or P8;
 - (h) any fixture provided so as to comply with Part K:
Provided that there shall not be included in this head any installation of ducting, piping or trunking, forming part of a mechanical ventilation system, permanently fixed to the building;
 - (i) any fixture provided so as to comply with Part N or to which any provision of that Part applies:
Provided that there shall not be included in this head any electrical space heating appliance having an output rating exceeding 44 kilowatts;
 - (j) any fixture provided so as to comply with Part Q:
Provided that there shall not be included in this head any lift.
- (2) Notwithstanding anything in this Schedule—
- (a) a warrant shall be required for the fitting of any fixture, sign or notice mentioned in heads (a) to (i) of the foregoing paragraph which constitutes a change of use; and
 - (b) any fixture for which no warrant is required shall be fitted in accordance with any relevant requirements of these regulations.

(a) S.I. 1961/195.

SCHEDULE 6

Regulation D2(3)

Notional periods of fire resistance

In this Schedule, any reference to—

- (a) asbestos insulating board means asbestos insulating boards and asbestos wallboards conforming to BS 3536: Part 2: 1974;
- (b) bitumen impregnated insulating board means bitumen impregnated insulating fibre board conforming to BS 1142: Part 3: 1972;
- (c) a solid brick means a brick without frogs or with frogs up to 20 per cent of its volume but with no through holes or perforations;
- (d) dense concrete means concrete which is not light-weight concrete as defined in (i) below and includes concrete made from flint gravel, granite and all crushed natural stones other than limestone;
- (e) expanded metal lath means expanded metal lath conforming to BS 1369: 1947;
- (f) a finish to masonry forms of construction means a finish on both faces of a single-leaf wall and on the exposed faces of a cavity wall;
- (g) gypsum plaster (including metal lathing grades) means gypsum building plasters conforming to BS 1191: Part 1: 1973;
- (h) high density medium board types HME and HMN means high density medium board conforming to BS 1142: Part 2: 1971;
- (i) light-weight concrete means concrete of a density not exceeding 2000 kilograms per cubic metre and includes concrete made from such aggregates as foamed slag, pumice, blast-furnace slag, pelleted fly ash, crushed brick and burnt clay products (including expanded clay), well burnt clinker and crushed limestone;
- (j) light-weight aggregate gypsum plaster (including metal lathing grades) means gypsum building plasters conforming to BS 1191: Part 2: 1973 – and
Mix P means perlite/gypsum plaster of a mix ratio 1.80 to 2.15 cubic metres of perlite to 1000 kilograms of gypsum plaster;
Mix V means vermiculite/gypsum plaster of a mix ratio 0.75 to 1.25 cubic metres of vermiculite to 1000 kilograms of gypsum plaster;
Mix M means metal lathing grade of a mix ratio 0.75 to 1.25 cubic metres of light-weight aggregate (vermiculite and perlite) to 1000 kilograms of gypsum plaster;
- (k) plasterboard means gypsum plasterboard conforming to BS 1230: 1970;
- (l) plywood means any sheathing grade plywood;
- (m) wood chipboard means wood chipboard conforming to BS 5669: 1979 having a minimum density of 700 kilograms per cubic metre;
- (n) wood wool slabs means wood wool slabs conforming to BS 1105: 1972.

Schedule 6

Part I: Walls

Section 1: Masonry construction – Loadbearing (required to resist fire from one side at a time)

(1) Nature of construction and materials	(2) Minimum thickness (in millimetres), excluding any finish, for a fire resistance of–					
	$\frac{1}{2}$ hour	1 hour	1½ hours	2 hours	3 hours	4 hours
(A) Solid						
1. Reinforced* dense concrete	100 (25)	120 (25)	140 (25)	160 (25)	200 (25)	240 (25)
2. Unreinforced dense concrete	150	150	175			
3. Reinforced* light-weight concrete	100 (10)	100 (20)	115 (20)	130 (25)	160 (25)	190 (25)
4. Bricks of clay, brick-earth or shale–						
(a) without finish	90	90	100	100	170	170
(b) with not less than 13 millimetres light-weight aggregate gypsum plaster	90	90	90	90	100 ^z	100 ^z
5. Bricks of concrete or sand-lime–						
(a) without finish	90	90	100	100	190	190
(b) with not less than 13 millimetres light-weight aggregate gypsum plaster	90	90	90	90	100 ^z	100 ^z
6. Blocks of dense concrete–						
(a) without finish	90	90	100	100		
(b) with not less than 13 millimetres light-weight aggregate gypsum plaster	90	90	90	90	100 ^z	100 ^z
7. Blocks of light-weight concrete–						
(a) without finish	90	90	100	100	140	150
(b) with not less than 13 millimetres light-weight aggregate gypsum plaster	90	90	90	90	100 ^z	100 ^z

Schedule 6**Part I: Walls – continued****Section 1: Masonry construction – Loadbearing (required to resist fire from one side at a time) – continued**

(1) Nature of construction and materials	(2) Minimum thickness (in millimetres), excluding any finish, for a fire resistance of–					
	$\frac{1}{2}$ hour	1 hour	$1\frac{1}{2}$ hours	2 hours	3 hours	4 hours
8. Blocks of aerated concrete (density 480 to 1200 kilograms per cubic metre)–						
(a) without finish	90	90	100	100	140	180
(b) with not less than 13 millimetres light-weight aggregate gypsum plaster	90	90	90	100	100 ^z	150 ^z

() Minimum thickness of actual cover to reinforcement.

* Walls containing 0.4 to 1% of vertical reinforcement.

^z The tables allow for two light-weight plaster options but the properties of the brick or block will determine which plaster should be used. In general 'P' type plaster should be used at the 3 and 4 hour periods.

Schedule 6**Part I: Walls – continued****Section 1: Masonry construction – Loadbearing (required to resist fire from one side at a time) – continued**

(1) Nature of construction and materials	(2) Minimum thickness (in millimetres), excluding any finish, for a fire resistance of–					
	$\frac{1}{2}$ hour	1 hour	$1\frac{1}{2}$ hours	2 hours	3 hours	4 hours
(B) Hollow						
1. Bricks of clay, brick-earth or shale not less than:						
(a) 75 per cent solid–						
(i) without finish	100	170	170	170	200	200
(ii) with not less than 13 millimetres light-weight aggregate gypsum plaster	90	100	100	170	170 ^z	170 ^z
(b) 50 per cent solid–						
(i) with not less than 13 millimetres cement/sand or gypsum/sand	215	215	215	215		
(ii) with not less than 13 millimetres light-weight aggregate gypsum plaster	215	215	215	215	215 ^z	215 ^z
(c) 40 per cent solid, without finish	215	215				
2. Blocks (outer web not less than 13 millimetres thick) of clay, brick-earth or shale, finished with not less than 13 millimetres cement/sand or gypsum/sand:						
(a) two cells*, not less than 50 per cent solid	100	100	100	100		
(b) three cells*, not less than 60 per cent solid	150	150	150	150	150	150
3. Blocks of dense concrete, finished with–						
(a) not less than 13 millimetres cement/sand or gypsum/sand	190					
(b) not less than 13 millimetres light-weight aggregate gypsum plaster	190	190	200	200		

Schedule 6**Part I: Walls – continued****Section 1: Masonry construction – Loadbearing (required to resist fire from one side at a time) – continued**

Nature of construction and materials (1)	Minimum thickness (in millimetres), excluding any finish, for a fire resistance of– (2)					
	$\frac{1}{2}$ hour	1 hour	$1\frac{1}{2}$ hours	2 hours	3 hours	4 hours
4. Blocks of light-weight concrete, without finish	90	100	100	100		

* The number of cells is that in any cross-section through wall thickness.

^z The tables allow for two light-weight plaster options but the properties of the brick or block will determine which plaster should be used. In general 'P' type plaster should be used at the 3 and 4 hour periods.

Schedule 6**Part I: Walls – continued****Section 2: Cavity walls[∅] – Loadbearing masonry (required to resist fire from one side at a time)**

(1) Nature of construction and materials	(2) Minimum thickness (in millimetres), of each leaf, excluding any finish, for a fire resistance of–					
	$\frac{1}{2}$ hour	1 hour	1½ hours	2 hours	3 hours†	4 hours†
1. Solid bricks of clay, brick-earth, shale, concrete or sand-lime	90	90	100**	100**	100	100
2. Solid blocks of dense concrete	90	90	100	100		
3. Solid blocks of light-weight concrete	90	90	100**	100**	100	100
4. Solid blocks of aerated concrete, density 480 to 1200 kilograms per cubic metre	90	90	100	100	140	150
5. Hollow blocks (outer web not less than 13 millimetres thick) of clay, brick-earth or shale, finished with not less than 13 millimetres cement/sand or gypsum/sand:						
(a) two cells*, not less than 50 per cent solid	100	100	100	100		
(b) three cells*, not less than 70 per cent solid	100	100	100	100	150	150
6. Hollow blocks of light-weight concrete	90	100	100	100	100	100

[∅] Cavity not less than 50 millimetres wide.

† Imposed load shared by both leaves.

**May be reduced to 90 millimetres if the load is distributed over both leaves.

* The number of cells is that in any cross-section through wall thickness.

Schedule 6

Part I: Walls – continued

Section 3: Masonry construction – Non-loadbearing (required to resist fire from one side at a time)

(1) Nature of construction and materials	(2) Minimum thickness (in millimetres), excluding any finish, for a fire resistance of–					
	½ hour	1 hour	1½ hours	2 hours	3 hours	4 hours
(A) Solid						
1. No-fines dense concrete–						
(a) with not less than 13 millimetres cement/sand or gypsum/sand	150	150	150	150	150	150
(b) with not less than 13 millimetres light-weight aggregate gypsum plaster	150	150	150	150	150 ^z	150 ^z
2. Bricks of clay, brick-earth, shale, concrete or sand-lime–						
(a) without finish	75	75	90	100	170	170
(b) with not less than 13 millimetres light-weight aggregate gypsum plaster	75	75	90	90	90 ^z	100 ^z
3. Blocks of dense concrete–						
(a) without finish	50	75	90	100	140	150
(b) with not less than 13 millimetres cement/sand or gypsum/sand	50	75	90	90	100	140
(c) with not less than 13 millimetres light-weight aggregate gypsum plaster	50	75	75	75	90 ^z	100 ^z
4. Blocks of light-weight concrete–						
(a) without finish	50	75	75	75	125	140
(b) with not less than 13 millimetres cement/sand or gypsum/sand	50	75	75	75	90	100
(c) with not less than 13 millimetres light-weight aggregate gypsum plaster	50	50	63	75	75 ^z	75 ^z
5. Blocks of aerated concrete, density 480 to 1200 kilograms per cubic metre	50	50	63	63	75	100

^z The tables allow for two light-weight plaster options but the properties of the brick or block will determine which plaster should be used. In general 'P' type plaster should be used at the 3 and 4 hour periods.

Schedule 6**Part I: Walls – continued****Section 3: Masonry construction – Non-loadbearing (required to resist fire from one side at a time) – continued**

(1) Nature of construction and materials	(2) Minimum thickness (in millimetres), excluding any finish, for a fire resistance of–					
	$\frac{1}{2}$ hour	1 hour	$1\frac{1}{2}$ hours	2 hours	3 hours	4 hours
(B) Hollow						
1. Bricks of clay, brick-earth or shale not less than:						
(a) 75 per cent solid–						
(i) without finish	75	100	100	170	170	200
(ii) with not less than 13 millimetres light-weight aggregate gypsum plaster	75	75	90	100	100 ^z	170 ^z
(b) 50 per cent solid–						
(i) with not less than 13 millimetres cement/sand or gypsum/sand	215**	215**	215	215		
(ii) with not less than 13 millimetres light-weight aggregate gypsum plaster	215**	215**	215	215	215 ^z	215 ^z
(c) 40 per cent solid, without finish	215	215				
2. Blocks (outer web not less than 13 millimetres thick) of clay, brick-earth or shale, finished with not less than 13 millimetres cement/sand or gypsum/sand:						
(a) one cell*, not less than 30 per cent solid	150	150				
(b) one cell*, not less than 50 per cent solid	75	100				
(c) two cells*, not less than 45 per cent solid	150	150	225	225		
(d) two cells*, not less than 50 per cent solid	75					
(e) two cells*, not less than 70 per cent solid	75	100	100	100		
(f) three cells*, not less than 70 per cent solid	150	150	150	150	150	150

Schedule 6**Part I: Walls – continued****Section 3: Masonry construction – Non-loadbearing (required to resist fire from one side at a time) – continued**

(1) Nature of construction and materials	(2) Minimum thickness (in millimetres), excluding any finish, for a fire resistance of–					
	$\frac{1}{2}$ hour	1 hour	$1\frac{1}{2}$ hours	2 hours	3 hours	4 hours
3. Blocks of dense concrete–						
(a) without finish	90	125	125	140	140	150
(b) with not less than 13 millimetres cement/sand or gypsum/sand	90	125	125	140	140	140
(c) with not less than 13 millimetres light-weight aggregate gypsum plaster	75	90	90	100	125 ^z	125 ^z
4. Blocks of light-weight concrete–						
(a) without finish	75	90	90	100	140	150
(b) with not less than 13 millimetres cement/sand or gypsum/sand	75	75	75	100	140	140
(c) with not less than 13 millimetres light-weight aggregate gypsum plaster	63	63	75	75	90 ^z	100 ^z

** Thicknesses may be reduced to 100 millimetres for walls built with bricks conforming to clause 3.4.4 of BS 3921: 1974.

* The number of cells is that in any cross-section through wall thickness.

^z The tables allow for two light-weight plaster options but the properties of the brick or block will determine which plaster should be used. In general 'P' type plaster should be used at the 3 and 4 hour periods.

Schedule 6**Part I: Walls – continued****Section 4: Cavity walls[∅] – Non-loadbearing masonry (required to resist fire from one side at a time)**

(1) Nature of construction and materials	(2) Minimum thickness (in millimetres) of each leaf, excluding any finish, for a fire resistance of–					
	½ hour	1 hour	1½ hours	2 hours	3 hours	4 hours
1. Solid bricks of clay, brick-earth, shale, concrete or sand-lime	75	75	75	75	75	75
2. Solid blocks of dense concrete	50	75	75	75	75	75
3. Solid blocks of light-weight concrete	50	75	75	75	75	75
4. Solid blocks of aerated concrete density 480 to 1200 kilograms per cubic metre	50	50	63	63	75	75
5. Hollow bricks of clay, brick-earth, shale, concrete or sand-lime, two cells*, not less than 50 per cent solid	90	90	90	90	90	100
6. Hollow blocks (outer web not less than 13 millimetres thick) of clay, brick-earth or shale, finished with not less than 13 millimetres cement/sand or gypsum/sand:						
(a) two cells*, not less than 50 per cent solid	100	100	100	100	100	100
(b) three cells*, not less than 70 per cent solid	100	100	100	100	100	100
7. Hollow blocks of light-weight concrete	50	75	75	75	75	75

[∅] Cavity not less than 50 millimetres wide.

* The number of cells is that in any cross-section through wall thickness.

Schedule 6**Notes to Sections 5, 6 and 7**

1. The inclusion of cavity insulation will not adversely affect the tabulated performances.
2. LOAD RATIO is the actual axial load divided by the permissible buckling load in the cold condition, expressed as a percentage.
3. Stud sizes:
 - Steel (non-loadbearing): 25 swg (or thinner) channel section.
Allowance for expansion 19 millimetres in
3 metres.
 - Timber: Rectangular section with a minimum finished
width of 37 millimetres, subject to—
 - (a) load ratios in sections 5 and 7;
 - (b) manufacturer's recommendation for minimum
distance between edge of board and
fixing.

Schedule 6**Part I: Walls – continued****Section 5: Framed construction – Loadbearing (required to resist fire from one side at a time)**

Nature of construction and materials Timber studs at centres not exceeding 600 millimetres faced on each side with: (1)	Minimum thickness (in millimetres) of protection for a fire resistance of– (2)	
	$\frac{1}{2}$ hour	1 hour
1. One layer of plasterboard with all joints taped and filled	12.7*	
2. Plasterboard layers with joints staggered, joints in outer layer taped and filled – total thickness for each face		25*
3. One layer of 9.5 millimetres [∅] plasterboard with a finish of– (a) sanded gypsum plaster (b) light-weight aggregate gypsum plaster (Mix V)	13* 10 ⁺	
4. One layer of 12.7 millimetres plasterboard with a finish of light-weight aggregate gypsum plaster (Mix V)		13*
5. Metal lath and plaster: thickness of plaster: (a) sanded gypsum plaster (metal lathing grade) (b) light-weight aggregate gypsum plaster (Mix M)	13 ⁺ 10 ⁺	22 ⁺ 13*
6. One layer of asbestos insulating board fixed– (a) direct to studs (b) to each stud through continuous fillets of 9 millimetres asbestos insulating board	12* 9*	
7. One layer of plywood or wood chipboard	18 ⁺	

∅ Studs at not more than 450 millimetres centres.

* Minimum stud size 44 millimetres at 100 per cent load ratio and 37 millimetres at 60 per cent load ratio.

+ Minimum stud size 37 millimetres at 100 per cent load ratio.

Schedule 6

Part I: Walls – continued

Section 6: Framed construction – Non-loadbearing (required to resist fire from one side at a time)

Nature of construction and materials Steel or timber frame at centres not exceeding 600 millimetres with facings on both sides of:	Stud construc- tion	Minimum thickness (in milli- metres) of protection for a fire resistance of–					
		(1)	(2)	(3)	(4)		
				$\frac{1}{2}$ hour	1 hour	$1\frac{1}{2}$ hours	2 hours
(A) Dry lining with materials fixed direct to studs (without plaster finish)							
1. One layer of plasterboard with taped and filled joints	Timber or Steel	12.7					
2. Two layers of plasterboard with joints staggered, joints in outer layer taped and filled – total thickness for each face	Timber or Steel	19	25				
3. One layer of asbestos insulating board with transverse joints backed by fillets of asbestos insulating board not less than 9 millimetres thick, or by timber	Timber Steel	9† 12					
4. One layer of wood wool slabs	Timber	25					
5. One layer of chipboard or ply- wood	Timber or Steel	18					
(B) Lining with materials fixed direct to studs (with plaster finish)							
1. Plasterboard of thickness:							
(a) with not less than 5 milli- metres gypsum plaster finish	Timber or Steel	9.5					
(b) with not less than 13 milli- metres gypsum plaster finish			12.7				
(C) Wet finish							
1. Metal lath and plaster: thickness of plaster:							
(a) sanded gypsum plaster (metal lathing grade)	Timber or Steel	13					
(b) light-weight aggregate gypsum plaster (Mix M)	Timber Steel		13	19	25		

† The boarding fixed through 6 millimetres (minimum) fillets to the face of studs.

Schedule 6**Part I: Walls – continued****Section 7.1: Framed external walls – Loadbearing (required to resist fire only from inside the building)****Note:**

Examples of satisfactory forms of external sheathing for the walls described in the heading to this Section are:–

- 9 millimetres timber weatherboarding or clay or concrete tiles on battens, backed by either–
- 8 millimetres plywood, or
- 12 millimetres bitumen-impregnated insulating fibre board, or
- 9 millimetres high density medium hardboard type HME or HMN.

Nature of construction and materials Timber studs* at centres not exceeding 600 millimetres with internal linings of:	Minimum thickness (in millimetres) of protection for a modified [∅] fire resistance of–	
	(1) $\frac{1}{2}$ hour	(2) 1 hour
1. Plasterboard layers with joints staggered, joints in outer layer taped and filled– total thickness of plasterboard		31
2. One layer of plasterboard with a finish of–		
(a) not less than 10 millimetres sanded gypsum plaster: thickness of plasterboard	12.7	
(b) not less than 10 millimetres light-weight aggregate gypsum plaster (Mix V): thickness of plasterboard	12.7	
3. Metal lath and plaster: thickness of plaster–		
(a) sanded gypsum plaster	13	
(b) light-weight aggregate gypsum plaster (Mix M)	10	
4. One layer of asbestos insulating board fixed through continuous fillets of 9 millimetres asbestos insulating board and with any transverse joints backed by 9 millimetres asbestos insulating board or timber – thickness of board	12	

* Minimum stud size 37 millimetres at 100 per cent load ratio.

[∅] Stability and integrity for full period and insulation for 15 minutes (minimum).

Schedule 6

Part I: Walls – continued

Section 7.2: Framed external walls – Loadbearing (required to resist fire from one side at a time)

Notes:

1. The walls described in the heading to this Section may be constructed as in Section 5, subject to the addition of a suitable external weather-resisting covering.
2. Examples of satisfactory external cladding for the walls described in the heading to this Section are:–
 - 100 millimetres brickwork or blockwork, attached to the studs by metal ties, backed by either–
 - 8 millimetres plywood, or
 - 12 millimetres wood chipboard, or
 - 12 millimetres bitumen-impregnated insulating fibre board, or
 - 9 millimetres high density medium hardboard type HME or HMN.

Nature of construction and materials Timber studs* at centres not exceeding 600 millimetres with internal linings of: (1)	Minimum thickness (in millimetres) of protection for a modified [∅] fire resistance of– (2)	
	$\frac{1}{2}$ hour	1 hour
1. Plasterboard layers with joints staggered, joints in outer layer taped and filled– total thickness of plasterboard		31
2. One layer of plasterboard with a finish of–		
(a) not less than 10 millimetres sanded gypsum plaster: thickness of plasterboard	12.7	
(b) not less than 10 millimetres light-weight aggregate gypsum plaster (Mix V): thickness of plasterboard	12.7	
3. Metal lath and plaster: thickness of plaster–		
(a) sanded gypsum plaster	13	
(b) light-weight aggregate gypsum plaster (Mix M)	10	
4. One layer of asbestos insulating board fixed through continuous fillets of 9 millimetres asbestos insulating board and with any transverse joints backed by 9 millimetres asbestos insulating board or timber – thickness of board	12	

* Minimum stud size 37 millimetres at 100 per cent load ratio.

[∅] Stability and integrity for full period and insulation for 15 minutes (minimum).

Schedule 6**Part I: Walls – continued****Section 8.1: Framed external walls – Non-loadbearing (required to resist fire from one side at a time)****Note:**

This Section is not appropriate for situations where unprotected steel loadbearing structural members have been included in the cavity formed by the construction.

(1) Nature of construction and materials	(2) Minimum thickness (in millimetres) of protection for a fire resistance of–					
	$\frac{1}{2}$ hour	1 hour	1½ hours	2 hours	3 hours	4 hours
1. Any external cladding in conjunction with framed and composite construction listed in Section 6	*	*	*	*		
2. Any internal lining on a supporting framework, with an independent external leaf of appropriate masonry construction listed in Section 3	†	†	†	†	†	†

* As listed in Section 6

† As listed in Section 3

Schedule 6

Part I: Walls – continued

Section 8.2: Framed external walls – Non-loadbearing (required to resist fire only from inside the building)

Note:

This Section is not appropriate for situations where unprotected steel loadbearing structural members have been included in the cavity formed by the construction.

(A) Nature of construction and materials Steel frame with an external cladding of non-combustible sheets (excluding sheet steel), with a steel* supporting framework and internal lining of:	Minimum thickness (in millimetres) of protection for a modified ^Ø fire resistance of–							
	(1)	(2)	½ hour	1 hour	1½ hours	2 hours	3 hours	4 hours
1. Metal lath and plaster: thickness of plaster–								
(a) sanded gypsum plaster (metal lathing grade)	13†	13†						
(b) light-weight aggregate gypsum plaster (Mix M)	10	13	15	15	15	15	19	15†
			13†	13†	13†			
2. Two layers of plasterboard with joints staggered, joints in outer layer taped and filled – total thickness	21	31						
3. Plasterboard of thickness –								
(a) with not less than 5 millimetres gypsum plaster finish	12.7							
(b) with not less than 13 millimetres gypsum plaster finish	9.5							
(c) with not less than 10 millimetres light-weight aggregate gypsum plaster (Mix V)	9.5							
4. One layer of asbestos insulating board with transverse joints backed by fillets of asbestos insulating board not less than 9 millimetres thick, or by timber	9	9	12	12	12 [‡]	12 [‡]		
5. One layer of wood wool slabs without finish		50						

Schedule 6**Part I: Walls – continued****Section 8.2: Framed external walls – Non-loadbearing (required to resist fire only from inside the building) – continued****Note:**

This Section is not appropriate for situations where unprotected steel loadbearing structural members have been included in the cavity formed by the construction.

(A) Nature of construction and materials Steel frame with an external cladding of non-combustible sheets (excluding sheet steel), with a steel* supporting framework and internal lining of:	Minimum thickness (in millimetres) of protection for a modified [∅] fire resistance of–						
	(1)	$\frac{1}{2}$ hour	1 hour	1½ hours	2 hours	3 hours	4 hours
6. One layer of compressed straw building slabs– (a) without finish	50						
(b) with not less than 5 millimetres gypsum plaster finish		50					
7. Aerated concrete blocks (density 480 to 1200 kilograms per cubic metre)	50	50	63	63	75	100	
8. Bricks of clay, brick-earth or shale– (a) without finish	75	75	90	90	100	100	
(b) with not less than 13 millimetres light-weight aggregate gypsum plaster			75	75	90 ^z	90 ^z	

* A timber supporting framework is acceptable for the $\frac{1}{2}$ -hour and 1 hour constructions.

[∅] Stability and integrity for full period and insulation for 15 minutes (minimum).

[†] Plus independently supported cavity insulation of 50 millimetres (minimum) mineral fibre insulating material.

[‡] Plus independently supported cavity insulation of 25 millimetres (minimum) rock or slag wool-based mineral fibre insulating material.

^z The tables allow for two light-weight plaster options but the properties of the brick or block will determine which plaster should be used. In general 'P' type plaster should be used at the 3 and 4 hour periods.

Schedule 6

Part I: Walls – continued

Section 8.2: Framed external walls – Non-loadbearing (required to resist fire only from inside the building) – continued

(B) Nature of construction and materials*	Minimum thickness (in millimetres)
Steel frame with an external cladding of sheet steel fully lapped, steel bolted and fixed to steel sheeting rails, with timber or steel supporting framework and internal lining of:	of protection to provide sufficient insulation to achieve a modified ^ø fire resistance of up to 4 hours–
(1)	(2)
1. Metal lath and plaster: thickness of plaster–	
(a) sanded gypsum plaster (metal lathing grade)	13
(b) light-weight aggregate gypsum plaster (Mix M)	10
2. One layer of plasterboard with joints taped and filled	12.7
3. Plasterboard with not less than 5 millimetres gypsum plaster finish	9.5
4. One layer of asbestos insulating board with transverse joints backed by fillets of asbestos insulating board not less than 9 millimetres thick, or by timber	9
5. One layer of wood wool slabs	25
6. One layer of compressed straw building slabs	50
7. One layer of chipboard or plywood	18
8. Aerated concrete blocks (density 480 to 1200 kilograms per cubic metre)	50
9. Bricks of clay, brick-earth or shale	75
10. Any internal decorative lining with a cavity fill (independently supported and retained in position) of mineral fibre insulating material (excluding glass) at a density of 48 kilograms per cubic metre	50

* It should be noted that in (B) for external cladding of sheet steel, the internal lining is only required to provide the necessary insulation and the external cladding is therefore assumed to maintain its integrity and stability for the full period, whereas in (A) for external cladding of non-combustible sheets (excluding sheet steel) no contribution is expected from the cladding.

ø Stability and integrity for full period and insulation for 15 minutes (minimum).

Schedule 6

Part I: Walls – continued

Section 8.2: Framed external walls – Non-loadbearing (required to resist fire only from inside the building) – continued

(1)	(2)	Minimum thickness (in millimetres) of protection for a modified [∅] fire resistance of–					
		$\frac{1}{2}$ hour	1 hour	1½ hours	2 hours	3 hours	4 hours
<hr/>							
1. Plasterboard 9.5 millimetres thick, finished with–							
(a) gypsum plaster	13						
(b) light-weight aggregate gypsum plaster (Mix V)	10						
<hr/>							
2. Plasterboard 12.7 millimetres thick, finished with–							
(a) gypsum plaster	10						
(b) light-weight aggregate gypsum plaster (Mix V)	10						
<hr/>							
3. One layer of asbestos insulating board with transverse joints backed by fillets of asbestos insulating board not less than 9 millimetres thick, or by timber	9†						
	12						
<hr/>							
4. Any single-leaf wall listed in Part I, Section 3	*	*	*	*	*	*	

[∅] Stability and integrity for full period and insulation for 15 minutes (minimum).

† The boarding fixed through not less than 6 millimetres fillets to the face of the studs.

* As listed in Part I, Section 3.

Schedule 6

Parts II, III and IV: Concrete structures

Notes:

In Parts II, III and IV–

1. References to cover may be either taken in all situations as the distance between the nearest exposed surface and the reinforcement, or in particular situations as follows:

(a) For floor slabs, cover is the average distance from the soffit or the heated face. With single layer reinforcement the actual distance is used, ie C_1 . With multi-layer reinforcement the average distance is computed as–

$$C_{ave} = \frac{A_1 C_1 + A_2 C_2 + A_3 C_3 + \dots + A_n C_n}{A_1 + A_2 + A_3 + \dots + A_n} = \frac{\sum AC}{\sum A}$$

where A = area of tensile reinforcement tendons and

C = distance between the nearest exposed surface and the main reinforcement (excluding links or stirrups).

In all cases shown where C_1 is less than $0.5C_{ave}$, that reinforcement should be disregarded for calculating ultimate resistance at high temperatures.

