

**1984 No. 1660 (S. 133)****BUILDING AND BUILDINGS****The Building Standards (Scotland) Amendment Regulations 1984**

<i>Made - - - -</i>	<i>19th October 1984</i>
<i>Laid before Parliament</i>	<i>14th November 1984</i>
<i>Coming into Operation</i>	<i>4th March 1985</i>

In exercise of the powers conferred on me by section 3(1) to (5) of, and Schedule 4 to, the Building (Scotland) Act 1959 (a) and of all other powers enabling me in that behalf, and as required by section 3(6) of that Act (b) 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:—

*Citation and commencement*

1.—(1) These regulations may be cited as the Building Standards (Scotland) Amendment Regulations 1984, and the Building Standards (Scotland) Regulations 1981 and 1982 (c) and these regulations may be cited together as the Building Standards (Scotland) Regulations 1981 to 1984.

(2) These regulations shall come into operation on 4th March 1985.

*Interpretation*

2. In these regulations, unless the context otherwise requires—

- (a) “the building standards regulations” means the Building Standards (Scotland) Regulations 1981 and other words and expressions have the same meanings as in the said regulations;
- (b) any reference to a Part, regulation, Table or Schedule shall be construed as a reference to a Part or regulation of, or Table or Schedule to, the building standards regulations.

*Transitional provisions*

3. 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 the 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, these regulations shall not be treated as having amended the building standards regulations for the purpose of construing the

(a) 1959 c.24; section 3(2) and (3) was amended by the Health and Safety at Work etc. Act 1974, (c.37), Schedule 7, paragraph 1(a) and (b) respectively.

(b) Section 3(6) was substituted by section 1 of the Building (Scotland) Act 1970 (c.38).

(c) S.I. 1981/1596 and 1982/1878.

words “building standards regulations” in section 6(2), (3), (3A), (7) and (8) and sections 6A and 10 of the Building (Scotland) Act 1959 (a).

*Amendment of the building standards regulations*

4. The building standards regulations shall be amended in accordance with these regulations.

5. In regulation A5(1)—

- (a) in the definition of “CARRY DISTANCE” after the word “stairway” there shall be inserted “other than an internal stairway”;
- (b) after the definition of “DEAD LOAD” there shall be inserted the following definition—  
“DISABLED PERSON means a person who is blind, deaf or dumb, and any other person who is substantially and permanently handicapped by illness, injury or congenital deformity;”;
- (c) in the definition of “PRIVATE REFUSE STORAGE ACCOMMODATION” the word “screened” shall be deleted.

6. In regulation J3 for the proviso to paragraph (1) there shall be substituted the following paragraphs—

“Provided that—

- (i) the U value of any such wall, floor or roof may exceed the value in Table 1 if those elements are so constructed that the calculated total rate of heat loss in watts per degree Celsius through all of them is not in excess of that which would have obtained had the U value of every part of each of those elements complied with the appropriate value specified in Table 1, but in no case shall any such part have a U value in excess of 1.2;
- (ii) urea formaldehyde foam shall be used for the filling of cavity walls only in circumstances where—
  - (A) the inner and outer leaves are constructed of natural stone, reconstituted stone, brick, concrete or other similar building blocks or any combination of these materials; and
  - (B) the foam is prepared and installed in accordance with BS5617:1978 and BS5618:1978.”.

7. In the Table to regulation R3—

- (a) under column (1) in the second entry for the number “4” there shall be substituted “3” and for the words “ground level” there shall be substituted “the ground storey”;
- (b) under column (1) in the third entry for the number “4” there shall be substituted “3” and for the words “ground level” there shall be substituted “the ground storey”.

---

(a) Section 6(2) and (3) were amended by Schedule 1, paragraph 1 to the Building (Scotland) Act 1970; section 6(3A) was inserted by Schedule 7, paragraph 4(a) to the Health and Safety at Work etc. Act 1974; section 6(8)(a) was repealed by Schedule 29 to the Local Government (Scotland) Act 1973 (c.65); section 6(8)(b) and (c) were substituted for section 6(8)(b) by section 3 of the Building (Scotland) Act 1970; section 6A was inserted by section 4 of the Building (Scotland) Act 1970; section 10(1), (2) and (4) were amended by Schedule 1, paragraph 3 and Schedule 2 to the Building (Scotland) Act 1970, and section 10(2) by Schedule 29 to the Local Government (Scotland) Act 1973; section 10(1A) and (1B) were inserted by Schedule 1, paragraph 3(b) to the Building (Scotland) Act 1970; references to “local authority” were substituted for references to “buildings authority” by Schedule 15, paragraph 1 to the Local Government (Scotland) Act 1973.

