
STATUTORY INSTRUMENTS

1985 No. 1065**BUILDING AND BUILDINGS****The Building Regulations 1985**

<i>Made - - - -</i>	<i>11th July 1985</i>
<i>Laid before Parliament</i>	<i>17th July 1985</i>
<i>Coming into Operation</i>	<i>11th November 1985</i>

ARRANGEMENT OF REGULATIONS**PART I: GENERAL**

1. Title, commencement and application.
2. Interpretation.

PART II: CONTROL OF BUILDING WORK

3. Meaning of building work.
4. Requirements relating to building work.
5. Meaning of material change of use.
6. Requirements relating to material change of use.
7. Materials and workmanship.
8. Limitation on requirements.
9. Exempt buildings and work.

PART III: RELAXATION OF REQUIREMENTS

10. Power to dispense with or relax requirements.

PART IV: NOTICES AND PLANS

11. Giving of a building notice or deposit of plans.
12. Particulars and plans where a building notice is given.
13. Full plans.
14. Notice of commencement and completion of certain stages of work.

PART V: MISCELLANEOUS

15. Testing of drains and private sewers.
16. Sampling of material.
17. Supervision of building work otherwise than by local authorities.
18. Repeals.
19. Revocations.
20. Transitional provisions.

SCHEDULES:

SCHEDULE 1 — REQUIREMENTS.
SCHEDULE 2 — FACILITIES FOR DISABLED PEOPLE.
SCHEDULE 3 — EXEMPT BUILDINGS AND WORK.
SCHEDULE 4 — REVOCATIONS.

The Secretary of State, in exercise of the powers conferred upon him by sections 1(1), 3(1) and 8(2) of, and paragraphs 1, 2, 7, 8, 10 and 11 of Schedule 1 to, the Building Act 1984 (a) and of all other powers enabling him in that behalf, after consulting the Building Regulations Advisory Committee and such other bodies as appear to him to be representative of the interests concerned in accordance with section 14(3) of that Act, hereby makes the following regulations:—

PART I: GENERAL

Title, commencement and application

1.—(1) These regulations may be cited as the Building Regulations 1985 and shall come into operation on 11th November 1985.

(2) These regulations shall not apply in inner London.

Interpretation

2.—(1) In these regulations unless the context otherwise requires—

“the Act” means the Building Act 1984;

“area”, in relation to a building, means the area calculated by reference to its finished internal faces;

“basement” means a storey of which the floor is at any point more than 1.2 metres below the finished surface of the ground adjacent to it;

“building” means any permanent or temporary building but not any other kind of structure or erection, and a reference to a building includes a reference to part of a building;

“building notice” has the meaning given in regulation 11(1)(a);

“building work” has the meaning given in regulation 3(1);

“controlled service or fitting” has the meaning given in regulation 3(3);

“dwelling” includes a dwelling-house and a flat;

“dwelling-house” does not include a flat or a building containing a flat;

“element” has the meaning given in paragraph L1 of Schedule 1;

“exposed” has the meaning given in paragraph L1 of Schedule 1;

“flat” means separate and self-contained premises constructed or adapted for use for residential purposes and forming part of a building from some other part of which it is divided horizontally;

“floor area” means the aggregate area of every floor in a building or extension, calculated by reference to the finished internal faces of the walls enclosing the area, or if at any point there is no such wall, by reference to the outermost edge of the floor;

“full plans” means the plans referred to in regulation 13(3);

“height” means the height of the building measured from the mean level of the ground adjoining the outside of the external walls of the building to the level of half the vertical height of the roof of the building, or to the top of the walls or of the parapet, if any, whichever is the higher;

(a) 1984 c.55.

“industrial building” has the meaning given in paragraph L1 of Schedule 1;

“institution” means a hospital, home, school or other similar establishment used as living accommodation for, or for the treatment, care or maintenance of, persons suffering from disabilities due to illness or old age or other physical or mental disability, or under the age of five years, where such persons sleep in the premises;

“material alteration” has the meaning given in regulation 3(2);

“material change of use” has the meaning given in regulation 5;

“office” includes premises used for the purposes of administration, clerical work (including writing, book-keeping, sorting papers, filing, typing, duplicating, machine calculating, drawing and the editorial preparation of matter for publication), handling money or telephone and telegraph operating;

“residential building” has the meaning given in paragraph L1 in Schedule 1;

“shop” means premises used for the carrying on of a retail trade or business (including the sale to members of the public of food or drink for immediate consumption, retail sales by auction, the business of lending books or periodicals for the purpose of gain, and the business of a barber or hairdresser), and premises to which members of the public are invited to resort for the purposes of delivering there goods for repair or other treatment, or of themselves carrying out repairs to or other treatment of goods;

“solid parts” has the meaning given in paragraph L1 of Schedule 1;

“U value” has the meaning given in paragraph L1 of Schedule 1;

“wall”, for the purposes of Part L of Schedule 1, has the meaning given in paragraph L1 of that Schedule; and

“window” has the meaning given in paragraph L1 of Schedule 1.

(2) In these regulations “public building” means a building consisting of or containing—

- (a) a theatre, hall or other place of public resort;
- (b) a school or other educational establishment not exempted from the operation of building regulations by virtue of section 4(1)(a) of the Act; or
- (c) a place of public worship;

but a building is not to be treated as a public building on the ground that it consists of or contains a restaurant, shop, store or warehouse, or is a private house to which members of the public are occasionally admitted.

(3) In these regulations a basement is not to be regarded as a storey except in this regulation and in paragraph A3 of Schedule 1.