- (b) For rectangular beams, cover $C_1 - C_n$ is the distance to the nearest face. If the corner bars have C_1 less than $0.5C_{ave}$ they should be disregarded for calculating ultimate resistance at high temperatures.
- (c) For I-section beams the effective cover C_{ave} after determination as in (b) above is adjusted by multiplying it by 0.6 to allow for the additional heat transfer through the upper flange face. The web thickness ' b_w ' of fully exposed I-section beams should not be less than 0.5 of the minimum width specified in the table for beams for various fire resistance periods.
2. Thickness, in the case of solid slabs, is the actual thickness of the slab with any non-combustible finish on top. With hollow slabs or beams with filler blocks the effective thickness should be obtained by considering the total mass per unit width as follows:
- $d = D \times \sqrt{S}$ where–
 d = effective thickness
 D = actual thickness
 S = proportion of solid material per unit width.
3. Any supplementary reinforcement should consist of large mesh expanded metal (exceeding 19 millimetres mesh wherever possible) or welded mesh 100 millimetres square not less than 0.5 kilograms per square metre. Equally suitable would be a secondary reinforcement cage comprising links or stirrups at not more than 200 millimetres centres suitably laced to longitudinal bars.
4. Where the thickness of any applied protection such as cement/sand exceeds 15 millimetres a light retaining mesh should be incorporated, the mesh being mechanically fixed back to the concrete.

Schedule 6**Part II: Reinforced* concrete columns**

Nature of construction and materials (1)		Minimum dimensions†, (in millimetres) excluding any finish, for a fire resistance of— (2)					
		½ hour	1 hour	1½ hours	2 hours	3 hours	4 hours
1. Fully exposed							
(a) Dense concrete	width**	150	200	250	300	400	450
	cover‡	20	25	30	35	35	35
(b) Light-weight concrete	width**	150	160	200	240	320	360
	cover‡	20	20	25	35	35	35
2. 50 per cent exposed [∅]							
(a) Dense concrete	width***	125	160	200	200	300	350
	cover‡	20	25	25	25	30	35
(b) Light-weight concrete	width***	125	130	160	185	250	275
	cover‡	20	20	25	25	30	30
3. One face exposed [∅]							
(a) Dense concrete	thickness†††	100	120	140	160	200	240
	cover‡	20	25	25	25	25	25
(b) Light-weight concrete	thickness†††	100	100	115	130	160	190
	cover‡	10	20	20	25	25	25

* The critical temperature for steel reinforcement is not less than 550° Celsius.

† The minimum dimension of a circular column is the diameter.

** Minimum dimension for each face.

‡ Actual cover.

*** Width of face parallel to wall.

††† Depth of column through thickness of wall.

∅ Columns built into walls having a fire resistance not less than that of the column and extending to the full height of the column. The walls should afford full insulation for the required period and extend for the full width of the fire compartment, except for external walls where openings are permitted up to within 600 millimetres on each side of the column.

Schedule 6

Part III: Concrete beams

In this Part—

- (a) for all beams, including those with sloping sides, the width is the width determined at the level of the lowest reinforcement;
- (b) cover is as described in Note 1, and supplementary reinforcement is required where actual cover to outermost tendons exceeds 40 millimetres for dense concrete and 50 millimetres for light-weight concrete.

(1)	Nature of construction and materials	Minimum dimensions (in millimetres), excluding any finish, for a fire resistance of—						
		(2)	$\frac{1}{2}$ hour	1 hour	1½ hours	2 hours	3 hours	4 hours
1.	Reinforced* concrete (simply supported)†							
	(a) Dense concrete	width	80	120	150	200	240	280
		cover	20	30	40	50	70	80
	(b) Light-weight concrete	width	80	100	130	160	200	250
		cover	15	20	35	45	55	65
2.	Reinforced* concrete (continuous)‡							
	(a) Dense concrete	width	80	80	120	150	200	240
		cover	20	20	35	50	60	70
	(b) Light-weight concrete	width	60	80	90	110	150	200
		cover	15	20	25	35	45	55
3.	Prestressed** concrete (simply supported)†							
	(a) Dense concrete	width	100	120	150	200	240	280
		cover	25	40	55	70	80	90
	(b) Light-weight concrete	width	80	110	130	160	200	250
		cover	25	30	45	55	65	75
4.	Prestressed** concrete (continuous)‡							
	(a) Dense concrete	width	80	100	120	150	200	240
		cover	20	30	40	55	70	80
	(b) Light-weight concrete	width	80	90	100	125	150	200
		cover	20	25	35	45	55	65

* The critical temperature for steel reinforcement is not less than 550° Celsius.

** The critical temperature for prestressing tendons is not less than 450° Celsius.

† SIMPLY SUPPORTED means other than CONTINUOUS as defined below.

‡ CONTINUOUS means that the design provides for end fixity in the resistance to normal loads by the provision of reinforcement properly detailed and adequately tied to adjacent members.

Schedule 6**Part IV: Concrete floors****Section 1: Plain soffit**

In this Part—

- (a) cover is as described in Note 1 and supplementary reinforcement is required where actual cover to outermost tendons exceeds 40 millimetres for dense concrete and 50 millimetres for light-weight concrete;
- (b) thickness is as described in Note 2.

(1) Nature of construction and materials	(2) Minimum dimensions (in millimetres), excluding any finish, for a fire resistance of—						
	$\frac{1}{2}$ hour	1 hour	1½ hours	2 hours	3 hours	4 hours	
1. Reinforced* concrete (simply supported)†							
(a) Dense concrete	thickness	75	95	110	125	150	170
	cover	15	20	25	35	45	55
(b) Light-weight concrete	thickness	70	90	105	115	135	150
	cover	15	15	20	25	35	45
2. Reinforced* concrete (continuous)‡							
(a) Dense concrete	thickness	75	95	110	125	150	170
	cover	15	20	20	25	35	45
(b) Light-weight concrete	thickness	70	90	105	115	135	150
	cover	15	15	20	20	25	35
3. Prestressed** concrete (simply supported)†							
(a) Dense concrete	thickness	75	95	110	125	150	170
	cover	20	25	30	40	55	65
(b) Light-weight concrete	thickness	70	90	105	115	135	150
	cover	20	20	30	35	45	60
4. Prestressed** concrete (continuous)‡							
(a) Dense concrete	thickness	75	95	110	125	150	170
	cover	20	20	25	35	45	55
(b) Light-weight concrete	thickness	70	90	105	115	135	150
	cover	20	20	25	30	35	45

* The critical temperature for steel reinforcement is not less than 550° Celsius.

** The critical temperature for prestressing tendons is not less than 450° Celsius.

† SIMPLY SUPPORTED means other than CONTINUOUS as defined below.

‡ CONTINUOUS means that the design provides for end fixity in the resistance to normal loads by the provision of reinforcement properly detailed and adequately tied to adjacent members.

Schedule 6

Part IV: Concrete floors – continued**Section 2: Ribbed open soffit**

In this section for all beams, including those with sloping sides, the width is the width determined at the level of the lowest reinforcement

(1) Nature of construction and materials		(2) Minimum dimensions (in millimetres), excluding any finish, for a fire resistance of–					
		$\frac{1}{2}$ hour	1 hour	$1\frac{1}{2}$ hours	2 hours	3 hours	4 hours
1. Reinforced* concrete (simply supported)†							
(a) Dense concrete	thickness	70	90	105	115	135	150
	width	75	90	110	125	150	175
	cover	15	25	35	45	55	65
(b) Light-weight concrete	thickness	70	85	95	100	115	130
	width	60	75	85	100	125	150
	cover	15	25	30	35	45	55
2. Reinforced* concrete (continuous)‡							
(a) Dense concrete	thickness	70	90	105	115	135	150
	width	75	80	90	110	125	150
	cover	15	20	25	35	45	55
(b) Light-weight concrete	thickness	70	85	95	100	115	130
	width	70	75	80	90	100	125
	cover	15	20	25	30	35	45
3. Prestressed** concrete (simply supported)†							
(a) Dense concrete	thickness	70	90	105	115	135	150
	width	80	110	135	150	175	200
	cover	25	35	45	55	65	75
(b) Light-weight concrete	thickness	70	85	95	100	115	130
	width	75	90	110	125	150	175
	cover	20	30	35	45	55	65
4. Prestressed** concrete (continuous)‡							
(a) Dense concrete	thickness	70	90	105	115	135	150
	width	70	75	110	125	150	175
	cover	20	25	35	45	55	65
(b) Light-weight concrete	thickness	70	85	95	100	115	130
	width	70	75	90	110	125	150
	cover	20	25	30	35	45	55

* The critical temperature for steel reinforcement is not less than 550° Celsius.

** The critical temperature for prestressing tendons is not less than 450° Celsius.

† SIMPLY SUPPORTED means other than CONTINUOUS as defined below.

‡ CONTINUOUS means that the design provides for end fixity in the resistance to normal loads by the provision of reinforcement properly detailed and adequately tied to adjacent members.

Schedule 6**Part V: Structural steel****Note:**

The following tables of protection thicknesses related to fire resistance periods are appropriate for the steel sections stated. It may be necessary to adjust the specifications to compensate for the different shape and weight of other steel sections. The specifications are however generally adequate for steel sections larger than those stated.

In this Part—

HOLLOW PROTECTION* means that there is a void between the protective material and the steel;

SOLID PROTECTION means a casing which is bedded close to the steel without intervening cavities and with all joints in that casing made full and solid.

Section 1: Encased steel columns. 203 millimetres × 203 millimetres × 52 kilograms per metre (perimeter/cross-sectional area ratio 124) (protection applied on four sides)

(1) Nature of construction and materials	(2) Minimum thickness (in millimetres) of protection for a fire resistance of—					
	$\frac{1}{2}$ hour	1 hour	$1\frac{1}{2}$ hours	2 hours	3 hours	4 hours
(A) Hollow protection (without an air cavity over flanges)						
1. Metal lathing† with trowelled light-weight aggregate gypsum plaster (metal lathing grade) (Mix M)	13	13	15	20	32	
2. Plasterboard with 1.6 millimetres wire binding at 100 millimetres pitch, finished with light-weight aggregate gypsum plaster (Mix V)						
(a) 9.5 millimetres plasterboard	10	10	15			
(b) 19 millimetres plasterboard	10	10	13	20		
3. Asbestos insulating board—						
(a) single thickness of board, with 6 millimetres cover fillets at transverse joints			19	25		
(b) two layers, of total thickness					38	50

Schedule 6**Part V: Structural steel – continued****Section 1: Encased steel columns. 203 millimetres × 203 millimetres × 52 kilograms per metre (perimeter/cross-sectional area ratio 124) (protection applied on four sides) – continued**

(1) Nature of construction and materials	(2) Minimum thickness (in millimetres) of protection for a fire resistance of–					
	$\frac{1}{2}$ hour	1 hour	$1\frac{1}{2}$ hours	2 hours	3 hours	4 hours
4. Solid bricks of clay, composition or sand-lime, reinforced in every horizontal joint, unplastered	50	50	50	50	75	100
5. Solid blocks of foamed slag or pumice concrete, reinforced in every horizontal joint, unplastered	50	50	50	50	60	75
6. Autoclaved aerated concrete blocks, density 475 to 1200 kilograms per cubic metre	60	60	60	60		
7. Solid blocks of light-weight concrete	50	50	50	50	60	75

* It should be noted that the tables give forms of protection both where the protection is in direct contact with the flanges and where the air cavity is maintained over the flanges. All hollow protection to columns should be effectively sealed at each floor level.

† So fixed, or designed, as to allow full penetration for mechanical bond.

Schedule 6**Part V: Structural steel – continued****Section 1: Encased steel columns. 203 millimetres × 203 millimetres × 52 kilograms per metre (perimeter/cross-sectional area ratio 124) (protection applied on four sides) – continued**

Nature of construction and materials (1)	Minimum thickness (in millimetres) of protection for a fire resistance of– (2)					
	$\frac{1}{2}$ hour	1 hour	$1\frac{1}{2}$ hours	2 hours	3 hours	4 hours
(B) Hollow protection (with an air cavity over flanges)						
1. Asbestos insulating board screwed to 25 millimetres asbestos battens	9	12	19			
(C) Solid protection						
1. Dense concrete, not leaner than 1:2:4 mix (unplastered)–						
(a) concrete not assumed to be loadbearing, reinforced*	25	25	25	25	50	75
(b) concrete assumed to be loadbearing, reinforced in accordance with BS 449: Part 2: 1969	50	50	50	50	75	75
2. Light-weight concrete, not leaner than 1:2:4 mix (unplastered)– concrete not assumed to be loadbearing, reinforced*	25	25	25	25	40	60

* Reinforcement should consist of steel binding wire not less than 2.3 millimetres in thickness, or a steel mesh weighing not less than 0.5 kilograms per square metre. In concrete protection, the spacing of such reinforcement should not exceed 200 millimetres in any direction.

Schedule 6

Part V: Structural steel – continued

Section 2: Encased steel beams. 406 millimetres × 178 millimetres × 60 kilograms per metre (perimeter/cross-sectional area ratio 130) (protection applied on three sides)

(1) Nature of construction and materials	(2) Minimum thickness (in millimetres) of protection for a fire resistance of–					
	$\frac{1}{2}$ hour	1 hour	$1\frac{1}{2}$ hours	2 hours	3 hours	4 hours
(A) Hollow protection (without an air cavity below the lower flange)						
1. Metal lathing* with trowelled light-weight aggregate gypsum plaster (metal lathing grade) (Mix M)	13	13	15	20	25	
2. Plasterboard with 1.6 millimetres wire binding at 100 millimetres pitch, finished with light-weight aggregate gypsum plaster (Mix V)–						
(a) 9.5 millimetres plasterboard	10	10	15			
(b) 19 millimetres plasterboard	10	10	13	20		
3. Asbestos insulating board–						
(a) single thickness of board, with 6 millimetres cover fillets at transverse joints			19	25		
(b) two layers, of total thickness					38	50

* So fixed, or designed, as to allow full penetration for mechanical bond.

Schedule 6

Part V: Structural steel – continued

Section 2: Encased steel beams. 406 millimetres × 178 millimetres × 60 kilograms per metre (perimeter/cross-sectional area ratio 130) (protection applied on three sides) – continued

(1) Nature of construction and materials	(2) Minimum thickness (in millimetres) of protection for a fire resistance of–					
	½ hour	1 hour	1½ hours	2 hours	3 hours	4 hours
(B) Hollow protection (with an air cavity below the lower flange)						
1. Asbestos insulating board screwed to 25 millimetres asbestos battens	9	12				
(C) Solid protection						
1. Dense concrete, not leaner than 1:2:4 mix (unplastered)–						
(a) concrete not assumed to be loadbearing, reinforced*	25	25	25	25	50	75
(b) concrete assumed to be loadbearing, reinforced in accordance with BS 449: Part 2: 1969	50	50	50	50	75	75
2. Light-weight concrete, not leaner than 1:2:4 mix (unplastered) – concrete not assumed to be loadbearing, reinforced*	25	25	25	25	40	60

* Reinforcement should consist of steel binding wire not less than 2.3 millimetres in thickness, or a steel mesh weighing not less than 0.5 kilogram per square metre. In concrete protection, the spacing of such reinforcement should not exceed 200 millimetres in any direction.

Schedule 6**Part VI: Timber floors****Note:**

It should not be assumed that a ceiling construction adequate for timber joisted construction is also adequate as protection to steel beams requiring the same degree of fire resistance.

(A) Tongued and grooved boarding, or sheets of tongued and grooved plywood or wood chipboard, of not less than 21 millimetres finished thickness**

(1) Nature of construction and materials	(2) Minimum thickness (in millimetres) of protection for a fire resistance of—			
	Modified $\frac{1}{2}$ * hour	$\frac{1}{2}$ hour	1 hour	2 hours
1. Timber lathing and plaster: thickness of plaster	15	15 [†]		
2. Metal lathing and plaster: thickness of plaster— (a) sanded gypsum plaster (metal lathing grade) (b) light-weight aggregate gypsum plaster (Mix M)		15 13	13	25 ^ø
3. One layer of plasterboard with joints taped and filled	12.7	12.7		
4. Two layers of plasterboard with joints staggered, joints in outer layer taped and filled – total thickness		19	31 [‡]	
5. One layer of plasterboard 9.5 millimetres thick, finished with— (a) gypsum plaster (b) sanded gypsum plaster (c) light-weight aggregate gypsum plaster (Mix V)	5	13 13		

Schedule 6

Part VI: Timber floors

Note:

It should not be assumed that a ceiling construction adequate for timber joisted construction is also adequate as protection to steel beams requiring the same degree of fire resistance.

(A) Tongued and grooved boarding, or sheets of tongued and grooved plywood or wood chipboard, of not less than 21 millimetres finished thickness** – continued

(1) Nature of construction and materials	(2) Minimum thickness (in millimetres) of protection for a fire resistance of–		
	Modi- fied $\frac{1}{2}$ * hour	1 hour	2 hours
6. One layer of plasterboard 12.7 millimetres thick, finished with–			
(a) gypsum plaster	5		
(b) light-weight aggregate gypsum plaster (Mix V)	10		
7. One layer of asbestos insulating board with any transverse joints backed by fillets of asbestos insulating board not less than 9 millimetres thick, or by timber	6†	12†††	
	9		

** Or square edged sheets of plywood or wood chipboard not less than 15 millimetres thick, with all joints backed by timber sections not less than 37 millimetres wide.

* MODIFIED HALF-HOUR refers to the requirements of Table 1 to regulation D6 for the fire resistance of floors above the lowest in houses of occupancy sub-group A1.

† In association with 50 millimetres (minimum) wide joists at 400 millimetres centres.

‡ In association with 50 millimetres (minimum) wide joists and plywood or wood chipboard flooring.

††† Finished on top with 25 millimetres (minimum) thick glass fibre or mineral wool laid between the joists.

∅ Metal lathing to be also independently fixed with wire supports from the joist sides.

Schedule 6

Part VI: Timber floors – continued

(B) Tongued and grooved boarding, or sheets of tongued and grooved plywood or wood chipboard, of not less than 15 millimetres finished thickness

Nature of construction and materials Timber joists minimum width of 37 millimetres with a ceiling of: (1)	Minimum thickness (in millimetres) of protection for a fire resistance of– (2)			
	Modi- fied $\frac{1}{2}$ * hour	$\frac{1}{2}$ hour	1 hour	2 hours
1. Timber lathing and plaster: thickness of plaster	15			
2. Metal lathing and plaster: thickness of plaster				
(a) sanded gypsum plaster (metal lathing grade)	15			
(b) light-weight aggregate gypsum plaster (Mix M)	13	13	25 ^ø	
3. One layer of plasterboard with joints taped and filled	12.7			
4. Two layers of plasterboard with joints staggered, joints in outer layer taped and filled – total thickness	19	22	31 [†]	
5. One layer of plasterboard 9.5 millimetres thick, finished with–				
(a) gypsum plaster	5			
(b) sanded gypsum plaster		15		
(c) light-weight aggregate gypsum plaster (Mix V)		13		

Schedule 6

Part VI: Timber floors – continued

(B) Tongued and grooved boarding, or sheets of tongued and grooved plywood or wood chipboard, of not less than 15 millimetres finished thickness – continued

Nature of construction and materials Timber joists minimum width of 37 millimetres with a ceiling of:	Minimum thickness (in millimetres) of protection for a fire resistance of–		
	(1)	(2)	(3)
		Modified $\frac{1}{2}$ hour	1 hour
		$\frac{1}{2}$ * hour	2 hours
6. One layer of plasterboard 12.7 millimetres thick, finished with–			
(a) gypsum plaster		5	
(b) light-weight aggregate gypsum plaster (Mix V)		10	
7. One layer of asbestos insulating board, with any transverse joints backed by fillets of asbestos insulating board not less than 9 millimetres thick, or by timber		9	12**

* MODIFIED HALF-HOUR refers to the requirements of Table 1 to regulation D6 for the fire resistance of floors above the lowest in houses of occupancy sub-group A1.

** Finished on top with 25 millimetres (minimum) thick glass fibre or mineral wool laid between the joists.

† In association with 50 millimetres (minimum) wide joists and plywood or wood chipboard flooring.

∅ Metal lathing to be also independently fixed with wire supports from the joist sides.

Schedule 6

Part VI: Timber floors – continued

(C) Any structurally suitable flooring of timber or particle boards

Nature of construction and materials Timber joists minimum width 37 millimetres with a ceiling of: (1)	Minimum thickness (in millimetres) of protection for a fire resistance of– (2)		
	Modified $\frac{1}{2}$ * hour	$\frac{1}{2}$ hour	1 hour
1. Timber lathing and plaster: thickness of plaster	15		
2. Metal lathing and plaster: thickness of plaster– (a) sanded gypsum plaster (metal lathing grade) (b) light-weight aggregate gypsum plaster (Mix M)		15 13	19
3. One layer of plasterboard, with joints taped and filled, and backed by timber	12.7		
4. Two layers of plasterboard with joints staggered, joints in outer layer taped and filled – total thickness	19	25	
5. Two layers of plasterboard each not less than 9.5 millimetres thick, joints between boards staggered and outer layer finished with gypsum plaster: thickness of plaster		5	
6. One layer of plasterboard 9.5 millimetres thick, finished with– (a) sanded gypsum plaster (b) light-weight aggregate gypsum plaster (Mix V)	13	15	
7. One layer of plasterboard 12.7 millimetres thick, finished with– (a) sanded gypsum plaster (b) light-weight aggregate gypsum plaster (Mix V)		15 13	
8. One layer of asbestos insulating board with any transverse joints backed by fillets of asbestos insulating board not less than 9 millimetres thick, or by timber		12	

* MODIFIED HALF-HOUR refers to the requirements of Table 1 to regulation D6 for the fire resistance of floors above the lowest in houses of occupancy sub-group A1.

SCHEDULE 7**Regulation D6(7)**

Design and construction of suspended ceilings contributing to the fire resistance of separating floors and compartment floors

1. For the purpose of regulation D6(7) (which provides for the fire resistance attributable to certain suspended ceilings to be taken into account in the application of regulation D6 to floors) a suspended ceiling shall be constructed as described in column (4) of the following Table in relation to the height, type of floor and required fire resistance specified in columns (1), (2) and (3) of the Table respectively:

Provided that nothing in this Schedule shall prevent the forming of openings in the external surface of a suspended ceiling—

- (i) extending to more than 65,000 square millimetres in area, for—
 - (A) ducts used for ventilation, constructed of sheet steel and fire-stopped at their junction with the ceiling in accordance with the requirements of regulation D14;
 - (B) purposes of maintenance of any services within the cavity formed by the suspended ceiling, the access area being isolated in such a way and with such materials that the fire resistance of the construction above the access area is maintained; and
 - (C) recessed light fittings, the fire resistance of the construction above the fittings being maintained;
- (ii) extending to not more than 65,000 square millimetres in area in any 9 square metres of the ceiling, for pipes, ducts or electrical outlets, such openings for pipes and ducts being fire-stopped at their junction with the ceiling in accordance with the requirements of regulations D12 and D14.

2. In the Table to this Schedule—

- (a) HEIGHT OF BUILDING has the meaning assigned to it by regulation D6(1)(b); and
- (b) CLASS 0 and CLASS 1 have the meanings respectively assigned to them by regulation E17(1).

Schedule 7**Table to Schedule 7: Design and construction of suspended ceilings contributing to the fire resistance of separating floors and compartment floors**

Height of building	Type of floor	Required fire resistance of floor	Description of suspended ceiling
(1)	(2)	(3)	(4)
Less than 15 metres	Non-compartment	1 hour or less	Surface of ceiling exposed within the cavity not lower than Class 1.
	Compartment	Less than 1 hour	
		1 hour	Surface of ceiling exposed within the cavity not lower than Class 0; supports and fixings for the ceiling non-combustible.
15 metres or more	Any	1 hour or less	Surface of ceiling exposed within the cavity not lower than Class 0 and jointless; supports and fixings for the ceiling non-combustible.
No limit	Any	More than 1 hour	Ceiling of non-combustible construction and jointless; supports and fixings for the ceiling non-combustible.

SCHEDULE 8Regulation D18(6)(a)

Distance of side of building from boundary calculated by reference to enclosing rectangle of openings

1. For the purposes of regulation D18(6) the minimum distance between any part of the enclosing rectangle of any opening or any group of openings in the side of a building, or of a compartment of a building, and any point on the boundary shall, where all of the side is in the plane of reference of that side, be the distance specified in column (3) of Table 1 to this Schedule:

Provided that, if in any side of a building or compartment two adjacent enclosing rectangles are separated by a space which contains no opening and extends horizontally to more than four times the distance specified in the said column (3) in relation to the overall enclosing rectangle of that side, no account shall be taken of the overall enclosing rectangle of that side for the purposes of this paragraph.

2. Where any part of the side of a building or compartment is recessed or set back but—
(a) is less than 1.5 metres behind the plane of reference; or
(b) if more than 1.5 metres behind the plane of reference, has no openings therein,
paragraph 1 above shall apply as if that part were in the plane of reference.
3. Where any part of the side of a building or compartment consists of a recess which—
(a) extends to more than 1.5 metres behind the plane of reference of the side; and
(b) has openings in either of the side walls of the recess (whether or not there is any opening in the back wall),
paragraph 1 above shall apply as if that part were in the plane of reference but contained an opening—
(i) of an area equal to the aggregate of the areas of all the openings in the recess, but in any case not greater than the area of that part of the aperture of the recess that is included in the overall enclosing rectangle of that side;
(ii) the enclosing rectangle of which is co-incident with the said part of the aperture of the recess.
4. Where any part of the side of a building or compartment consists of a recess which extends to more than 1.5 metres behind the plane of reference of that side and has an opening or openings only in the back wall, paragraph 1 above shall have effect as if such opening or openings were in the plane of reference:
Provided that where the distance specified in Table 1 to this Schedule in respect of the enclosing rectangle of such opening or openings is less than the distance set forth in—
(i) Part I of Table 2 to this Schedule, there may for the purposes of the said paragraph 1 be substituted the distance specified in Table 1 as if the percentage of openings in the enclosing rectangle were reduced by 10;
(ii) Part II of Table 2 to this Schedule, there may for the purposes of the said paragraph 1 be substituted the distance specified in Table 1 as if the percentage of openings in the enclosing rectangle were reduced by 20.

Schedule 8

5. Where any part of the side of a building is set back from the plane of reference of that side by more than 1.5 metres and the set back is uniform throughout the height of the building, the provisions of paragraph 1 above shall apply—
- (a) in relation to that part of the side within the plane of reference of the side as if the side terminated at the commencement of the set back; and
 - (b) in relation to the set back as if the building had a side with a plane of reference extending along the diagonal of the sides of the set back and containing an opening—
 - (i) the enclosing rectangle of which is that rectangle in the plane of reference enclosing the projections of the extreme edges of the outermost openings in the set back, the upper edge of the topmost opening and the lower edge of the lowest opening, all the projections being normal to the plane of reference; and
 - (ii) equal in area to the aggregate of the areas of actual openings in the set back, but in any case not greater than the area of the enclosing rectangle referred to in subparagraph (i) above.
6. For the purposes of this Schedule—
- (a) no account shall be taken of any of the openings mentioned in regulation D18(4) whether in a plane of reference, recess or set back;
 - (b) the provisions of regulation D18(7) shall have effect for the purposes of this Schedule as they have effect for the purposes of that regulation;
 - (c) where any part of an external wall is treated as an opening for the purposes of Part D by reason only of having attached to its external face combustible material of a thickness more than 1 millimetre, whether for cladding or for any other purpose, that part of the wall shall be treated as an opening but only to the extent of one-half of its area:
- Provided that nothing in this sub-paragraph shall affect the dimensions of the enclosing rectangle or the overall enclosing rectangle of that external wall.

Schedule 8**Table 1: Minimum distance between enclosing rectangle of openings in the side of a building and the boundary****Part I: Buildings of occupancy sub-group B2, C3, D2 or D3 or occupancy group E**

Height (in metres) of enclosing rectangle not exceeding (1)	Width (in metres) of enclosing rectangle not exceeding (2)	Percentage of openings not exceeding—									
		20	30	40	50	60	70	80	90	100	
		Distance (in metres) from boundary									
3	3	1.1	1.5	1.8	2.0	2.3	2.5	2.7	2.9	3.0	
3	6	1.5	2.0	2.4	2.8	3.2	3.4	3.7	4.0	4.2	
3	9	1.7	2.3	2.8	3.3	3.8	4.1	4.5	4.8	5.0	
3	12	1.8	2.5	3.1	3.7	4.2	4.7	5.0	5.4	5.6	
3	15	1.8	2.6	3.3	3.9	4.5	5.0	5.4	5.9	6.2	
3	18	1.8	2.7	3.5	4.2	4.8	5.2	5.8	6.3	6.7	
3	21	1.8	2.8	3.6	4.3	5.0	5.5	6.0	6.6	7.1	
3	24	1.8	2.8	3.7	4.5	5.1	5.7	6.2	6.9	7.4	
3	27	1.8	2.9	3.8	4.6	5.3	5.9	6.5	7.1	7.7	
3	30	1.8	2.9	3.8	4.7	5.4	6.0	6.7	7.4	7.9	
3	40	1.8	2.9	3.9	4.8	5.7	6.4	7.2	7.8	8.6	
3	50	1.8	2.9	3.9	4.9	5.8	6.7	7.5	8.2	9.0	
3	60	1.8	2.9	3.9	5.0	5.9	6.8	7.7	8.5	9.3	
3	80	1.8	2.9	3.9	5.0	6.0	7.0	7.9	8.9	9.7	
3	100	1.8	2.9	3.9	5.0	6.0	7.0	7.9	9.0	10.0	
3	N.L.	1.8	2.9	3.9	5.0	6.0	7.0	7.9	9.0	10.0	

N.L. No upper limit is imposed.

Note: Where the percentage of openings is between the percentages specified in column (3) of the Table the distance in metres from the boundary shall be the appropriate distance interpolated in relation to the percentages.

