

---

STATUTORY RULES OF NORTHERN IRELAND

---

**2005 No. 295**

**BUILDING REGULATIONS**

**Building (Amendment) Regulations (Northern Ireland) 2005**

*Made* - - - - *13th June 2005*  
*Coming into operation* *3rd October 2005*

The Department of Finance and Personnel, in exercise of the powers conferred on it by Articles 3 and 5(1) of, and paragraphs 4 and 22 of Schedule 1 to the Building Regulations (Northern Ireland) Order 1979<sup>(1)</sup> and now vested in it<sup>(2)</sup> and of every other power enabling it in that behalf, after consultation with the Building Regulations Advisory Committee and such other bodies as appear to the Department to be representative of the interests concerned, hereby makes the following regulations:

**Citation and commencement**

1. These Regulations may be cited as the Building (Amendment) Regulations (Northern Ireland) 2005 and shall come into operation on 3rd October 2005.

**Interpretation**

2. In these Regulations “the principal Regulations” means the Building Regulations (Northern Ireland) 2000<sup>(3)</sup>.

**Transitional provisions**

- 3.—(1) The principal Regulations shall continue to apply to –
- (a) plans deposited or a building notice given in accordance with the principal Regulations before the commencement of these Regulations;
  - (b) building work carried out in accordance with such plans or such a building notice with or without any departure or deviation therefrom; and
  - (c) building work completed before the commencement of these Regulations, as if the amendments effected by these Regulations had not been made.
- (2) In paragraph (1) –

---

(1) S.I.1979/1709 (N.I. 16); Article 5(1) was amended by S.I. 1990/1510 (N.I. 14), Article 38(1) and Sch. 1, Part II  
(2) See S.R. 1999 No. 481 Art. 6 and Sch. 4, Part II  
(3) S.R. 2000 No. 389

- (a) “building notice” means a notice given under regulation A10(1) of the principal Regulations; and
- (b) “building work” has the same meaning as in those Regulations.

**Amendment of the principal Regulations**

4.—(1) The principal Regulations shall be amended in accordance with the following paragraphs.

(2) In paragraph (1) of regulation A2 (Interpretation) after the definition “SAP ENERGY RATING” there shall be inserted the following definition –

“SCHOOL has the same meaning as in the Education and Libraries (Northern Ireland) Order 1986;”

(3) In paragraph (2) of regulation E1 (Application and interpretation), in the definition of internal linings, after the word “materials” there shall be inserted the words “or products”.

(4) In paragraph (b) of regulation E3 (Internal fire spread – Linings) after the word “release” there shall be inserted the words “or a low rate of fire growth”.

(5) For Table E of Schedule 5 there shall be substituted the Table set out in the Schedule.

Sealed with the Official Seal of the Department of Finance and Personnel on 13th June 2005.

L.S.

*B. Stuart*  
Assistant Secretary

**Status:** This is the original version (as it was originally made). This item of legislation is currently only available in its original format.

## SCHEDULE

Regulation 4(5)

## “Table E

(Fire safety)

| Regulations<br>(1) | Buildings<br>(2)                               | Publications<br>(3)                                                                                                                                                                     | Amendments<br>(4)                                                                |
|--------------------|------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| E2 Means of escape | a dwellinghouse                                | DFP Technical Booklet E: 2005: Sections 1 and 6                                                                                                                                         | –                                                                                |
|                    | a flat or maisonette                           | BS 5588-1: 1990; and                                                                                                                                                                    | AMD 7840<br>AMD 14988                                                            |
|                    |                                                | DFP Technical Booklet E: 2005: Paragraphs 1.34 and 1.35 and Section 6                                                                                                                   | –                                                                                |
|                    | a hospital or residential health care building | Northern Ireland Firecode                                                                                                                                                               | March 2005                                                                       |
|                    | a house in multiple occupation                 | Section 5 of DOE Circular 12/92 published by Department of the Environment: 1992                                                                                                        | –                                                                                |
|                    | a hotel or boarding house                      | Chapters 13 and 14 of the Guide to Fire Precautions in Premises Used as Hotels and Boarding Houses Which Require a Fire Certificate published by Home Office: 1991; and BS 5588-8: 1999 | –                                                                                |
|                    |                                                |                                                                                                                                                                                         | AMD 14992                                                                        |
|                    | an office                                      | (a)                                                                                                                                                                                     | DFP –<br>Technical Booklet E: 2005:<br>Sections 1 and 6; and BS 5588-8: 1999; or |
|                    | (b)                                            | BS 5588-11: 1997; and                                                                                                                                                                   | AMD 9838                                                                         |

**Note –**

# Other than spectator accommodation at sports grounds.

**Status:** This is the original version (as it was originally made). This item of legislation is currently only available in its original format.