(4) For the purposes of regulations 3(2)(a) and 4(2) work shall be regarded as adversely affecting an existing building or an existing controlled service or fitting if the building, service or fitting as extended or altered—

- (a) would not comply with any applicable requirement of Schedule 1 or 2 specified in the relevant regulation which the existing building, service or fitting complies with, or
- (b) would not comply with any such requirement which does not apply to the existing building, service or fitting, or

- (c) would not comply with any such requirement which relates to the existing building, service or fitting, and would in relation to compliance with such a requirement be more unsatisfactory than the existing building, service or fitting.
- (5) In considering whether work is to be regarded as adversely affecting an existing building, service or fitting, it is to be assumed—
 - (a) that the altered or extended building, service or fitting is being erected or provided in its proposed form, and
 - (b) that the existing building, service or fitting is being newly erected or provided in its existing form.
- (6) In considering whether—
 - (a) any requirement of Schedule 1 or 2 applies to or would be complied with by a building, service or fitting, or
 - (b) a building, service or fitting would be more unsatisfactory in relation to compliance with such a requirement,

regard shall be had to the use to which it is intended that the building, or the building in connection with which the service or fitting is provided, will be put after the work has been carried out or the use has been materially changed.

PART II: CONTROL OF BUILDING WORK

Meaning of building work

- 3.—(1) In these regulations “building work” means—
- (a) the erection or extension of a building;
 - (b) the material alteration of a building;
 - (c) the provision, extension or material alteration of a controlled service or fitting in or in connection with a building; or
 - (d) work required by regulation 6.
- (2) An alteration is material for the purposes of these regulations if—
- (a) the work, or any part of it, carried out by itself would at any stage adversely affect the existing building in relation to compliance with the requirements contained in Part A (structure), paragraph B1 (means of escape in case of fire), paragraph B3 (internal fire spread — structure) or paragraph B4 (external fire spread) of Schedule 1, or
 - (b) it involves the insertion of insulating material into the cavity wall of a building, or
 - (c) it involves work to underpin a building.
- (3) In these regulations “controlled service or fitting” means a service or fitting in relation to which paragraph G2, G3, or G4, Part H or J or paragraph L4 or L5 of Schedule 1 imposes a requirement.

Requirements relating to building work

- 4.—(1) Building work shall be carried out so that—
- (a) it complies with the relevant requirements contained in Schedules 1 and 2, and
 - (b) the method of complying with any such requirement does not result in the failure of any part of the building work to comply with another such requirement.

- (2) Building work shall be carried out so that, after it has been completed—
- (a) no building which is extended or to which a material alteration is made,
 - (b) no building in or in connection with which a controlled service or fitting is provided, extended or materially altered, and
 - (c) no controlled service or fitting,

is adversely affected in relation to compliance with any relevant requirement contained in Schedule 1.

Meaning of material change of use

5. For the purposes of paragraph 8(1)(e) of Schedule 1 to the Act and of these regulations, there is a material change of use where there is a change in the purposes for which or the circumstances in which a building is used, so that after that change—

- (a) the building is used for the purposes of a dwelling, where previously it was not;
- (b) the building contains a flat, where previously it did not;
- (c) the building is used as a hotel or institution, where previously it was not;
- (d) the building is a public building, where previously it was not; or
- (e) the building is not a building described in Classes I to VI in Schedule 3, where previously it was.

Requirements relating to material change of use

6.—(1) Where there is a material change of use of the whole of a building, such work, if any, shall be carried out as is necessary to ensure that the building complies with the relevant requirements of the following paragraphs of Schedule 1—

- (a) in all cases, B1 (means of escape)
B2 (internal fire spread — surfaces)
B3 (internal fire spread — structure)
B4(2) (external fire spread — roofs)
F1 and F2 (ventilation)
G1 (food storage)
G2 (bathrooms)
G4 (sanitary conveniences)
H4 (solid waste storage)
J1 to J3 (heat producing appliances);
- (b) in the case of a material change of use described in regulation 5(e), A1 to A3 (structure); and
- (c) in the case of a building exceeding fifteen metres in height, B4(1) (external fire spread — walls).

(2) Where there is a material change of use of part only of a building, such work, if any, shall be carried out as is necessary to ensure that—

- (a) that part complies with any relevant requirement referred to in paragraph (1)(a) or (b); and
- (b) in a case to which paragraph (1)(c) applies, the whole building complies with the requirement referred to in that sub-paragraph.

Materials and workmanship

7. Any building work shall be carried out with proper materials and in a workmanlike manner.

Limitation on requirements

8. No obligation imposed by these regulations to comply with any requirement in Parts A to K of Schedule 1 or by regulation 7 shall require anything to be done beyond what is necessary to secure reasonable standards of health and safety for persons in or about the building and others who may be affected by any failure to comply with that requirement.

Exempt buildings and work

9. These regulations do not apply to—

- (a) the erection of any building described in Classes I to VI in Schedule 3,
- (b) the carrying out of any work to or in connection with such a building, if after the carrying out of that work it is still a building described in one of those Classes, or
- (c) any work described in Class VII in Schedule 3.

PART III: RELAXATION OF REQUIREMENTS**Power to dispense with or relax requirements**

10.—(1) The Secretary of State's power under section 8(1) of the Act to dispense with or relax any requirement contained in these regulations shall be exercisable by the local authority.

(2) Any notification by the local authority to an applicant that they have refused his application to dispense with or relax any requirement of these regulations shall inform the applicant of the effect of section 39(1) and (3) of the Act (appeal against refusal etc. to relax building regulations).

PART IV: NOTICES AND PLANS**Giving of a building notice or deposit of plans**

11.—(1) Subject to the following provisions of this regulation, a person who intends to carry out building work or to make a material change of use shall—

- (a) give to the local authority the notice described in regulation 12 (in this regulation and regulation 12 referred to as a “building notice”); or
- (b) deposit plans with the local authority in accordance with regulation 13 (in this regulation and regulation 13 referred to as “full plans”).