Schedule 8**Table 1: Minimum distance between enclosing rectangle of openings in the side of a building and the boundary – continued****Part I: Buildings of occupancy sub-group B2, C3, D2 or D3 or occupancy group E – continued**

Height (in metres) of enclosing rectangle not exceeding (1)	Width (in metres) of enclosing rectangle not exceeding (2)	Percentage of openings not exceeding–									
		(3)	20	30	40	50	60	70	80	90	100
Distance (in metres) from boundary											
6	3	1.5	2.0	2.4	2.8	3.2	3.4	3.7	4.0	4.2	
6	6	2.2	2.9	3.5	4.0	4.5	4.9	5.3	5.7	6.0	
6	9	2.6	3.5	4.3	4.9	5.5	6.0	6.5	6.9	7.2	
6	12	3.0	4.0	4.8	5.5	6.3	6.8	7.4	7.9	8.3	
6	15	3.2	4.3	5.3	6.2	7.0	7.5	8.2	8.8	9.1	
6	18	3.3	4.5	5.7	6.6	7.5	8.2	8.9	9.5	10.0	
6	21	3.4	4.8	6.0	7.0	8.0	8.8	9.5	10.2	10.6	
6	24	3.5	5.0	6.2	7.2	8.4	9.3	10.0	10.7	11.2	
6	27	3.5	5.1	6.4	7.6	8.7	9.7	10.4	11.2	11.8	
6	30	3.6	5.2	6.7	7.8	9.0	10.0	11.0	11.8	12.5	
6	40	3.6	5.5	7.1	8.5	10.0	11.0	12.0	13.0	14.0	
6	50	3.7	5.7	7.4	9.0	10.5	11.5	12.8	14.0	15.0	
6	60	3.7	5.7	7.5	9.3	11.0	12.0	13.5	15.0	16.0	
6	80	3.7	5.9	7.7	9.7	11.3	13.0	14.3	15.8	17.3	
6	100	3.7	5.9	7.8	10.0	11.8	13.3	15.0	16.5	18.0	
6	120	3.7	5.9	7.8	10.0	11.8	13.8	15.3	17.0	18.8	
6	140	3.7	5.9	7.8	10.0	12.0	14.0	16.0	18.0	19.0	
6	160	3.7	5.9	7.8	10.0	12.0	14.0	16.0	18.0	20.0	
6	N.L.	3.7	5.9	7.8	10.0	12.0	14.0	16.0	18.0	20.0	

N.L. No upper limit is imposed.

Note: Where the percentage of openings is between the percentages specified in column (3) of the Table the distance in metres from the boundary shall be the appropriate distance interpolated in relation to the percentages.

Schedule 8**Table 1: Minimum distance between enclosing rectangle of openings in the side of a building and the boundary – continued****Part I: Buildings of occupancy sub-group B2, C3, D2 or D3 or occupancy group E –continued**

Height (in metres) of enclosing rectangle not exceeding (1)	Width (in metres) of enclosing rectangle not exceeding (2)	Percentage of openings not exceeding– (3)									
		20	30	40	50	60	70	80	90	100	
Distance (in metres) from boundary											
9	3	1.7	2.3	2.8	3.3	3.8	4.1	4.5	4.8	5.0	
9	6	2.6	3.5	4.3	4.9	5.5	6.0	6.5	6.9	7.2	
9	9	3.3	4.4	5.3	6.0	6.7	7.3	8.0	8.5	9.0	
9	12	3.7	5.0	6.0	6.9	7.7	8.4	9.2	9.7	10.5	
9	15	4.1	5.5	6.7	7.7	8.5	9.3	10.2	11.0	11.5	
9	18	4.4	6.0	7.2	8.4	9.4	10.2	11.0	12.0	12.5	
9	21	4.7	6.3	7.7	9.0	10.2	11.0	12.0	12.8	13.5	
9	24	4.8	6.6	8.0	9.5	10.8	11.8	12.8	13.5	14.3	
9	27	5.0	6.8	8.5	10.0	11.3	12.3	13.3	14.3	15.0	
9	30	5.1	7.0	8.8	10.3	11.8	13.0	14.0	15.0	15.8	
9	40	5.3	7.5	9.5	11.3	13.0	14.3	15.5	16.8	17.5	
9	50	5.5	7.9	10.2	12.3	14.0	15.5	16.8	18.3	19.5	
9	60	5.5	8.2	10.8	12.8	14.8	16.5	18.0	19.5	20.8	
9	80	5.5	8.5	11.3	13.5	15.8	17.5	19.5	21.3	22.8	
9	100	5.6	8.6	11.5	14.3	16.5	18.5	20.8	22.5	24.5	
9	120	5.6	8.6	11.5	14.5	17.0	19.3	21.5	23.5	25.8	
9	140	5.6	8.6	11.5	14.8	17.3	19.8	22.3	24.3	26.8	
9	160	5.6	8.6	11.8	15.0	18.0	20.0	23.0	25.0	28.0	
9	180	5.6	8.6	11.8	15.0	18.0	21.0	23.0	26.0	28.0	
9	200	5.6	8.6	11.8	15.0	18.0	21.0	24.0	26.0	29.0	
9	240	5.6	8.6	11.8	15.0	18.0	21.0	24.0	26.0	29.0	
9	280	5.6	8.6	11.8	15.0	18.0	21.0	24.0	26.0	30.0	
9	320	5.6	8.6	11.8	15.0	18.0	21.0	24.0	26.0	30.0	
9	N.L.	5.6	8.6	11.8	15.0	18.0	21.0	24.0	26.0	30.0	

N.L. No upper limit is imposed.

Note: Where the percentage of openings is between the percentages specified in column (3) of the Table the distance in metres from the boundary shall be the appropriate distance interpolated in relation to the percentages.

Schedule 8

Table 1: Minimum distance between enclosing rectangle of openings in the side of a building and the boundary – continued**Part I: Buildings of occupancy sub-group B2, C3, D2 or D3 or occupancy group E – continued**

Height (in metres) of enclosing rectangle not exceeding (1)	Width (in metres) of enclosing rectangle not exceeding (2)	Percentage of openings not exceeding – (3)								
		20	30	40	50	60	70	80	90	100
Distance (in metres) from boundary										
12	3	1.8	2.5	3.1	3.7	4.2	4.7	5.0	5.4	5.6
12	6	3.0	4.0	4.8	5.5	6.3	6.8	7.4	7.9	8.3
12	9	3.7	5.0	6.0	6.9	7.7	8.4	9.2	9.7	10.5
12	12	4.3	5.8	7.0	8.0	9.0	9.7	10.8	11.5	12.0
12	15	4.8	6.4	7.8	9.0	10.0	11.0	12.0	12.8	13.3
12	18	5.2	7.0	8.5	9.8	11.0	12.0	13.0	13.8	14.5
12	21	5.6	7.5	9.2	10.5	12.0	12.8	14.0	15.0	15.8
12	24	5.8	7.9	9.7	11.3	12.5	13.8	14.8	15.8	16.5
12	27	6.2	8.2	10.3	11.8	13.3	14.5	15.8	16.8	17.5
12	30	6.3	8.5	10.5	12.3	14.0	15.0	16.5	17.5	18.3
12	40	6.7	9.4	11.8	13.8	15.5	17.3	18.5	20.0	21.0
12	50	7.0	9.9	12.8	14.8	17.0	18.8	20.3	22.8	23.0
12	60	7.1	10.5	13.3	15.8	18.0	20.0	21.5	23.5	24.8
12	80	7.2	11.0	14.3	17.0	19.5	21.5	23.5	25.8	27.5
12	100	7.4	11.3	14.8	18.0	20.8	23.0	25.5	27.8	29.8
12	120	7.5	11.5	15.0	18.5	21.8	24.0	26.8	29.5	31.5
12	140	7.5	11.8	15.3	19.0	22.3	25.0	27.8	30.5	34.0
12	160	7.5	11.8	15.5	20.0	23.0	26.0	29.0	32.0	35.0
12	180	7.5	11.8	15.5	20.0	23.0	26.0	30.0	33.0	36.0
12	200	7.5	11.8	15.5	20.0	23.0	27.0	31.0	33.0	37.0
12	240	7.5	11.8	15.5	20.0	24.0	27.0	32.0	34.0	38.0
12	280	7.5	11.8	15.5	20.0	24.0	28.0	32.0	35.0	38.0
12	320	7.5	11.8	15.5	20.0	24.0	28.0	32.0	36.0	39.0
12	360	7.5	11.8	15.5	20.0	24.0	28.0	32.0	36.0	39.0
12	400	7.5	11.8	15.5	20.0	24.0	28.0	32.0	36.0	40.0
12	N.L.	7.5	11.8	15.5	20.0	24.0	28.0	32.0	36.0	40.0

N.L. No upper limit is imposed.

Note: Where the percentage of openings is between the percentages specified in column (3) of the Table the distance in metres from the boundary shall be the appropriate distance interpolated in relation to the percentages.

Schedule 8

Table 1: Minimum distance between enclosing rectangle of openings in the side of a building and the boundary – continued

Part I: Buildings of occupancy sub-group B2, C3, D2 or D3 or occupancy group E – continued

Height (in metres) of enclosing rectangle not exceeding (1)	Width (in metres) of enclosing rectangle not exceeding (2)	Percentage of openings not exceeding–									
		Distance (in metres) from boundary									
		20	30	40	50	60	70	80	90	100	
15	3	1.8	2.6	3.3	3.9	4.5	5.0	5.4	5.9	6.2	
15	6	3.2	4.3	5.3	6.2	7.0	7.5	8.2	8.8	9.1	
15	9	4.1	5.5	6.7	7.7	8.5	9.3	10.2	11.0	11.5	
15	12	4.8	6.4	7.8	9.0	10.0	11.0	12.0	12.8	13.3	
15	15	5.5	7.2	8.8	10.0	11.3	12.3	13.3	14.3	15.0	
15	18	5.9	7.9	9.6	11.0	12.3	13.3	14.5	15.5	16.3	
15	21	6.3	8.5	10.5	12.0	13.3	14.3	15.8	16.5	17.5	
15	24	6.7	9.0	11.0	12.8	14.3	15.3	16.8	17.8	18.8	
15	27	7.0	9.4	11.5	13.3	15.0	16.3	17.8	18.8	19.8	
15	30	7.3	10.0	12.0	14.0	15.8	17.0	18.5	19.8	20.8	
15	40	8.0	11.0	13.5	15.8	18.0	19.5	21.0	22.5	23.5	
15	50	8.4	11.8	14.8	17.3	19.5	21.5	23.0	24.8	26.0	
15	60	8.7	12.5	15.5	18.0	20.8	23.3	25.0	26.8	28.0	
15	80	8.9	13.3	16.8	20.0	23.0	25.5	27.8	30.0	31.5	
15	100	9.0	13.8	17.8	21.3	24.5	27.3	29.8	32.5	34.5	
15	120	9.1	14.0	18.5	22.3	25.5	28.5	31.3	34.3	36.8	
15	140	9.1	14.5	19.0	23.0	27.0	30.0	34.0	36.0	39.0	
15	160	9.1	14.5	19.0	24.0	28.0	31.0	35.0	38.0	41.0	
15	180	9.1	14.5	19.0	24.0	28.0	32.0	35.0	39.0	42.0	
15	200	9.1	14.5	19.5	24.8	29.0	32.0	36.0	40.0	43.0	
15	240	9.1	14.5	19.5	24.8	29.0	33.0	37.0	41.0	45.0	
15	280	9.1	14.5	19.5	24.8	30.0	34.0	38.0	42.0	46.0	
15	320	9.1	14.5	19.5	24.8	30.0	34.0	39.0	43.0	47.0	
15	360	9.1	14.5	19.5	24.8	30.0	35.0	39.0	44.0	48.0	
15	400	9.1	14.5	19.5	24.8	30.0	35.0	40.0	45.0	48.0	
15	460	9.1	14.5	19.5	24.8	30.0	35.0	40.0	45.0	49.0	
15	520	9.1	14.5	19.5	24.8	30.0	35.0	40.0	45.0	50.0	
15	N.L.	9.1	14.5	19.5	24.8	30.0	35.0	40.0	45.0	50.0	

N.L. No upper limit is imposed.

Note: Where the percentage of openings is between the percentages specified in column (3) of the Table the distance in metres from the boundary shall be the appropriate distance interpolated in relation to the percentages.

Schedule 8

Table 1: Minimum distance between enclosing rectangle of openings in the side of a building and the boundary – continued**Part II: Buildings of occupancy group A or occupancy sub-group B1, C1, C2 or D1**

Height (in metres) of enclosing rectangle not exceeding (1)	Width (in metres) of enclosing rectangle not exceeding (2)	Percentage of openings not exceeding—									
		Distance (in metres) from boundary									
		20	30	40	50	60	70	80	90	100	
3	3	1.0	1.0	1.1	1.3	1.5	1.6	1.8	1.9	2.0	
3	6	1.0	1.2	1.5	1.8	2.0	2.2	2.4	2.7	2.8	
3	9	1.0	1.2	1.7	2.0	2.3	2.6	2.8	3.1	3.3	
3	12	1.0	1.3	1.8	2.2	2.5	2.8	3.1	3.4	3.7	
3	15	1.0	1.3	1.8	2.3	2.6	3.0	3.3	3.7	3.9	
3	18	1.0	1.3	1.8	2.3	2.7	3.1	3.5	3.8	4.2	
3	21	1.0	1.3	1.8	2.4	2.8	3.2	3.6	3.9	4.3	
3	24	1.0	1.3	1.8	2.4	2.8	3.3	3.7	4.1	4.5	
3	27	1.0	1.3	1.8	2.4	2.9	3.3	3.8	4.1	4.6	
3	30	1.0	1.3	1.8	2.4	2.9	3.4	3.8	4.2	4.7	
3	40	1.0	1.3	1.8	2.4	2.9	3.4	3.9	4.2	4.8	
3	60	1.0	1.3	1.8	2.4	2.9	3.5	3.9	4.2	5.0	
3	N.L.	1.0	1.3	1.8	2.4	2.9	3.5	3.9	4.2	5.0	
6	3	1.0	1.2	1.5	1.8	2.0	2.2	2.4	2.7	2.8	
6	6	1.0	1.7	2.2	2.6	2.9	3.2	3.5	4.0	4.0	
6	9	1.1	2.0	2.6	3.1	3.5	4.0	4.3	4.7	4.9	
6	12	1.3	2.3	3.0	3.5	4.0	4.5	4.8	5.2	5.5	
6	15	1.3	2.4	3.2	3.8	4.3	5.0	5.3	5.7	6.2	
6	18	1.3	2.4	3.3	4.0	4.5	5.2	5.7	6.2	6.6	
6	21	1.3	2.5	3.4	4.2	4.8	5.4	6.0	6.6	7.0	
6	24	1.3	2.5	3.5	4.3	5.0	5.6	6.2	6.8	7.2	
6	27	1.4	2.5	3.5	4.4	5.1	5.8	6.4	7.1	7.6	
6	30	1.4	2.6	3.6	4.4	5.2	5.9	6.7	7.2	7.8	
6	40	1.4	2.6	3.6	4.6	5.5	6.3	7.1	7.8	8.5	
6	50	1.4	2.6	3.7	4.7	5.7	6.6	7.4	8.1	9.0	
6	60	1.4	2.6	3.7	4.8	5.7	6.7	7.5	8.4	9.3	
6	80	1.4	2.6	3.7	4.8	5.9	6.8	7.7	8.6	9.7	
6	100	1.4	2.6	3.7	4.8	5.9	6.9	7.8	8.6	10.0	
6	N.L.	1.4	2.6	3.7	4.8	5.9	6.9	7.8	8.6	10.0	

N.L. No upper limit is imposed.

Note: Where the percentage of openings is between the percentages specified in column (3) of the Table the distance in metres from the boundary shall be the appropriate distance interpolated in relation to the percentages.

Schedule 8**Table 1: Minimum distance between enclosing rectangle of openings in the side of a building and the boundary – continued****Part II: Buildings of occupancy group A or occupancy sub-group B1, C1, C2 or D1 – continued**

Height (in metres) of enclosing rectangle not exceeding (1)	Width (in metres) of enclosing rectangle not exceeding (2)	Percentage of openings not exceeding–									
		(3)									
		20	30	40	50	60	70	80	90	100	
		Distance (in metres) from boundary									
9	3	1.0	1.2	1.7	2.0	2.3	2.6	2.8	3.1	3.3	
9	6	1.1	2.0	2.6	3.1	3.5	4.0	4.3	4.7	4.9	
9	9	1.3	2.5	3.3	3.9	4.4	4.8	5.3	5.7	6.0	
9	12	1.5	2.9	3.7	4.4	5.0	5.5	6.0	6.5	6.9	
9	15	1.8	3.2	4.1	4.9	5.5	6.1	6.7	7.2	7.7	
9	18	1.9	3.4	4.4	5.2	6.0	6.6	7.2	7.9	8.4	
9	21	1.9	3.5	4.7	5.5	6.3	7.0	7.7	8.4	9.0	
9	24	1.9	3.6	4.8	5.7	6.6	7.4	8.0	8.8	9.5	
9	27	2.0	3.6	5.0	5.9	6.8	7.7	8.5	9.3	10.0	
9	30	2.0	3.7	5.1	6.2	7.0	8.0	8.8	9.7	10.3	
9	40	2.0	3.7	5.3	6.5	7.5	8.6	9.5	10.6	11.3	
9	50	2.0	3.8	5.5	6.7	7.9	9.1	10.2	11.3	12.3	
9	60	2.0	3.8	5.5	6.8	8.2	9.5	10.8	11.7	12.8	
9	80	2.0	3.9	5.5	7.1	8.5	9.9	11.3	12.3	13.5	
9	100	2.0	3.9	5.6	7.1	8.6	10.2	11.5	12.6	14.3	
9	120	2.0	3.9	5.6	7.2	8.6	10.3	11.8	12.6	15.0	
9	N.L.	2.0	3.9	5.6	7.2	8.6	10.3	11.8	12.6	15.0	

N.L. No upper limit is imposed.

Note: Where the percentage of openings is between the percentages specified in column (3) of the Table the distance in metres from the boundary shall be the appropriate distance interpolated in relation to the percentages.

Schedule 8**Table 1: Minimum distance between enclosing rectangle of openings in the side of a building and the boundary – continued****Part II: Buildings of occupancy group A or occupancy sub-group B1, C1, C2 or D1 – continued**

Height (in metres) of enclosing rectangle not exceeding (1)	Width (in metres) of enclosing rectangle not exceeding (2)	Percentage of openings not exceeding–																		
		(3)																		
		20	30	40	50	60	70	80	90	100										
		Distance (in metres) from boundary																		
12	3	1.0	1.3	1.8	2.2	2.5	2.8	3.1	3.4	3.7										
12	6	1.3	2.3	3.0	3.5	4.0	4.5	4.8	5.2	5.5										
12	9	1.5	2.9	3.7	4.4	5.0	5.5	6.0	6.5	6.9										
12	12	1.7	3.3	4.3	5.1	5.8	6.3	7.0	7.6	8.0										
12	15	2.0	3.7	4.8	5.7	6.4	7.1	7.8	8.5	9.0										
12	18	2.3	4.0	5.2	6.2	7.0	7.7	8.5	9.1	9.8										
12	21	2.4	4.2	5.6	6.5	7.5	8.3	9.2	9.8	10.5										
12	24	2.5	4.5	5.8	7.0	7.9	8.7	9.7	10.5	11.3										
12	27	2.5	4.6	6.2	7.2	8.2	9.2	10.3	11.0	11.8										
12	30	2.6	4.7	6.3	7.5	8.5	9.6	10.5	11.5	12.3										
12	40	2.6	4.9	6.7	8.2	9.4	10.6	11.8	13.0	13.8										
12	50	2.7	5.0	7.0	8.6	9.9	11.1	12.8	13.8	14.8										
12	60	2.7	5.1	7.1	8.9	10.5	11.8	13.3	14.5	15.8										
12	80	2.7	5.1	7.2	9.2	11.0	12.8	14.3	15.8	17.0										
12	100	2.7	5.2	7.4	9.4	11.3	13.3	14.8	16.3	18.0										
12	120	2.7	5.2	7.5	9.5	11.5	13.5	15.0	16.8	18.5										
12	140	2.7	5.2	7.5	9.6	11.8	13.8	15.3	17.0	19.0										
12	160	2.7	5.2	7.5	9.6	11.8	13.8	15.5	17.0	20.0										
12	N.L.	2.7	5.2	7.5	9.6	11.8	13.8	15.5	17.0	20.0										

N.L. No upper limit is imposed.

Note: Where the percentage of openings is between the percentages specified in column (3) of the Table the distance in metres from the boundary shall be the appropriate distance interpolated in relation to the percentages.

Schedule 8**Table 1: Minimum distance between enclosing rectangle of openings in the side of a building and the boundary – continued****Part II: Buildings of occupancy group A or occupancy sub-group B1, C1, C2 or D1 – continued**

Height (in metres) of enclosing rectangle not exceeding (1)	Width (in metres) of enclosing rectangle not exceeding (2)	Percentage of openings not exceeding–									
		(3)									
		20	30	40	50	60	70	80	90	100	
		Distance (in metres) from boundary									
15	3	1.0	1.3	1.8	2.3	2.6	3.0	3.3	3.7	3.9	
15	6	1.3	2.4	3.2	3.8	4.3	5.0	5.3	5.7	6.2	
15	9	1.8	3.2	4.1	4.9	5.5	6.1	6.7	7.2	7.7	
15	12	2.0	3.7	4.8	5.7	6.4	7.1	7.8	8.5	9.0	
15	15	2.1	4.1	5.5	6.4	7.2	7.9	8.8	9.5	10.0	
15	18	2.4	4.5	5.9	7.0	7.9	8.7	9.6	10.3	11.0	
15	21	2.7	4.9	6.3	7.5	8.5	9.3	10.5	11.1	12.0	
15	24	2.9	5.2	6.7	7.9	9.0	10.0	11.0	11.8	12.8	
15	27	3.0	5.3	7.0	8.3	9.4	10.5	11.5	12.5	13.3	
15	30	3.1	5.6	7.3	8.7	10.0	10.9	12.0	13.3	14.0	
15	40	3.2	6.0	8.0	9.5	11.0	12.3	13.5	14.8	15.8	
15	50	3.3	6.1	8.4	10.2	11.8	13.3	14.8	16.3	17.3	
15	60	3.3	6.3	8.7	10.7	12.5	14.0	15.5	17.0	18.0	
15	80	3.3	6.4	8.9	11.2	13.3	15.0	16.8	18.5	20.0	
15	100	3.4	6.4	9.0	11.5	13.8	16.0	17.8	19.5	21.3	
15	120	3.4	6.5	9.1	11.7	14.0	16.5	18.5	20.3	22.3	
15	140	3.4	6.5	9.1	11.8	14.5	17.0	19.0	20.8	23.0	
15	160	3.4	6.5	9.1	11.9	14.5	17.3	19.0	21.0	24.0	
15	180	3.4	6.5	9.1	12.0	14.5	17.3	19.0	21.0	24.0	
15	200	3.4	6.5	9.1	12.0	14.5	17.3	19.5	21.0	24.8	
15	N.L.	3.4	6.5	9.1	12.0	14.5	17.3	19.5	21.0	24.8	

N.L. No upper limit is imposed.

Note: Where the percentage of openings is between the percentages specified in column (3) of the Table the distance in metres from the boundary shall be the appropriate distance interpolated in relation to the percentages.

Schedule 8

Table 2: Limiting distance (in metres) in respect of a recess having openings only in the back wall

Part I: For a reduction in percentage opening of 10 per cent

Depth of recess (in metres) exceeding (1)	Percentage of openings not exceeding— (2)								
	15	20	25	30	40	50	60	80	100
1	1.0	1.2	1.7	2.2	3.2	4.2	5.2	7.2	9.2
3	2.0	3.6	5.1	6.6	9.6	12.6	15.7	21.6	27.6
5	3.4	6.0	8.5	11.0	16.0	21.1	26.2	36.1	46.1
7	4.7	8.4	12.0	15.5	22.5	29.5	36.5	50.5	—
9	6.1	10.8	15.4	20.0	29.0	38.0	47.0	—	—
15	10.2	18.0	25.7	33.2	48.0	—	—	—	—
30	20.4	36.0	51.5	—	—	—	—	—	—*

Part II: For a reduction in percentage opening of 20 per cent

Depth of recess (in metres) exceeding (1)	Percentage of openings not exceeding— (2)					
	30	40	50	60	80	100
1	1.0	1.2	1.7	2.2	3.2	4.2
3	2.0	3.6	5.1	6.6	9.6	12.6
5	3.4	6.0	8.5	11.0	16.0	21.1
7	4.7	8.4	12.0	15.5	22.5	29.5
9	6.1	10.8	15.4	20.0	29.0	38.0
15	10.2	18.0	25.7	33.2	48.0	—
30	20.4	36.0	51.5	—	—	—

SCHEDULE 9

Regulation D19(3)

Notional designations of roof coverings**Part I: Pitched roofs covered with slates or tiles**

Covering material (1)	Supporting structure (2)	Designation (3)
1. Natural slates 2. Asbestos-cement slates 3. Clay tiles 4. Concrete tiles	1. Timber rafters with or without underfelt, sarking, boarding, wood wool slabs, compressed straw slabs, plywood, wood or flax chipboard, or fibre insulating board	AA
5. Bitumen felt strip slates (asbestos or fibre based)	2. Timber rafters and boarding, plywood, wood wool slabs, compressed straw slabs, wood or flax chipboard, or fibre insulating board	CC
6. Bitumen felt strip slates Type 2E, with underlayer of bitumen felt Type 2B or 2C	3. Timber rafters and boarding, plywood, wood wool slabs, compressed straw slabs, wood or flax chipboard, or fibre insulating board	BB

Note: Any reference in this Part of the Table to bitumen felt strip slates or to underfelt is a reference to materials of this description complying with BS 747:1977.

Schedule 9**Part II: Pitched roofs covered with preformed self-supporting sheets**

Details of covering		Supporting structure	Designation
Material (1)	Construction (2)	(3)	(4)
Corrugated sheets of— (i) galvanised steel; (ii) aluminium; (iii) composite steel and asbestos; (iv) asbestos-cement; or (v) PVC coated metal	1. Single-skin without underlay or with underlay of— (i) asbestos insulating board; (ii) plasterboard; (iii) fibre insulating board; (iv) compressed straw slab; or (v) wood wool slab	Structure of timber, steel or concrete	AA
	2. Double-skin without interlayer or with interlayer of— (i) resin-bonded glass fibre; (ii) bitumen-bonded glass fibre; (iii) mineral wool slab or blanket; (iv) polystyrene; or (v) polyurethane	Structure of timber, steel or concrete	AA

Part III: Pitched or flat roofs covered with fully supported material

Covering material (1)	Supporting structure (2)	Designation (3)
1. Aluminium sheet 2. Copper sheet 3. Zinc sheet 4. Lead sheet	1. Timber joists and— (i) tongued and grooved boarding; or (ii) plain edged boarding	AA*
5. Mastic asphalt 6. Vitreous enamelled steel sheet	2. Steel or timber joists with deck of— (i) wood wool slab; (ii) compressed straw slab; (iii) wood or flax chipboard; (iv) fibre insulating board; or (v) 9.5 millimetres plywood	AA
	3. Concrete or clay pot slab (cast in situ or precast); or non-combustible deck of steel, aluminium or asbestos-cement (with or without insulation)	AA

*Note: Lead sheet supported by timber joists and plain edged boarding shall be deemed to be of designation BA.

Part IV: A. Flat roofs covered with bitumen felt

Any bitumen felt roofing specification applied to the roof deck materials prescribed in the Table in Part IV B and having a surface finish of (a) bitumen bedded stone chippings covering the whole surface to a depth of not less than 12.5 millimetres, (b) bitumen bedded tiles of a non-combustible material, (c) sand and cement screed or (d) macadam, shall be deemed to be of designation AA.

Schedule 9

Part IV: B. Pitched roofs covered with bitumen felt

Details of felt		Combustible deck			Non-combustible deck			
Number of layers	Type of upper layer	Type of under-layer or layers	Deck of any of the following (having minimum thickness stated)— plywood (6 millimetres); wood or flax chip-board (12.5 millimetres); T & G boarding (16 millimetres finished); or PE boarding (19 millimetres finished)	Deck of compressed straw slab	Deck of screed-wood slab	Asbestos-cement or steel single-skin deck (without overlay or with overlay of fibre insulating board)	Aluminium single-skin or cavity deck (without overlay or with overlay of fibre insulating board)	Concrete or clay pot slab (cast in situ or precast)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
1. Two or three layers built-up in accordance with CP 144;	1. Type 1E	Type 1B, C or D (Minimum weight 13 kilograms per 10 square metres)	CC	AC	AC	AC	AC	AB

Part 3:
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Schedule 9

2. Type 2E	Type 1B, C or D (Minimum weight 13 kilograms per 10 square metres)	BB	AB	AB	AB	AB	AB	AB
3. Type 2E	Type 2B or C	AB	AB	AB	AB	AB	AB	AB
4. Type 3E	Type 3B or G	BC	AC	AB	AB	AB	AB	AB
2. Single layer	Type 1E	CC	AC	AC	AC	AC	AC	AC

Note: Any reference to bitumen felt of a specified type is a reference to bitumen felt as so designated in BS 747: 1977.

SCHEDULE 10

Regulation E21(3)

Access to buildings for fire-fighting purposes

1. This Schedule shall apply to every building of occupancy sub-group A3 (not being a building to which regulation E20 applies) or A4 or occupancy group B, C, D or E, and in so far as it relates to access for a pumping appliance, to any building provided with dry rising mains.
2. There shall be provided in relation to any building to which this Schedule applies—
 - (a) an access for fire-fighting purposes by means of a public highway, private road, footpath or other route which—
 - (i) complies with the requirements specified in columns (2) to (6) of Table 1 to this Schedule in relation to the types of appliances specified in column (1) thereof, being the types of appliances specified in column (3) of Table 2 to this Schedule in relation to buildings of the capacity and height specified respectively in columns (1) and (2) thereof;
 - (ii) is so positioned in relation to any building of the capacity specified in column (1) of Part I, II or III of the said Table 2 and of the height specified in column (2) thereof, as to comply with the requirements specified in column (4) of the said Table by reference to the type of appliance specified in relation to such a building in column (3);
 - (b) in the circumstances specified in the said Table 2, an unobstructed space beyond the said access having the dimensions and in the position so specified.

