

SCHEDULE 1

Regulations 4 and 6

REQUIREMENTS

<i>Requirement</i>	<i>Limits on application</i>
PART A STRUCTURE	
Loading	
A1. —	
(1) The building shall be constructed so that the combined dead, imposed and wind loads are sustained and transmitted by it to the ground—	
(a) safely; and	
(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.	
(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.	
Ground movement	
A2. The building shall be constructed so that ground movement caused by—	
(a) swelling, shrinkage or freezing of the subsoil; or	
(b) land-slip or subsidence (other than subsidence arising from shrinkage), in so far as the risk can be reasonably foreseen,	
will not impair the stability of any part of the building.	
Disproportionate collapse	Requirement A3 applies only to a building having five or more storeys (each basement level being counted as one storey) excluding a storey within the roof space where the slope of the roof does not exceed 70° to the horizontal.
A3. The building shall be constructed so that in the event of an accident the building will not suffer collapse to an extent disproportionate to the cause.	
PART B FIRE SAFETY	
Means of warning and escape	Requirement B1 does not apply to any prison provided under section 33 of the Prisons Act 1952(1) (power to provide prisons etc.).
B1. The building shall be designed and constructed so that there are appropriate	

(1) 1952 c. 52 as amended by the Criminal Justice and Public Order Act 1994 c. 33 and by the Prison Commissioners Dissolution Order 1963, S.I. 1963/597.

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<i>Requirement</i>	<i>Limits on application</i>
provisions for the early warning of fire, and appropriate means of escape in case of fire from the building to a place of safety outside the building capable of being safely and effectively used at all material times.	
Internal fire spread (linings)	
B2. —	
(1) To inhibit the spread of fire within the building the internal linings shall—	
(a) adequately resist the spread of flame over their surfaces; and	
(b) have, if ignited, a rate of heat release which is reasonable in the circumstances.	
(2) In this paragraph “internal linings” mean the materials lining any partition, wall, ceiling or other internal structure.	
Internal fire spread (structure)	
B3. —	
(1) The building shall be designed and constructed so that, in the event of fire, its stability will be maintained for a reasonable period.	
(2) A wall common to two or more buildings shall be designed and constructed so that it adequately resists the spread of fire between those buildings. For the purposes of this subparagraph a house in a terrace and a semi-detached house are each to be treated as a separate building.	
(3) To inhibit the spread of fire within the building, it shall be sub-divided with fire-resisting construction to an extent appropriate to the size and intended use of the building.	Requirement B3(3) does not apply to material alterations to any prison provided under section 33 of the Prisons Act 1952.
(4) The building shall be designed and constructed so that the unseen spread of fire and smoke within concealed spaces in its structure and fabric is inhibited.	
External fire spread	
B4. —	
(1) The external walls of the building shall adequately resist the spread of fire over the walls and from one building to another, having regard to the height, use and position of the building.	

<i>Requirement</i>	<i>Limits on application</i>
(2) The roof of the building shall adequately resist the spread of fire over the roof and from one building to another, having regard to the use and position of the building.	

Access and facilities for the fire service

B5. —

(1) The building shall be designed and constructed so as to provide reasonable facilities to assist fire fighters in the protection of life.

(2) Reasonable provision shall be made within the site of the building to enable fire appliances to gain access to the building.

PART C SITE PREPARATION AND RESISTANCE TO MOISTURE

Preparation of site

C1. The ground to be covered by the building shall be reasonably free from vegetable matter.

Dangerous and offensive substances

C2. Reasonable precautions shall be taken to avoid danger to health and safety caused by substances found on or in the ground to be covered by the building.

Subsoil drainage

C3. Adequate subsoil drainage shall be provided if it is needed to avoid—

- (a) the passage of the ground moisture to the interior of the building;
- (b) damage to the fabric of the building.

Resistance to weather and ground moisture

C4. The walls, floors and roof of the building shall adequately resist the passage of moisture to the inside of the building.

PART D TOXIC SUBSTANCES

Cavity insulation

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

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<i>Requirement</i>	<i>Limits on application</i>
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Airborne sound (walls)

E1. A wall which—

- (a) separates a dwelling from another building or from another dwelling, or
- (b) separates a habitable room or kitchen within a dwelling from another part of the same building which is not used exclusively as part of the dwelling,

shall have reasonable resistance to the transmission of airborne sound.

