

## 1985 No. 488

## BUILDING AND BUILDINGS

**The Building (Fourth Amendment) Regulations 1985**

<i>Made - - - -</i>	<i>22nd March 1985</i>
<i>Laid before Parliament</i>	<i>2nd April 1985</i>
<i>Coming into Operation</i>	<i>1st August 1985</i>

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

*Title and commencement*

1. These regulations may be cited as the Building (Fourth Amendment) Regulations 1985 and shall come into operation on 1st August 1985.

*Interpretation*

2. In these regulations “the 1976 Regulations” means the Building Regulations 1976 (b).

*Transitional provisions*

3.—(1) These regulations shall not affect the application of the 1976 Regulations as respects—

- (a) plans deposited in accordance with those regulations before 1st August 1985; or
- (b) work carried out in accordance with such plans with or without any departure or deviation from them; or
- (c) work completed before 1st August 1985.

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

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(a) 1984 c.55.

(b) S.I. 1976/1676; relevant amending instruments are S.I. 1981/1338 and 1983/195.

*Amendment of the 1976 Regulations*

4. The 1976 Regulations shall be amended as follows—

- (a) in regulation A6 (erection of buildings)(a) for “Part S” there shall be substituted “Parts S and T”;
- (b) after Part S there shall be inserted Part T (facilities for disabled people) set out in the Schedule to these regulations;
- (c) at the end of Table 1 in Schedule 1 (British Standards) (b) there shall be added in column (1) “BS 5810: 1979” and in column (4) “T3 (2)”.

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(a) Regulation A6 of S.I. 1976/1676 was substituted by regulation 4 of S.I. 1983/195.  
(b) Schedule 1 to S.I. 1976/1676 was substituted by Schedule 3 to S.I. 1981/1338.

## PART T

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### Facilities for Disabled People

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**T1 Interpretation**

In this Part—

“disabled people” means people with a physical impairment which limits their ability to walk or makes them dependent upon a wheelchair for mobility.

**T2 Provision of facilities for disabled people**

(1) This regulation applies to—

- (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 (b) ;
- (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 to be admitted, whether on payment or otherwise.

(2) Subject to 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 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 purposes of inspection, maintenance or repair of the building, its services or fixed plant or machinery.

(4) Where a building to which this regulation applies contains audience or spectator seating which is fixed or arranged in tiers, the requirements of 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 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.

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(a) 1963 c.41.

(b) 1961 c.34.

**T3 Deemed to satisfy provisions regarding facilities for disabled people**

(1) In the case of any building to which regulation T2(1)(c) (schools and other educational establishments) applies, the requirements of regulation T2 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.

(2) In any other case, the requirements of regulation T2 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 clause 6.2 to clause 8.4.4 (inclusive) of BS 5810: 1979.

22nd March 1985.

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

## EXPLANATORY NOTE

*(This Note is not part of the Regulations.)*

These regulations amend the Building Regulations 1976. They require certain buildings in England and Wales to be constructed with suitable means of access for disabled people and, where sanitary conveniences are provided, for a reasonable number to be accessible to and designed for use by disabled people. The regulations apply to—

- (a) offices and shops;
- (b) single storey factories;
- (c) single storey educational buildings (but not if exempted from building regulations by section 4 (1)(a) of the Building Act 1984);
- (d) other single storey buildings if they are buildings to which the public are to be admitted.

The regulations do not apply to buildings completed before 1st August 1985 or subsequently if plans for the building were deposited before that date. Nor do they apply in Inner London.

In general, all parts of the building must be accessible to disabled people. However, parts of the building for which access is provided primarily for inspection, maintenance or repair need not be. There are special rules for audience or spectator seating where the seating is fixed or arranged in tiers.

In the case of educational buildings the requirements of the regulations are deemed to be satisfied by compliance with the minimum requirements of Design Note 18 published on behalf of the Secretary of State for Education in 1984. For other buildings the design requirements are deemed to be satisfied if the relevant design recommendations of British Standard BS 5810: 1979 are followed.

Copies of the Design Note may be obtained from the Department of Education and Science, Elizabeth House, York Road, London SE1 7PH and copies of the British Standard 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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