Table 1: Minimum space and loading requirements for access to buildings

Type of appliance	Minimum width (metres)	Minimum clear- ance height (metres)	Minimum turning circle (diameter) (metres)	Minimum width of gateways, etc (metres)	Minimum carrying capacity (tonnes)
(1)	(2)	(3)	(4)	(5)	(6)
Pumping appliance	3.7	3.7	16.8	3.1	10.2
Turntable ladder	4.3	4.0	21.3	3.1	14.2
Hydraulic platform	4.5	5.0	21.3	3.1	18.3

Schedule 10**Table 2: Positioning of access to buildings****Part I: Buildings not fitted with wet or dry rising mains**

Capacity of building	Height of building above ground level	Type of appliance	Positioning of access
(1)	(2)	(3)	(4)
Not exceeding 7100 cubic metres	Not exceeding 9 metres	Pumping appliance	Within 45 metres of a suitable entrance to the ground storey
	Exceeding 9 metres	Turntable ladder or hydraulic platform, as appropriate	Along the face of— (a) every perimeter wall giving suitable access to the interior of the building, where the total length of such a wall exceeds one-sixth of the combined length of all perimeter walls; and (b) in any case, at least one perimeter wall giving such access*
Exceeding 7100 cubic metres but not exceeding 28500 cubic metres	Not exceeding 9 metres	Pumping appliance	Along the face of— (a) every perimeter wall giving suitable access to the interior of the building, where the total length of such a wall exceeds one-sixth of the combined length of all perimeter walls; and (b) in any case, at least one perimeter wall giving such access
	Exceeding 9 metres	Turntable ladder or hydraulic platform, as appropriate	Along 50 per cent of the perimeter walls*
Exceeding 28500 cubic metres but not exceeding 56500 cubic metres	Not exceeding 9 metres	Pumping appliance	Along two perimeter walls
	Exceeding 9 metres	Turntable ladder or hydraulic platform, as appropriate	Along 50 per cent of the perimeter walls*

Schedule 10**Table 2: Positioning of access to buildings – continued****Part I: Buildings not fitted with wet or dry rising mains – continued**

Capacity of building	Height of building above ground level	Type of appliance	Positioning of access
(1)	(2)	(3)	(4)
Exceeding 56500 cubic metres but not exceeding 85000 cubic metres	Not exceeding 9 metres	Pumping appliance	Along three perimeter walls
	Exceeding 9 metres	Turntable ladder or hydraulic platform, as appropriate	Along 75 per cent of the perimeter walls*
Exceeding 85000 cubic metres	Not exceeding 9 metres	Pumping appliance	Along all perimeter walls
	Exceeding 9 metres	Turntable ladder or hydraulic platform, as appropriate	Along all perimeter walls*

*(a) The access shall be so positioned that—

- (i) where provided in relation to a turntable ladder, its nearer edge is not less than 4.3 metres and its further edge not more than 10.1 metres from the face of the building;
 - (ii) where provided in relation to a hydraulic platform, its nearer edge is not less than 2 metres and its further edge not more than 7.3 metres from the face of the building;
- (b) where the access is provided in relation to a hydraulic platform, an unobstructed space of not less than 2.2 metres shall be provided beyond the further edge of the access.

Schedule 10**Table 2: Positioning of access to buildings – continued****Part II: Buildings fitted with dry rising mains**

Capacity of building	Height of building above ground level	Type of appliance	Positioning of access
(1)	(2)	(3)	(4)
Any capacity	Any height	Pumping appliance	Within 18 metres of the foot of the main and within sight of the inlet to the main

Part III: Buildings fitted with wet rising mains

Capacity of building	Height of building above ground level	Type of appliance	Positioning of access
(1)	(2)	(3)	(4)
Any capacity	Any height	Pumping appliance	Within 18 metres of a suitable entrance on the ground storey to the stairway enclosure in which the main is situated (or, if the main is not situated in a stairway enclosure, within 18 metres of the foot of the nearest enclosed stairway to the main) and within sight of the inlet to the main

SCHEDULE 11Regulations K3 to K13

Mechanical ventilation of buildings – rate of fresh air supply

Part I: Rate of supply in cubic metres per hour per person

Room or apartment (excluding kitchen) with cubic space per occupant (1)	Minimum rate of supply in cubic metres of fresh air per hour per person (2)
Not exceeding 8 cubic metres	28
Exceeding 8 cubic metres but not exceeding 11	20
Exceeding 11 cubic metres but not exceeding 14	17
Exceeding 14 cubic metres	12

Schedule 11**Part II: Rate of supply in air changes per hour**

Room with no occupant capacity (including kitchen) (1)	Minimum rate of supply in number of air changes per hour (2)
Watercloset	3
Bathroom with WC pan	3
Bathroom without WC pan	2
Washroom	2
Kitchen – in building of occupancy sub-group A1 or A2	6
– in any other building	20
Pantry or larder (exceeding 1.5 cubic metres)	2
Servery	2
Scullery	2
Laundry	10
Boiler room	10
Laboratory	4
Changing room	3
Gymnasium	3
Swimming bath	4
Shower bath	10
Anaesthetic room	10
Sterilising room	10
Operating theatre	10
X-ray room	3
First-aid room	3
Recovery room	3
Drying room	10
Cloakroom	2
Stairway or access way – in building of occupancy sub-group A1 or A2	1
– in any other building	2
Storage room	1
Building for car parking	8
Garage – small	2
– for repair of vehicles	6
– for commercial or public service vehicles	4
Lift machine room	3
Any other room	1

SCHEDULE 12

Regulations M4(6) and M14(1)

Drainage tests

Part I: Tests for drains of an internal diameter of 600 millimetres or less which are to carry no foul water

Test 1

The drain or section thereof to be tested shall be suitably plugged and filled with water at a pressure equivalent to a head of 600 millimetres of water at the highest part of the drain or section under test. The test shall be so arranged that a pressure of 234 millibars (equivalent to a head of 2.4 metres of water) is not exceeded at any point in the drain or section under test. After sufficient time has elapsed to permit the absorption of water by the pipes, joints and fittings the pressure shall be restored to that equivalent to a head of 600 millimetres of water.

This test shall be satisfied if the drain thereafter maintains that pressure for a period of at least 10 minutes.

Test 2

The drain or section thereof to be tested shall be suitably plugged and filled with air (with or without smoke) at a pressure equivalent to a head of 50 millimetres of water.

This test shall be satisfied if the drain for 5 minutes thereafter maintains a pressure equivalent to a head of at least 38 millimetres of water.

Part II: Tests for drains to carry foul water

Test 3

The drain or section thereof to be tested shall be suitably plugged and filled with water at a pressure equivalent to a head of 1.5 metres of water at the highest part of the drain or section under test. The test shall be so arranged that a pressure of 234 millibars (equivalent to a head of 2.4 metres of water) is not exceeded at any point in the drain or section under test. After sufficient time has elapsed to permit the absorption of water by the pipes and joints, the pressure shall be restored to that equivalent to a head of 1.5 metres of water.

This test shall be satisfied if the drain thereafter maintains that pressure for a period of at least 10 minutes.

Test 4

The drain or section thereof to be tested shall be suitably plugged and filled with air (with or without smoke) at a pressure equivalent to a head of 50 millimetres of water.

This test shall be satisfied if the drain for 5 minutes thereafter maintains a pressure equivalent to a head of at least 38 millimetres of water.

Part III: Test for soil pipes, soil-waste pipes, waste pipes and ventilating pipes

Test 5

The soil pipes, soil-waste pipes, waste pipes and ventilating pipes or any section thereof to be tested shall be suitably plugged and filled with air (with or without smoke) at a pressure equivalent to a head of 50 millimetres of water.

This test shall be satisfied if this pressure remains constant for a period of 5 minutes thereafter.

STATUTORY INSTRUMENTS

1981 No. 1596 (S. 169)

BUILDING AND BUILDINGS

**The
Building Standards
(Scotland) Regulations
1981**

PART 3

Made - - - - - 29th October 1981
Laid before Parliament 16th December 1981
Coming into Operation 17th March 1982

SCHEDULE 13

Regulation A13

Deemed-to-satisfy specifications

Part I: Interpretation of Schedule 13

1. Subject to paragraphs (4) and (5) of regulation A5, where any specification in this Schedule requires a material, component, design, method of construction or operation to conform to or be based on the recommendations of a British Standard, British Standard Code of Practice or other publication the reference in the specification to the British Standard, Code of Practice or other publication shall be taken to be a reference only to so much of the British Standard, Code of Practice or other publication as is relevant to the material, component, design, method of construction or operation in the circumstances in which it is proposed to be used.
 2. Any reference in this Schedule to a specification only by a number shall be construed as referring to the specification so numbered which is deemed to satisfy the same provision of the same regulation as that in relation to which the reference appears.
 3. Any expression used in or in relation to a specification in this Schedule shall have the same meaning as in the regulation which is deemed to be satisfied by that specification.
 4. Any reference in a specification in this Schedule to—
 - (a) a dimension shall, unless the context otherwise requires, be taken to be a reference to any dimension not less than that so stated;
 - (b) a mix of materials by reference to proportionate parts of each material shall, unless the context otherwise requires, be construed as a reference to proportions measured by volume.
 5. In this Schedule—

BS means British Standard;
CP means British Standard Code of Practice.
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Part II: Specifications			
Part B: Materials and durability			
Provision of regulation deemed to be satisfied (1)	Element of structure or fitting (2)	Case dealt with or relevant conditions (3)	Specification (4)
B2	All	The use of a material for a purpose and in conditions dealt with in a British Standard or British Standard Code of Practice	<p>(a) The material conforms to the relevant British Standard†, if any, as to quality;</p> <p>(b) it is selected, prepared and used in accordance with the recommendations of the British Standard or British Standard Code of Practice†, as if, in relation to structural work, including foundations, any provisions in the said Code of Practice by virtue of which high alumina cement may be used were omitted, and having regard to the principles and recommendations contained in CP3: Chapter IX: 1950 – “Durability”.</p>
		The use of a material for a purpose and in conditions not dealt with in a British Standard or British Standard Code of Practice	<p>(a) The material conforms to a British Standard† as to quality;</p> <p>(b) the use of the material is appropriate to the purpose and conditions for and in which it is used.</p>

† Latest edition as at 30th April 1981, including any amendments thereto, published at that date.

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Part C: Structural strength and stability			
Provision of regulation deemed to satisfied (1)	Element of structure or fitting (2)	Case dealt with or relevant conditions (3)	Specification (4)
C2(1) – as to design and construction	Foundations	Non-industrial buildings of not more than 4 storeys in height not of a specialist nature or involving a large element of structural engineering design	(1) The design and construction of the foundations are in accordance with CP101: 1972.
		All other buildings	(2) The design and construction of the foundations are in accordance with CP2004: 1972.
C2(2) and C3 – as to design and construction	Loadbearing structure	– of steel	(1) The design and construction of the structure conform to BS 449: Part 2: 1969, and where the building is one to which regulation C3 applies— (a) the structure is fully framed with— (i) full joint continuity; or (ii) full column continuity with connections between columns and beams being regarded as pinned, and in either case uninterrupted horizontal ties are located at each floor and roof level in two directions approximately at right angles, and at these levels the floor and roof members are anchored in the direction of their spans to each other or to their supports, the ties and anchorages being capable of sustaining a tensile force of 25 kilonewtons per metre of horizontal dimensions of the structure at working stresses (assuming that no other loads, dead or imposed, are acting) when

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Part C: Structural strength and stability – continued	Provision of regulation deemed to be satisfied (1)	Element of structure or fitting (2)	Case dealt with or relevant conditions (3)	Specification (4)
C2(2) and C3 – as to design and construction – continued	Loadbearing structure – continued	– of steel – continued	<p>the spans do not exceed 5 metres and the sum of the dead and imposed loads does not exceed 7.2 kilonewtons per square metre; and where larger spans and greater floor loads occur the ties and anchorages are capable of sustaining a proportionately higher tensile force; and</p> <p>(b) the layout of the structure on plan and the interaction between the structural members is such as to ensure a robust and stable design, so that while capable of supporting loads caused by normal function there is also a reasonable probability that the structure will not collapse under the effect of misuse or accident.</p>	
–of reinforced concrete, prestressed concrete or precast concrete				<p>(2) The design and construction of the structure are in accordance with—</p> <p>(a) CP 110: Parts 1, 2 and 3: 1972, and are in accordance with all relevant recommendations relating to the provision of ties in CP 110: Part 1: 1972; or</p> <p>(b) CP 114: 1969 in the case of structural work of reinforced concrete; or CP 115: 1969 in the case of structural work of prestressed concrete; or CP 116: 1969 as read with CP 116: Addendum No. 1: 1970 in the case of structural work of precast concrete, and in each case are in accordance with all relevant recommendations relating to the provision of ties in those publications.</p>

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<p>— of natural stone, brick or blocks, or of unreinforced in situ concrete, in association with structural members of steel or reinforced, prestressed or precast concrete</p>	<p>(3) (a) The design and construction of the structural members which are of natural stone, brick or blocks, or of unreinforced in situ concrete are in accordance with CP 111: 1970;</p> <p>(b) the design and construction of structural members other than those of natural stone, brick or blocks, or unreinforced in situ concrete together with the necessary ties to develop adequate interaction with the walls of natural stone, brick or blocks or unreinforced in situ concrete are in accordance with Specification (1) or (2) as the case may be;</p> <p>(c) in the case of a building to which regulation C3 applies, the layout of the walls is so arranged and the structure is so designed and constructed as to provide adequate interaction between the structural members, so as to resist by cantilever, catenary or other action the effects of extreme damage from accidental causes.</p>
<p>C2(2) — as to design and construction</p>	<p>Loadbearing structure</p> <p>(1) The design of the structure is based on CP 111: 1970 and the construction thereof is in accordance with Section 3.3 as read with Section 3.4 of the Scottish Development Department Explanatory Memorandum on the Building Standards (Scotland) Regulations "Structural Strength and Stability", 1972.</p> <p>(2) The design, erection and protection of the structure are in accordance with CP 118: 1969.</p> <p>(3) The design and construction are in accordance with BS 5400: Part 5: 1979, CP 117: Part 1: 1965 and CP 117: Part 2: 1967, as if any provisions in the said Codes of Practice by virtue of which high alumina cement may be used were omitted.</p>

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Part C: Structural strength and stability – continued			
Provision of regulation deemed to be satisfied (1)	Element of structure or fitting (2)	Case dealt with or relevant conditions (3)	Specification (4)
C2 (2) – as to design and construction – continued	Loadbearing structure – continued	– of timber	(4) The design and construction of the structure are in accordance with CP 112: Part 2: 1971 and CP 112: Part 3: 1973.

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Part D: Structural fire precautions			
Provision of regulation deemed to be satisfied (1)	Element of structure or fitting (2)	Case dealt with or relevant conditions (3)	Specification (4)
D21(2) – as to distance from boundary	Groups of garages	Building not exceeding 3 metres in height	No garage is nearer the boundary of the site than the distance specified below—
			Number of garages to be erected on site
			Distance from boundary (metres)
			Not more than 4
			Exceeding 4 but not more than 6
			Exceeding 6 but not more than 10
			Exceeding 10 but not more than 24
D24(7) – as to design and construction	Fuel oil storage tanks	—	The design and construction of the tank conforms to— BS 799: Part 5: 1975; or BS 2654: 1973; or BS 2594: 1975.
D24(7) – as to fitting of safety devices	Safety devices to fuel oil storage tanks	—	Safety devices are fitted conforming to BS799: Part 5: 1975.

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Part E: Means of escape from fire and assistance to fire service

Provision of regulation deemed to be satisfied (1)	Element of structure or fitting (2)	Case dealt with or relevant conditions (3)	Specification (4)
E5(6) proviso	Toughened glass		The glass meets the description in clause 9, as read with Table 5, of BS 952: Part 1: 1978 and is installed in accordance with CP 152: 1972.
E16(1) – as to adequacy of means of emergency lighting	Laminated glass Means of emergency lighting	Cinemas, bingo halls, ballrooms, dance halls and ten pin bowling alleys All buildings other than cinemas, bingo halls, ballrooms, dance halls and ten pin bowling alleys	The glass meets the description in clauses 10.3 or 10.5(g) both as read with clause 10.6 and Table 6, of BS 952: Part 1: 1978 and is installed in accordance with CP 152: 1972. The means of emergency lighting are designed and installed in accordance with CP 1007: 1955. The means of emergency lighting are designed and installed in accordance with BS 5266: Part 1: 1975.
E22(1) – as to fittings for fire mains	Fire mains	Landing valves for wet rising mains Landing valves for dry rising mains	(1) The landing valves conform to BS 5041: Part 1: 1975. (2) The landing valves conform to BS 5041: Part 2: 1976.

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Inlet breechings for dry rising mains	(3) The inlet breechings conform to BS 5041: Part 3: 1975.
Boxes for landing valves for dry rising mains	(4) The boxes conform to BS 5041: Part 4: 1975.
Boxes for dry rising mains	(5) The boxes conform to BS 5041: Part 5: 1974.
E22(4)(a) – as to equipment for wet rising mains	Wet rising mains The equipment conforms to BS 5306: Part 1: 1976.
E23(1) – as to suitability of ground hydrants	Ground hydrants The hydrants conform to BS 750: 1977.
E24(2) – as to suitability of electrical supply	Fire lift Electrical supply The electrical supply conforms to BS 5655: Part 1: 1979.

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Part F: Chimneys, flues, hearths and the installation of heat-producing appliances			
Provision of regulation deemed to be satisfied (1)	Element of structure or fitting (2)	Case dealt with or relevant conditions (3)	Specification (4)
F3 – as to construction of chimney	Chimney	Chimney serves appliance burning solid fuel	The chimney is constructed in accordance with CP 131: 1974.
F4(1) – as to thickness and strength of cast iron	Flue-pipe	Appliance designed to burn solid fuel	The flue-pipe conforms to BS 41: 1973.
F10(2) – as to arrangements for cleaning	Chimney	Chimney serves appliance burning solid fuel other than an open fire	The chimney is constructed in accordance with clause 4.4 of CP 131: 1974.
F12(2) – as to adequacy of cross-sectional area of flue	Chimney	Chimney serves an open fire	The chimney is so constructed that the cross-sectional area of the flue is in accordance with clause 3.3.1 of CP 131: 1974.
	Chimney or flue-pipe	Chimney or flue-pipe serves appliance burning solid fuel other than an open fire	The chimney or flue-pipe is so constructed that the cross-sectional area of the flue is in accordance with clause 3.3.2 of CP 131: 1974.
F13(5) – as to design and construction of fireback	Fireplace opening	Opening for inset open fire	The design and construction of the fireback conforms to BS 1251: 1970.
F20 – as to secure means of anchorage	Fireguard fitting		The means of anchorage for the fireguard comprises screwed bushes or plugs fitted with screwed eyelets and conforming to BS 2788: 1956 or BS 3140: 1967.

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F24(5) – as to suitability of materials in flue-pipes	Flue-pipe	Flue-pipe serves oil-burning appliance	<p>(1) Clay pipes (including bends) which conform to BS 65: 1981 and are of British Standard type, socketed, impermeable and acid-resistant and jointed and flush pointed with cement mortar.</p> <p>(2) Cast iron spigot and socket flue-pipes and fittings which conform to BS 41: 1973.</p> <p>(3) Flue-pipes and fittings of carbon steel conforming to BS 1449: Part 1: 1972.</p> <p>(4) Vitreous enamelled carbon steel flue-pipes and fittings conforming to BS 715: 1970.</p> <p>(5) Flue-pipes and fittings of stainless and heat-resisting steel conforming to BS 1449: Part 2: 1975 and in accordance with the specific requirements for 304 S16, 316 S16 and 430 S15 steels described in Section 2 thereof.</p>
F26(1) – as to suitability of materials in chimneys and flue-pipes	Chimney or flue-pipe	Chimney or flue-pipe serves gas-burning appliance	The chimney or flue-pipe is constructed in accordance with the relevant recommendations of BS 5440: Part 1: 1978.
F26(5) – as to protection of flue-pipes	Flue-pipe	Flue-pipe serves gas-burning appliance and passes through a cupboard	The flue-pipe is protected within the cupboard by a wire guard situated not less than 25 millimetres from its external surface.
F36(2) – as to ventilation of cupboard	Return air grilles		The minimum size of the return air grilles is in accordance with Appendix C to BS 3456, Section 2.22, 1972.

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Part F: Chimneys, flues, hearths and the installation of heat-producing appliances – continued			
Provision of regulation deemed to be satisfied (1)	Element of structure or fitting (2)	Case dealt with or relevant conditions (3)	Specification (4)
F38(1) – as to design, construction and installation of appliances	Solid fuel appliance	The output rating of the appliance does not exceed 44 kilowatts	The appliance is designed, constructed and installed in accordance with CP 403: 1974.
	Oil-burning appliance	The output rating of the appliance does not exceed 44 kilowatts	The appliance is designed, constructed and installed in accordance with BS 5410: Part 1: 1977.
		The output rating of the appliance exceeds 44 kilowatts	The appliance is designed, constructed and installed in accordance with BS 5410: Part 2: 1978.
F38(1) – as to design and construction of appliances	Gas-burning appliance	The input rating of the appliance does not exceed 60 kilowatts	The appliance is designed and constructed in accordance with— BS 1250: Part 1: 1966; Part 2: 1963; Part 3: 1963; Part 4: 1965; Part 5: 1963; and Part 6: 1965; or BS 2512: 1963; or BS 2491: 1963; or BS 2773: 1965; or BS 2883: 1964; or BS 5258: Part 1: 1975; Part 2: 1975; Part 3: 1975; Part 4: 1977;

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<p>Part 5: 1975; Part 6: 1975; Part 7: 1977; Part 8: 1980; Part 10: 1980; Part 11: 1980; and Part 12: 1980; or</p>	<p>BS 5314: Part 1: 1976; Part 2: 1976; Part 3: 1976; Part 4: 1976; Part 5: 1976; Part 6: 1976; Part 7: 1976; Part 8: 1979; Part 9: 1979; Part 11: 1979; and Part 12: 1979; or</p>	<p>BS 5386: Part 1: 1976; Part 2: 1979; and Part 3: 1980, whichever is relevant.</p>	<p>The appliance is installed in accordance with BS 5482: Part 1: 1979.</p>
<p>F38(1) – as to installation</p>	<p>Gas-burning appliance</p>	<p>The appliance is designed to burn liquified petroleum gas</p>	<p></p>

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Part F: Chimneys, flues, hearths and the installation of heat-producing appliances - continued			
Provision of regulation deemed to be satisfied (1)	Element of structure or fitting (2)	Case dealt with or relevant conditions (3)	Specification (4)
F38(2) - as to combustion air	Combustion air arrangements	Solid fuel appliance with an output rating not exceeding 44 kilowatts	The combustion air arrangements are in accordance with the recommendations as to good or fair practice in CIBS Practice Note No. 1, June 1973.
		Oil-burning appliance with an output rating not exceeding 44 kilowatts	The combustion air arrangements are in accordance with clause 23 of BS 5410: Part 1: 1977.
		Gas-burning appliance with an input rating not exceeding 60 kilowatts	The combustion air arrangements are in accordance with BS 5440: Part 2: 1976.
		Appliance designed to burn liquified petroleum gas	The combustion air arrangements are in accordance with BS 5482: Part 1: 1979.

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Part G: Preparation of sites and resistance to the passage of moisture†

Provision of regulation deemed to be satisfied (1)	Element of structure or fitting (2)	Case dealt with or relevant conditions (3)	Specification (4)
G3 – as to draining of site and ground in vicinity of building	Sub-soil drain	Not passing through or under a building	(a) Pipes conform to BS 1194: 1969, BS 1196: 1971 or BS 2760: 1973; (b) they are laid in accordance with CP 301: 1971.
G7 – as to treatment of solum	Solum	Solum for solid floor of concrete laid directly thereon and incorporating a damp-proof course	(1) (a) The solum is brought to a level surface; (b) a layer of bottoming 100 millimetres thick, free from fine material, as chemically inert as is practicable, is laid thereon; (c) the layer is blinded with suitable fine material and consolidated to form a level crack-free surface.
	Solum separated from lowest floor of timber by an air space		(2) (a) The solum is brought to an even surface and if it requires to be upfilled, such upfilling is of hard dry material; (b) a layer of bottoming 100 millimetres thick, free from fine material and as chemically inert as is practicable, is laid on the solum; (c) the layer is blinded with suitable fine material and consolidated to form a crack-free surface; (d) the surface is covered by a continuous layer of damp-resisting material— (i) in accordance with CP 102: 1973; or (ii) conforming to BS 2832: 1957; all so that the resultant surface is not below the adjoining finished external ground.

† A number of general specifications relating to this Part of the Schedule and referred to in this Part are set forth in Schedule 14.

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Part G: Preparation of sites and resistance to the passage of moisture—continued			
Provision of regulation deemed to be satisfied (1)	Element of structure or fitting (2)	Case dealt with or relevant conditions (3)	Specification (4)
G7 – as to treatment of solum – continued	Solum – continued	Solum separated from lowest floor of concrete by an air space	(3) The solum is brought to a level surface.
G8 – as to resistance to moisture from the ground	Floor	Solid floor of concrete laid directly on the solum and incorporating a damp-proof course	(1) (a) The solum is treated in accordance with Specification (1) for regulation G7; (b) the solid floor of concrete is constructed incorporating a continuous layer of damp-resisting material— (i) laid as a sandwich between two layers of concrete in accordance with CP 102: 1973, the layer of concrete above the damp-resisting material being 60 millimetres thick and the layer below 75 millimetres thick; or (ii) conforming to BS 743: 1970 and laid on top of the solum treatment immediately below the concrete slab, the concrete slab being 90 millimetres thick; the damp-resisting material being continuous with or joined and sealed to the damp-proof course or damp-proof structure in every adjoining wall, pier, buttress, column or chimney.
Lowest floor of timber separated from the solum by an air space			(2) (a) The solum is treated in accordance with Specification (2) for regulation G7; (b) the floor is separated from the solum and constructed in accordance with CP 102: 1973;

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(c) the space beneath the floor is ventilated by openings in the external walls which allow 3000 square millimetres of open area per every 2 metres run of external wall for the purpose of ventilating the said space and are sealed from any cavity in any wall through which they pass, such openings being provided with gratings conforming to BS 493: 1970.

Lowest floor of concrete separated from the solum by an air space

(3) (a) The solum is brought to a level surface;
 (b) the floor is of—
 (i) in situ concrete; or
 (ii) precast concrete units having interlocking or mortar filled butt joints;
 (c) the space beneath the floor is ventilated as in Specification (2)(c).

Wall, pier, buttress, column, chimney or other element of structure in contact with the ground

The element has no damp-proof course

(4) To a height of not less than 150 millimetres above the finished level of the adjoining ground—
 (a) the element is of dense vibrated concrete;
 (b) the concrete is of a mix suitable for the mode of vibration adopted and incorporates—
 (i) cement conforming to BS 12: 1978 or BS 146: Part 2: 1973 (unless the ground conditions require a more chemically resistant cement);
 (ii) aggregate conforming to BS 882, 1201: Part 2: 1973; and
 (iii) is thoroughly compacted by vibrating;
 (c) any joint is so formed as to prevent the passage of moisture to the inner surface of the building.

