Draft Regulations which the Secretary of State proposes to make, published under section 3 (6) (b) of the Building (Scotland) Act, 1959.

**DRAFT STATUTORY INSTRUMENTS**

1961 No. (S. )

BUILDING AND BUILDINGS, SCOTLAND

Draft Building Standards (Scotland) Regulations, 1961

Made - - - - , 1961

Laid before Parliament , 1961

Coming into Operation in accordance with Regulation 1

ARRANGEMENT OF REGULATIONS

PART I

GENERAL

Citation and Commencement

Regulation

1. Citation and commencement.

   General Interpretation

2. Interpretation.
3. Land in different occupation.
4. Rooms in houses.
5. Classification of buildings by occupancy.
6. Occupant capacity and occupant load factor.
7. Classification of roofs.

   Application

8. Exempted classes.
9. Fixtures for the fitting of which no warrant required.

   General

10. Temporary buildings.

PART II

MATERIALS AND DURABILITY

12.* Selection and use of materials.

PART III

STRUCTURAL STRENGTH AND STABILITY

13. Interpretation of Part III.
14.* Foundation and structure above foundation.
15. Dead loads.
16. Imposed floor loads.
17. Imposed roof loads other than from wind.
18. Imposed loads from wind.
19. Imposed lateral loads on parapets, balustrades and railings.
20. Imposed loads from dynamic effects.

*Note: Throughout these Regulations, the presence of an asterisk against the heading to a Regulation denotes that one of the specifications in the Ninth Schedule is deemed to satisfy a provision of that Regulation.
**PART IV**

**STRUCTURAL FIRE PRECAUTIONS**

*Regulation*

22. Application of Part IV.
23. Interpretation of Part IV.
24. Provision of fire division walls and compartment floors.
25. Provision of separating walls and floors.
26. Requirements as to fire resistance.
27. Requirements as to non-combustibility.
28. Additional requirements for fire division walls.
29. Additional requirements for separating walls.
30. Additional requirements for separating floors and compartment floors.
31. Protection of service and ventilation ducts.
32. Protection of lifts.
33. Fire-stops in walls of hollow construction.
34. Connection of elements.
35. Timber on outer face of external walls.
36. Special provisions as to pends.
37. Distance of side of building from boundary.
38. Roofs.
39. Special provisions as to certain private garages.

**PART V**

**MEANS OF ESCAPE FROM FIRE AND ASSISTANCE TO FIRE SERVICE**

40. Application of Part V.
41. Interpretation of Part V.
42. Provision of exits.
43. Number of exits.
44. Travel distance in relation to exits.
45. Requirements as to exits.
46. Width of exits.
47. Width of stairways in exits.
48. Enclosure of stairways.
49. Lobby approach to stairways.
50. Construction of stairs.
51. Construction of ramps.
52. Doors in exits.
53. Lighting of exits.
54. Internal linings.
55. Construction
56. Provision of fire mains.
57. Fire lifts.

**PART VI**

**CHIMNEYS, FLUES, HEARTHS AND THE INSTALLATION OF HEAT PRODUCING APPLIANCES**

58. Application of Part VI.
59. Interpretation of Part VI.

*Chimneys, Flues and Hearths for Solid Fuel and Oil Burning Appliances*

60. Construction of chimneys.
61. Construction of flue-pipes.
62. Height of chimney stacks and flue-pipes.
Regulation

63. Combustible materials in relation to chimneys.
64. Metal fastenings.
65. Sealing the outside of chimneys.
66. Thickness of material surrounding flues in chimneys.
67. Lining of flues.
68. Access to flues.
69. Flues for appliances.
70. Thickness of materials surrounding fireplace openings.
71. Thickness of materials in proximity to free standing appliances.
72. Constructional hearths in fireplace openings.
73. Constructional hearths other than in fireplace openings.
74. Combustible material under constructional hearths.
75. Access to tops of chimneys.