(2) A person who intends to carry out building work—

- (a) in respect of which paragraph B1 (means of escape in case of fire) of Schedule 1 imposes a requirement, and
- (b) in relation to a building intended to be put to a use designated under section 1 of the Fire Precautions Act 1971 (a) (fire certificates),

shall deposit full plans.

(a) 1971 c.40.

(3) A person who intends to carry out building work consisting only of the installation of a heat-producing gas appliance is not required to give a building notice or deposit full plans if the appliance is to be installed by, or under the supervision of, the British Gas Corporation.

(4) Where regulation 18 of the Building (Approved Inspectors etc.) Regulations 1985 (a) (local authority powers in relation to partly completed work) applies, the owner shall comply with the requirements of that regulation instead of with this regulation.

Particulars and plans where a building notice is given

12.—(1) A building notice shall state the name and address of the person intending to carry out the work and shall be signed by him or on his behalf, and shall contain or be accompanied by—

- (a) a statement that it is given in accordance with regulation 11(1)(a);
- (b) a description of the proposed building work or material change of use; and
- (c) particulars of the location of the building to which the proposal relates and the use or intended use of that building.

(2) In the case of the erection or extension of a building, a building notice shall be accompanied by—

- (a) a plan to a scale of not less than 1:1250 showing—
 - (i) the size and position of the building, or the building as extended, and its relationship to adjoining boundaries;
 - (ii) the boundaries of the curtilage of the building, or the building as extended, and the size, position and use of every other building or proposed building within that curtilage;
 - (iii) the width and position of any street on or within the boundaries of the curtilage of the building or the building as extended;
- (b) a statement of the number of storeys in the building to which the proposal relates; and
- (c) particulars of—
 - (i) the provision to be made for the drainage of the building or extension,
 - (ii) if section 24 of the Act applies (provision of exits etc.), of the provision to be made for the matters described in that section,
 - (iii) if section 18 of the Act applies (building over sewer etc.), the precautions to be taken in building over a sewer or drain shown on the relative map of sewers, and
 - (iv) if any local enactment applies, the steps to be taken to comply with it.

(3) In the case of building work which involves the insertion of insulating material into the cavity walls of a building, a building notice shall be accompanied by a statement as to—

- (a) the name and type of insulating material to be used;
- (b) whether or not the insulating material is approved by the British Board of Agrément or conforms to a British Standard specification;
- (c) whether or not the installer is a person who is the subject of a British Standards Institution Certificate of Registration or has been

(a) S.I. 1985/1066.

approved by the British Board of Agrément for the insertion of that material.

(4) In the case of building work which involves the provision of a hot water storage system in relation to which paragraph G3 in Schedule 1 imposes requirements, a building notice shall be accompanied by a statement as to—

- (a) the name and type of system to be provided;
- (b) whether or not the system is approved by the British Board of Agrément;
- (c) whether or not the installer has been approved by the British Board of Agrément for the provision of that system.

(5) Where a building notice has been given, a person carrying out building work or making a material change of use shall give the local authority, within such time as they specify, such plans as are, in the particular case, necessary for the discharge of their functions in relation to building regulations and are specified by them in writing.

(6) Neither a building notice nor plans which accompany it or are given under paragraph (5) are to be treated as having been deposited in accordance with building regulations.

Full plans

13.—(1) Full plans shall be accompanied by a statement that they are deposited in accordance with regulation 11(1)(b).

(2) Full plans shall be deposited in duplicate and the local authority may retain one copy of such plans.

(3) Full plans shall consist of—

- (a) a description of the proposed building work or material change of use, and the plans, particulars and statements required by paragraphs (1) to (4) of regulation 12; and
- (b) such other plans, if any, as are necessary to show that any work to be carried out complies with these regulations, save that compliance with paragraphs L4 and L5 of Schedule 1 (heating systems) need not be shown.

Notice of commencement and completion of certain stages of work

14.—(1) A person carrying out building work shall give the local authority notice in writing, or by such other means as they may agree, of

- (a) the commencement of the work, at least 48 hours beforehand;
- (b) the covering up of any excavation for a foundation, any foundation, any damp-proof course or any concrete or other material laid over a site, at least 24 hours beforehand;
- (c) the haunching or covering up in any way of any drain or private sewer to which these regulations apply, at least 24 hours beforehand; and
- (d) the carrying out of any work of laying such a drain or private sewer, including any necessary work of haunching or surrounding the drain or private sewer with concrete or other material and backfilling the trench, not more than seven days after it has been carried out.

(2) In the calculation of a period of hours for the purposes of paragraph (1)(a), (b) or (c), no account shall be taken of a Saturday, Sunday, Christmas

Day, Good Friday, Bank holiday or day appointed for public thanksgiving or mourning.

(3) If the person carrying out the work does not inform the local authority in accordance with paragraph (1), he shall comply with any notice in writing from the local authority requiring him within a reasonable time to cut into, lay open or pull down so much of the work as prevents the local authority from ascertaining whether any of these regulations has been contravened.

(4) If the local authority have given notice in writing which specifies the manner in which any work contravenes the requirements in these regulations, a person who has carried out any further work to secure compliance with these regulations shall within a reasonable time after the completion of such further work give notice in writing to the local authority of its completion.

(5) A person carrying out work shall give the local authority notice in writing, or by such other means as they may agree, of—

- (a) the erection of a building, not more than seven days after completion, or (if a building or part of a building is occupied before completion) not less than seven days before occupation as well as not more than seven days after completion;
- (b) the completion of any other work, not more than seven days after such completion.