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Part G: Preparation of sites and resistance to the passage of moisture—continued			
Provision of regulation deemed to be satisfied (1)	Element of structure or fitting (2)	Case dealt with or relevant conditions (3)	Specification (4)
G8 – as to resistance to moisture from the ground – continued	Wall, pier, buttress, column, chimney or other element of structure in contact with the ground – continued	The element has no damp-proof course – continued	<p>(5) To a height of not less than 150 millimetres above the finished level of the adjoining ground—</p> <p>(a) the element is built of—</p> <p>(i) clay engineering bricks; or</p> <p>(ii) granite blocks;</p> <p>conforming in either case to the appropriate specification listed in column (1) of Part I of Schedule 14;</p> <p>(b) the mortar conforms to the appropriate specification listed in column (1) of Part II of Schedule 14;</p> <p>(c) as for Specification (4)(c).</p>
	The element has a damp-proof course		<p>(6) (a) To a height of not less than 150 millimetres above the finished level of the adjoining ground the element is of dense concrete of a mix of 1:2:4 (cement: fine aggregate: coarse aggregate) incorporating—</p> <p>(i) not more than 29 litres of suitable mixing water per 50 kilograms of cement; and</p> <p>(ii) and (iii) cement and aggregate as for Specification (4)(b)(i) and (ii);</p> <p>(b) the element has a damp-proof course of a material conforming to BS 743: 1970;</p> <p>(c) the damp-proof course—</p> <p>(i) is so arranged as to seal any path by which moisture may otherwise pass from the ground to the inner surface of the building;</p>

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<p>(ii) extends at every point to, or is placed at a height of, not less than 150 millimetres above the finished level of the adjoining ground;</p> <p>(iii) is joined with and sealed to any damp-proof course in any adjoining structure; and</p> <p>(iv) extends through the thickness of each leaf of a cavity structure but not across the cavity;</p> <p>(d) any cavity in the element extends to a depth of not less than 150 millimetres below the damp-proof course.</p>		
	<p>(7) (a) To a height of not less than 150 millimetres above the finished level of the adjoining ground—</p> <p>(i) the element is built of bricks or blocks conforming to the appropriate specification listed in column (1) of Part I of Schedule 14; and</p> <p>(ii) the mortar conforms to the appropriate specification listed in column (1) of Part II of Schedule 14;</p> <p>(b), (c) and (d) as for Specification (6)(b), (c) and (d).</p>	
<p>G9 — as to resistance to moisture from rain or snow</p>	<p>External wall</p>	<p>Solid wall of bricks, blocks, slabs or natural stone of building of occupancy group A or B1, which under normal conditions is liable to severe conditions of exposure as specified in Building Research Station Digest No 127 "An index of exposure to driving rain"</p>
		<p>(1) Between the level of the main damp-proof construction and the junction of the wall with the roof—</p> <p>(a) the wall is of material conforming to the appropriate specification listed in column (2) of Part I of Schedule 14 and of a thickness of—</p> <p>(i) 250 millimetres when the material is autoclaved aerated concrete blocks or slabs; or</p> <p>(ii) 340 millimetres for any other material;</p> <p>(b) the mortar conforms to the appropriate specification listed in column (2) of Part II of Schedule 14;</p> <p>(c) any external rendering conforms to the appropriate specification listed in columns (1) to (5) of Part III of Schedule 14;</p>

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Part G: Preparation of sites and resistance to the passage of moisture—continued

Provision of regulation deemed to be satisfied (1)	Element of structure or fitting (2)	Case dealt with or relevant conditions (3)	Specification (4)
G9 – as to resistance to moisture from rain or snow – continued	External wall – continued	Solid wall of bricks, blocks, slabs or natural stone of building of occupancy group A or B1, which under normal conditions is liable to severe conditions of exposure as specified in Building Research Station Digest No 127 “An index of exposure to driving rain” – continued	<p>(d) the wall has a damp-proof course or flashing of material conforming to BS 743: 1970 so arranged at openings and at intrusions of other elements in the wall as to seal any path by which moisture may otherwise pass from the exterior of the building to its inner surface;</p> <p>(e) the wall, when a material other than autoclaved aerated concrete blocks or slabs is used, is strapped and lined internally with—</p> <p>(i) timber straps having a thickness of 19 millimetres and treated with an inodorous non-staining preservative; and</p> <p>(ii) lined with plaster on lath or plasterboard or other suitable material.</p>
		Solid wall of bricks, blocks, slabs or natural stone of building of occupancy group A or B1, when the wall is not liable under normal conditions to severe conditions of exposure as specified in Building Research Station Digest No 127 “An index of exposure to driving	<p>(2) Between the level of the main damp-proof construction and the junction of the wall with the roof—</p> <p>(a) the wall is of material conforming to the appropriate specification listed in column (2) of Part I of Schedule 14 and of a thickness of—</p> <p>(i) 200 millimetres when the material is autoclaved aerated concrete blocks or slabs; or</p> <p>(ii) 225 millimetres for any other material;</p> <p>(b), (c), (d) and (e) as for Specification (1)(b), (c), (d) and (e).</p>

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- Cavity wall of bricks, blocks or natural stone
- (3) Between the level of the top of the main damp-proof construction and the junction of the wall with the roof—
- (a) any leaf of the wall is 75 millimetres in thickness and the cavity is 50 millimetres in width;
 - (b) the wall is built of material conforming to the appropriate specification listed in column (2) of Part I of Schedule 14;
 - (c) the mortar conforms to the appropriate specification listed in column (2) of Part II of Schedule 14;
 - (d) any external rendering conforms to the appropriate specification listed in columns (1) to (5) of Part III of Schedule 14;
 - (e) the wall ties are so laid and every duct and pipe that bridges the cavity is so positioned as to resist the passage of moisture from the exterior of the building to its inner surface;
 - (f) the wall has a damp-proof course and flashing of material conforming to BS 743: 1970 so arranged as to seal any path by which moisture may otherwise pass from the exterior of the building to its inner surface where—
 - (i) the cavity is bridged other than by a wall tie, duct or pipe;
 - (ii) any part of the inner leaf or any beam, lintel, plate or other part of the structure bearing on or inserted in the inner leaf of the wall intrudes into the cavity; or
 - (iii) any sill or other part of the structure intrudes into the cavity from the outer leaf of the wall in such a way as would otherwise permit moisture to pass to the inner surface of the wall;
 - (g) the wall ties and any other part of the structure which bridges the cavity are kept clear of all mortar droppings;
 - (h) the cavity is cleared of all mortar droppings and building debris.

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Part G: Preparation of sites and resistance to the passage of moisture—continued

(1) Provision of regulation deemed to be satisfied	(2) Element of structure or fitting	(3) Case dealt with or relevant conditions	(4) Specification
G9 – as to resistance to moisture from rain or snow – continued	External wall – continued	Cavity wall having an outer leaf of brick, block or natural stone and an inner leaf of timber framing	<p>(4) Between the level of the top of the main damp-proof construction and the junction of the wall with the roof—</p> <p>(a) the outer leaf of the wall is 75 millimetres in thickness;</p> <p>(b) the outer leaf of the wall is built of material conforming to the appropriate specification listed in column (2) of Part I of Schedule 14 and the mortar conforms to the appropriate specification in column (2) of Part II of Schedule 14;</p> <p>(c) any external rendering conforms to the appropriate specification listed in columns (1) to (5) of Part III of Schedule 14;</p> <p>(d) the cavity between the outer and inner leaves is 50 millimetres wide;</p> <p>(e) the inner leaf of the wall is formed by a frame of timber standards and dwangs and the frame is clad on its outer face with a membrane of breather paper conforming to BS 4016: 1972;</p> <p>(f) the wall ties are so laid and every duct and pipe that bridges the cavity is so positioned as to resist the passage of moisture from the exterior of the building to its inner surface;</p> <p>(g) the wall has a damp-proof course and flashing of material conforming to BS 743: 1970 so arranged as to seal any path by which moisture may otherwise pass from the exterior of the building to its inner surface where—</p>

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- (i) the cavity is bridged other than by a wall tie, duct or pipe;
 - (ii) any part of the inner leaf or any beam, lintel, plate or other part of the structure bearing on or inserted in the inner leaf of the wall intrudes into the cavity; or
 - (iii) any sill or other part of the structure intrudes into the cavity from the outer leaf of the wall in such a way as would otherwise permit moisture to pass to the inner surface of the wall;
 - (h) the wall ties or any other part of the structure which bridges the cavity are kept clear of all mortar droppings;
 - (i) the cavity is cleared of all mortar droppings and building debris.
-
- No-fines concrete wall
- (5) Between the level of the top of the main damp-proof construction and the junction of the wall with the roof—
 - (a) the wall is built of no-fines concrete to the appropriate specification (a) or (b) listed in column (2) of Part I of Schedule 14 and its thickness is—
 - (i) if specification (a), 250 millimetres; or
 - (ii) if specification (b), 300 millimetres;
 - (b) the wall is externally rendered and the rendering conforms to the appropriate specification listed in columns (1) to (5) of Part III of Schedule 14;
 - (c) the wall has a damp-proof course and flashing as for Specification (1)(d);
 - (d) the wall is finished internally with—
 - (i) a directly applied plaster finish of a thickness of 12.5 millimetres; or
 - (ii) straps and lining in accordance with Specification (1)(e).

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Part G: Preparation of sites and resistance to the passage of moisture—continued

Provision of regulation deemed to be satisfied (1)	Element of structure or fitting (2)	Case dealt with or relevant conditions (3)	Specification (4)
G9 – as to resistance to moisture from rain or snow – continued	External wall – continued	Timber wall which is not liable to severe conditions of exposure as specified in Building Research Station Digest No 127 “An index of exposure to driving rain”	<p>(6) Between the level of the top of the main damp-proof construction and the junction of the wall with the roof—</p> <p>(a) it has a frame of timber standards and dwangs;</p> <p>(b) the exterior of the wall is clad with—</p> <p>(i) boarding not less than 21 millimetres in thickness with rebated or tongued and grooved joints, fixed vertically with boards not more than 100 millimetres wide or fixed horizontally with boards not more than 150 millimetres wide; or</p> <p>(ii) tapered boarding not less than 21 millimetres in thickness at the thicker edge and not more than 150 millimetres wide, fixed horizontally either lapped or with rebated joints and in either case the boarding conforms to the appropriate specification listed in column (2) of Part I of Schedule 14;</p> <p>(c) a membrane of breather paper conforming to BS 4016: 1972 is fixed between the standards and the boarding mentioned in paragraphs (a) and (b) of this Specification and sealed where necessary to any damp-proof course mentioned in the next succeeding paragraph of this Specification;</p> <p>(d) a damp-proof course of material conforming to BS 743: 1970 is arranged at floor levels and at openings in the wall so as to seal any path by which moisture may otherwise pass from the exterior of the building to its inner surface.</p>

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- Solid or cavity wall of bricks, blocks or natural stone which extends to 225 millimetres or more above the junction of the wall with the roof
- (7) (a) Between the junction of the wall with the roof and the top of the wall—
- (i) the wall is built of materials conforming to the appropriate specification listed in column (1) of Part I of Schedule 14;
 - (ii) the mortar conforms to the appropriate specification listed in column (1) of Part II of Schedule 14;
 - (iii) any external rendering conforms to the appropriate specification listed in columns (1) to (5) of Part III of Schedule 14;
- and in the case of a solid parapet wall rendering is applied to one face only;
- (b) the wall is protected at its top by—
- (i) a damp-resisting cope constructed of stone or of precast dense concrete thoroughly compacted by vibrating or pressing, projecting on both sides of the wall, throated on the underside of the projections and weathered on top to conduct rainwater to the roof side;
 - (ii) copper sheeting conforming to BS 2870: 1980 and of 0.7 millimetre thickness properly laid, dressed and lapped (all laps being clincked) and shaped to form drips clear of the faces of the wall; or
 - (iii) in the case of a solid parapet wall a layer of asphalt conforming to BS 1162, 1418, 1410: 1973 or BS 988, 1076, 1097, 1451: 1973 properly laid and dressed over the wall;
- (c) where the wall is protected at its top by a cope as specified in paragraph (b)(i) of this Specification it has a continuous damp-proof course of a material conforming to BS 743: 1970 placed between the cope and the top of the wall and extending throughout the thickness of the wall including any surface finish or cavity;

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Part G: Preparation of sites and resistance to the passage of moisture—continued

Provision of regulation deemed to be satisfied (1)	Element of structure or fitting (2)	Case dealt with or relevant conditions (3)	Specification (4)
G9 – as to resistance to moisture from rain or snow – continued	External wall – continued	Solid or cavity wall of bricks, blocks or natural stone which extends to 225 millimetres or more above the junction of the wall with the roof – continued	<p>(d) where it abuts a roof the wall is provided with a continuous damp-proof course and flashing—</p> <p>(i) of a material conforming to BS 743: 1970; and</p> <p>(ii) at a height of not less than 150 millimetres nor more than 300 millimetres from the highest point at which the wall abuts on the roof and the damp-proof course;</p> <p>(e) the damp-proof course extends throughout the thickness of the wall, and if the wall is a cavity wall, is sloped upwards across the cavity from the roof side leaf of the wall to a higher level in the other leaf;</p> <p>(f) the flashing is so arranged that—</p> <p>(i) where the roof covering or gutter adjoining the wall is in the form of a continuous sheet it is continuous with the sheet or is so jointed thereto as to prevent the passage of moisture into or through the junction; or</p> <p>(ii) where the roof covering or gutter adjoining the wall is not in the form of a continuous sheet it prevents the passage of moisture to the inner surface of the building in conjunction with the roof covering or gutter.</p>

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Solid or cavity wall of bricks, blocks or natural stone which extends to less than 225 millimetres above the junction of the wall with the roof	(8) (a), (b) and (c) as for Specification (7)(a), (b) and (c); (d) the damp-proof course beneath the cope, copper sheeting or asphalt protecting the top of the wall is brought down and so arranged as described for flashings in Specification (7)(f).
Wall partly external	(9) (a) A damp-proof course and flashing of material conforming to BS 743: 1970 are inserted in the wall so as to extend along the wall the full length of the abutment of the lower roof at a height of not less than 150 millimetres above the abutment; (b) where the wall is a cavity wall the damp-proof course is stepped upwards from the lower roof within the thickness of the wall; (c) the flashing is so arranged in relation to the lower roof that it conforms to Specification (7)(f).
Wall of coursed brick, block or natural stone with roofs abutting at different levels – flat roof abutting at a lower level than the roof on the other side of the wall	(10) (a) A damp-proof course and flashing of a material conforming to BS 743: 1970 are inserted in the wall; (b) the damp-proof course is— (i) laid in several horizontal lengths at different heights within the depth between the levels of the two abutments, each length overlapping the length beneath it in such a manner as to prevent the passage of moisture from the exposed surface of the wall to its inner surface; or (ii) stepped down each course to follow the slope of the lower roof abutment and at any part at a height of not less than 150 millimetres above that abutment,

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Part G: Preparation of sites and resistance to the passage of moisture—continued

Provision of regulation deemed to be satisfied (1)	Element of structure or fitting (2)	Case dealt with or relevant conditions (3)	Specification (4)
G9 – as to resistance to moisture from rain or snow – continued	Wall partly external – continued	Wall of coursed brick, block or natural stone with roofs abutting at different levels – pitched roof abutting at a lower level than the roof on the other side of the wall – continued	<p>and where the wall is of cavity construction, stepped upwards from the lower roof within the thickness of the wall;</p> <p>(c) the flashing is so arranged in relation to the lower roof as to comply with Specification (7)(f).</p>
Chimney stack			
(11)			
(a) The materials conform to the appropriate specification listed in column (1) of Part I of Schedule 14;			
(b) the mortar conforms to the appropriate specification listed in column (1) of Part II of Schedule 14;			
(c) the rendering conforms to the appropriate specification listed in columns (1) to (5) of Part III of Schedule 14 and is applied at the external surfaces of the stack between the cope and where it contacts the roof;			
(d) the stack is protected at its top by a damp-resisting cope constructed of stone or precast dense concrete thoroughly compacted by vibrating or pressing which projects beyond the face of the stack on all sides, is weathered on top, throated on the underside of the projections and all chimney cans are bedded thereon and haunched in mortar;			
(e) where such a cope is not in one piece, a continuous damp-proof course of material conforming to BS 743: 1970 is placed between the cope and the top of the chimney stack and extends throughout the thickness of the stack excluding the flues and their linings;			

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(f) at the junction of the stack and the roof a flashing of material conforming to BS 743: 1970 is so arranged in conjunction with the roof covering or gutter as to conform to Specification (7)(f).

- | | |
|---|---|
| <p>Chimney stack in contact with roof—
(A) of bricks, blocks or natural stone rendered externally where the height from the underside of the upper ceiling joists to the lowest point of intersection of the stack and roof covering is 760 millimetres or less; or
(B) of facing bricks or blocks or natural stone</p> | <p>(12) (a) to (e) as for Specification (11)(a) to (e);
(f) a damp-proof course and flashing of material conforming to BS 743: 1970 is inserted in the stack above its junction with the roof;
(g) the damp-proof course mentioned in the last foregoing paragraph—
(i) is at a height of not less than 150 millimetres nor more than 300 millimetres above the highest point at which the chimney is in contact with the roof; and
(ii) extends throughout the chimney stack excluding the flues and their linings;
(h) the flashing mentioned in paragraph (f) of this specification is so arranged that in conjunction with the roof covering or gutter it conforms to Specification (7)(f).</p> |
| Roof | <p>(13) The slates or tiles are laid and fixed in accordance with BS 5534: Part 1: 1978.</p> |
| Lead roof | <p>(14) The lead is laid and fixed in accordance with CP 143: Part 11: 1970.</p> |

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Part G: Preparation of sites and resistance to the passage of moisture—continued			
Provision of regulation deemed to be satisfied (1)	Element of structure or fitting (2)	Case dealt with or relevant conditions (3)	Specification (4)
G9 – as to resistance to moisture from rain or snow – continued	Roof – continued	Copper roof	(15) The copper is laid and fixed in accordance with CP 143: Part 12: 1970.
		Zinc roof	(16) The zinc is laid and fixed in accordance with CP 143: Part 5: 1964.
		Aluminium roof	(17) The aluminium is laid and fixed in accordance with— (a) CP 143: Part 1: 1958; and (b) CP 143: Part 15: 1973.
		Galvanised corrugated steel roof	(18) The steel is laid and fixed in accordance with CP 143: Part 10: 1973.
		Corrugated asbestos-cement roof	(19) The asbestos-cement is laid and fixed in accordance with BS 5247: Part 14: 1975.
		Flat glass roof in patent glazing	(20) The flat glass is laid and fixed in accordance with BS 5516: 1977.
		Mastic asphalt roof	(21) The mastic asphalt is laid and fixed in accordance with CP 144: Part 4: 1970.
		Bitumen felt roof	(22) The bitumen felt is laid and fixed in accordance with CP 144: Part 3: 1970.

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- Cedar shingle roof with a slope of not less than 14 degrees
- (23) (a) The shingles are of timber of Canadian Western Red Cedar of no lower grading commercially than Grade No 1; and
- (b) they are treated by a vacuum/pressure impregnation process with a wood preservative of water-borne copper/chrome/arsenic composition conforming to BS 4072: 1974; and
- (c) they are laid to a gauge of 95 millimetres with one lap of 216 millimetres, a second lap of 120 millimetres and a third lap of 25 millimetres; and
- (d) they are fixed direct through underslating felt conforming to BS 747: 1977 to a background of sarking of not less than 19 millimetres thick; and
- (e) the fixing nails are of copper 30 millimetres \times 2.3 millimetres diameter with 4.8 millimetres diameter heads or of silicon bronze 30 millimetres \times 1.8 millimetres diameter with 4.8 millimetres diameter heads; and
- (f) each shingle is held by two nails driven in at not more than 19 millimetres from the sides of the shingle and not less than 25 millimetres and not more than 50 millimetres above the gauge line.
-
- Cedar shingle roof with a slope of not less than 22½ degrees
- (24) (a) as for Specification (23)(a); and
- (b) as for Specification (23)(b); and
- (c) as for Specification (23)(c), or they are laid to a gauge of 125 millimetres with one lap of 150 millimetres and a second lap of 25 millimetres; and
- (d) as for Specification (23)(d); and
- (e) as for Specification (23)(e); and
- (f) as for Specification (23)(f).

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Part H: Resistance to the transmission of sound

Provision of regulation deemed to be satisfied (1)	Element of structure or fitting (2)	Case dealt with or relevant conditions (3)	Specification (4)
H3(1) - as to sound insulation of walls	Separating wall†	<p>Walls of houses including flats and maisonnettes - solid construction</p> <p>Condition—</p> <p>Each end of the separating wall either—</p> <p>(a) extends for a distance of 460 millimetres beyond an external flanking wall; or</p> <p>(b) ties into an external flanking wall—</p> <p>(i) in which any windows and door openings within 690 millimetres on either side of the junction are not less than 690 millimetres apart measured horizontally; and</p>	<p>(1) 225 millimetres brick with 12.5 millimetres plaster on both sides and having a weight of 490 kilograms per square metre.</p> <p>(2) 360 millimetres sandstone with 12.5 millimetres plaster on both sides.</p> <p>(3) 175 millimetres dense concrete with 12.5 millimetres plaster on both sides and having a weight of 460 kilograms per square metre.</p> <p>(4) 200 millimetres dense concrete block with 12.5 millimetres plaster on both sides and having a weight of 460 kilograms per square metre.</p> <p>(5) 250 millimetres no-fines concrete with 12.5 millimetres plaster on both sides including behind ends of abutting partitions and having a weight of 440 kilograms per square metre.</p>

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(ii) which is of a construction of a weight and mass not less than one-half the weight and mass of any of the Specifications (1) to (5)	(6) Two leaves, 100 millimetres brick 50 millimetres wide cavity, butterfly wire ties, with 12.5 millimetres plaster on both sides and having a weight of 490 kilograms per square metre.
Walls of houses including flats and maisonettes – cavity construction	(7) Two leaves, 100 millimetres dense concrete block 50 millimetres wide cavity, butterfly wire ties, with 12.5 millimetres plaster on both sides and having a weight of 460 kilograms per square metre.
Condition – as for condition to Specifications (1) to (5)	(8) Two leaves, 75 millimetres clinker block (1520 kilograms per cubic metre) 75 millimetres wide cavity, butterfly wire ties, with 12.5 millimetres plaster on both sides and having a weight of 250 kilograms per square metre.
Walls of flats and maisonettes only – solid construction	(9) 150 millimetres dense in situ concrete with 12.5 millimetres plaster on both sides and having a weight of 415 kilograms per square metre.
Condition – as for condition to Specifications (1) to (5)	(10) 360 millimetres sandstone strapped and plasterboard-lined on each side.

† In the case of a wall dividing houses within the roof space of a building—

- (a) where the wall is a solid wall, one-half of the thickness of that specified with no plaster on either side;
- (b) except in the case of Specification (12), where the wall is a cavity wall, one leaf of the type specified.

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Part H: Resistance to the transmission of sound – continued

Provision of regulation deemed to be satisfied (1)	Element of structure or fitting (2)	Case dealt with or relevant conditions (3)	Specification (4)
H3(1) – as to sound insulation of walls – continued	Separating wall† – continued	Walls of flats and maisonettes only – cavity construction	(11) Two leaves, 75 millimetres clinker block (1520 kilograms per cubic metre) 50 millimetres wide cavity, butterfly wire ties, with 12.5 millimetres plaster on both sides and having a weight of 250 kilograms per square metre.
		Condition – as for condition to Specifications (1) to (5)	(12) Two leaves, 100 millimetres autoclaved aerated concrete (960 kilograms per cubic metre and having an absorption coefficient of 4) 75 millimetres wide cavity, butterfly wire ties, with 12.5 millimetres plaster on both sides and having a weight of 250 kilograms per square metre.
H3(1) and H3(2) – as to sound insulation of floors	Separating floors	Floor of a flat or maisonette separated from another flat or maisonette by a separating wall – concrete floors	(1) Resilient finish of rubber on sponge rubber underlay 4.5 millimetres thick or of cork tiles, laid on solid concrete slab 150 millimetres thick inclusive of any levelling screed and having a weight of 365 kilograms per square metre.
	Condition– The separating floor ties in at opposite ends to an external flanking wall which– (a) at each junction extends for not less than 600 millimetres vertically		(2) Wood raft laid to float upon a resilient layer which conforms to CP 3: Chapter III: 1972 (Appendix B, paragraph 7(d)), which will retain its resilience under imposed loading, laid on– (a) solid concrete slab 100 millimetres thick and having a weight of 220 kilograms per square metre; (b) slab of concrete beams and hollow clay or concrete infilling blocks and having a weight of 220 kilograms per square metre;

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measured from the underside of the floor without any window or door opening therein, other than a window or door opening above a balcony forming an extension to the floor; and	(c) slab of hollow concrete beams of box section and having a weight of 220 kilograms per square metre; or
	(d) slab of concrete beams of inverted trough section and having a weight of 220 kilograms per square metre.
(b) is of a construction of a weight and mass not less than one-half the weight and mass of any of the Specifications (1) to (5) for regulation H3(1)	(3) Concrete screed (whether or not incorporating heating elements) and any directly applied covering laid to float upon a resilient layer which conforms to CP 3; Chapter III: 1972 (Appendix B, paragraph 7(d)) which will retain its resilience under imposed loading, laid on— (a) solid concrete slab 100 millimetres thick and having a weight of 220 kilograms per square metre; (b) slab of concrete beams and hollow clay or concrete infilling blocks and having a weight of 220 kilograms per square metre; (c) slab of hollow concrete beams of box section and having a weight of 220 kilograms per square metre; or (d) slab of concrete beams of inverted trough section and having a weight of 220 kilograms per square metre.
Floor of a flat or maisonette separated from another flat or maisonette by a separating wall — timber floors	(4) (a) Wood joisted floor bounded by walls of 225 millimetres solid brickwork or other materials equivalent to 225 millimetres brickwork on at least three sides; (b) with a wood raft laid to float upon a resilient layer which conforms to CP 3; Chapter III: 1972 (Appendix B, paragraph 7(d)) retaining its resilience under imposed loading;
Condition — as for condition to Specifications (1) to (3)	(c) 80 kilograms per square metre granular deafening on 12.5 millimetres plasterboard nailed to underside of joists and dwangs; and (d) a brandered ceiling of plaster 19 millimetres thick on metal lath.

+ In the case of a wall dividing houses within the roof space of a building—

- (a) where the wall is a solid wall, one-half of the thickness of that specified with no plaster on either side;
(b) except in the case of Specification (12), where the wall is a cavity wall, one leaf of the type specified.

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Part J: Resistance to the transmission of heat and means to conserve energy

Provision of regulation deemed to be satisfied (1)	Element of structure or fitting (2)	Case dealt with or relevant conditions (3)	Specification (4)
J3(1) – as to thermal insulation and J6 – as to control of interstitial condensation	Roof	<p>Pitched roof of framed construction of 20 degrees or more—</p> <p>(a) with the roof space sealed from the external wall cavity; and</p> <p>(b) having a covering of slates or tiles on roofing felt on boarding not less than 12.5 millimetres thick</p>	<p>(1) Any of the following layers of insulation—</p> <p>(a) mat of mineral wool or glass fibre, 50 millimetres thick; or</p> <p>(b) expanded plastic sheeting, 50 millimetres thick and having a density not exceeding 80 kilograms per cubic metre,</p> <p>laid on and in contact with the ceiling with an air space between the insulation and the roof boarding.</p>
		<p>Pitched roof of framed construction of less than 20 degrees—</p> <p>(a) with the roof space sealed from the external wall cavity; and</p> <p>(b) having a covering of slates or tiles on roofing felt on boarding not less than 12.5 millimetres thick;</p>	<p>(2) Any of the following layers of insulation—</p> <p>(a) mat of mineral wool or glass fibre, 50 millimetres thick; or</p> <p>(b) expanded plastic sheeting, 50 millimetres thick and having a density not exceeding 80 kilograms per cubic metre,</p> <p>laid on a vapour check placed in contact with the ceiling of 250 gauge polyethylene or similar sheeting having a vapour resistance of not less than 15 meganewton seconds per gram, with an air space between the insulation and the roof boarding.</p>

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- (c) with tiling battens, counter-battens and double layer felt as required to meet exposure conditions; and
- (d) the roof space having ventilation openings at eaves level at the rate of 300 square millimetres per 300 millimetres of the length of the eaves
- Pitched or flat roof of timber construction—
- (a) with the roof space sealed from the external wall cavity; and
- (b) having any waterproof material bonded to a layer of insulation on top of a bituminous felt vapour barrier fixed to boarding not less than 25 millimetres thick
- (3) Any of the following layers of insulation—
- (a) fibre insulation board not less than 75 millimetres thick; or
- (b) foamed or expanded plastic sheeting 50 millimetres thick and having a density not exceeding 80 kilograms per cubic metre; or
- (c) resin bonded glass or mineral wool slabs 50 millimetres thick,
- the entire surface of which is bonded to a vapour barrier of bituminous felt which complies with BS 747: 1977 having a weight of not less than 1.3 kilograms per 10 square metres and nailed or bonded to the boarding or sarking in accordance with CP 144: Part 3: 1970; the roof thus formed has the structural deck left exposed on the underside or is in conjunction with a ceiling having no insulation laid thereon.

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Part J: Resistance to the transmission of heat and means to conserve energy – continued

Provision of regulation deemed to be satisfied (1)	Element of structure or fitting (2)	Case dealt with or relevant conditions (3)	Specification (4)
J3(1) – as to thermal insulation and J6 – as to control of interstitial condensation – continued	Roof – continued	Pitched or flat roof of in situ or precast dense concrete with any waterproof covering and a ceiling comprising any kind of board lining backed by a polyethylene membrane and fixed to branders not less than 19 millimetres thick secured to the underside of the concrete	(4) Any of the layers of insulation specified in Specification (3) laid between the concrete and the waterproof covering with a bituminous felt vapour barrier as in Specification (3) laid over the concrete and under the insulation.
		Pitched or flat roof of in situ or precast dense concrete with any waterproof covering and a ceiling comprising any kind of board lining backed by a polyethylene membrane and fixed to branders not less than 19 millimetres thick secured to the underside of the concrete	(5) Extruded plastic sheeting 50 millimetres thick or any insulating material not affected by water, having a density not exceeding 80 kilograms per cubic metre, loose laid over the waterproof covering and weighed down with either 50 millimetres thick gravel or precast concrete slabs.

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Pitched or flat roof of precast autoclaved aerated concrete, 150 millimetres thick, having a bulk dry density not exceeding 650 kilograms per cubic metre, with any waterproof covering

(6) Expanded plastic sheeting 20 millimetres thick, having a density not exceeding 80 kilograms per cubic metre, laid between the concrete and the waterproof covering and with a bituminous felt vapour barrier as in Specification (3) laid over the concrete and under the insulation.