| Regulations<br>(1)             | Buildings<br>(2)                                  | Publications<br>(3)                           | Amendments<br>(4) |
|--------------------------------|---------------------------------------------------|-----------------------------------------------|-------------------|
|                                |                                                   |                                               | AMD 10213         |
|                                |                                                   |                                               | AMD 14995         |
|                                |                                                   | BS 5588-8: 1999                               | AMD 14992         |
|                                | a shop                                            | (a) DFP –<br>Technical<br>Booklet E:<br>2005: |                   |
|                                |                                                   | Sections 1 and 6; and<br>BS 5588-8: 1999; or  | AMD 14992         |
|                                |                                                   | (b) BS 5588-11:<br>1997; and                  | AMD 9838          |
|                                |                                                   |                                               | AMD 10213         |
|                                |                                                   |                                               | AMD 14995         |
|                                |                                                   | BS 5588-8: 1999                               | AMD 14992         |
|                                | a shopping complex                                | BS 5588-10: 1991; and                         | AMD 14994         |
|                                |                                                   | BS 5588-8: 1999                               | AMD 14992         |
|                                | an assembly building <sup>#</sup>                 | (a) DFP –<br>Technical<br>Booklet E:<br>2005: |                   |
|                                |                                                   | Sections 1 and 6; and<br>BS 5588-8: 1999; or  | AMD 14992         |
|                                |                                                   | (b) BS 5588-6:<br>1991; and                   | AMD 10212         |
|                                |                                                   |                                               | AMD 10443         |
|                                |                                                   |                                               | AMD 14990         |
|                                |                                                   | BS 5588-8: 1999                               | AMD 14992         |
| E2 Means of escape<br>(cont'd) | an educational<br>building other than a<br>school | (a) DFP –<br>Technical<br>Booklet E:<br>2005: |                   |
|                                |                                                   | Sections 1 and 6; and<br>BS 5588-8: 1999; or  | AMD 14992         |
|                                |                                                   | (b) BS 5588-6:<br>1991; and                   | AMD 10212         |

Note –

# Other than spectator accommodation at sports grounds.

**Status:** This is the original version (as it was originally made). This item of legislation is currently only available in its original format.

| Regulations<br>(1)                                   | Buildings<br>(2)                           | Publications<br>(3)                                                                                                    | Amendments<br>(4) |
|------------------------------------------------------|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------|-------------------|
|                                                      |                                            |                                                                                                                        | AMD 10443         |
|                                                      |                                            |                                                                                                                        | AMD 14990         |
|                                                      | a school                                   | BS 5588-8: 1999                                                                                                        | AMD 14992         |
|                                                      |                                            | DFP Technical Booklet E: 2005:                                                                                         | –                 |
|                                                      |                                            | Sections 1 and 6; and BS 5588-8: 1999                                                                                  | AMD 14992         |
|                                                      | spectator accommodation at a sports ground | Guide to Safety at Sports Grounds published for the Department for Culture, Media and Sport: 1997; and BS 5588-8: 1999 | –                 |
|                                                      |                                            |                                                                                                                        | AMD 14992         |
|                                                      | any other non-residential building         | DFP Technical Booklet E: 2005:                                                                                         | –                 |
|                                                      |                                            | Sections 1 and 6; and BS 5588-8: 1999                                                                                  | AMD 14992         |
| <b>E3</b> Internal fire spread – Linings             | any building                               | DFP Technical Booklet E: 2005:                                                                                         | –                 |
|                                                      |                                            | Sections 2 and 6                                                                                                       |                   |
| <b>E4</b> Internal fire spread – Structure           | a shopping complex                         | BS 5588-10: 1991:                                                                                                      | AMD 14994         |
|                                                      |                                            | Sections 5 and 6                                                                                                       |                   |
|                                                      | any other building                         | DFP Technical Booklet E: 2005:                                                                                         | –                 |
|                                                      |                                            | Sections 3 and 6                                                                                                       |                   |
| <b>E5</b> External fire spread                       | any building                               | DFP Technical Booklet E: 2005:                                                                                         | –                 |
|                                                      |                                            | Sections 4 and 6                                                                                                       |                   |
| <b>E6</b> Facilities and access for the Fire Brigade | any building                               | DFP Technical Booklet E: 2005:                                                                                         | –                 |
|                                                      |                                            | Sections 5 and 6”                                                                                                      |                   |

**Note –**

# Other than spectator accommodation at sports grounds.

**Status:** This is the original version (as it was originally made). This item of legislation is currently only available in its original format.

---

## EXPLANATORY NOTE

*(This note is not part of the Regulations)*

These Regulations amend the Building Regulations (Northern Ireland) 2000 (the principal Regulations). They come into operation on 3rd October 2005. They do not apply to building work which has been completed, or for which plans or building notices have been deposited with a district council before that date.

Part E of the principal Regulations is amended to expand the definition of internal linings to include products (Regulation 4(3)) and to extend the requirements relating to internal linings to include low rate of fire growth (Regulation 4(4)). These changes give recognition to testing to European standards. A new Table is substituted for Table E of Schedule 5 to the principal Regulations so that updated deemed-to-satisfy references are inserted (Regulation 4(5)).

A Regulatory Impact Assessment has been prepared. Copies can be obtained from the Building Regulations Unit, Department of Finance and Personnel, River House, 48 High Street, Belfast BT1 2AW.

These Regulations were notified in draft to the European Commission in accordance with Directive [98/34/EC](#), as amended by Directive [98/48/EC](#).