Airborne sound (floors and stairs)

E2. A floor or a stair which separates a dwelling from another dwelling, or from another part of the same building which is not used exclusively as part of the dwelling, shall have reasonable resistance to the transmission of airborne sound.

Impact sound (floors and stairs)

E3. A floor or a stair above a dwelling which separates it from another dwelling, or from another part of the same building which is not used exclusively as part of the dwelling, shall have reasonable resistance to the transmission of impact sound.

PART F VENTILATION

Means of ventilation

F1. There shall be adequate means of ventilation provided for people in the building.

Requirement F1 does not apply to a building or space within a building—

- (a) into which people do not normally go; or
- (b) which is used solely for storage; or
- (c) which is a garage used solely in connection with a single dwelling.

Condensation in roofs

F2. Adequate provision shall be made to prevent excessive condensation—

- (a) in a roof; or
- (b) in a roof void above an insulated ceiling.

PART G HYGIENE

Sanitary conveniences and washing facilities

G1. —

(1) Adequate sanitary conveniences shall be provided in rooms provided for that purpose, or

Requirement	Limits on application
<p>in bathrooms. Any such room or bathroom shall be separated from places where food is prepared.</p> <p>(2) Adequate washbasins shall be provided in—</p> <ul style="list-style-type: none"> (a) rooms containing water closets; or (b) rooms or spaces adjacent to rooms containing water closets. <p>Any such room or space shall be separated from places where food is prepared.</p> <p>(3) There shall be a suitable installation for the provision of hot and cold water to washbasins provided in accordance with paragraph (2).</p> <p>(4) Sanitary conveniences and washbasins to which this paragraph applies shall be designed and installed so as to allow effective cleaning.</p>	
<p>Bathrooms</p> <p>G2. A bathroom shall be provided containing either a fixed bath or 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>Requirement G2 applies only to dwellings.</p>
<p>Hot water storage</p> <p>G3. A hot water storage system that has a hot water storage vessel which does not incorporate a vent pipe to the atmosphere shall be installed by a person competent to do so, and there shall be precautions—</p> <ul style="list-style-type: none"> (a) to prevent the temperature of stored water at any time exceeding 100°C; and (b) to ensure that the hot water discharged from safety devices is safely conveyed to where it is visible but will not cause danger to persons in or about the building. 	<p>Requirement G3 does not apply to—</p> <ul style="list-style-type: none"> (a) a hot water storage system that has a storage vessel with a capacity of 15 litres or less; (b) a system providing space heating only; (c) a system which heats or stores water for the purposes only of an industrial process.
<p>PART H DRAINAGE AND WASTE DISPOSAL</p>	
<p>Foul water drainage</p>	
<p>H1. —</p>	
<p>(1) Any system which carries foul water from appliances within the building to a sewer, a cesspool or a septic or settlement tank, shall be adequate.</p>	
<p>(2) Foul water in sub-paragraph (1) means waste water which comprises or includes—</p>	

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<i>Requirement</i>	<i>Limits on application</i>
(a) waste from a sanitary convenience or other soil appliance;	
(b) water which has been used for cooking or washing.	

Cesspools, septic tanks and settlement tanks

H2. Any cesspool, septic tank or settlement tank shall be—

- (a) of adequate capacity and so constructed that it is impermeable to liquids;
- (b) adequately ventilated; and
- (c) so sited and constructed that—
 - (i) it is not prejudicial to the health of any person,
 - (ii) it will not contaminate any underground water or water supply, and
 - (iii) there are adequate means of access for emptying.

Rainwater drainage

H3. Any system which carries rainwater from the roof of the building to a sewer, soakaway, watercourse, or some other suitable rainwater outfall shall be adequate.

Solid waste storage

H4. —

- (1) Adequate means of storing solid waste shall be provided.
- (2) Adequate means of access shall be provided—
 - (a) for people in the building to the place of storage; and
 - (b) from the place of storage to a street.

PART J HEAT PRODUCING APPLIANCES

Air supply

J1. Heat producing appliances shall be so installed that there is an adequate supply of air to them for combustion and for the efficient working of any flue-pipe or chimney.

The requirements in this Part apply only to fixed heat producing appliances which—

- (a) are designed to burn solid fuel, oil or gas; or
- (b) are incinerators.

