

## SCHEDULE 5

### BUILDING STANDARDS APPLICABLE TO DESIGN AND CONSTRUCTION

#### **SECTION 3: ENVIRONMENT**

##### **Site preparation – harmful and dangerous substances**

**3.1.** Every building must be designed and constructed in such a way that there will not be a danger to the building nor a threat to the health of people in and around the building due to the presence of harmful or dangerous substances.

##### **Limitation**

This standard does not apply to the removal of unsuitable material, including turf, vegetable matter, wood, roots and topsoil on the site of a building (other than a dwelling) intended to have a life not exceeding the period specified in regulation 6.

##### **Site preparation – protection from radon gas**

**3.2.** Every building must be designed and constructed in such a way that there will not be a threat to the health of people in or around the building due to the emission and containment of radon gas.

##### **Flooding and ground water**

**3.3.** Every building must be designed and constructed in such a way that there will not be a threat to the building or the health of the occupants as a result of flooding and the accumulation of ground water.

##### **Moisture from the ground**

**3.4.** Every building must be designed and constructed in such a way that there will not be a threat to the building or the health of the occupants as a result of moisture penetration from the ground.

##### **Existing drains**

**3.5.** Every building must not be constructed over an existing drain (including a field drain) that is to remain active.

##### **Limitation**

This standard does not apply where it is not reasonably practicable to re-route an existing drain.

##### **Surface water drainage**

**3.6.** Every building, and hard surface within the curtilage of a building, must be designed and constructed with a surface water drainage system that will–

- (a) ensure the disposal of surface water without threatening the building and the health and safety of the people in and around the building; and
- (b) have facilities for the separation and removal of silt, grit and pollutants.

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### **Wastewater drainage**

**3.7.** Every wastewater drainage system serving a building must be designed and constructed in such a way as to ensure the removal of wastewater from the building without threatening the health and safety of the people in and around the building, and–

- (a) that facilities for the separation and removal of oil, fat, grease and volatile substances from the system are provided;
- (b) that discharge is to a public sewer or public wastewater treatment plant, where it is reasonably practicable to do so; and
- (c) where discharge to a public sewer or public wastewater treatment plant is not reasonably practicable that discharge is to a private wastewater treatment plant or septic tank.

### **Limitation**

Standard 3.7(a) does not apply to a dwelling.

### **Private wastewater treatment systems – treatment plants**

**3.8.** Every private wastewater treatment plant or septic tank serving a building must be designed and constructed in such a way that it will ensure the safe temporary storage and treatment of wastewater prior to discharge.

### **Private wastewater treatment systems – infiltration systems**

**3.9.** Every private wastewater treatment system serving a building must be designed and constructed in such a way that the disposal of the wastewater to ground is safe and is not a threat to the health of the people in and around the building.

### **Precipitation**

**3.10.** Every building must be designed and constructed in such a way that there will not be a threat to the building or the health of the occupants as a result of moisture from precipitation penetrating to the inner face of the building.

### **Limitation**

This standard does not apply to a building where penetration of moisture from the outside will result in effects no more harmful than those likely to arise from use of the building.

### **Facilities in a dwelling**

**3.11.** Every dwelling must be designed and constructed in such a way that the size of any apartments or kitchens and the access to other rooms does not threaten the health of the occupants.

### **Limitation**

This standard applies only to a dwelling.

### **Sanitary facilities**

**3.12.** Every building must be designed and constructed in such a way that sanitary facilities are provided for all occupants of, and visitors to, the building and that there is no threat to the health and safety of occupants or visitors.

## **Heating**

**3.13.** Every building must be designed and constructed in such a way that it can be heated.

## **Limitation**

This standard applies only to a dwelling.

## **Ventilation**

**3.14.** Every building must be designed and constructed in such a way that the air quality inside the building is not a threat to the health of the occupants or the capability of the building to resist moisture, decay or infestation.

## **Condensation**

**3.15.** Every building must be designed and constructed in such a way that there will not be a threat to the building or the health of the occupants as a result of moisture caused by surface or interstitial condensation.

## **Limitation**

This standard applies only to a dwelling.

## **Natural lighting**

**3.16.** Every building must be designed and constructed in such a way that natural lighting is provided to ensure that the health of the occupants is not threatened.

## **Limitation**

This standard applies only to a dwelling.

## **Combustion appliances – safe operation**

**3.17.** Every building must be designed and constructed in such a way that each fixed combustion appliance installation operates safely.

## **Combustion appliances – protection from products of combustion**

**3.18.** Every building must be designed and constructed in such a way that any component part of each fixed combustion appliance installation used for the removal of combustion gases will withstand heat generated as a result of its operation without any structural change that would impair the stability or performance of the installation.

## **Combustion appliances – relationship to combustible materials**

**3.19.** Every building must be designed and constructed in such a way that any component part of each fixed combustion appliance installation will not cause damage to the building in which it is installed by radiated, convected or conducted heat or from hot embers expelled from the appliance.

## **Combustion appliances – removal of products of combustion**

**3.20.** Every building must be designed and constructed in such a way that the products of combustion are carried safely to the external air without harm to the health of any person through

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leakage, spillage, or exhaust nor permit the re-entry of dangerous gases from the combustion process of fuels into the building.

### **Combustion appliances – air for combustion**

**3.21.** Every building must be designed and constructed in such a way that each fixed combustion appliance installation receives air for combustion and operation of the chimney so that the health of persons within the building is not threatened by the build-up of dangerous gases as a result of incomplete combustion.

### **Combustion appliances – air for cooling**

**3.22.** Every building must be designed and constructed in such a way that each fixed combustion appliance installation receives air for cooling so that the fixed combustion appliance installation will operate safely without threatening the health and safety of persons within the building.

### **Oil storage – protection from fire**

**3.23.** Every building must be designed and constructed in such a way that an oil storage installation, incorporating oil storage tanks used solely to serve a fixed combustion appliance installation providing space heating or cooking facilities in a building, will inhibit fire from spreading to the tank and its contents from within, or beyond, the boundary.

#### **Limitation**

This standard does not apply to portable containers.

### **Oil storage – protection from spillage**

**3.24.** Every building must be designed and constructed in such a way that an oil storage installation, incorporating oil storage tanks used solely to serve a fixed combustion appliance installation providing space heating or cooking facilities in a building, will–

- (a) reduce the risk of oil escaping from the installation;
- (b) contain any oil spillage likely to contaminate any water supply, groundwater, watercourse, drain or sewer; and
- (c) permit any spill to be disposed of safely.

#### **Limitation**

This standard does not apply to portable containers.

### **Solid waste storage**

**3.25.** Every building must be designed and constructed in such a way that accommodation for solid waste storage is provided which–

- (a) permits access for storage and for the removal of its contents;
- (b) does not threaten the health of people in and around the building; and
- (c) does not contaminate any water supply, ground water or surface water.

#### **Limitation**

This standard applies only to a dwelling.

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### **Dungsteads and farm effluent tanks**

**3.26.** Every building must be designed and constructed in such a way that there will not be a threat to the health and safety of people from a dungstead and farm effluent tank.