PART V: MISCELLANEOUS

Testing of drains and private sewers

15. The local authority may make such tests of any drain or private sewer as may be necessary to establish whether it complies with any of the requirements of Part H of Schedule 1.

Sampling of material

16. The local authority may take such samples of the material to be used in the carrying out of building work as may be necessary to enable them to ascertain whether such materials comply with the provisions of these regulations.

Supervision of building work otherwise than by local authorities

17.—(1) Regulations 11, 14, 15 and 16 shall not apply in respect of any work specified in an initial notice given under section 47 of the Act, or a public body's notice given under section 54 of the Act, which is in force.

(2) Regulations 15 and 16 shall not apply in respect of any work in relation to which a final certificate given under section 51 of the Act, or public body's final certificate given under paragraph 3 of Schedule 4 to the Act, has been accepted by the local authority.

Repeals

18. Sections 23(1) and (2) and 26 to 29 of the Act are repealed.

Revocations

19. Subject to regulation 20, the regulations specified in Schedule 4 are revoked.

Transitional provisions

20.—(1) These regulations shall not apply in relation to—

- (a) plans deposited before 11th November 1985; or
- (b) work carried out in accordance with such plans, with or without any departure or deviation from the plans,

and the regulations revoked by regulation 19 and the enactments repealed by regulation 18 shall continue to apply in relation to any such plans or work as if they had not been revoked or repealed.

(2) In this regulation “plans” and “work” have the same meaning as in regulation A2(1) of the Building Regulations 1976 (a).

(a) S.I. 1976/1676, amended by S.I. 1978/723, 1981/1338, 1983/195 and 1985/488.

SCHEDULE 1 — REQUIREMENTS

Regulations 4 and 6

Requirement	Limits on application
PART A STRUCTURE.	
Loading	
Structure.	<p>A1. – (1) The building shall be so constructed that the combined dead, imposed and wind loads are sustained and transmitted to the ground—</p> <p>(a) safely, and</p> <p>(b) without causing such deflection or deformation of any part of the building, or such movement of the ground, as will impair the stability of any part of another building.</p> <p>(2) In assessing whether a building complies with sub-paragraph (1) regard shall be had to the imposed and wind loads to which it is likely to be subjected in the ordinary course of its use for the purpose for which it is intended.</p>
Ground movement	
Structure.	<p>A2. The building shall be so constructed that movements of the subsoil caused by swelling, shrinkage or freezing will not impair the stability of any part of the building.</p>
Disproportionate collapse	
Structure.	<p>A3. The building shall be so constructed that in the event of an accident the structure will not be damaged to an extent disproportionate to the cause of the damage.</p> <p>This requirement applies only to—</p> <p>(a) a building having five or more storeys (each basement level being counted as one storey); and</p> <p>(b) a public building the structure of which incorporates a clear span exceeding nine metres between supports.</p>
PART B FIRE.	
Means of escape	
B1. – (1) There shall be means of escape in case of fire from the building to a place of safety outside the building capable of being	<p>1. This requirement applies only to—</p> <p>(a) a building which is erected and which—</p>

Requirement	Limits on application
<p>safely and effectively used at all material times.</p> <p>(2) This requirement may be met only by complying with the relevant requirements of the publication entitled "The Building Regulations 1985 — Mandatory rules for means of escape in case of fire" published by HMSO (1985 edition).</p>	<p>(i) is or contains a dwelling-house of three or more storeys,</p> <p>(ii) contains a flat and is of three or more storeys,</p> <p>(iii) is or contains an office, or</p> <p>(iv) is or contains a shop;</p> <p>(b) a dwelling-house which is extended or materially altered and will have three or more storeys, and</p> <p>(c) a building of three or more storeys, the use of which is materially changed to use as a dwelling-house.</p> <p>2. The means of escape provided need only, in the case of a dwelling-house or a building containing a flat, afford escape for people from the third storey and above and, in the case of a building containing an office or a shop, afford escape for people from the office or shop.</p>
Internal walls; ceilings.	<p>Internal fire spread (surfaces)</p> <p>B2. In order to inhibit the spread of fire within the building, surfaces of materials used on walls and ceilings—</p> <p>(a) shall offer adequate resistance to the spread of flame over their surfaces; and</p> <p>(b) shall have, if ignited, a rate of heat release which is reasonable in the circumstances.</p>
Structure.	<p>Internal fire spread (structure)</p> <p>B3. — (1) The building shall be so constructed that, in the event of fire, its stability will be maintained for a reasonable period.</p> <p>(2) The building, or the building as extended, shall be sub-divided into compartments where this is necessary to inhibit the spread of fire within the building.</p> <p>(3) Concealed spaces in the structure or fabric of the building, or the building as extended, shall be sealed and sub-divided where this is necessary to inhibit the unseen spread of fire and smoke.</p>

	Requirement	Limits on application
	(4) A wall common to two or more buildings shall offer adequate resistance to the spread of fire and smoke.	
	(5) For the purposes of sub-paragraph (4) a house in a terrace and a semi-detached house are each to be treated as being a separate building.	
	External fire spread	
External walls; roofs.	B4. – (1) The external walls of the building shall offer adequate resistance to the spread of fire over the walls and from one building to another, having regard to the height, use and position of the building.	
	(2) The roof of the building shall offer adequate resistance to the spread of fire over the roof and from one building to another, having regard to the use and position of the building.	

PART C SITE PREPARATION AND RESISTANCE TO MOISTURE.