8. In regulation R4(1)—  
(a) in the proviso “(d),” shall be deleted;  
(b) in the proviso the word “screened” shall be deleted.
9. For regulation R7 there shall be substituted the following regulation—  
**“R7 \*Container chambers forming part of a refuse chute system**  
(1) Where a refuse chute system is installed so as to comply with this Part there shall be provided—  
(a) a container chamber; and  
(b) for refuse which cannot be disposed of by the refuse chute—  
(i) suitable storage space within the chamber; or  
(ii) a suitable separate storage area.  
(2) Every container chamber or storage area to which this regulation applies shall meet the requirements of regulation R4.”.
10. In regulation R9—  
(a) in paragraph (1)(a) after the words “storage accommodation” there shall be inserted “or communal refuse storage accommodation containing only individual refuse containers”;  
(b) for paragraph (1)(b) there shall be substituted the following paragraph—  
“in the case of communal refuse storage accommodation other than that referred to in paragraph (1)(a) or paragraph 1(c), not more than 15 metres from the accommodation.”.
11. In regulation R10 there shall be substituted the following proviso—  
“Provided that any such arrangement shall comply with—  
(i) the provisions of regulation M19; and  
(ii) the requirements of regulation R7 relating to storage space.”.
12. After Part S there shall be inserted the following part—

---

## “PART T

---

### Facilities for disabled persons

---

#### **T1 Application of Part T**

- (1) This Part shall apply to occupancy sub-groups A1 and A2 only insofar as they relate to 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; to occupancy sub-groups A3 (other than bothies, chaumers and chalets) and A4; and to occupancy groups B, C and D.

- (2) 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).
- (3) The provisions of this Part shall not apply to any gallery, catwalk or open-plan floor forming part of the storey in which it is situated.

## **T2 Interpretation of Part T**

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

THE ACT  
BUILDING  
CONSTRUCT  
DISABLED PERSON  
STOREY

## **T3\*Means of access and sanitary conveniences**

- (1) The means of access—
  - (a) to any storey to which there is access at ground level shall include suitable provision for access by disabled persons; and
  - (b) within such a storey as aforesaid shall include suitable provision for access by disabled persons:

Provided that—

- (i) in the case of a hall or auditorium or a building constituting, or forming part of, a sports stadium where audience or spectator seating is fixed or arranged in tiers in such a way as to make it impracticable to provide means of access for the disabled to all seats, it shall suffice to provide the minimum number of wheelchair spaces calculated in accordance with paragraph (2) of this regulation;
    - (ii) nothing in this regulation shall require the provision of means of access to areas or rooms housing mechanical or electrical plant.
- (2) For the purposes of paragraph (1) the minimum number is—
  - (a) in the case of a building constituting, or forming part of, a sports stadium such number as is necessary to secure that the number of wheelchair spaces in the whole stadium is 20 or exceeds 0.5% of the total number of seats in the whole stadium which are available to the public, whichever is the lesser; and
  - (b) in any other case, 8 or a number exceeding 0.5% of the total number of seats in the hall or auditorium available to the public, whichever is the lesser.
- (3) Where sanitary conveniences are provided on a floor level to which this regulation applies a reasonable number of conveniences (and never less than one) shall be accessible to and designed to meet the needs of disabled persons.”.

**13.** In Table 1 to Schedule 2 there shall be inserted after “BS5720:1979” the following entries under columns (1) and (4) respectively—

“BS 5810:1979

Schedule 13, T3(1)”

## 14. In Part II of Schedule 13—

- (a) in Part R: Refuse storage and disposal, after the entry for regulation R6 there shall be inserted under columns (1), (2) and (4) respectively—

“R7—as to suitable storage space for a refuse chute system	Container chambers or separate storage areas	An area of 10 square metres or 0.3 cubic metres per person, based on occupant capacity specified in Table 1 in regulation A8, whichever is the greater.”
--	--	--

- (b) after Part S: Construction of stairways, landings and balconies, there shall be added the following entry—

---

**“Part T: Facilities for disabled persons**

---

Provision of regulation deemed to be satisfied	Element of structure or fitting	Case dealt with or relevant conditions	Specification
(1)	(2)	(3)	(4)
T3—as to suitability	Means of access and sanitary conveniences	Buildings of occupancy sub-groups A1 and A2 (only insofar as they relate to 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), occupancy sub-groups A3 (other than bothies, chaumers and chalets) and A4, and occupancy groups B, C and D	Subject to compliance with the building standards regulations the design and construction conform to the relevant recommendations of BS 5810:1979.”