J4(2) – as to thermal insulation	Perimeter wall including any opening therein	The external wall (excluding any opening therein) in any case relative to a Specification for regulations J4(3) and J6 conforms to that Specification or it consists wholly of glazing	
			<p>(a) The external wall (excluding any opening therein) has a thermal transmittance coefficient (hereinafter referred to as a U value) as stated at the head of any one of the following Tables;</p> <p>(b) the total area of internal perimeter walls assumed in terms of regulation J4(2)(b)(ii) to have a U value of 0.5 comprises any percentage of the total area of perimeter walls (including any opening therein) specified in column (1) of that Table;</p> <p>(c) the total area of internal perimeter walls (including any opening therein) which are required by regulation J4(4) to have a U value (excluding any opening therein) of not more than 1.7, comprises any percentage of the total area of perimeter walls (including any opening therein) specified in column (2) of that Table;</p> <p>(d) the percentage of the glazing in the external walls which is single or double glazing is one of the percentages specified in column (3) of that Table;</p> <p>(e) the total aggregate area of glazing in the external walls comprises a percentage of the total area of the external walls (including any opening therein) not exceeding the percentage specified in column (4) opposite and in relation to the percentages specified in the said columns (1), (2) and (3) of that Table—</p>

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Table 1: External walls, excluding any opening therein, in the cases relative to and conforming with Specifications 1(a), 2(c), 3(c), 5, 6(a), 8(a), 12(a), 13(a), 14(c) and 15(c) for regulations J4(3) and J6 having a U value of 1.0

Maximum percentage areas of glazing in relation to area of external walls

(Area of internal perimeter walls required to have a U value of not more than 1.7 – as a percentage of total area of perimeter walls, including any opening therein)	(Percentage of glazing in external walls which is single or double glazing)	(Area of internal perimeter walls assumed to have a U value of 0.5 – as a percentage of total area of perimeter walls, including any opening therein)						
		(1)						
		0	10	20	30	40	50	60
		(Maximum aggregate area of glazing in external walls – as a percentage of total area of external walls, including any opening therein)						
(2)	(3)*	(4)						
0	a	17	20	23	29	36	45	59
	b	19	23	27	33	41	51	67
	c	23	26	31	38	47	59	78
	d	27	31	37	46	56	70	92
	e	33	39	46	56	69	87	100
	f	43	51	60	74	91	100	100
10	a	17	21	25	31	39	53	73
	b	20	24	29	36	45	60	83
	c	23	28	34	42	52	69	96
	d	27	33	40	49	62	83	100
	e	34	41	49	61	77	100	100
	f	44	53	65	80	100	100	100
20	a	18	22	27	34	45	65	100
	b	20	25	31	39	51	74	100
	c	23	28	36	45	59	86	100
	d	27	34	42	54	70	100	100
	e	34	42	52	67	87	100	100
	f	45	55	69	88	100	100	100
30	a	18	23	30	39	56	90	100
	b	20	26	34	45	62	100	100
	c	24	30	39	52	72	100	100
	d	28	36	46	62	85	100	100
	e	35	44	57	77	100	100	100
	f	46	58	75	100	100	100	100

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Table 1: External walls, excluding any opening therein, in the cases relative to and conforming with Specifications 1(a), 2(c), 3(c), 5, 6(a), 8(a), 12(a), 13(a), 14(c) and 15(c) for regulations J4(3) and J6 having a U value of 1.0 – continued

Maximum percentage areas of glazing in relation to area of external walls								
(Area of internal perimeter walls required to have a U value of not more than 1.7 – as a percentage of total area of perimeter walls, including any opening therein)	(Percentage of glazing in external walls which is single or double glazing)	(Area of internal perimeter walls assumed to have a U value of 0.5 – as a percentage of total area of perimeter walls, including any opening therein)						
		(1)						
		0	10	20	30	40	50	60
		(Maximum aggregate area of glazing in external walls – as a percentage of total area of external walls, including any opening therein)						
(2)	(3)*	(4)						
40	a	19	24	33	48	77	100	100
	b	21	28	38	54	88	100	100
	c	25	32	44	63	100	100	100
	d	29	38	52	75	100	100	100
	e	36	47	65	92	100	100	100
	f	47	62	85	100	100	100	100

* Key to column 3–

a represents 100% single glazing
 b „ 20% double glazing
 c „ 40% double glazing
 d „ 60% double glazing
 e „ 80% double glazing
 f „ 100% double glazing

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Table 1: External walls, excluding any opening therein, in the cases relative to and conforming with Specifications 1(a), 2(c), 3(c), 5, 6(a), 8(a), 12(a), 13(a), 14(c) and 15(c) for regulations J4(3) and J6 having a U value of 1.0 – continued

Maximum percentage areas of glazing in relation to area of external walls								
(Area of internal perimeter walls required to have a U value of not more than 1.7 – as a percentage of total area of perimeter walls, including any opening therein)	(Percentage of glazing in external walls which is single or double glazing)	(Area of internal perimeter walls assumed to have a U value of 0.5 – as a percentage of total area of perimeter walls, including any opening therein)						
		(1)						
		0	10	20	30	40	50	60
(2)	(3)*	(Maximum aggregate area of glazing in external walls – as a percentage of total area of external walls, including any opening therein)						
		(4)						
40	a	19	24	33	48	77	100	100
	b	21	28	38	54	88	100	100
	c	25	32	44	63	100	100	100
	d	29	38	52	75	100	100	100
	e	36	47	65	92	100	100	100
	f	47	62	85	100	100	100	100

* Key to column 3–

a represents 100% single glazing
 b „ 20% double glazing
 c „ 40% double glazing
 d „ 60% double glazing
 e „ 80% double glazing
 f „ 100% double glazing

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Table 2: External walls, excluding any opening therein, in the cases relative to and conforming with Specifications 1(b), 2(a), 3(a), 6(b)(i), 7(c), 12(b), 13(b) and 15(a) for regulations J4(3) and J6 having a U value of 0.9

Maximum percentage areas of glazing in relation to area of external walls								
(Area of internal perimeter walls required to have a U value of not more than 1.7 – as a percentage of total area of perimeter walls, including any opening therein)	(Percentage of glazing in external walls which is single or double glazing)	(Area of internal perimeter walls assumed to have a U value of 0.5 – as a percentage of total area of perimeter walls, including any opening therein)						
		(1)						
(2)	(3)*	0	10	20	30	40	50	60
		(Maximum aggregate area of glazing in external walls – as a percentage of total area of external walls, including any opening therein)						
		(4)						
0	a	19	22	25	31	37	46	60
	b	21	25	29	35	42	52	68
	c	25	29	33	40	49	60	78
	d	29	34	39	47	57	71	93
	e	36	41	48	58	71	88	100
	f	46	54	62	75	91	100	100
10	a	19	23	27	33	41	54	73
	b	22	26	31	37	47	61	83
	c	25	30	35	43	54	70	96
	d	30	35	42	51	64	83	100
	e	36	43	51	63	78	100	100
	f	47	56	66	81	100	100	100
20	a	19	23	28	36	46	65	100
	b	22	26	32	41	52	74	100
	c	26	30	37	47	60	86	100
	d	30	36	44	56	71	100	100
	e	37	44	54	68	88	100	100
	f	48	57	70	88	100	100	100
30	a	20	24	31	41	57	90	100
	b	22	28	35	46	65	100	100
	c	26	32	41	54	75	100	100
	d	31	38	48	63	89	100	100
	e	37	46	59	77	100	100	100
	f	48	60	76	100	100	100	100

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Table 2: External walls, excluding any opening therein, in the cases relative to and conforming with Specifications 1(b), 2(a), 3(a), 6(b)(i), 7(c), 12(b), 13(b) and 15(a) for regulations J4(3) and J6 having a U value of 0.9 – continued

Maximum percentage areas of glazing in relation to area of external walls								
(Area of internal perimeter walls required to have a U value of not more than 1.7 – as a percentage of total area of perimeter walls, including any opening therein)	(Percentage of glazing in external walls which is single or double glazing)	(Area of internal perimeter walls assumed to have a U value of 0.5 – as a percentage of total area of perimeter walls, including any opening therein)						
		(1)						
		0	10	20	30	40	50	60
(2)	(3)*	(Maximum aggregate area of glazing in external walls – as a percentage of total area of external walls, including any opening therein)						
		(4)						
40	a	20	26	35	49	77	100	100
	b	23	29	39	55	88	100	100
	c	27	34	46	64	100	100	100
	d	31	40	54	76	100	100	100
	e	39	49	66	93	100	100	100
	f	50	64	86	100	100	100	100

* Key to column 3–

a represents 100% single glazing
 b „ 20% double glazing
 c „ 40% double glazing
 d „ 60% double glazing
 e „ 80% double glazing
 f „ 100% double glazing

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Table 3: External walls, excluding any opening therein, in the cases relative to and conforming with Specifications 2(b), 3(b), 4(a), 4(b), 7(a), 7(b), 9(a), 10(a) and 14(a) for regulations J4(3) and J6 having a U value of 0.8

Maximum percentage areas of glazing in relation to area of external walls

(Area of internal perimeter walls required to have a U value of not more than 1.7 – as a percentage of total area of perimeter walls, including any opening therein)	(Percentage of glazing in external walls which is single or double glazing)	(Area of internal perimeter walls assumed to have a U value of 0.5 – as a percentage of total area of perimeter walls, including any opening therein)						
		(1)						
		0	10	20	30	40	50	60
		(Maximum aggregate area of glazing in external walls – as a percentage of total area of external walls, including any opening therein)						
(2)	(3)*	(4)						
0	a	20	23	27	32	38	48	60
	b	23	26	30	36	43	53	68
	c	27	30	35	42	50	62	79
	d	31	36	41	49	59	72	93
	e	38	44	50	60	72	88	100
	f	49	56	64	76	92	100	100
10	a	21	24	28	34	42	55	74
	b	23	27	32	39	48	62	84
	c	27	32	37	45	55	71	96
	d	32	37	44	53	65	84	100
	e	39	45	53	64	79	100	100
	f	50	58	68	82	100	100	100
20	a	21	25	30	37	47	66	100
	b	24	28	34	42	53	75	100
	c	28	32	39	48	62	86	100
	d	32	38	46	57	72	100	100
	e	39	46	56	69	88	100	100
	f	50	59	72	89	100	100	100
30	a	21	26	32	42	58	90	100
	b	24	29	37	48	66	100	100
	c	28	34	42	55	76	100	100
	d	33	40	50	64	89	100	100
	e	40	48	61	78	100	100	100
	f	51	62	77	100	100	100	100

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Table 3: External walls, excluding any opening therein, in the cases relative to and conforming with Specifications 2(b), 3(b), 4(a), 4(b), 7(a), 7(b), 9(a), 10(a) and 14(a) for regulations J4(3) and J6 having a U value of 0.8 – continued

Maximum percentage areas of glazing in relation to area of external walls								
(Area of internal perimeter walls required to have a U value of not more than 1.7 – as a percentage of total area of perimeter walls, including any opening therein)	(Percentage of glazing in external walls which is single or double glazing)	(Area of internal perimeter walls assumed to have a U value of 0.5 – as a percentage of total area of perimeter walls, including any opening therein)						
		(1)						
		0	10	20	30	40	50	60
(2)	(3)*	(Maximum aggregate area of glazing in external walls – as a percentage of total area of external walls, including any opening therein)						
		(4)						
40	a	22	27	36	50	78	100	100
	b	25	31	41	56	88	100	100
	c	29	36	47	65	100	100	100
	d	34	42	55	76	100	100	100
	e	41	51	67	93	100	100	100
	f	52	66	86	100	100	100	100

* Key to column 3–

a represents 100% single glazing
 b „ 20% double glazing
 c „ 40% double glazing
 d „ 60% double glazing
 e „ 80% double glazing
 f „ 100% double glazing

Schedule 13**Table 4: External walls, excluding any opening therein, in the cases relative to and conforming with Specifications 4(c), 6(b)(ii), 6(b)(iii), 8(b)(i), 8(b)(ii), 10(b), 10(c) and 11(a) for regulations J4(3) and J6 having a U value of 0.7**

Maximum percentage areas of glazing in relation to area of external walls								
(Area of internal perimeter walls required to have a U value of not more than 1.7 – as a percentage of total area of perimeter walls, including any opening therein)	(Percentage of glazing in external walls which is single or double glazing)	(Area of internal perimeter walls assumed to have a U value of 0.5 – as a percentage of total area of perimeter walls, including any opening therein)						
		(1)						
		0	10	20	30	40	50	60
		(Maximum aggregate area of glazing in external walls – as a percentage of total area of external walls, including any opening therein)						
(2)	(3)*	(4)						
0	a	22	25	29	33	40	48	61
	b	25	28	32	38	45	54	69
	c	29	32	37	43	51	63	79
	d	34	38	44	51	60	73	93
	e	41	46	53	61	73	89	100
	f	51	58	67	78	92	100	100
10	a	22	26	30	36	43	55	75
	b	25	29	34	40	49	62	84
	c	29	33	39	46	56	72	96
	d	34	39	45	54	65	84	100
	e	41	47	55	65	80	100	100
	f	52	60	70	83	100	100	100
20	a	22	26	31	39	49	67	100
	b	26	30	36	44	54	76	100
	c	29	34	41	50	63	87	100
	d	34	40	48	59	73	100	100
	e	42	48	58	71	88	100	100
	f	53	61	73	90	100	100	100
30	a	23	28	34	43	59	90	100
	b	26	31	38	49	66	100	100
	c	30	36	44	56	76	100	100
	d	35	42	51	66	89	100	100
	e	42	51	62	79	100	100	100
	f	53	64	79	100	100	100	100

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Table 4: External walls, excluding any opening therein, in the cases relative to and conforming with Specifications 4(c), 6(b)(ii), 6(b)(iii), 8(b)(i), 8(b)(ii), 10(b), 10(c) and 11(a) for regulations J4(3) and J6 having a U value of 0.7 – continued

Maximum percentage areas of glazing in relation to area of external walls

(Area of internal perimeter walls required to have a U value of not more than 1.7 – as a percentage of total area of perimeter walls, including any opening therein)	(Percentage of glazing in external walls which is single or double glazing)	(Area of internal perimeter walls assumed to have a U value of 0.5 – as a percentage of total area of perimeter walls, including any opening therein)						
		(1)						
		0	10	20	30	40	50	60
		(Maximum aggregate area of glazing in external walls – as a percentage of total area of external walls, including any opening therein)						
(2)	(3)*	(4)						
40	a	23	29	37	51	78	100	100
	b	27	33	42	57	88	100	100
	c	30	38	48	66	100	100	100
	d	36	44	56	77	100	100	100
	e	43	53	68	93	100	100	100
	f	55	67	86	100	100	100	100

* Key to column 3–

a represents 100% single glazing
 b ,, 20% double glazing
 c ,, 40% double glazing
 d ,, 60% double glazing
 e ,, 80% double glazing
 f ,, 100% double glazing

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Table 5: External walls, excluding any opening therein, in the cases relative to and conforming with Specifications 9(b)(i), 9(b)(ii), 11(b), 11(c) and 15(b) for regulations J4(3) and J6 having a U value of 0.6

Maximum percentage areas of glazing in relation to area of external walls

(Area of internal perimeter walls required to have a U value of not more than 1.7 – as a percentage of total area of perimeter walls, including any opening therein)	(Percentage of glazing in external walls which is single or double glazing)	(Area of internal perimeter walls assumed to have a U value of 0.5 – as a percentage of total area of perimeter walls, including any opening therein)						
		(1)						
		0	10	20	30	40	50	60
		(Maximum aggregate area of glazing in external walls – as a percentage of total area of external walls, including any opening therein)						
(2)	(3)*	(4)						
0	a	24	26	30	35	41	49	62
	b	27	30	34	39	46	55	70
	c	30	34	38	45	53	63	80
	d	36	40	44	52	61	74	93
	e	43	48	53	63	74	89	100
	f	54	60	67	79	92	100	100
10	a	24	27	31	37	44	56	75
	b	27	31	35	41	50	63	84
	c	31	35	40	47	57	73	96
	d	36	41	47	55	67	85	100
	e	43	49	57	67	80	100	100
	f	54	62	71	83	100	100	100
20	a	24	28	33	40	49	68	100
	b	27	31	37	45	55	81	100
	c	31	36	42	51	63	92	100
	d	36	42	49	59	74	100	100
	e	44	50	59	72	89	100	100
	f	55	63	74	90	100	100	100
30	a	24	29	35	44	60	94	100
	b	27	32	39	50	67	100	100
	c	31	37	45	57	77	100	100
	d	37	43	53	67	90	100	100
	e	44	52	63	80	100	100	100
	f	55	65	79	100	100	100	100

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Table 5: External walls, excluding any opening therein, in the cases relative to and conforming with Specifications 9(b)(i), 9(b)(ii), 11(b), 11(c) and 15(b) for regulations J4(3) and J6 having a U value of 0.6 – continued

Maximum percentage areas of glazing in relation to area of external walls								
(Area of internal perimeter walls required to have a U value of not more than 1.7 – as a percentage of total area of perimeter walls, including any opening therein)	(Percentage of glazing in external walls which is single or double glazing)	(Area of internal perimeter walls assumed to have a U value of 0.5 – as a percentage of total area of perimeter walls, including any opening therein)						
		(1)						
		0	10	20	30	40	50	60
(2)	(3)*	(Maximum aggregate area of glazing in external walls – as a percentage of total area of external walls, including any opening therein)						
		(4)						
40	a	25	30	39	52	79	100	100
	b	28	34	43	58	89	100	100
	c	32	39	50	67	100	100	100
	d	38	46	58	78	100	100	100
	e	45	55	70	94	100	100	100
	f	57	69	88	100	100	100	100

* Key to column 3–

a represents 100% single glazing
 b ,, 20% double glazing
 c ,, 40% double glazing
 d ,, 60% double glazing
 e ,, 80% double glazing
 f ,, 100% double glazing

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Table 6: External walls, excluding any opening therein, in the case relative to and conforming with Specification 14(b) for regulations J4(3) and J6 having a U value of 0.5

Maximum percentage areas of glazing in relation to area of external walls

(Area of internal perimeter walls required to have a U value of not more than 1.7 – as a percentage of total area of perimeter walls, including any opening therein)	(Percentage of glazing in external walls which is single or double glazing)	(Area of internal perimeter walls assumed to have a U value of 0.5 – as a percentage of total area of perimeter walls, including any opening therein)						
		(1)						
		0	10	20	30	40	50	60
		(Maximum aggregate area of glazing in external walls – as a percentage of total area of external walls, including any opening therein)						
(2)	(3)*	(4)						
0	a	25	28	31	36	42	50	63
	b	28	31	35	40	47	56	70
	c	32	36	40	46	54	65	81
	d	37	41	46	53	62	75	93
	e	45	49	55	64	75	89	100
	f	56	62	70	79	93	100	100
10	a	25	29	33	38	46	57	76
	b	28	32	37	43	51	64	85
	c	32	37	42	49	58	73	97
	d	38	43	49	57	68	85	100
	e	45	51	58	68	81	100	100
	f	56	63	72	84	100	100	100
20	a	26	29	34	41	50	68	100
	b	29	33	38	46	56	76	100
	c	33	37	44	52	65	88	100
	d	38	43	51	61	75	100	100
	e	46	52	61	73	89	100	100
	f	57	65	75	90	100	100	100
30	a	26	30	36	45	60	91	100
	b	29	34	41	51	68	100	100
	c	33	39	47	58	77	100	100
	d	39	45	54	68	90	100	100
	e	46	54	65	81	100	100	100
	f	57	67	80	100	100	100	100

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Table 6: External walls, excluding any opening therein, in the case relative to and conforming with Specification 14(b) for regulations J4(3) and J6 having a U value of 0.5 – continued

Maximum percentage areas of glazing in relation to area of external walls

(Area of internal perimeter walls required to have a U value of not more than 1.7 – as a percentage of total area of perimeter walls, including any opening therein)	(Percentage of glazing in external walls which is single or double glazing)	(Area of internal perimeter walls assumed to have a U value of 0.5 – as a percentage of total area of perimeter walls, including any opening therein)						
		(1)						
		0	10	20	30	40	50	60
		(Maximum aggregate area of glazing in external walls – as a percentage of total area of external walls, including any opening therein)						
(2)	(3)*	(4)						
40	a	26	32	40	53	79	100	100
	b	30	36	45	59	89	100	100
	c	34	41	51	68	100	100	100
	d	39	47	59	78	100	100	100
	e	47	56	71	94	100	100	100
	f	59	70	88	100	100	100	100

* Key to column 3–

a represents 100% single glazing
 b „ 20% double glazing
 c „ 40% double glazing
 d „ 60% double glazing
 e „ 80% double glazing
 f „ 100% double glazing

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Part J: Resistance to the transmission of heat and means to conserve energy – continued

Provision of regulation deemed to be satisfied (1)	Element of structure or fitting (2)	Case dealt with or relevant conditions (3)	Specification (4)
J4(3) – as to thermal insulation and J6 – as to control of interstitial condensation	External wall excluding any opening therein	Unventilated cavity wall of two leaves of clay, concrete, sand-lime brick, dense concrete blockwork or in situ concrete, of unlimited density, rendered or unrendered externally and with a cavity not less than 50 millimetres wide	<p>(1) Any of the following linings—</p> <p>(a) 25 millimetres thick glass or mineral wool insulation with a 9.5 millimetres thick plasterboard finish; or</p> <p>(b) 15 millimetres thick expanded plastic insulation board with a 9.5 millimetres thick plasterboard finish, fixed to the internal surface of the wall on 20 millimetres thick straps with a vapour check of 250 gauge polyethylene or similar sheeting—</p> <p>(i) having a vapour resistance of not less than 15 meganewton seconds per gram;</p> <p>(ii) lapped 25 millimetres wide at all joinings;</p> <p>(iii) stapled or otherwise securely fixed together at all joinings; and</p> <p>(iv) fixed between the plasterboard and the insulation.</p>
	Unventilated cavity wall of two leaves of clay, concrete, sand-lime brick, dense concrete blockwork or in situ concrete, having a density not greater than 1700 kilograms per cubic metre, rendered or unrendered externally and with a cavity not less than 50 millimetres wide		<p>(2) Any of the following linings—</p> <p>(a) 25 millimetres thick glass or mineral wool insulation with a 9.5 millimetres thick plasterboard finish with a vapour check as in Specification (1); or</p> <p>(b) 15 millimetres thick expanded plastic insulation board with a 9.5 millimetres thick plasterboard finish with a vapour check as in Specification (1); or</p> <p>(c) 9.5 millimetres thick foil-backed plasterboard, fixed to the internal surface of the wall on 20 millimetres thick straps.</p>

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<p>Unventilated twin leaf wall having a cavity not less than 50 millimetres wide and constructed of an outer leaf of clay, concrete, sand-lime brick, dense concrete blockwork or in situ concrete, rendered or unrendered externally and an inner leaf of light-weight concrete blockwork 100 millimetres thick and weighing not more than 1500 kilograms per cubic metre</p>	<p>(3) Any of the following linings— (a) 25 millimetres thick glass or mineral wool insulation with a 9.5 millimetres thick plasterboard finish with a vapour check as in Specification (1); or (b) 15 millimetres thick expanded plastic insulation board with a 9.5 millimetres thick plasterboard finish with a vapour check as in Specification (1); or (c) 9.5 millimetres thick foil-backed plasterboard, fixed to the internal surface of the wall on 20 millimetres thick straps.</p>
<p>Unventilated twin leaf wall having a cavity not less than 50 millimetres wide and constructed of an outer leaf of clay, concrete, sand-lime brick, dense concrete blockwork or in situ concrete, rendered or unrendered externally and an inner leaf of light-weight concrete blockwork 100 millimetres thick and weighing not more than 800 kilograms per cubic metre</p>	<p>(4) Any of the following linings— (a) 9.5 millimetres thick foil-backed plasterboard; or (b) 25 millimetres thick glass or mineral wool insulation with a 9.5 millimetres thick plasterboard finish and a vapour check as in Specification (1); or (c) 15 millimetres thick expanded plastic insulation board with a 9.5 millimetres thick plasterboard finish and a vapour check as in Specification (1), fixed to the internal surface of the wall on 20 millimetres thick straps.</p>

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Part J: Resistance to the transmission of heat and means to conserve energy – continued

Provision of regulation deemed to be satisfied (1)	Element of structure or fitting (2)	Case dealt with or relevant conditions (3)	Specification (4)
J4(3) – as to thermal insulation and J6 – as to control of interstitial condensation – continued	External wall excluding any opening therein – continued	Unventilated twin leaf wall having a cavity not less than 50 millimetres wide and constructed of an outer leaf of clay, concrete, sand-lime brick, dense concrete blockwork, or in situ concrete, rendered or unrendered externally and an inner leaf of light-weight concrete blockwork 100 millimetres thick and weighing not more than 750 kilograms per cubic metre	(5) Internal surface finish of 12 millimetres thick light-weight plaster.
		Unventilated twin leaf wall having a cavity not less than 50 millimetres wide and constructed of an outer leaf of clay, concrete, sand-lime brick, dense concrete blockwork or in situ concrete, rendered or unrendered externally	(6) (a) Internal surface finish of 12 millimetres thick light-weight plaster; or (b) any of the following linings— (i) 9.5 millimetres thick plasterboard; or (ii) 25 millimetres thick glass or mineral wool insulation with a 9.5 millimetres thick plasterboard finish; or (iii) 15 millimetres thick expanded plastic insulation board with a 9.5 millimetres thick plasterboard finish,

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<p>and an inner leaf of light-weight concrete blockwork 100 millimetres thick and weighing not more than 600 kilograms per cubic metre</p>	<p>fixed to the internal surface of the wall on 20 millimetres thick straps with a vapour check as in Specification (1).</p>
<p>Unventilated cavity wall having an outer leaf of rendered concrete blocks of a density not exceeding 1500 kilograms per cubic metre and 100 millimetres thick, an inner leaf of concrete blocks of the same density and thickness and with a cavity not less than 50 millimetres wide</p>	<p>(7) Any of the following linings – (a) 25 millimetres thick glass or mineral wool insulation with a 9.5 millimetres thick plasterboard finish, or (b) 15 millimetres thick expanded plastic insulation board with a 9.5 millimetres thick plasterboard finish, fixed to the internal surface of the wall on 20 millimetres thick straps with a vapour check as in Specification (1); or (c) 9.5 millimetres thick foil-backed plasterboard fixed to the internal surface of the wall on 20 millimetres thick straps.</p>
<p>Unventilated cavity wall having an outer leaf of rendered concrete blocks of a density not exceeding 1100 kilograms per cubic metre and 100 millimetres thick, an inner leaf of blocks of the same density and thickness and with a cavity not less than 50 millimetres wide</p>	<p>(8) (a) Internal surface finish of 12 millimetres thick lightweight plaster; or (b) any of the following linings– (i) 25 millimetres thick glass or mineral wool insulation with a 9.5 millimetres thick plasterboard finish; or (ii) 15 millimetres thick expanded plastic insulation board with a 9.5 millimetres thick plasterboard finish, fixed to the internal surface of the wall on 20 millimetres thick straps with a vapour check as in Specification (1).</p>

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Part J: Resistance to the transmission of heat and means to conserve energy – continued

Provision of regulation deemed to be satisfied (1)	Element of structure or fitting (2)	Case dealt with or relevant conditions (3)	Specification (4)
J4(3) – as to thermal insulation and J6 – as to control of interstitial condensation – continued	External wall excluding any opening therein – continued	Unventilated cavity wall having an outer leaf of rendered concrete blocks of a density not exceeding 800 kilograms per cubic metre and 100 millimetres thick, an inner leaf of blocks of the same density and thickness and with a cavity not less than 50 millimetres wide	(9) (a) Internal surface finish of 12 millimetres thick lightweight plaster; or (b) any of the following linings— (i) 25 millimetres thick glass or mineral wool insulation with a 9.5 millimetres thick plasterboard; or (ii) 15 millimetres thick expanded plastic insulation board with a 9.5 millimetres thick plasterboard finish, fixed to the internal surface of the wall on 20 millimetres thick straps with a vapour check as in Specification (1).
	A solid wall of lightweight concrete blocks or slabs 200 millimetres thick having a density not exceeding 800 kilograms per cubic metre and with an external finish of rendering or paint harl	(10) Any of the following linings— (a) 9.5 millimetres thick foil-backed plasterboard; or (b) 25 millimetres thick glass or mineral wool insulation with a 9.5 millimetres thick plasterboard finish and a vapour check as in Specification (1); or (c) 15 millimetres thick expanded plastic insulation board with a 9.5 millimetres thick plasterboard finish and a vapour check as in Specification (1), fixed to the internal surface of the wall on 20 millimetres thick straps.	

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<p>A solid wall of lightweight concrete blocks or slabs 200 millimetres thick having a density not exceeding 600 kilograms per cubic metre and with an external finish of rendering or paint harl</p>	<p>(11) Any of the following linings – (a) 9.5 millimetres thick foil-backed plasterboard; or (b) 25 millimetres thick glass or mineral wool insulation with a 9.5 millimetres thick plasterboard finish and a vapour check as in Specification (1); or (c) 15 millimetres thick expanded plastic insulation board with a 9.5 millimetres thick plasterboard finish and a vapour check as in Specification (1), fixed to the internal surface of the wall on 20 millimetres thick straps.</p>
<p>A solid wall of no-fines concrete with an external rendering of – (a) 250 millimetres thick whinstone or gravel aggregate having a density of not more than 1760 kilograms per cubic metre; or (b) 300 millimetres thick whinstone or gravel aggregate having a density greater than 1760 kilograms per cubic metre</p>	<p>(12) Any of the following linings – (a) 25 millimetres thick glass or mineral wool insulation with a 9.5 millimetres thick plasterboard finish; or (b) 15 millimetres thick expanded plastic insulation board with a 9.5 millimetres thick plasterboard finish, fixed to the internal surface of the wall on 20 millimetres thick straps with a vapour check as in Specification (1).</p>
<p>A solid wall of 500 millimetres thick natural stone</p>	<p>(13) Any of the following linings – (a) 25 millimetres thick glass or mineral wool insulation with a 9.5 millimetres thick plasterboard finish; or (b) 15 millimetres thick expanded plastic insulation board with a 9.5 millimetres thick plasterboard finish, fixed to the internal surface of the wall on 20 millimetres thick straps with a vapour check as in Specification (1).</p>

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Part J: Resistance to the transmission of heat and means to conserve energy – continued

Provision of regulation deemed to be satisfied (1)	Element of structure or fitting (2)	Case dealt with or relevant conditions (3)	Specification (4)
J4(3) – as to thermal insulation and J6 – as to control of interstitial condensation – continued	External wall excluding any opening therein – continued	Unventilated twin leaf wall having a cavity not less than 50 millimetres wide, an outer leaf of clay, concrete, sand-lime brick, dense concrete blockwork or in situ concrete, rendered or unrendered externally, an inner leaf of timber standards and dwangs and a breather paper on the cavity face of the said timber standards	(14) Any of the following linings— (a) 25 millimetres thick glass or mineral wool insulation batts fixed between the standards with a 9.5 millimetres thick plasterboard finish; or (b) 50 millimetres thick glass or mineral wool insulation batts fixed between the standards with a 9.5 millimetres thick plasterboard finish; or (c) 15 millimetres thick expanded plastic insulation board with a 9.5 millimetres thick plasterboard finish, fixed to the internal surface of the wall with a vapour check as in Specification (1).
	Framed wall of timber standards and dwangs having a cavity not greater than 100 millimetres thick, lined externally with breather paper and clad with weatherboarding 21 millimetres thick	(15) Any of the following linings— (a) 25 millimetres thick glass or mineral wool insulation batts fixed between the standards with a 9.5 millimetres thick plasterboard finish; or (b) 50 millimetres thick glass or mineral wool insulation batts fixed between the standards with a 9.5 millimetres thick plasterboard finish; or (c) 15 millimetres thick expanded plastic insulation board with a 9.5 millimetres thick plasterboard finish, fixed to the internal surface of the wall with a vapour check as in Specification (1).	