	Preparation of site
Site.	C1. The ground to be covered by the building shall be reasonably free from vegetable matter.
	Dangerous and offensive substances
Site.	C2. Precautions shall be taken to avoid danger to health caused by substances found on or in the ground to be covered by the building.
	Subsoil drainage
	C3. Subsoil drainage shall be provided if it is needed to avoid—
	(a) the passage of ground moisture to the interior of the building;
	or
	(b) damage to the fabric of the building.
	Resistance to weather and ground moisture
Walls; roofs; floors.	C4. The walls, floors and roof of the building shall adequately resist the passage of moisture to the inside of the building.

Requirement	Limits on application
PART D TOXIC SUBSTANCES	
Cavity insulation	
Walls.	D1. If insulating material is inserted into a cavity in a cavity wall reasonable precautions shall be taken to prevent the subsequent permeation of any toxic fumes from that material into any part of the building occupied by people.
PART E RESISTANCE TO THE PASSAGE OF SOUND.	
Airborne sound (walls)	
Walls.	<p>E1. – (1) A wall which—</p> <p>(a) separates a dwelling from another building or from another dwelling, or</p> <p>(b) separates a habitable room within a dwelling from another part of the same building which is not used exclusively with the dwelling,</p> <p>shall have reasonable resistance to airborne sound.</p> <p>(2) In this paragraph “habitable room” means a room used for dwelling purposes but not a kitchen or scullery.</p> <p>This requirement does not apply to a wall falling within the description in paragraph (b) which separates a habitable room within a dwelling from another part of the same building if that part is used only for the inspection, maintenance or repair of the building, its services or fixed plant or machinery.</p>
Airborne sound (floors)	
Floors.	<p>E2. A floor which separates a dwelling from another dwelling, or from another part of the same building which is not used exclusively with the dwelling, shall have reasonable resistance to airborne sound.</p> <p>This requirement does not apply to a floor which separates a dwelling from another part of the same building if that part is used only for the inspection, maintenance or repair of the building, its services or fixed plant or machinery.</p>
Impact sound (floors)	
Floors.	<p>E3. A floor above a dwelling which separates it from another dwelling, or from another part of the same building which is not used exclusively with the dwelling, shall have reasonable resistance to impact sound.</p> <p>This requirement does not apply to a floor which separates a dwelling from another part of the same building if that part is used only for the inspection, maintenance or repair of the building, its services or fixed plant or machinery.</p>

Requirement	Limits on application
PART F VENTILATION.	
Means of ventilation	
Walls; roofs.	<p>F1. There shall be means of ventilation so that an adequate supply of air may be provided for people in the building.</p> <p>This requirement applies only to—</p> <ul style="list-style-type: none"> (a) dwellings; (b) buildings containing dwellings; (c) rooms containing sanitary conveniences; and (d) bathrooms.
Condensation	
Roof voids.	<p>F2. Reasonable provision shall be made to prevent excessive condensation in a roof void above an insulated ceiling.</p> <p>This requirement applies only to dwellings.</p>
PART G HYGIENE.	
Food storage	
	<p>G1. There shall be adequate accommodation for the storage of food or adequate space for the provision of such accommodation by the occupier.</p> <p>This requirement applies only to dwellings.</p>
Bathrooms	
Bathrooms.	<p>G2. A bathroom shall be provided containing either a fixed bath or a shower bath, and there shall be a suitable installation for the provision of hot and cold water to the bath or shower bath.</p> <p>This requirement applies only to dwellings.</p>
Hot water storage	
Hot water supply systems.	<p>G3. If hot water is stored and the storage system does not incorporate a vent pipe to the atmosphere, there shall be adequate precautions to—</p> <ul style="list-style-type: none"> (a) prevent the temperature of the stored water at any time exceeding 100°C; and (b) ensure that the hot water discharged from safety devices is safely conveyed to where it is visible but will cause no danger to persons in or about the building. <p>This requirement does not apply to—</p> <ul style="list-style-type: none"> (a) a system having a storage capacity of 15 litres or less; (b) a space heating system; (c) a system which heats or stores water for the purposes of an industrial process.

Requirement	Limits on application
Sanitary conveniences	
Sanitary accommodation.	<p>G4. Sufficient sanitary conveniences shall be provided which shall be—</p> <p>(a) in rooms separated from places where food is stored or prepared; and</p> <p>(b) designed and installed so as to allow effective cleaning.</p>
PART H DRAINAGE AND WASTE DISPOSAL.	
Sanitary pipework and drainage	
Discharge pipes; drains; private sewers.	<p>H1. – (1) Any system which carries foul water from appliances within the building to a foul water outfall shall be adequate.</p> <p>(2) “Foul water” in sub-paragraph (1) means waste from a sanitary convenience or other soil appliance, and water which has been used for cooking or washing, but does not include waste containing any trade effluent.</p>
Cesspools, septic tanks and settlement tanks	
Cesspools; septic tanks; settlement tanks.	<p>H2. Cesspools, septic tanks and settlement tanks shall be sited and constructed so as to—</p> <p>(a) permit access for emptying; and</p> <p>(b) avoid contamination of water supplies by leakage or spilling over of the contents.</p>
Rainwater drainage	
Roofs.	<p>H3. Any system which carries rainwater from the roof of the building to a rainwater outfall shall be adequate.</p>
Solid waste storage	
—	<p>H4. There shall be—</p> <p>(a) satisfactory means of storing solid waste; and</p> <p>(b) adequate means of access to a street from the building for the removal of solid waste.</p>

PART J HEAT PRODUCING APPLIANCES.

Air supply	
Walls; roofs.	<p>J1. Heat producing appliances shall be so installed that there is an</p> <p>The requirements in this Part apply only to fixed heat produc-</p>

Requirement	Limits on application
Chimneys; flue-pipes.	<p>adequate supply of air to them for combustion and for the efficient working of any flue-pipe or chimney.</p> <p>Discharge of products of combustion</p> <p>J2. Heat producing appliances shall have adequate provision for the discharge of the products of combustion to the outside air.</p> <p>Protection of building</p> <p>J3. Heat producing appliances and flue-pipes shall be so installed, and fire-places and chimneys shall be so constructed, as to reduce to a reasonable level the risk of the building catching fire in consequence of their use.</p>

PART K STAIRWAYS, RAMPS AND GUARDS.