15. The Arrangement of regulations prefacing the building standards regulations shall be amended as follows—

- (a) in the entry for regulation R7 the words “Container chambers forming part of a refuse chute system” shall be substituted for “Storage of large or bulky articles”;
- (b) after the entry for regulation S6 there shall be inserted the following entry—

**“Part T: Facilities for disabled persons**

- T1 Application of Part T  
 T2 Interpretation of Part T  
 T3 \*Means of access and sanitary conveniences”.

16. The Indexes to the building standards regulations shall be amended as follows—

- (a) Index 2—
- I In Part R, in the column headed “Regulation”, with respect to R7 there shall be substituted the words “Container chambers forming part of a refuse chute system” for “Storage of large or bulky items”;
- II After Part S there shall be inserted the following table—

**“Index of regulations applicable to buildings classified by occupancy—continued Part T: Facilities for disabled persons**

Regulation (1)	Occupancy group and sub-group (2)				
	A 1 2 3 4	B 1 2	C 1 2 3	D 1 2 3	E 1 2
T1 Application of Part T	0 0 0 0	0 0	0 0 0	0 0 0	
T2 Interpretation of Part T	0 0 0 0	0 0	0 0 0	0 0 0	
T3 Means of access and sanitary conveniences	0 0 0 0	0 0	0 0 0	0 0 0	

(b) Index 3—

- 1 In the entry—
- (i) “**Cavity wall**” after the word “definition” and the reference “A5” there shall be inserted “urea formaldehyde” and “J3”;
- (ii) “**Existing buildings**, exclusion from notice under section 11 of the Act” after the references “A11 D1 G1 F1 H1 J1 K1 M1 Q1 S1” there shall be inserted “T1”;
- (iii) “**Ground floor**” after the words “insulation of” and the reference “J4” there shall be inserted “means of access and sanitary conveniences” and “T3”;
- (iv) “**Section 11 of Building (Scotland) Act (exclusion from notice under)**” after the references “A11 D1 E1 H1 J1 K1 M1 Q1 S1” there shall be inserted “T1”;

- (v) “**Sanitary conveniences**” after the word “provision” and the reference “M24” there shall be inserted “T3”;

II Before the entry—

- (i) “**Display window**” there shall be inserted the following entry—  
“**Disabled person**  
definition A5”;
- (ii) “**Fastenings**” there shall be inserted the following entry—  
“**Facilities for disabled persons**  
provision T3”;
- (iii) “**Means of escape from fire**” there shall be inserted the following entry—  
“**Means of access**  
provision T3”.

*George Younger,*  
One of Her Majesty's  
Principal Secretaries of State.

New St Andrew's House,  
Edinburgh.  
19th October 1984.

## EXPLANATORY NOTE

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

These regulations amend the Building Standards (Scotland) Regulations 1981 and 1982. They come into operation on 4th March 1985 but do not apply to any construction or change of use of a building where application for the warrant was made before that date.

The principal amendments are concerned with—

- (a) controlling the use of urea formaldehyde foam as a cavity insulant so that it may be used only in walls with an inner leaf of brick or blocks and with care being taken to prevent formaldehyde fumes from subsequently permeating into any part of the building intended or used for occupation;
- (b) clarification of existing requirements concerning refuse storage and disposal;
- (c) meeting the needs of disabled persons on the erection of certain new buildings and on the alteration and extension of certain existing buildings. They require means of access to be provided to and within any storey of such buildings to which there is entry at ground level, but there are special rules for sports stadia and auditoria. Where sanitary conveniences are provided adequate provision is to be made for the needs of the disabled. The requirements are deemed to be satisfied when provision has been made in accordance with British Standard BS5810:1979.

*Note.* Copies of British Standards referred to in these regulations may be purchased from the British Standards Institution, Linford Wood, Milton Keynes, MK14 6LE.

SI 1984/1660  
ISBN 0-11-047660-3



780110 476605