<i>Requirement</i>	<i>Limits on application</i>
Discharge of products of combustion	
J2. Heat producing appliances shall have adequate provision for the discharge of the products of combustion to the outside air.	
Protection of building	
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.	
PART K PROTECTION FROM FALLING, COLLISION AND IMPACT	
Stairs, ladders and ramps	Requirement K1 applies only to stairs, ladders and ramps which form part of the building.
K1. Stairs, ladders and ramps shall be so designed, constructed and installed as to be safe for people moving between different levels in or about the building.	
Protection from falling	Requirement K2 (a) applies only to stairs and ramps which form part of the building.
K2. —	
(a) Any stairs, ramps, floors and balconies and any roof to which people have access, and	
(b) any light well, basement area or similar sunken area connected to a building,	
shall be provided with barriers where it is necessary to protect people in or about the building from falling.	
Vehicle barriers and loading bays	
K3. —	
(1) Vehicle ramps and any levels in a building to which vehicles have access, shall be provided with barriers where it is necessary to protect people in or about the building.	
(2) Vehicle loading bays shall be constructed in such a way, or be provided with such features, as may be necessary to protect people in them from collision with vehicles.	
Protection from collision with open windows etc.	Requirement K4 does not apply to dwellings.
K4. Provision shall be made to prevent people moving in or about the building from	

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<i>Requirement</i>	<i>Limits on application</i>
colliding with open windows, skylights or ventilators.	
Protection against impact from and trapping by doors	Requirement K5 does not apply to—
K5. —	(a) dwellings, or
(1) Provision shall be made to prevent any door or gate—	(b) any door or gate which is part of a lift.
(a) which slides or opens upwards, from falling onto any person; and	
(b) which is powered, from trapping any person.	
(2) Provision shall be made for powered doors and gates to be opened in the event of a power failure.	
(3) Provision shall be made to ensure a clear view of the space on either side of a swing door or gate.	
PART L CONSERVATION OF FUEL AND POWER	
L1. Reasonable provision shall be made for the conservation of fuel and power in buildings by:—	Requirements L1(a), (b), (c) and (d) apply only to—
(a) limiting the heat loss through the fabric of the building;	(a) dwellings;
(b) controlling the operation of the space heating and hot water systems;	(b) other buildings whose floor area exceeds 30m ² .
(c) limiting the heat loss from hot water vessels and hot water service pipework;	
(d) limiting the heat loss from hot water pipes and hot air ducts used for space heating;	
(e) (e) installing in buildings artificial lighting systems which are designed and constructed to use no more fuel and power than is reasonable in the circumstances and making reasonable provision for controlling such systems.	Requirement L1(e) applies only within buildings where more than 100m ² of floor area is to be provided with artificial lighting and does not apply within dwellings.
PART M ACCESS AND FACILITIES FOR DISABLED PEOPLE	
Interpretation	The requirements of this Part do not apply to—
M1. In this Part “disabled people” means people who have—	(a) a material alteration;

<i>Requirement</i>	<i>Limits on application</i>
(a) an impairment which limits their ability to walk or which requires them to use a wheelchair for mobility, or	(b) an extension to a dwelling, or any other extension which does not include a ground storey;
(b) impaired hearing or sight.	(c) any part of a building which is used solely to enable the building or any service or fitting in the building to be inspected, repaired or maintained.

Access and use

M2. Reasonable provision shall be made for disabled people to gain access to and to use the building.

Sanitary conveniences

M3. —

(1) Reasonable provision shall be made in the entrance storey of a dwelling for sanitary conveniences, or where the entrance storey contains no habitable rooms, reasonable provision for sanitary conveniences shall be made in either the entrance storey or principal storey.

(2) In this paragraph “entrance storey” means the storey which contains the principal entrance to the dwelling, and “principal storey” means the storey nearest to the entrance storey which contains a habitable room, or if there are two such storeys equally near, either such storey.

(3) If sanitary conveniences are provided in any building which is not a dwelling, reasonable provision shall be made for disabled people.

Audience or spectator seating

Requirement M4 does not apply to dwellings.

M4. If the building contains audience or spectator seating, reasonable provision shall be made to accommodate disabled people.