Stairways; ramps.	<p>Stairways and ramps</p> <p>K1. Stairways and ramps shall be such as to afford safe passage for the users of the building.</p> <p>Protection from falling</p> <p>K2. Stairways, ramps, floors and balconies, and any roof to which people normally have access, shall be guarded with barriers where they are necessary to protect users from the risk of falling.</p> <p>Vehicle barriers</p> <p>K3. Vehicle ramps, and any floor and roof to which vehicles have access, shall be guarded with barriers where they are necessary to provide protection for people in or about the building.</p>
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PART L CONSERVATION OF FUEL AND POWER.

Interpretation of Part L

- L1. In this Part—
- “element” means a wall, floor or roof;
- “exposed”, in the case of a dwelling, means—

Requirement	Limits on application
<p>(a) exposed to the outside air, or</p> <p>(b) separating the dwelling from a part of the building ventilated by means of an opening or duct to the outside air which allows the passage of air at all times and has an aggregate area exceeding 5% of the area of the walls enclosing that part of the building,</p>	<p>and, in the case of a building not consisting of a dwelling, means—</p>
<p>(a) exposed to the outside air, or</p> <p>(b) separating a part of the building which is heated from a part which is not and which is exposed to the outside air;</p>	<p>“industrial building” means a factory within the meaning of section 175 of the Factories Act 1961 (a) (but does not include slaughterhouses and other premises referred to in paragraphs (d) and (e) of subsection (1) of that section);</p>
<p>“residential building” means a building used for residential purposes and includes a hotel or institution, but any part of such a building which consists of a dwelling shall not be regarded as part of a residential building;</p>	<p>“solid parts”, in relation to an exposed element, means those parts of it which are not doors, meter-cupboards, roof-lights, windows or other openings;</p>
<p>“U value” means the thermal transmittance coefficient in watts per square metre of fabric per kelvin;</p>	<p>“wall” includes a roof or part of a roof which has a pitch of 70° or more; and</p>
<p>“window” includes a door which contains more than two square metres of glass; and a lintel, jamb or sill may be regarded either as part of the window or as part of the surrounding element at the option of the person carrying out the work.</p>	

(a) 1961 c.34.

	Requirement	Limits on application
	<p>Resistance to the passage of heat (dwellings)</p> <p>L2. – (1) Subject to sub-paragraph (3), the calculated rate of heat loss (W/K) through any windows and roof-lights shall be no greater than it would be if—</p> <p>(a) the aggregate of the areas of windows and roof-lights were 12% of the area of the walls bounding the dwelling, and</p> <p>(b) the windows and roof-lights had a U value of 5.7.</p> <p>(2) The calculated rate of heat loss through the solid parts of the exposed elements shall be no greater than it would be if—</p> <p>(a) the exposed walls and exposed floors had a U value of 0.6, and</p> <p>(b) the roof had a U value of 0.35.</p> <p>(3) To the extent that the calculated rate of heat loss through the solid parts of the exposed elements is less than the maximum permitted under sub-paragraph (2), the calculated rate of heat loss through the windows and roof-lights may be greater than the maximum permitted under sub-paragraph (1).</p>	<p>This requirement applies only to dwellings.</p>
Exposed fabric.	<p>Resistance to the passage of heat (buildings other than dwellings)</p> <p>L3. – (1) Subject to sub-paragraphs (3) to (5), the calculated rate of heat loss (W/K) through any windows and roof-lights shall be no greater than it would be if—</p> <p>(a) the aggregate area of the roof-lights were 20% of the roof area,</p> <p>(b) the aggregate area of the windows were—</p> <p>(i) in the case of a residential building, 25%,</p> <p>(ii) in the case of a shop, office or assembly building, 35%,</p> <p>(iii) in the case of an industrial or any other building, 15%,</p> <p>of the exposed wall area; and</p> <p>(c) the windows and roof-lights had a U value of 5.7.</p>	<p>This requirement applies only to a building having a floor area greater than 30 m² which is—</p> <p>(a) a residential building,</p> <p>(b) a shop,</p> <p>(c) an office,</p> <p>(d) a building, whether public or private, in which people assemble for recreational, educational, business or other activities (“an assembly building”),</p> <p>and which is likely to be heated by a space heating system having an output exceeding 25 watts per square metre of floor area, or which is—</p> <p>(e) an industrial building, or</p> <p>(f) a building used for a purpose</p>

Requirement	Limits on application
<p>(2) Subject to sub-paragraphs (4) and (5), the calculated rate of heat loss through the solid parts of the exposed elements shall be no greater than it would be if those parts had a U value—</p> <p>(a) in the case of a residential building, shop, office or assembly building, of 0.6, and</p> <p>(b) in the case of an industrial or any other building, of 0.7.</p> <p>(3) Where the building consists of a shop with a display window, the storey in which the window is situated shall be disregarded in considering compliance with the requirements in sub-paragraph (1).</p> <p>(4) An alternative requirement to those specified in sub-paragraphs (1) and (2) is that the calculated heat loss from the building in the conditions in which it is likely to be used, taking account of any useful gain, shall be no greater than it would be if those requirements were met.</p> <p>(5) Where the building is divided into parts used for different purposes, separate calculations shall be made for each part falling within a description in (a) to (f) in the limits an application to this requirement, but a building not so divided which is used for more than one purpose shall be regarded as used for its main purpose and not for any ancillary purpose.</p>	<p>not referred to above, (“any other building”),</p> <p>and which is likely to be heated by a space heating system having an output exceeding 50 watts per square metre of floor area.</p>
Heating system controls	
<p>Space heating and hot water systems.</p>	<p>L4. Space heating or hot water systems in buildings shall be provided with automatic controls capable of controlling the operation and output of space heating systems and the temperature of stored water.</p> <p>This requirement does not apply to—</p> <p>(a) systems in dwellings;</p> <p>(b) systems which heat or store water for the purpose of an industrial process;</p> <p>(c) systems provided to serve a building with a floor area which does not exceed 125m²; or</p> <p>(d) individual appliances with an output rating of 10 kilowatts or less.</p>