Solid Fuel and Oil Burning Appliances

76. Construction of appliances.
77. Installation of appliances.

Chimneys, Flues and Hearths for Gas Burning Appliances

78.* Design and construction of chimneys and flue-pipes.
79. Flue outlets.
80. Fastenings in relation to chimneys.
81. Thickness of material surrounding flues in chimneys.
82. Access to flues.
83. Flues for appliances.
84. Combustible material in relation to appliances.
85. Hearths for appliances.

Gas Burning Appliances

86.* Gas burning appliances.

Chimneys, Flues, Hearths and Appliances of a High Rating

87. Chimneys, flue-pipes and hearths and appliances of a high rating.

General

88. Access to roof.
89. Appliances for heating and cooking.

PART VII

PREPARATION OF SITES AND RESISTANCE TO THE PASSAGE OF MOISTURE

90. Application of Part VII.
91.* Protection against ground water and flood water.
92. Existing drains.
93. Removal of matter harmful to health.
94. Removal of surface soil and other matter.
95.* Treatment of solum.
96.* Resistance to moisture from the ground.
97.* Resistance to moisture from rain or snow.
PART VIII
RESISTANCE TO THE TRANSMISSION OF SOUND

Regulation
98. Application of Part VIII.
99.* Separating walls and floors.
100. Measurement of sound transmission.

PART IX
RESISTANCE TO THE TRANSMISSION OF HEAT

101. Application of Part IX.
102. Interpretation of Part IX.
103.* Roofs.
104.* Walls.
105.* Floors.

PART X
VENTILATION

106. Application of Part X.
107. Interpretation of Part X.

Ventilation of Houses
108.* Cross ventilation of houses.
109.* Kitchens.
110.* Apartments.
111.* Bathrooms, washrooms and waterclosets.
112.* Ancillary accommodation.

Ventilation of Garages
113. Private garages.
114.* Garages other than private garages.

Ventilation of Buildings other than Houses and Garages
115.* Ventilation of buildings other than houses and garages.

General
116.* Additional requirements for sleeping rooms.
117. Additional requirements for theatres.
118. Additional requirements for rooms with flue-less gas water heaters.
119.* Enclosed access to houses and other buildings.
120. Lift machine rooms and lift wells.
121. General requirement for windows and ventilators.
122. Windows and ventilators opening to courts or passages.
123. External openings to mechanical ventilation system.

PART XI
DAYLIGHTING AND OPEN SPACE ABOUT BUILDINGS

125. Application of Part XI.
126. Interpretation of Part XI.
127. Rooms in which daylighting to be provided.
128. Standard of daylighting.
Regulation

129. Calculation of daylight factor.
130. Windows.
131. Balconies and projections.
132. Relationship of building to boundary.
133. Application for warrant for more than one building.
134. Minimum distance between windows.

PART XII

DRAINAGE AND SANITARY APPLIANCES

135. Application of Part XII.
136. Interpretation of Part XII.
137. Drainage system of a building.
139. Additional requirements for drains in or under buildings.
140. Drain tracks passing near or under walls.
141. Junctions and manholes.
142. Construction of manholes.
143. Ventilation of drains.
144. Installation of traps.
145. Oil, grease and silt interceptors.
146. Drains conveying steam or hot water.
147. Ventilation of traps.
149. Additional requirements for soil, soil-waste and ventilating pipes.
150. Additional requirements for waste pipes.
151. Sanitary appliances.
152. Maintenance of water seal in traps.
153. Machines for the wet disposal of solid refuse and food processing machines.
154. Disposal of rainwater from buildings.
155. Gutters and channels for roofs, canopies and balconies.
156. Rainwater pipes.

PART XIII

ELECTRICAL INSTALLATIONS

158. Application of Part XIII.
159. Interpretation of Part XIII.
160. Electrical conductors and apparatus.
161. Fuses and circuit-breakers.
162. Precautions against metal becoming live.
163. Isolation of systems and apparatus.
164. Installation of apparatus.
165. Connection of appliances to supply.
166. Precautions against special conditions.
167. Voltages exceeding 250 volts.
168. Light fittings or appliances in rooms containing baths or showers.
169. Wiring diagrams.
PART XIV
PREVENTION OF DANGER AND OBSTRUCTION

Regulation
171. Pipes for the discharge of smoke, etc.
172. Steam pipes.