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J5(2) – as to thermal insulation Floor

Tongued and grooved boarding on timber joists where the underside is exposed to the external air, or to a partially enclosed space where the wall between the said space and the external air contains permanent vents having an aggregate area exceeding 30 per cent of its total area	<p>(1) Wood wool slab, 50 millimetres thick, fixed under joists.</p> <p>(2) Compressed straw slab, 50 millimetres thick, fixed under joists, used in conjunction with a ceiling.</p> <p>(3) Fibre insulation board, 19 millimetres thick, used in conjunction with a ceiling.</p> <p>(4) Foamed or expanded plastic sheeting 12.5 millimetres thick and having a density not exceeding 80 kilograms per cubic metre used in conjunction with a ceiling.</p> <p>(5) Mat or quilt of glass fibre or mineral wool, 25 millimetres thick, used in conjunction with a ceiling.</p>
	<p>(6) Combined corrugated and flat aluminium foil, with a cavity on the flat side, used in conjunction with a ceiling.</p>
	<p>(7) Reinforced paper faced with aluminium foil, fixed with a cavity on each side, used in conjunction with a ceiling.</p>
Concrete – slab or beam construction where the underside is exposed to the external air, or to a partially enclosed space where the wall between the said space and the external air contains permanent vents having an aggregate area exceeding 30 per cent of its total area	<p>(8) Wood wool slab, 38 millimetres thick, fixed under concrete.</p>
	<p>(9) Compressed straw slab, 50 millimetres thick, fixed under concrete, used in conjunction with a ceiling.</p>
	<p>(10) The slab or beam is of reinforced autoclaved aerated concrete not less than 100 millimetres thick and having a density not exceeding 560 kilograms per cubic metre.</p>
	<p>(11) The slab or beam is of reinforced autoclaved aerated concrete not less than 125 millimetres thick and having a density not exceeding 720 kilograms per cubic metre.</p>

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Part K: Ventilation of buildings			
Provision of regulation deemed to be satisfied (1)	Element of structure or fitting (2)	Case dealt with or relevant conditions (3)	Specification (4)
K3 to K13 – so far as requiring the provision of mechanical ventilation systems	Ventilation system	Mechanical means of ventilation	A system of mechanical ventilation designed and installed in accordance with BS 5720: 1979.

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Part M: Drainage and sanitary appliances			
Provision of regulation deemed to be satisfied (1)	Element of structure or fitting (2)	Case dealt with or relevant conditions (3)	Specification (4)
M3(2) – as to design, location and construction of sewage treatment works	Sewage treatment works		The design, location and construction are in accordance with CP 302: 1972.
M4(2) – as to suitability and strength of materials	Pipes and fittings of a drain	Drain laid in firm ground and passing through or under a building	<p>(1) The pipes and fittings conform to BS 437: 1978; or BS 4622: 1970; or BS 4772: 1980.</p> <p>(2) The pipes conform to “Extra Strength” or “Super Strength” requirements of, and are fitted with self-centering flexible mechanical joints conforming to, BS 65: 1981.</p> <p>(3) The pipes conform to BS 2760: 1973 or to BS 4660: 1973, and are fitted with flexible mechanical joints and with rubber sealing rings conforming to BS 2494: 1976.</p> <p>(4) The pipes and fittings conform to BS 65: 1981; or BS 437: 1978; or BS 486: 1981; or BS 556: Part 2: 1972; or BS 2760: 1973; or BS 3506: 1969 excluding Class O (non-pressure) pipes; or BS 3656: 1981; or BS 4660: 1973.</p>
M4(3) – as to jointing	Drain	Joint in asbestos-cement, glazed ware, fire-clay, cement concrete, pitch fibre, unplasticised polyvinylchloride, cast iron and steel pipe or between any of these pipes – drain laid in firm ground	<p>(1) The joint is made in accordance with section 4.9 of CP 301: 1971 and where the joint incorporates a rubber ring the rubber ring conforms to BS 2494: 1976 and in the case of clay pipes and fittings the flexible joints conform to BS 65: 1981.</p>

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Part M: Drainage and sanitary appliances – continued

Provision of regulation deemed to be satisfied (1)	Element of structure or fitting (2)	Case dealt with or relevant conditions (3)	Specification (4)
M4(3) – as to construction, support and laying	Drain – continued	Drain laid in firm ground and passing through or under a building	<p>(2) The drain is laid, constructed and supported in accordance with CP 301:1971, and—</p> <p>(a) where the drain is of vitrified clay with flexible mechanical joints—</p> <p>(i) it incorporates a flexible joint in each section of the pipeline in such a manner that one joint is within 150 millimetres of the point at which the drain enters the building;</p> <p>(ii) where the top of the drain is within 150 millimetres of the underside of any oversite concrete (if provided) or permanent concrete slab, it is surrounded by not less than 100 millimetres of concrete at the top and bottom of the pipe and 150 millimetres at the sides;</p> <p>(iii) in any other case, the pipe is bedded on and surrounded by a similar thickness of selected granular filling conforming to BS 882, 1201: Part 2: 1973, or pea gravel of not more than 10 millimetres diameter;</p> <p>(b) where the drain is of pitch fibre or unplasticised polyvinylchloride with flexible mechanical joints—</p> <p>(i) it is bedded on 100 millimetres of selected aggregate conforming to BS 882, 1201: Part 2: 1973, or pea gravel of not more than 10 millimetres in diameter laid on a trench bottom of either compacted hardcore or original ground;</p> <p>(ii) it is supported at the sides by not less than 150 millimetres of aggregate or pea gravel as specified in sub-paragraph (i) above and not less than 100 millimetres of cover of the same material for 100 millimetre pipes and 150 millimetres of cover for pipes of a larger diameter.</p>

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	Drain laid in firm ground and not passing through or under a building	(3) The drain is laid, constructed and supported in accordance with CP 301: 1971, and in the case of plastics pipework in accordance with CP 312: Part 1: 1973.
M4(3) – as to gradient and size	Spigot and socket pipes	(4) The gradient and size (other than the minimum internal diameter) are in accordance with clause 3.5 of CP 301: 1971.
M4(7) – as to provision of flexible joints	Drain passes through or under a wall of a building	The joint is made in accordance with clause 4.9.1 of CP 301: 1971 and incorporates a rubber ring conforming to BS 2494: 1976 and in the case of clay pipes and fittings the flexible joints conform to BS 65: 1981.
M5(3) – as to provision for settlement	Drain tracks passing near or under walls	The wall is supported by a lintel or arch so positioned that no load bears on the drain.
M6(1) – as to strength of concrete infill	Drain tracks	The concrete infill is of a mix of 1:15 (cement: all-in graded aggregate).
M6(2) – as to the provision of contraction joints		The contraction joint— (a) forms a plane surface in the concrete infill normal to the centre line of the drain; (b) separates the lengths of concrete infill with waterproof building paper conforming to Class A of BS 1521: 1972.
M8(1)(a) – as to size and form	Manhole	The size and form are in accordance with clause 3.12.2 of CP 301: 1971.
M8(1)(b) – as to construction	Manhole with brick walls exceeding 900 millimetres in depth	(1) The design is in accordance with clause 3.12.3.2 of CP 301: 1971 subject to the water absorption of the bricks not exceeding 7 per cent.
	Manhole with brick walls not exceeding 900 millimetres in depth	(2) (a) The walls are constructed of common bricks and are not less than 112.5 millimetres in thickness; (b) the roof slab is of concrete and is 100 millimetres in thickness.
M8(1)(c) – as to access	Manhole formed of pre-cast concrete	(3) The design is in accordance with clause 3.12.3.4 of CP 301: 1971. Access is provided in accordance with clause 3.12.5 of CP 301: 1971.

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Part M: Drainage and sanitary appliances – continued			
Provision of regulation deemed to be satisfied (1)	Element of structure or fitting (2)	Case dealt with or relevant conditions (3)	Specification (4)
M8(1)(d) – as to provision of cover	Manhole cover	Manhole outside a building	(1) The cover and its frame – (a) conform to BS 497: Part 1: 1976; and (b) are of a grade appropriate to the superimposed loads they are to support.
		Manhole within a building	(2) (a) The cover is fitted in the frame with an airtight rubber seal; (b) the cover is secured to the frame by removable gun-metal bolts; and (c) the frame is firmly bedded on and anchored to the manhole walls.
M8(2) – as to construction of drain within a manhole	Drain	Drain constructed with access fittings provided with covers	(1) (a) The access fittings conform to BS 65: 1981; (b) the concrete benching is floated to a smooth hard surface in 1:2 (cement:sand) mortar, and graded towards the access at a slope of 1 in 6.
		Drain constructed with open channels	(2) The channels and benchings are constructed in accordance with clause 3.12.4 of CP 301: 1971, save that if the diameter of the drain is greater than 300 millimetres the channels are formed in concrete and finished in 1:2 (cement:sand) mortar.
M11 – as to construction of suitable trap or tank	Oil and grease interceptor	Discharge does not include silt	The interceptor is constructed in accordance with clauses 3.11.2 and 3.11.3 of CP 301: 1971.
M13 – as to adequacy of means of ventilation	Trap in a drain	Trap is not within a building	A shaft of the same material as the drain and of the same diameter as the trap is carried up from the trap to finished ground or paving level, whichever is the higher, and is fitted with a grating conforming to BS 437: 1978.

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M14(1)(a) – as to suitability and strength of materials	Soil, soil-waste, waste and ventilating pipes	<p>(1) Cast iron pipes and fittings conforming to BS 416: 1973.</p> <p>(2) Grey iron pipes and fittings conforming to BS 4622: 1970.</p> <p>(3) Ductile iron pipes and fittings conforming to BS 4772: 1980.</p> <p>(4) Copper tubes conforming to BS 2871: Part 1: 1971 and fittings conforming to BS 864: Part 2: 1971.</p> <p>(5) Lead pipes conforming to BS 602, 1085: 1970 and in accordance with the dimensions given in Table 5 of BS 602.</p> <p>(6) Pitch-impregnated fibre pipes and fittings conforming to BS 2760: 1973.</p> <p>(7) Unplasticised polyvinylchloride pipes and fittings conforming to BS 3506: 1969; or BS 4514: 1969.</p> <p>(8) Galvanised steel pipes conforming to BS 3868: 1973.</p> <p>The joints are made in accordance with clause 11.1.1 of BS 5572: 1978.</p>
M14(1)(b) – as to manner of jointing	Ventilating pipe	Ventilating pipe to a waste pipe
M14(2)(a) – as to height and position of ventilating pipes	Ventilating pipe	<p>(1) An offset fitting of the same material and diameter as the pipe is inserted therein immediately below the rainwater inlet, and the ventilating pipe is carried up therefrom to a point which is at least 600 millimetres higher than—</p> <p>(a) the eaves of the building to which it is attached or the barge course in any gable of that building; or</p> <p>(b) the top of any opening in a roof or any window within a radius of 1.8 metres of the pipe, whichever is higher.</p> <p>(2) The pipe is carried up to a point as required in Specification (1), such point being not less than 900 millimetres above or below the level of the top of any chimney within a radius of 1.8 metres from the pipe.</p>
M14(2)(b) – as to the fitting of a wire cage	The pipe is fitted with a wire balloon conforming to BS 416: 1973.	

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Part M: Drainage and sanitary appliances – continued			
Provision of regulation deemed to be satisfied (1)	Element of structure or fitting (2)	Case dealt with or relevant conditions (3)	Specification (4)
M15(1) – as to size	Soil, soil-waste and venting pipes	Internal diameters	The internal diameters are in accordance with BS 5572: 1978.
M15(3)(a) – as to support			The support is in accordance with clause 11.2 of BS 5572: 1978.
M15(3)(c) – as to access			The access is in accordance with clause 8.5 of BS 5572: 1978.
M15(4)(b) – as to internal diameter	Soil pipe	Soil pipe serves urinals only	The internal diameter is in accordance with clauses 9.2.2.2 and 9.2.3.2, as read with clause 7.2 of BS 5572: 1978.
M16(1) – as to size	Waste pipe	Internal diameter	As for Specification for regulation M15(1).
M16(1) – as to support			As for Specification for regulation M15(3)(a).
M16(2) – as to access			As for Specification for regulation M15(3)(c).
M16(2) – as to suitability and strength of materials	Trap for waste pipe		The trap is— (a) a non-ferrous trap conforming to BS 1184: 1976; or (b) a plastics trap conforming to BS 3943: 1979.
M17(1)(a) to (d) – as to materials, design and construction	Sanitary appliances	Watercloset pan	(1) The watercloset pan conforms to BS 5503: Parts 1 and 2: 1977.
		Wash-hand basin	(2) The basin conforms to BS 1188: 1974; or BS 1329: 1974.

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Sink	(3) The sink conforms to BS 1206: 1974; or BS 1244: Part 1: 1956; or BS 1244: Part 2: 1972.
Bath	(4) The bath conforms to BS 1189: 1972; or BS 1390: 1972; or BS 4305: 1972.
M18 – as to provision for maintenance of water seals	Traps serving soil or waste appliances The system of pipes serving the soil or waste appliances is in accordance with clause 7 of BS 5572: 1978.
M19(1) – as to design and construction	Household use The machine complies with BS 3456: Section 2.30: 1971.
M21(1)(a) – as to the suitability and strength of materials	Gutter (1) The gutter, fittings and accessories conform to BS 460: 1964. (2) The gutter, fittings and accessories conform to BS 569: 1973. (3) The gutter, fittings and accessories conform to BS 2997: 1958. (4) The gutter, fittings and accessories conform to BS 1091: 1963. (5) The gutter, fittings and accessories conform to BS 1431: 1960. (6) The gutter, fittings and accessories conform to BS 4576: Part 1: 1970.

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Part M: Drainage and sanitary appliances – continued

Provision of regulation deemed to be satisfied (1)	Element of structure or fitting (2)	Case dealt with or relevant conditions (3)	Specification (4)
M21(1)(b) – as to size	Gutter – continued	Half-round eaves gutter	<p>(a) The gutter is one of the sizes specified in column (1) of the following Table;</p> <p>(b) the flow capacity specified in the appropriate columns (2) to (4) of the said Table is not less than the flow load from the roof;</p> <p>(c) the flow load from the roof for the purposes of this Specification shall be taken to be the number of litres per second obtained by multiplying the area of the roof draining to the gutter (in square metres) by—</p> <p>(i) where the pitch of the roof does not exceed 50 degrees, a factor of 0.021;</p> <p>(ii) where the pitch of the roof exceeds 50 degrees, a factor of the aggregate of 0.021 plus $0.012 \times \tan A$ (where A is the angle of the pitch of the roof)–</p>

Table: Flow capacities^Ø (in litres per second) for half-round gutters with outlet at one end

(1)	(2)	(3)	(4)
Gutter size (millimetres)	Slope of less than 1 in 600	Slope 1 in 600 and over, longer than 6 metres	Slope 1 in 600 and over, length 6 metres or less
	True†	Nom-inal‡	True†
		Nom-inal‡	True†
			Nom-inal‡
75	0.4	0.3	0.5
100	0.8	0.7	1.1
115	1.1	0.8	1.4
125	1.5	1.1	1.9
150	2.3	1.8	3.0

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ØNote: Where

there is a bend these flow capacities shall be reduced by the percentage shown—

(a) if bend within 1.8 metres of outlet

(i) sharp bend 20% 25% 25%

(ii) round bend 10% 25% 25%

(b) bend between 1.8 metres and 3.6 metres of outlet

(i) sharp bend 10% 12½% 12½%

(ii) round bend 5% 12½% 12½%

+ TRUE means a true half-round gutter (i.e. pressed steel to BS 1091: 1963 or asbestos-cement to BS 569: 1973).

‡ NOMINAL means a nominally half-round gutter (i.e. aluminium to BS 2997: 1958 or cast iron to BS 460: 1964).

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Part M: Drainage and sanitary appliances – continued			
Provision of regulation deemed to be satisfied (1)	Element of structure or fitting (2)	Case dealt with or relevant conditions (3)	Specification (4)
M21(1)(e) – as to adequacy of outlet	Gutter– continued	Half-round eaves gutter – continued	(a) The gutter is of one of the sizes specified in column (1) of the following Table; (b) the outlet is of the appropriate size specified in column (3) or (4) of the said Table–
Table: Half-round gutter outlet sizes (diameter in millimetres)			
Half-round gutter size (millimetres)	Sharp (S.C.) or round cornered (R.C.) outlet	Outlet at one end of gutter	Outlet not at one end of gutter
(1)	(2)	(3)	(4)
75	S.C. R.C.	50 50	50 50
100	S.C. R.C.	63 50	63 50
115	S.C. R.C.	63 50	75 63
125	S.C. R.C.	75 63	90 75

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M22(1)(a) – as to suitability and strength of materials	Rainwater pipe	Rainwater pipe within a building
(1) Cast iron pipes and fittings (Medium grade) conforming to BS 416: 1973.		
(2) Grey iron pipes and fittings conforming to BS 4622: 1970.		
(3) Ductile iron pipes and fittings conforming to BS 4772: 1980.		
(4) Copper tubes conforming to BS 2871: Part 1: 1971 and fittings conforming to BS 864: Part 2: 1971.		
(5) Pitch-impregnated fibre pipes and fittings conforming to BS 2760: 1973.		
(6) Unplasticised polyvinylchloride pipes and fittings conforming to— BS 3506: 1969; or BS 4514: 1969; or BS 4576: Part 1: 1970.		
	Rainwater pipe not being within a building	
(7) Cast iron pipes and fittings conforming to BS 460: 1964.		
(8) Asbestos-cement pipes and fittings conforming to BS 569: 1973.		
(9) Aluminium pipes and fittings conforming to BS 2997:1958.		
(10) Pressed steel pipes and fittings conforming to BS 1091: 1963.		
(11) As for Specifications (5) and (6).		

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Part M: Drainage and sanitary appliances – continued			
Provision of regulation deemed to be satisfied (1)	Element of structure or fitting (2)	Case dealt with or relevant conditions (3)	Specification (4)
M22(1)(b) – as to size of rain-water pipe	Rainwater pipe – continued	Rainwater pipe from a half-round eaves gutter	(a) The size of the gutter is one of those specified in column (1) of the Table annexed to Specification for regulation M21(1)(e); (b) the internal diameter of the pipe is not less than the appropriate outlet size specified in column (3) or (4) of the said Table.
M22(1)(d) – as to the manner of jointing		Rainwater pipe within a building	The joints are made in accordance with clause 11.1.1 of BS 5572: 1978.
M24(2) – as to type and number of sanitary conveniences in a building	Sanitary conveniences	(1) Art gallery, library or museum (2) Cinema, concert hall, theatre, bingo-hall or other building used for public entertainment (3) Church (4) Filling station (5) Hotel (6) Nurses' home (7) Staff quarters in hospitals (8) Residential home in occupancy sub-group A4 (9) Restaurant, public house or canteen (10) Swimming pool	(1) to (10) The sanitary conveniences provided contain appliances of a type and to a scale in accordance with CP 305: Part 1: 1974.

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- (11) Office premises (11) The sanitary conveniences provided contain appliances of a type and to a scale in accordance with the Washing Facilities Regulations 1964(a) and the Sanitary Conveniences Regulations 1964(b).
- (12) School (12) The sanitary conveniences provided contain appliances of a type and to a scale in accordance with the School Premises (General Requirements and Standards) (Scotland) Regulations 1967 to 1979(c).
- (13) Shop premises (13) As for Specification (11).

(a) S.I. 1964/965. (b) S.I. 1964/966. (c) S.I. 1967/1199, as amended by S.I. 1973/322, 1979/1186.

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Part N: Electrical installations			
Provision of regulation deemed to be satisfied (1)	Element of structure or fitting (2)	Case dealt with or relevant conditions (3)	Specification (4)
N3 – N4(1)(c) and N4(2) – N11	Electrical installation		The installation conforms to the provisions of the Regulations for the Electrical Equipment of Buildings Fourteenth Edition, reprinted including amendments, issued by the Institution of Electrical Engineers.
N12(5) – as to shaver supply unit	Shaver supply unit		The shaver supply unit conforms to BS 3052: 1958.
N12(7) – as to isolating transformer	Isolating transformer delivering not more than 25 volts		The transformer conforms to BS 3535: 1962.

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Part P: Prevention of danger and obstruction			
Provision of regulation deemed to be satisfied (1)	Element of structure or fitting (2)	Case dealt with or relevant conditions (3)	Specification (4)
P5 – as to facilities for cleaning windows		Cleaning from inside	(1) The design of the window complies with clause 7 of CP 153; Part 1: 1969.
		Cleaning by suspension system, travelling ladder system or portable ladder in buildings other than houses	(2) The facilities comply with clause 6 of CP 153; Part 1: 1969.
P6(4) – as to notices for safe use of escalators and passenger conveyors	Escalators and passenger conveyors		The notices conform to Figure 3, paragraph A.4 of Appendix A to BS 2655; Part 4: 1969.

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Part Q: Housing standards			
Provision of regulation deemed to be satisfied	Element of structure or fitting	Case dealt with or relevant conditions	Specification
(1)	(2)	(3)	(4)
Q2(2) – as to loadbearing capability	Access roadway	(1) Bituminous asphalt finish	(1) (a) The site is cleared of vegetable and other harmful matter; (b) the roadway is constructed of— (i) a base course of 63 millimetres of granular material; (ii) followed by a layer of 150 millimetres of hard-core bottoming, consolidated; (iii) followed by a fully compacted layer of 50 millimetres of bituminous macadam or tar macadam conforming in either case to BS 4987: 1973.
		(2) Concrete roadway	(2) (a) The site is cleared of vegetable and other harmful matter; (b) the roadway is constructed of 125 millimetres of concrete with not less than 1.9 kilograms per square metre of reinforcement; (c) the concrete is fully compacted and has a compressive strength of 28 newtons per square millimetre 28 days after construction.
Q2(5) – as to safety and adequacy of surface	Access footpath	(1) Footpath serving only one house	(1) (a) The site is cleared of vegetable and other harmful matter; (b) the footpath is constructed of 50 millimetres concrete slabs bedded on granular material.

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(2) Footpath serving more than one house	(2) (a) The site is cleared of vegetable and other harmful matter; (b) the footpath is constructed of— (i) a layer of 100 millimetres of hard-core bottoming, consolidated; (ii) followed by a fully compacted layer of 32 millimetres of tar macadam conforming to BS 4987: 1973.
Q2(6) proviso	Toughened glass The glass meets the description in clause 9, as read with Table 5 of BS 952: Part 1: 1978 and is installed in accordance with CP 152: 1972.
Q7(1)(a) – as to adequacy of size of bath	Laminated glass The glass meets the description in clauses 10.3 or 10.5(g), both as read with clause 10.6 and Table 6, of BS 952: Part 1: 1978 and is installed in accordance with CP 152: 1972.
Q7(1)(b) – as to adequacy of size of wash-hand basin	Bath The bath conforms to BS 1189:1972; or BS 1390: 1972; or BS 4305: 1972.
Q7(2) – as to the enclosure of compartment by materials impervious to moisture	Wash-hand basin The wash-hand basin conforms to BS 1188: 1974; or BS 1329:1974.
Q8(2)(a) – as to adequacy of size of sink	Shower bath compartment The compartment enclosure consists of— (a) waterproof curtains; and (b) a wall rendered on the inside with cement plaster 12.5 millimetres in thickness, composed of 1:3 cement: sand, trowelled smooth and finished with one coat of alkali-resisting primer and two coats of oil paint.
Q8(2)(a) – as to adequacy of size of sink	Sink The sink conforms to BS 1206: 1974; or BS 1244: Part 1: 1956; or BS 1244: Part 2: 1972.

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Part Q: Housing standards – continued			
Provision of regulation deemed to be satisfied (1)	Element of structure or fitting (2)	Case dealt with or relevant conditions (3)	Specification (4)
Q12(1)(a) – as to adequacy of size of sink	Sink		The sink conforms to BS 1206: 1974; or BS 1244: Part 1: 1956; or BS 1244: Part 2: 1972.
Q13(2)(a) – as to provision of clothes posts	Clothes line posts		The posts conform to BS 1373: 1967.
Q17(1) – as to efficiency of power points	Power points	Gas installation	(a) Materials are in accordance with CP 331: Part 3: 1974; (b) sockets conform to CP 335: Part 1: 1973.
		Electricity socket outlet	The socket conforms to BS 1363: 1967.
Q18(1)(a) – as to the adequacy of the accommodation and suitability of its location and planning	Space standards	Houses of occupancy sub-groups A1 and A2	The design of the houses is based on the standards and commentary set out in paragraphs 7 and 8 of the New Scottish Housing Handbook: Bulletin 1: Metric Space Standards, 1968.

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Part R: Refuse storage and disposal

Provision of regulation deemed to be satisfied (1)	Element of structure or fitting (2)	Case dealt with or relevant conditions (3)	Specification (4)
R5 – as to construction of refuse chute	Refuse chute		The chute conforms to BS 1703: 1977 subject to compliance with regulation R5(d) as to the minimum diameter of the chute.
R6 – as to construction and installation of hopper	Hopper		The hopper conforms to BS 1703: 1977 and is installed in accordance with clause 9.3 of BS 5906: 1980.

Part S: Construction of stairways, landings and balconies

Provision of regulation deemed to be satisfied (1)	Element of structure or fitting (2)	Case dealt with or relevant conditions (3)	Specification (4)
S3(9) proviso S5(5) proviso S6(6) proviso	Toughened glass		The glass meets the description in clause 9, as read with Table 5, of BS 952: Part 1: 1978 and is installed in accordance with CP 152: 1972.
	Laminated glass		The glass meets the description in clauses 10.3 or 10.5(g), both as read with clause 10.6 and Table 6, of BS 952: Part 1: 1978 and is installed in accordance with CP 152: 1972.

SCHEDULE 14

 Regulation A13(3) and Schedule 13: Part G

 General specifications for preparation of sites and resistance to the passage of moisture to which Part G of the regulations applies

Part I: Materials of walls and chimney stacks

To a height of not less than 150 millimetres above the finished level of the adjoining ground	Between the level of the top of the main damp-proof construction and the junction of the wall with the roof
(1)	(2)

1. Clay facing and common bricks and blocks—
of hard fired durable materials, including 'blaes' and 'bing' material, suitable for the intended use—
for conditions of extreme exposure where the structure may become saturated and frozen, to BS 3921: 1974, Section Two, Clause 12. to BS 3921: 1974, Section Two, Clause 11.

2. Clay engineering bricks—
to BS 3921: 1974 and having an average absorption boiling or vacuum per cent weight not greater than 4.5 when used as a damp-proof course. to BS 3921: 1974.

3. Sand-lime and concrete bricks—

(a) calcium silicate (sand-lime or flint-lime) bricks to BS 187: 1978, Class 7, 6, 5, 4 or 3;	(a) calcium silicate (sand-lime or flint-lime) bricks to BS 187: 1978, Class 7, 6, 5, 4, 3 or 2;
(b) special purpose concrete bricks to BS 1180: 1972.	(b) concrete bricks to BS 1180: 1972.

4. Concrete blocks laid in accordance with CP 121: Part 1: 1973—
to type A of BS 2028, 1364: 1968 or type B restricted as stated in clause 1.1 of BS 2028, 1364: 1968. to type A or B of BS 2028, 1364: 1968, save that no type B blocks are used in the outer part of a solid wall or in the outer leaf of a cavity wall in a building of more than three storeys in height in occupancy group A or occupancy sub-group B1.

5. Cast stone—
to BS 1217: 1975 and having an adequate frost resistance. to BS 1217: 1975.

Schedule 14

Part I: Materials of walls and chimney stacks – continued

To a height of not less than 150 millimetres above the finished level of the adjoining ground	Between the level of the top of the main damp-proof construction and the junction of the wall with the roof
(1)	(2)
<hr/>	
6. Natural stone– free from defects that would adversely affect its durability and weather resistance and having an adequate frost resistance and laid on natural bed.	free from defects that would adversely affect its durability and weather resistance and laid on natural bed so far as reasonably practicable.
<hr/>	
7. No-fines concrete–	(a) made from whinstone or gravel aggregate conforming where appropriate to BS 882, 1201: Part 2: 1973 and having a bulk density of not more than 1760 kilograms per cubic metre; or (b) made from whinstone or gravel aggregate conforming where appropriate to BS 882, 1201: Part 2: 1973 and having a bulk density of more than 1760 kilograms per cubic metre, where in either case the grading of the aggregate is such that it all passes a 19 millimetres sieve but 95 per cent of it by weight is retained on a 10 millimetres sieve.
<hr/>	
8. Timber weatherboarding–	(A) Air-cured Softwoods of one of the following species and in the case of species (1) to (4), impregnated under pressure with preservative to BS 5589: 1978– Species (1) Redwood or whitewood from Northern European source and of no lower commercial grade than “unsorted”. (2) Western hemlock, Californian redwood, East Canadian spruce and western white spruce from North American source and of no lower commercial grade than “selected merchantable”. (3) British Columbia Douglas fir from North American source and of no lower commercial grade than “No. 2 clear”. (4) Scots pine, Sitka spruce, and Douglas fir which is home grown and no lower commercial grade than “No. 2”. (5) Western red cedar from North American source and of no lower commercial grade than “selected merchantable”.

Schedule 14

Part I: Materials of walls and chimney stacks – continued

To a height of not less than 150 millimetres above the finished level of the adjoining ground	Between the level of the top of the main damp-proof construction and the junction of the wall with the roof
(1)	(2)
8. Timber weatherboarding – continued	<p>(B) Air-cured Hardwoods of one of the following species and–</p> <ul style="list-style-type: none"> (a) containing no sapwood; (b) any checks, splits or shakes– <ul style="list-style-type: none"> (i) on either face do not exceed 0.3 millimetre and are not continuous for more than 300 millimetres in length; (ii) are not more than one-quarter of the width of the piece; (iii) do not exceed one in 100 millimetres of width or one in 900 millimetres of length of piece; (c) all exposed surfaces are free from knots other than isolated sound and tight knots not exceeding 19 millimetres in diameter and in any case having no splay, arris knots, or decayed or dead knots; (d) having no pitch pockets or plugs or inserts; (e) free from all signs of decay and active insect attack– <p>Species</p> <ul style="list-style-type: none"> (1) Afrormosia. (2) Opepe. (3) Iroko. (4) African mahogany. (5) Utile. (6) Idigbo. (7) Teak. (8) Agba. (9) Makore. (10) European oak. (11) Sapele.