Requirement	Limits on application
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Insulation of heating services	
Hot water pipes and warm air ducts.	L5. – (1) Hot water pipes and warm air ducts shall have adequate thermal insulation unless— (a) they are intended to contribute to the heating of a part of the building which is insulated, or (b) they give rise to no significant heat loss.
Hot water storage vessels.	(2) Hot water storage vessels shall have adequate thermal insulation.
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SCHEDULE 2 — FACILITIES FOR DISABLED PEOPLE

Regulation 4

Interpretation

1. In this Schedule,
“disabled people” means people with a physical impairment which limits their ability to walk or makes them dependent upon a wheelchair for mobility; and
“single storey building” means a building consisting of a ground storey only.

Provision of facilities for disabled people

- 2.—(1) The requirements in this Schedule apply to the erection of—
 - (a) buildings which are office premises or shop premises within the meaning of section 1 of the Offices, Shops and Railway Premises Act 1963 (a) ;
 - (b) single storey buildings which are factories within the meaning of section 175 of the Factories Act 1961;
 - (c) single storey buildings to be used for the purposes of a school or other educational establishment;
 - (d) other single storey buildings if they are buildings to which the public are admitted, whether on payment or otherwise.
- (2) Subject to sub-paragraphs (3) and (4), suitable means of access shall be provided to enable disabled people to get into any building to which this regulation applies and, inside the building, to such parts of it as are accessible to people who are not disabled.
- (3) Nothing in sub-paragraph (2) shall require the provision of means of access for disabled people to any part of the building for which access is provided wholly or mainly for the inspection, maintenance or repair of the building, its services or fixed plant or machinery.
- (4) Where a building to which the requirements in this Schedule apply contains audience or spectator seating which is fixed or arranged in tiers, the requirements of sub-paragraph (2) shall be deemed to be satisfied in relation to the seating area if the minimum number of wheelchair spaces calculated in accordance with sub-paragraph (5) is provided, together with suitable means of access to enable disabled people to get to them.
- (5) The minimum number of wheelchair spaces is—
 - (a) in the case of a building which is or forms part of a sports stadium, 20 or 1/200th of the total number of seats available to the public, whichever is the greater;
 - (b) in any other case, 6 or 1/100th of the total number of seats available to the public, whichever is the greater.
- (6) Where sanitary conveniences are provided in a building to which this regulation applies, a reasonable number shall be designed for use by, and provided with suitable means of access for, disabled people.

Deemed to satisfy provisions regarding facilities for disabled people

- 3.—(1) In the case of any building to which paragraph 2(1)(c) (schools and other educational establishments) applies, the requirements in this Schedule shall be deemed to be satisfied by compliance with the minimum requirements specified in “Design Note 18 (1984) — Access for Disabled People to Educational Buildings” published on behalf of the Secretary of State for Education and Science.
- (2) In any other case, the requirements in this Schedule as to the suitability of means of access to be provided for, and as to the design of sanitary conveniences for use by, disabled people shall be deemed to be satisfied by compliance with the design recommendations in clauses 6.2 to 8.4.4 (inclusive) of BS 5810: 1979.

(a) 1963 c.41.

SCHEDULE 3 — EXEMPT BUILDINGS AND WORK

Regulation 9

CLASS I**Buildings controlled under other legislation**

1. Any building the construction of which is subject to the Explosives Acts 1875 and 1923 **(a)** .
2. Any building (other than a building containing a dwelling or a building used for office or canteen accommodation) erected on a site in respect of which a licence under the Nuclear Installations Act 1965 **(b)** is for the time being in force.
3. A building included in the schedule of monuments maintained under section 1 of the Ancient Monuments and Archaeological Areas Act 1979 **(c)** .

CLASS II**Buildings not frequented by people**

1. A detached building into which people cannot or do not normally go.
2. A detached building housing fixed plant or machinery, the only normal visits to which are intermittent visits to inspect or maintain the plant or machinery.

CLASS III**Greenhouses and agricultural buildings**

1. A building used as a greenhouse unless the main purpose for which it is used is for retailing, packing or exhibiting.
- 2.—(1) A building used for agriculture which is—
 - (a) sited at a distance not less than one and a half times its own height from any building containing sleeping accommodation, and
 - (b) provided with an exit which may be used in case of fire which is not more than 30 metres from any point within the building,

unless the main purpose for which the building is used is retailing, packing or exhibiting.

(2) In this paragraph, “agriculture” includes horticulture, fruit growing, seed growing, dairy farming, fish farming and the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur or for the purpose of its use in the farming of land).

CLASS IV**Temporary buildings and mobile homes**

1. A building intended to remain where it is erected for less than 28 days.
2. A mobile home within the meaning of the Mobile Homes Act 1983 **(d)** .

CLASS V**Ancillary buildings**

1. A building on an estate which is intended to be used only in connection with the disposal of buildings or building plots on that estate.
 2. A building used only by people engaged in the construction, alteration, extension or repair of a building during the course of that work.
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(a) 1875 c.17, 1923 c.17.