PART XV
HOUSING STANDARDS

173. Application of Part XV.
175. Access stairways.
176. Other stairways, balconies and landings.
177. Lifts.
178. Area of rooms.
179. Height of rooms.
180. Bathrooms and waterclosets.
181. Kitchens.
182. Larders.
183. Fuel stores.
184. Linen and general storage.
185. Laundry facilities.
186. Drying facilities.
187. Water supply to baths, sinks, tubs and wash-hand basins.
188. Heating.
189. Artificial lighting.
190. Power points.
191. Refuse disposal arrangements.
192. Ducts for services.
193. Windows.

PART XVI
ASHPITS AND DUNGSTEADS

194. Ashpits.
195. Dungsteads.

FIRST SCHEDULE
General rules of measurement.

SECOND SCHEDULE
Classification of buildings by occupancy.

THIRD SCHEDULE
Exempted classes of buildings.

FOURTH SCHEDULE
Fixtures for the fitting of which no warrant required.

FIFTH SCHEDULE
Structural fire precautions—distance of side of building from boundary calculated by reference to enclosing rectangle of openings.
SIXTH SCHEDULE
Daylight standards and Permissible Height Indicators.

SEVENTH SCHEDULE
Drainage tests.

EIGHTH SCHEDULE
TABLES

Table
1. Occupant capacity of flats.
2. Occupant load factors.
3. Imposed floor loads.
4. Notional periods and classes of fire resistance.
5. Limits of cubic capacity of building and area of storey in relation to structural fire precautions.
6. Classes of fire resistance.
7. Periods of fire resistance.
8. Notional designations of roof constructions.
9. Structural fire precautions—minimum distance between enclosing rectangle of openings in the side of a building and the boundary.
10. Structural fire precautions—limiting distances (in feet) in respect of a recess having openings only in the back wall.
11. Number of exits.
12. Levels of sound insulation in houses.
13. Mechanical ventilation of buildings—Rate of fresh air supply.
15. Minimum distance (in feet) between window openings.
17. Daylighting—percentage additions to window opening widths according to type of window installed.
18. Standards of housing accommodation.

NINTH SCHEDULE
Deemed-to-satisfy specifications.

TENTH SCHEDULE
General specifications for preparation of sites and resistance to the passage of moisture.

In exercise of the powers conferred on me by sections 3, 6 and 24 of, and the Fourth Schedule to, the Building (Scotland) Act, 1959(a), and of all other powers enabling me in that behalf, I hereby make the following Regulations—

PART I

GENERAL

Citation and Commencement

1. These Regulations which may be cited as the Building Standards (Scotland) Regulations, 1961, shall come into operation on the day appointed

(a) 7 & 8 Eliz. 2. c. 24.
by order made by the Secretary of State under subsection (3) of section 32
of the Building (Scotland) Act, 1959, (which provides for the appointment
of a day on which the remaining provisions of that Act are to come into
operation), and shall apply to Scotland only.

General Interpretation

Interpretation

2.—(1) In these Regulations—

"the Act" means the Building (Scotland) Act, 1959;

"agriculture", "agricultural land" and "agricultural unit" shall have
the same meanings as in the Agriculture (Scotland) Act, 1948(a);

"apartment" has the meaning assigned to that expression by Regula-
tion 4;

"basement storey" has the meaning assigned to that expression by
paragraph (7) of this Regulation;

"bedroom" has the meaning assigned to that expression by Regula-
tion 4;

"block of flats" means a building which contains two or more
flats and which consists of three or more storeys exclusive of any
storey which is constructed for use for purposes other than those of a
dwelling; so, however, that where part of such a building is so separated
from another part by a vertical wall that no access (other than an access
provided only for fire escape purposes) can be obtained from one part
to the other, each part shall for the purposes of these Regulations be
taken to be a block of flats;

"boundary" has the meaning assigned to that expression by paragraph
(2) of Regulation 3;