PART N GLAZING—SAFETY IN RELATION TO IMPACT, OPENING AND CLEANING

Protection against impact

N1. Glazing, with which people are likely to come into contact whilst moving in or about the building shall—

- (a) if broken on impact, break in a way which is unlikely to cause injury; or
- (b) resist impact without breaking; or
- (c) be shielded or protected from impact.

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<i>Requirement</i>	<i>Limits on application</i>
Manifestation of glazing N2. Transparent glazing, with which people are likely to come into contact while moving in or about the building, shall incorporate features which make it apparent.	Requirement N2 does not apply to dwellings.
Safe opening and closing of windows etc. N3. Windows, skylights and ventilators which can be opened by people in or about the building shall be so constructed or equipped that they may be opened, closed or adjusted safely.	Requirement N3 does not apply to dwellings.
Safe access for cleaning windows etc. N4. Provision shall be made for any windows, skylights, or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.	Requirement N4 does not apply to— (a) dwellings; or (b) any transparent or translucent elements whose surface are not intended to be cleaned.

SCHEDULE 2

Regulation 9

EXEMPT BUILDINGS AND WORK

CLASS I

Buildings controlled under other legislation

1. Any building the construction of which is subject to the Explosives Acts 1875(2) and 1923(3).
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(4) 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(5).

CLASS II

Buildings not frequented by people

A detached building—

- (a) into which people do not normally go; or
- (b) into which people go only intermittently and then only for the purpose of inspecting or maintaining fixed plant or machinery,

(2) 1875 c. 17.

(3) 1923 c. 17.

(4) 1965 c. 57; the only relevant amending instrument is S.I. 1974/2056.

(5) 1979 c. 46.

unless any point of such a building is less than one and a half times its height from

- (i) any point of a building into which people can or do normally go; or
 - (ii) the nearest point of the boundary of the curtilage of that building,
- whichever is the nearer.

CLASS III

Greenhouses and agricultural buildings

1. Subject to paragraph 3, a greenhouse.
2. A building used, subject to paragraph 3, for agriculture, or a building principally for the keeping of animals, provided in each case that—
 - (a) no part of the building is used as a dwelling;
 - (b) no point of the building is less than one and a half times its height from any point of a building which contains sleeping accommodation; and
 - (c) the building is provided with a fire exit which is not more than 30 metres from any point in the building.
3. The descriptions of buildings in paragraphs 1 and 2 do not include a greenhouse or a building used for agriculture if the principal purpose for which they are used is retailing, packing or exhibiting.
4. In paragraph 2, “agriculture” includes horticulture, fruit growing, the growing of plants for seed and fish farming.

CLASS IV

Temporary buildings

A building which is not intended to remain where it is erected for more than 28 days.

CLASS V

Ancillary buildings

1. A building on a site, being a building which is intended to be used only in connection with the disposal of buildings or building plots on that site.
2. A building on the site of construction or civil engineering works, which is intended to be used only during the course of those works and contains no sleeping accommodation.
3. A building, other than a building containing a dwelling or used as an office or showroom, erected for use on the site of and in connection with a mine or quarry.

CLASS VI

Small detached buildings

1. A detached single storey building, having a floor area which does not exceed 30m², which contains no sleeping accommodation and is a building—
 - (a) no point of which is less than one metre from the boundary of its curtilage; or

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- (b) which is constructed substantially 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 30m²; 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.
3. A detached building, having a floor area which does not exceed 15m², which contains no sleeping accommodation.

CLASS VII

Extensions

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

- (a) a 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 30m², provided that in the case of a conservatory or porch which is wholly or partly glazed, the glazing satisfies the requirements of Part N of Schedule 1.

SCHEDULE 3

Regulation 24

REVOCATION OF REGULATIONS

Title	Reference
The Building Regulations 1991	S.I. 1991/2768
The Building Regulations (Amendment) Regulations 1992	S.I. 1992/1180
The Building Regulations (Amendment) Regulations 1994	S.I. 1994/1850
The Building Regulations (Amendment) Regulations 1995	S.I. 1995/1356
The Building Regulations (Amendment) Regulations 1997	S.I. 1997/1904
The Building Regulations (Amendment) Regulations 1998	S.I. 1998/2561
The Building Regulations (Amendment) Regulations 1999	S.I. 1999/77
The Building Regulations (Amendment) (No. 2) Regulations 1999	S.I. 1999/3410
The Building Regulations (Amendment) Regulations 2000	S.I. 2000/1554

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