(b) 1965 c.57; the only relevant amending instrument is S.I. 1974/2056.

(c) 1979 c.46.

(d) 1983 c.34.

3. A building, other than a building containing a dwelling or used as an office or showroom, erected in connection with a mine or quarry.

CLASS VI

Small detached buildings

1. A detached building having a floor area which does not exceed 30 m² which contains no sleeping accommodation and is either—

- (a) situated more than one metre from the boundary of its curtilage, or
- (b) a single storey building constructed wholly of non-combustible material.

2. A detached building designed and intended to shelter people from the effects of nuclear, chemical or conventional weapons, and not used for any other purpose, if—

- (a) its floor area does not exceed 30 m², and
- (b) the excavation for the building is no closer to any exposed part of another building or structure than a distance equal to the depth of the excavation plus one metre.

CLASS VII

Extensions

The extension of a building by the addition at ground level of—

- (a) a greenhouse, conservatory, porch, covered yard or covered way; or
- (b) a carport open on at least two sides,

where the floor area of that extension does not exceed 30 m².

SCHEDULE 4 — REVOCATIONS

Regulation 19

Regulations revoked	Reference
The Building Regulations 1976.	S.I. 1976/1676.
The Building (First Amendment) Regulations 1978.	S.I. 1978/723.
The Building (Second Amendment) Regulations 1981.	S.I. 1981/1338.
The Building (Third Amendment) Regulations 1983.	S.I. 1983/195.
The Building (Fourth Amendment) Regulations 1985.	S.I. 1985/488.

Patrick Jenkin,
One of Her Majesty's Principal
Secretaries of State.

11th July 1985.

EXPLANATORY NOTE

(This Note is not part of the Regulations.)

These regulations made under the Building Act 1984 revoke and replace the Building Regulations 1976. They impose requirements on people carrying out certain building operations.

They differ from the 1976 regulations by imposing less detailed control. The Secretary of State is empowered by the 1984 Act to issue or to approve documents containing practical guidance with respect to the requirements of building regulations. Such documents provide the detail formerly contained in building regulations. Evidence of compliance or non-compliance with an approved document is evidence of compliance with or contravention of building regulations.

Control is imposed on "building work" (defined in regulation 3(1)) and on the making of a "material change of use" (defined in regulation 5).

Regulation 4 provides that, where building work is carried out, the relevant requirements in Schedules 1 and 2 are to be met. Where building work is carried out to an existing building, that building is not to be adversely affected by it in relation to compliance with the requirements in Schedules 1 and 2. Where a material change of use is made, the building or the part in question must meet certain of the requirements of Schedule 1 (regulation 6).

Regulation 7 provides that any building work is to be carried out with proper materials and in a workmanlike manner. The erection of, and work in connection with, certain buildings and certain extensions are exempt from control (regulation 9 and Schedule 3).

Regulation 8 provides that compliance with the requirements in Parts A to K of Schedule 1 or with regulation 7 does not require anything to be done beyond what is necessary to secure reasonable standards of health and safety.

Regulation 10 empowers local authorities to dispense with or relax the requirements of the regulations instead of the Secretary of State after consultation with the local authority.

Regulation 11 requires a person intending to carry out building work or make a material change of use to give a building notice to, or deposit full plans with, the local authority. There is an exception for gas appliances installed by or under the supervision of the British Gas Corporation. Under the 1976 regulations full plans had to be deposited in nearly all cases: they are now required only in certain cases where the building is to be put to a use designated under the Fire Precautions Act 1971 (regulation 11(2)). A person who elects under Part II of the 1984 Act for building work or a material change of use to be supervised by an approved inspector of his choice instead of the local authority need not give a building notice or deposit full plans.

Regulation 12 specifies the plans and particulars to be given in or with a building notice. A local authority may require additional plans to be supplied. The matters covered by full plans, which are to be deposited in duplicate, are specified in regulation 13.

A person carrying out building work under local authority supervision is required to notify them before he starts work and before and after certain operations are carried out. If he does not do so, he must comply with any notice from the local authority requiring him to lay open the work for inspection. He must give notice on the completion of the work, and when the building or part of it is first occupied if this occurs before it is completed (regulation 14). The local authority may test drains and private sewers (regulation 15) and sample materials (regulation 16).

Regulation 17 disapplies certain regulations where work is supervised in accordance with Part II of the 1984 Act and the Building (Approved Inspectors etc.) Regulations 1985.

Regulation 18 repeals certain provisions of the 1984 Act. Regulation 20 contains transitional provisions consequent upon those repeals and upon the revocation of the 1976 regulations provided for in regulation 19.

Schedule 1 is set out in tabular form and contains the specific substantive requirements which are to be complied with other than those which require facilities to be provided for disabled people, which are in Schedule 2. Where appropriate, notes in the left-hand margin in Schedule 1 indicate the part of the building affected by the requirement in question. The right-hand column indicates the cases in which the requirement does or does not apply.

The requirement of paragraph B1 of Schedule 1 (means of escape in case of fire) can be met only by compliance with the document entitled "The Building Regulations 1985—Mandatory rules for means of escape in case of fire" published by Her Majesty's Stationery Office on 8th July 1985.

The Secretary of State has issued approved documents providing practical guidance for each requirement in Schedule 1 (other than paragraph B1) and for regulation 7 (materials and workmanship). Copies of these can be obtained from Her Majesty's Stationery Office.

Copies of the British Standard referred to in Schedule 2 may be obtained from any of the sales outlets of the British Standards Institution or by post from the British Standards Institution, Linford Wood, Milton Keynes MK14 6LE (Telephone number: Milton Keynes (STD 0908) 320066).

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