Schedule 14**Part II: Specifications for mortar**

To a height of not less than 150 millimetres above the finished level of the adjoining ground	Between the level of the top of the main damp-proof construction and the junction of the wall with the roof
(1)	(2)
1. For all conditions of exposure [‡] and for construction at all seasons Mix [†] A, B or G.	1. For sheltered and moderate conditions of exposure and for construction in spring and summer Mix [†] C, D or E.
2. For all conditions of exposure [‡] and for construction at all seasons Mix [†] G when the element is designed specifically to withstand heavy loading.	2. For sheltered and moderate conditions of exposure and for construction in autumn and winter Mix [†] A, B or F save that mix A is not to be used with Class A(ii) sand-lime and concrete bricks.
	3. For severe exposure conditions and for construction at all seasons Mix [†] A, B or F save that mix A is not to be used with Class A (ii) sand-lime and concrete bricks.
	4. For all conditions of exposure and for construction at all seasons Mix [†] G when the element is designed to withstand heavy loading.

[†] See details of mixes – Part III.

[‡] References to exposure conditions shall be those defined in Building Research Station Digest No. 127 “An index of exposure to driving rain”.

Schedule 14**Part III: Specifications for rendering**

Background and type of finish (1)	Undercoat(s)		Final coat	
	Mix† for severe exposure*	Mix† for moderate or sheltered exposure*	Mix† for severe exposure*	Mix† for moderate or sheltered exposure*
	(2)	(3)	(4)	(5)
Dense, strong and smooth moderately strong, porous backgrounds				
Wood float	H‡ or A	H‡ A or C	H‡ or A	H‡ A or C
Scraped or textured	A	A or C	A	A or C
Rough-cast, wet-dash, harling	H‡ or A	H‡ or A	H‡ or A	H‡ or A
Dry-dash, pebble-dash	H	H	H	H
Moderately weak, porous backgrounds				
Wood float	A	A or C	A	A or C
Scraped or textured	A	A or C	A	A or C
Rough-cast, wet-dash, harling	A	A	A	A
Dry-dash, pebble-dash	H‡ or A	H‡ or A	H‡ or A	H‡ or A
No-fines concrete background				
Wood float	H‡ or A	H‡ A or C	H‡ or A	A or C
Scraped or textured	H‡ or A	H‡ A or C	A	A or C
Rough-cast, wet-dash, harling	H‡ or A	H‡ or A	H‡ or A	H‡ or A
Dry-dash, pebble-dash	H	H	H	H

† Details of mixes

The references in the foregoing specifications to mixes are, subject to the General notes which follow, to be construed as follows—

Mix	Composition	
A	1:1:5-6 of cement: lime: sand or 1:5 of masonry cement and sand	} All measured by volume
B	1:5-6 of cement: sand with the addition of mortar plasticizer	
C	1:2:8-9 of cement: lime: sand or 1:6 of masonry cement and sand	
D	1:8 of cement: sand with the addition of mortar plasticizer	
E	1:3 of hydraulic lime: sand	
F	1:2 of hydraulic lime: sand	
G	1:3 of cement: sand or 1:3 of masonry cement and sand	
H	1:½:4-4½ of cement: lime: sand or 1:4 of masonry cement and sand	

‡ Mix H to be used for winter construction.

* References to exposure conditions shall be those defined in Building Research Station Digest No. 127 "An index of exposure to driving rain".

Schedule 14**General notes on mixes specified for mortar and rendering in this Schedule****Materials**

1. Cement
Cement to BS 12: 1978, BS 146: Part 2: 1973, or BS 1370: 1979, or having similar properties.
2. Sand
 - (a) Sand to BS 1198, 1199 and 1200: 1976;
 - (b) when a range of sand content is given (eg 5-6 and 8-9) the highest to be used for well graded sand and the lowest for coarse or uniformly fine sand;
 - (c) very fine sand not to be used with hydraulic limes or for construction specifically designed to withstand heavy loading; and
 - (d) in proportioning, allowance to be made for the bulking of damp sand, particularly if fine sand is used.
3. Lime*
 - (a) Non-hydraulic lime, or semi-hydraulic lime to BS 890: 1972;
 - (b) proportions given are for lime putty;
 - (c) if lime hydrate, to be soaked at least overnight before use if weather conditions permit; and
 - (d) magnesium-lime mortar used below main damp-proof course level to be fully hydrated.
4. Mortar plasticizers
If used, to be in accordance with BS 4887: 1973 and added in accordance with the manufacturer's instructions.
5. Water-retentive properties
For units and backgrounds having high suction, mortars and rendering mixes should have high water-retentive properties.

Operations

6. Pointing
Pointing is to be done on the bedding mortar as work proceeds, but if this is not possible the mix for pointing as a separate operation is not to be appreciably stronger than the bedding mortar.
7. Rendering mixes
 - (a) The mix for a following coat not to be richer in cement than the one to which it is applied;
 - (b) if metal lathing or wire netting fixed to dense, strong and smooth backgrounds to form a key, the first undercoat not to be of a Type C mix;
 - (c) spatterdash used to provide a key on dense, strong and smooth backgrounds to be of a mix 1:1½-2 cement: coarse sand; and
 - (d) spatterdash used to overcome uneven suction on moderately strong and porous backgrounds to be of a mix 1:2-3 cement: coarse sand.
8. Rendering coats
 - (a) Not less than two coat work to be applied;
 - (b) the thickness of an undercoat to be not more than 15 millimetres nor less than 10 millimetres; and
 - (c) the thickness of the finishing coat to be not less than 7 millimetres.

* Where lime is to be used, ready mixed lime: sand mortar to BS 4721: 1971 may be incorporated.

SCHEDULE 15

 Regulation J9(1)

 Specifications for resistance to the transmission of heat and means to conserve energy in buildings to which Section II of Part J of the regulations applies

Part I: Interpretation of Schedule 15

1. In this Schedule, THERMAL CONDUCTIVITY—
 - (a) means the rate of heat transfer in watts through one square metre of a uniform homogeneous material of one metre thickness when a temperature difference of one degree Celsius is established between its surfaces and is expressed in watts per metre per degree Celsius ($W/m^{\circ}C$); and
 - (b) in the case of any material containing cement, refers exclusively to the thermal conductivity of that material having a moisture content of three per cent by volume.
2. The abbreviations and symbols used in this Schedule have the meanings respectively assigned to them in the Table to this paragraph.

Table to Paragraph 2: Abbreviations and symbols

Abbreviation or symbol (1)	Definition (2)
$^{\circ}C$	degree Celsius
m	metre
m^3	cubic metre
mm	millimetre
kg	kilogram
W	watt

3. In column (1) of each table in Parts II and III, any reference to an insulating material shall be construed as a reference to any one of the materials described in the Table to this paragraph.

Schedule 15**Table to Paragraph 3: Insulating materials**

Type (1)	Description (2)
A	Wood wool slab (density not exceeding 500 kg/m ³)
B	Fibre building board: insulating board or bitumen impregnated insulating board
C	Cellular glass
D	Mineral fibre batt or mat (glass or rock) Mineral fibre loose fill (glass or rock) Urea formaldehyde foam cavity fill
E	Mineral fibre slab (glass or rock) Expanded polystyrene insulating board (density not exceeding 25kg/m ³)
F	Polyurethane, or phenol formaldehyde, core to laminated board

4. If, in addition to the component parts described in column (1) of any table in Part II or III, the construction of a wall, floor or roof includes any one or more of the surface finishes described in column (1) of the Table to this paragraph, the minimum thickness of insulating material specified in column (5) of the relevant table in Part II or III (or, if there are no entries in that column, the minimum thickness specified in column (2) of that table) shall be taken to be reduced by the appropriate percentage or the sum of the appropriate percentages in column (2) of the Table to this paragraph.

Table to Paragraph 4: Reduction of minimum thickness

Description of surface finish (1)	Percentage reduction (2)
A. Internal finish	
1. Dense plaster	2
2. Light-weight plaster	6
3. Plasterboard on dabs, strips or battens	20
4. Insulating plasterboard on battens	30
B. External finish	
Rendering	2

If the density or thermal conductivity of a material is required to conform to a limit specified in column (3) or (4) in any table in Part II or III and the value is intermediate between two adjacent values specified in the relevant column, the appropriate minimum thickness of insulating material, for the purposes of column (5) of that table (or, if there are no entries in that column, the minimum thickness specified in column (2) of that table) may be determined by linear interpolation.

QQ*

Schedule 15

Part II: Specifications relating to buildings of occupancy sub-group A3 or A4 or occupancy group B or C

Table I: Walls

Description of wall	Minimum thickness (in mm)	Maximum density (in kg/m ³)	Maximum thermal conductivity (in W/m ² C)	Minimum thickness (in mm) of insulating material referred to in column (1) according to type (5)	A	B	C	D	E	F
(1)	(2)	(3)	(4)	(5)						
1. Any wall not precisely specified in this Table—										
(a) of solid or composite construction comprising insulating material; or										
(b) of composite construction comprising insulating material and enclosing an airspace not less than 20mm wide, with a weatherproof exterior										
					126	89	74	59	52	37
					111	79	65	52	46	33
2. A cavity wall comprising an outer leaf of brickwork and an inner leaf either of brickwork or of solid concrete blocks or slabs, each leaf conforming to the limit in column (2); and										
(a) the cavity is completely filled by insulating material; and										
(i) the inner leaf is of brickwork; or										
(ii) the inner leaf is of concrete blocks or slabs conforming to the limit in column (3) or (4); or										
	100							58	47	41
	100	2300	1.63					65	52	46
	100	1700	0.76					62	49	43
	100	1400	0.51					58	47	41
	100	1100	0.34					54	43	38
	100	750	0.22					46	36	32

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Table 2: Floors exposed to the external air

Description of floor	Minimum thickness (in mm)	Maximum density (in kg/m ³)	Maximum thermal conductivity (in W/m ² C)	Minimum thickness (in mm) of insulating material referred to in column (1) according to type (5)	A	B	C	D	E	F
(1)	(2)	(3)	(4)	(5)						
1. Floor of slabs or hollow beams of dense concrete conforming to the limit in column (2) with—										
(a) insulating material in direct contact with the upper or lower surface of the floor; or	100			—	—	—	68	54	47	34
(b) insulating material separated by an airspace not less than 20 mm wide from the upper or lower surface of the floor	100			—	—	—	57	46	40	29
2. Floor of slabs or beams of autoclaved aerated concrete conforming to the limit in column (2) and to the limit in column (3) or (4) with—										
(a) no additional insulation; or	250	600	0.18							
(b) insulating material in direct contact with the upper or lower surface of the floor; or	200	600	0.18	27	19	16	13	11	8	
	150	600	0.18	50	36	30	24	21	15	
	100	600	0.18	74	52	44	35	31	22	
(c) insulating material separated by an airspace not less than 20mm wide from the upper or lower surface of the floor	200	600	0.18	9	6	5	4	4	3	
	150	600	0.18	32	23	19	15	13	10	
	100	600	0.18	56	40	33	26	23	16	

Schedule 15

Part II: Specifications relating to buildings of occupancy sub-group A3 or A4 occupancy group B or C - continued

Table 3: Roofs

Description of roof	Minimum thickness (in mm)	Maximum density (in kg/m ³)	Maximum thermal conductivity (in W/m°C)	Minimum thickness (in mm) of insulating material referred to in column (1) according to type (5)	A	B	C	D	E	F
(1)	(2)	(3)	(4)	(5)						
1. Any roof not precisely specified in this Table which contains insulating material, including sandwich construction of mineral fibre with requisite spacers between asbestos-cement corrugated sheets								60	50	35
2. Pitched roof of slates or tiles on sarking felt or sarking paper (or a pitched or flat roof of any waterproof material on boarding not less than 16mm thick) having a ventilated space between the underside of the roof and a separate ceiling to the room below, with - (a) insulating material in direct contact with that ceiling; or (b) insulating material separated from either surface of the ceiling by an airspace not less than 20mm wide									46	38 28
3. Pitched or flat roof with a waterproof covering bonded to a layer of insulating material on top of boarding not less than 16mm thick										34 24
4. Pitched or flat roof of asbestos-cement or metal decking with a waterproof covering laid on boarding on top of the decking, the boarding conforming to the limits in columns (2) and (4), with-								81	68	46

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(a) insulating material in contact with the waterproof covering or the soffit of the assembly; or	12.5	0.05	—	—	—	—	—	—	—	32	23		
(b) insulating material separated from the soffit by an airspace not less than 20mm wide	12.5	0.05	—	—	—	—	—	—	—	25	18		
5. Pitched or flat weatherproofed decking of wood wool slabs of density not exceeding 500 kg/m ³ and conforming to the relevant limit in column (2) with—													
(a) insulating material in contact with the roof covering or the upper surface or soffit of the decking; or	50	—	—	—	—	—	—	—	—	31	20		
(b) insulating material separated from either surface of the decking by an airspace not less than 20mm wide	76	—	—	—	—	—	—	—	—	25	16		
	50	—	—	—	—	—	—	—	—	21	13		
	76	—	—	—	—	—	—	—	—	15	10		
6. Pitched or flat roof of dense concrete hollow or solid beams or slabs either unscreeded or screeded to an average thickness of not less than 40mm with material conforming to the limit in column (3) or (4) with—													
(a) insulating material in contact with the roof covering or the upper surface or soffit of the concrete members; or	Unscreeded	—	—	—	—	—	—	—	—	70	—	49	35
	Screeded	1400	0.51	—	—	—	—	—	—	66	—	46	33
	Screeded	1100	0.34	—	—	—	—	—	—	64	—	45	32
	Screeded	750	0.22	—	—	—	—	—	—	60	—	43	30
	Screeded	400	0.15	—	—	—	—	—	—	57	—	40	28
(b) insulating material separated from the soffit of the concrete members by an airspace not less than 20mm wide	Unscreeded	—	—	—	—	—	—	—	—	—	—	44	31
	Screeded	1400	0.51	—	—	—	—	—	—	—	—	41	29
	Screeded	1100	0.34	—	—	—	—	—	—	—	—	39	28
	Screeded	750	0.22	—	—	—	—	—	—	—	—	37	27
	Screeded	400	0.15	—	—	—	—	—	—	—	—	34	25
7. Pitched or flat roof of slabs or beams of autoclaved aerated concrete conforming to the relevant limit in column (2) and to the limit in column (3) or (4) with insulating material in contact with the roof covering or the upper surface or soffit of the concrete members													
	250	600	0.18	11	8	6	—	—	—	4	3		
	200	600	0.18	35	24	20	—	—	—	14	10		
	150	600	0.18	58	41	34	—	—	—	24	17		
	100	600	0.18	—	—	—	—	—	—	48	—	34	24

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Part III: Specifications relating to buildings of occupancy group D or E – continued

Table 4: Walls – continued

Description of wall	Minimum thickness (in mm)	Maximum density (in kg/m ³)	Maximum thermal conductivity (in W/m ² °C)	Minimum thickness (in mm) of insulating material referred to in column (1) according to type (5)	A	B	C	D	E	F
(1)	(2)	(3)	(4)	(5)						
5. A composite wall containing a cavity not less than 20mm wide and comprising—										
(a) an external cladding of metal, glass or plastics sheet; and										
(i) insulating material and an internal lining of gypsum plasterboard secured to studding; or								54	43	38 27
(ii) an inner leaf of solid cast concrete or solid concrete blocks or slabs conforming to the limit in column (2) and to the limit in column (3) or (4); or	546	1400	0.51							
	364	1100	0.34							
	235	750	0.22							
(b) an external veneer of single-leaf brickwork or of tiles or weatherboarding secured on battens with a background of breather paper and counter-battens sufficient to preserve the required cavity; and										
(i) insulating material and an internal lining of gypsum plasterboard secured to studding; or								48	38	34 24
(ii) an inner leaf of solid cast concrete or solid concrete blocks or slabs conforming to the limit in column (2) and to the limit in column (3) or (4)	500	1400	0.51							
	333	1100	0.34							
	216	750	0.22							

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Table 5: Floors exposed to the external air

Description of floor	Minimum thickness (in mm) (2)	Maximum density (in kg/m ³) (3)	Maximum thermal conductivity (in W/m°C) (4)	Minimum thickness (in mm) of insulating material referred to in column (1) according to type (5)					
				A	B	C	D	E	F
1. Floor of slabs or hollow beams of dense concrete conforming to the limit in column (2) with— (a) insulating material in direct contact with the upper or lower surface of the floor; or (b) insulating material separated by an airspace not less than 20mm wide from the upper or lower surface of the floor	100 100			—	—	56	45	39	28
2. Floor of slabs or beams of autoclaved aerated concrete conforming to the limit in column (2) and to the limit in column (3) or (4) with— (a) no additional insulation; or (b) insulating material in direct contact with the upper or lower surface of the floor; or (c) insulating material separated by an airspace not less than 20mm wide from the upper or lower surface of the floor	250 200 150 100 150 100	600 600 600 600 600 600	0.18 0.18 0.18 0.18 0.18 0.18	7	5	4	3	3	2
				30	21	18	14	12	9
				54	38	32	25	22	16
				12	9	7	6	5	4
				36	25	21	17	15	11

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(a) insulating material in contact with the waterproof covering or the soffit of the assembly; or	12.5	0.05	—	—	—	24	17
(b) insulating material separated from the soffit by an airspace not less than 20mm wide	12.5	0.05	—	—	—	17	9
5. Pitched or flat weatherproofed decking of wood wool slabs of density not exceeding 500 kg/m ³ and conforming to the relevant limit in column (2) with—							
(a) insulating material in contact with the roof covering or the upper surface or soffit of the decking; or	50	—	—	—	—	22	15
(b) insulating material separated from either surface of the decking by an airspace not less than 20mm wide	76	—	—	—	—	16	10
	50	—	—	—	—	13	8
	76	—	—	—	—	6	4
6. Pitched or flat roof of dense concrete hollow or solid beams or slabs either unscreeded or screeded to an average thickness of not less than 40mm with material conforming to the limit in column (3) or (4) with—							
(a) insulating material in contact with the roof covering or the upper surface or soffit of the concrete members; or	Unscreeded	—	—	58	—	41	29
	Screeded	1400	0.51	—	—	54	38
	Screeded	1100	0.34	—	—	52	37
	Screeded	750	0.22	—	—	49	35
	Screeded	400	0.15	—	—	45	31
(b) insulating material separated from the soffit of the concrete members by an airspace not less than 20mm wide	Unscreeded	—	—	—	—	35	25
	Screeded	1400	0.51	—	—	33	23
	Screeded	1100	0.34	—	—	31	22
	Screeded	750	0.22	71	—	29	21
	Screeded	400	0.15	63	—	26	19
7. Pitched or flat roof of slabs or beams of autoclaved aerated concrete conforming to the relevant limit in column (2) and to the limit in column (3) or (4) with—							
(a) no additional insulation; or	250	0.18	—	—	—	6	4
(b) insulating material in contact with the roof covering or the upper surface or soffit of the concrete members	200	0.18	14	10	8	—	—
	150	0.18	38	27	22	—	16
	100	0.18	62	43	36	—	25

EXPLANATORY NOTE

(This Note is not part of the Regulations.)

These regulations consolidate with amendments and minor drafting changes the Building Standards (Scotland) Regulations 1971 to 1980 which are thereby revoked. The regulations come into operation on 17th March 1982 but do not apply to any construction or change of use relative to a building where application for the warrant was made before that date.

The regulations prescribe standards for buildings for the purposes of Part II of the Building (Scotland) Act 1959 as amended by the Building (Scotland) Act 1970. The matters in relation to which standards have been prescribed are described in the Arrangement of Regulations given at the beginning of the Instrument.

The principal changes incorporated are as follows:—

- (a) in Part A (General), clarification of requirements for the classification of buildings and the removal of references to the Standard Industrial Classification, together with extended exemption for certain small structures such as garden huts, garages and greenhouses;
- (b) in Part C (Structural strength and stability), presentation of the requirements in a more direct form and extension of the specifications setting out methods of construction deemed to satisfy the requirements;
- (c) in Part D (Structural fire precautions), introduction of new requirements for the isolation of places of special fire risk in buildings; extended requirements designed to restrict the hazard of flame spread on the external surface of buildings, and for the provision of cavity barriers and fire stops; and provisions allowing the use of timber-framed construction for separating walls and external boundary walls of houses in certain circumstances;
- (d) in Part E (Means of escape from fire and assistance to fire service), amended requirements for the provision of escape routes and determination of travel distance in order to relate these more closely to the needs of individual buildings; modified requirements for the enclosure of stairways; more specific requirements for protection of escalators and of stairways not forming part of escape routes; new requirements for the provision of emergency lighting; provisions allowing plastics material in ceilings and roof lights; consolidation of means of escape requirements for flats and maisonettes and for houses of more than 2 storeys; and more flexible controls over access for fire-fighting purposes and the provision of fire mains and hydrants to take account of modern fire-fighting practice and use of equipment;
- (e) in Part F (Chimneys, flues, hearths and the installation of heat-producing appliances), introduction of separate requirements for oil-burning appliances, distinguishing these from requirements for appliances burning solid fuel; amended requirements for gas-burning appliances including a prohibition on the installation of any gas-burning appliance (other than a room-sealed appliance) in a room containing a bath or shower; and a new control over the installation of large electrical storage heaters in cupboards or other confined spaces;
- (f) in Part J (re-titled Resistance to the transmission of heat and means to conserve energy), introduction of requirements for heating controls on space and water heating systems in buildings other than dwellings, in the interest of energy conservation;

- (g) in Part R (re-titled Refuse storage and disposal), extended requirements for refuse storage and disposal arrangements in relation to houses and flats; introduction of a new control over farm effluent tanks; and removal of a previous control over ashpits.

Some minor and consequential amendments have been made to other Parts, including the necessary changes to take account of revised editions of and amendments to British Standards, British Standard Codes of Practice and other publications. The regulations also include certain presentational adjustments including a revised typography and layout, re-location of tables and schedules, a new approach to definitions and the provision of a schedule listing all publications referred to in the regulations.

INDEX 1**Index of types of buildings – continued**

Description of occupancy use (1)	Occupancy group and sub-group (2)	Description of occupancy use (1)	Occupancy group and sub-group (2)
Abattoir	D2	Factory (sub-group depends on manufacture)	D
Agriculture	D2	Filling station	D2
Amusement arcade	C2	Film studio, public not admitted	B2
Art gallery	C2	Film studio, public admitted	C3
Assembly building (sub-group depends on use)	C	Fire station, with sleeping accommodation	A3
Bank	B1	Fire station, other	C2
Beauty parlour	B2	Flat	A2
Betting office, licensed	B2	Funfair	C1
Bingo hall	C3	Games hall	C1
Boarding house	A3	Garage, ancillary to a house	A1
Bothy	A3	Garage, other than ancillary to a house, for storage or parking—non-hazardous materials	E1
Bowling alley	C1	Garage, other than ancillary to a house, for storage or parking—hazardous materials	E2
Bus passenger roadside shelter	C1	Garage, motor repairs	D2
Cafe	C3	Grandstand	C1
Canteen	C3	Guest house	A3
Car park	E1	Gynasium	C1
Carport, ancillary to a house	A1	Hairdresser	B3
Casino	C3	Hall, assembly (sub-group depends on use)	C
Chalet	A3	Horticulture	D2
Chaumer	A3	Hospital	A4
Children's home	A4	Hostel	A3
Cinema	C3	Hotel	A3
Clinic	C2	House, other than a flat or maisonette, not more than 2 storeys	A1
Club, non-residential	C2	House, other than a flat or maisonette, more than 2 storeys	A2
Club, residential	A3	Industrial building (sub-group depends on use)	D
College, non-residential	C2	Laboratory	B2
College, residential	A3	Launderette	B2
Concert hall	C3	Laundry	D2
Consulting room, small attached to a house	A1 or A2	Library, public not admitted	E1
Consulting room, other	C2	Library, public admitted	C2
Court room	C2	Licensed betting office	B2
Dance hall	C3	Lodging house	A3
Dancing school	C3		
Dry cleaners, industrial	D2		
Dry cleaning, self-service	B2		
Ecclesiastical building, non-residential	C2		
Ecclesiastical building, residential	A3		
Exhibition hall	C3		
Exploration, boring and extracting petroleum	D2		

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Index of types of buildings – continued

Description of occupancy use (1)	Occupancy group and sub-group (2)	Description of occupancy use (1)	Occupancy group and sub-group (2)
Maisonette	A2	Sanatorium	A4
Manufacture (sub group depends on industry)	D	School, non residential	C2
Marine engineering	D2	School, residential	A3
Meeting house	C2	School, special for handi-capped children, residential	A4
Menagerie	C1	Shipbuilding	D2
Mining, coal and oil shale	D2	Shop, including sub-post office	B2
Mining, other	D1	Skating rink	C1
Motel	A3	Slaughterhouse	D2
Motor repairers, distributors	D2	Slipper bath	C1
Museum	C2	Sports pavilion	C1
		Stadium	C1
Nursing home	A4	Storage, hazardous materials	E2
		Storage, non-hazardous materials	E1
Old people's home	A4	Store, hazardous materials	E2
Office, small, attached to a house	A1 or A2	Store, non-hazardous materials	E1
Office, other	B1	Surgery, small, attached to a house	A1 or A2
		Surgery, other	C2
Paper, printing and publishing	D2	Swimming baths or pool	C1
Passenger station	C1		
Police station, with sleeping or residential accommodation	A3	Telephone exchange	B1
Police station, other	C2	Television studio, public not admitted	B2
Post Office sorting office	B1	Television studio, public admitted	C3
Process work (sub group depends on industry)	D	Theatre	C3
Public convenience	C1	Transit shed, hazardous materials	E2
Public house	C2	Transit shed, non-hazardous materials	E1
Quarrying	D1	Transport service, hazardous materials	E2
		Transport service, non-hazardous materials	E1
Radio studio, public not admitted	B2	Turkish bath	C1
Radio studio, public admitted	C3		
Recording studio	B2	Warehouse, hazardous materials	E2
Repair work (sub group depends on industry)	D	Warehouse, non-hazardous materials	E1
Restaurant	C3		
Riding school	C1	Zoo	C1

*For specific conditions and descriptions of use refer to Schedule 1

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Index of regulations applicable to buildings classified by occupancy – continued

Part E: Means of escape from fire and assistance to fire service

Regulation (1)	Occupancy group and sub-group (2)																			
	A				B		C			D			E							
	1	2	3	4	1	2	1	2	3	1	2	3	1	2	3	1	2	3	4	
E1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
E2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
E3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
E4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
E5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
E6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
E7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
E8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
E9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
E10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
E11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
E12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
E13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
E14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
E15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
E16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
E17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
E18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
E19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
E20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
E21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
E22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
E23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
E24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
E25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
E26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Special provisions for houses of more than two storeys other than maisonnettes

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Index of regulations applicable to buildings classified by occupancy – continued

Part F: Chimneys, flues, hearths and the installation of heat-producing appliances

Regulation (1)	Occupancy group and sub-group (2)																
	A				B				C				D			E	
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	1	2
SECTION I—APPLICATION AND INTERPRETATION																	
F1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
F2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SECTION II—SOLID FUEL APPLIANCES AND CERTAIN GAS APPLIANCES AND INCINERATORS																	
F3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
F4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
F5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
F6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
F7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
F8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
F9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
F10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
F11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
F12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
F13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
F14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
F15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
F16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
F17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
F18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
F19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
F20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
F21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SECTION III—OIL-BURNING APPLIANCES																	
F22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
F23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
F24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
F25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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Index of regulations applicable to buildings classified by occupancy – continued

Part G: Preparation of sites and resistance to the passage of moisture

Regulation (1)	Occupancy group and sub-group (2)														
	A			B			C			D			E		
	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3
G1 Application of Part G	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
G2 Interpretation of Part G	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
G3 Protection against sub-soil water and flood water	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
G4 Existing drains	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
G5 Removal of matter harmful to health	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
G6 Removal of surface soil and other matter	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
G7 Treatment of solum	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
G8 Resistance to moisture from the ground	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
G9 Resistance to moisture from rain or snow	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Part H: Resistance to the transmission of sound

Regulation (1)	Occupancy group and sub-group (2)														
	A			B			C			D			E		
	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3
H1 Application of Part H	0	0													
H2 Interpretation of Part H	0	0													
H3 Separating walls and floors	0	0													
H4 Measurement of sound transmission	0	0													

Index of regulations applicable to buildings classified by occupancy – continued

Part K: Ventilation of buildings

Regulation (1)	Occupancy group and sub-group (2)														
	A				B			C			D			E	
	1	2	3	4	1	2	1	2	3	1	2	3	1	2	3
K1 Application of Part K	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
K2 Interpretation of Part K	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SECTION I – VENTILATION OF HOUSES															
K3 Cross ventilation of houses	0	0													
K4 Kitchens	0	0													
K5 Apartments and other rooms in houses	0	0													
K6 Bathrooms, washrooms and waterclosets	0	0													
K7 Ancillary accommodation	0	0													
SECTION II – VENTILATION OF GARAGES															
K8 Small garages	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
K9 Garages other than small garages	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SECTION III – VENTILATION OF BUILDINGS OTHER THAN HOUSES AND GARAGES															
K10 Ventilation of buildings other than houses and garages	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SECTION IV – GENERAL															
K11 Additional requirements for sleeping rooms	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
K12 Enclosed access to houses and other buildings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
K13 Lift machine rooms and lift wells	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
K14 General requirements for windows and ventilators	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
K15 Windows and ventilators opening to courts or passages	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
K16 External openings to mechanical ventilation system	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
K17 Construction of ventilation ducts	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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Regulation (1)		Occupancy group and sub-group (2)														
		A				B			C			D			E	
		1	2	3	4	1	2	1	2	3	1	2	3	1	2	
S1	Application of Part S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
S2	Interpretation of Part S	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
S3	General requirements for stairs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
S4	Specific requirements for stairs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
S5	Requirements for landings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
S6	Requirements for balconies	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Index of regulations applicable to buildings classified by occupancy – continued

Part S: Construction of stairways, landings and balconies

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		Canopies	
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