"building" means any structure or erection of what kind or nature
soever, whether temporary or permanent, and every part thereof, including
any fixture affixed thereto, not being a structure or erection or part thereof
consisting of, or ancillary to,—

(a) any road, whether public or private, including in the case of a
public road (but not in the case of a private road) any bridge on
which the road is carried;

(b) any sewer or water main which is, or is to be, vested in a public
authority;

(c) any aerodrome runway;

(d) any railway line;

(e) any large reservoir within the meaning of the Reservoirs (Safety
Provisions) Act, 1930(b), or

(f) any telegraphic line as defined in section 2 of the Telegraph Act,
1878(c),

and includes any prospective building;

"caravan" has the same meaning as in the Caravan Sites and Control
of Development Act, 1960(d);

"cavity wall" means a wall constructed of two or more leaves with a
continuous cavity;

(a) 11 & 12 Geo. 6. c. 45. (b) 20 & 21 Geo. 5. c. 51.
(c) 41 & 42 Vict. c. 76. (d) 8 & 9 Eliz. 2. c. 62.
"change of use", in relation to a building, means such change in the use or occupation of the building as will bring it within a class of building to which these Regulations apply, or, if it is already within such a class, within a class to which additional or more onerous provisions of these Regulations apply, and "change the use" shall be construed accordingly.

"chimney" means a structure, not being a flue-pipe, enclosing one or more flues and includes any opening therein for the accommodation of an appliance;

"chimney stack" means that part of a chimney which rises above a roof of the building of which it forms part and includes any cope thereon;

"column" means an isolated loadbearing member whose greatest overall dimension, measured in the horizontal plane, is not more than four times the least overall dimension so measured;

"compartment", in relation to a building or division of a building, means a part of the building, or of the division, separated from the remainder of the building or division, by a compartment floor or floors;

"compartment floor" means a floor complying with the provisions of Part IV relating to a building or of a division of a building from the remainder of the building or division;

"construct" includes alter, erect, extend and fit, and "construction" shall be construed accordingly;

"damp-proof course" means a layer or layers of material impervious to moisture so constructed as to prevent the passage of moisture;

"division", in relation to a building, means any part of the building separated from the remainder of the building by a fire division wall or walls;

"element of structure" means an element which falls within one of the following descriptions—

(a) a member forming part of a structural frame or other beam or column, not being a member forming part of a roof structure only;
(b) a floor, not being the lowest floor of a building;
(c) a fire division wall or separating wall;
(d) an internal wall supporting any other structural element in respect of which a standard of fire resistance is prescribed under these Regulations;
(e) an external wall;

"fire division wall" means a wall complying with the provisions of Part IV relating to the remainder of the building;

"flat" means a separate and self-contained set of premises, whether or not on the same floor, constructed for use for the purposes of a dwelling and forming part of a building from some other part of which it is divided horizontally;

"flat roof" means a roof whose slope does not exceed 10 degrees from the horizontal;

"foundation" means that part of the structure in direct contact with and transmitting loads to the ground;
"ground storey" has the meaning assigned to that expression by paragraph (7) of this Regulation;

"house" includes any part of a building, being a part which is occupied or intended to be occupied as a separate dwelling and in particular includes a flat;

"kitchen" has the meaning assigned to that expression by Regulation 4;

"land in different occupation" has the meaning assigned to that expression by Regulation 3;

"land in the same occupation" has the meaning assigned to that expression by Regulation 3;

"living room" has the meaning assigned to that expression by Regulation 4;

"non-combustible" in relation to a material means that the material is graded as non-combustible according to the combustibility test of materials specified in clauses 3 and 4 of British Standard B.S.476: 1953 and "combustible" shall be construed accordingly;

"occupant capacity" and "occupant load factor" have the meanings respectively assigned to these expressions by Regulation 6;

"passage", in relation to a part of a building, means a part of the building used solely as a means of passage and in particular includes a corridor, lobby or vestibule;

"pier" means a loadbearing member which forms an integral part of a wall and whose width is not more than four times its thickness, including the thickness of the wall;

"public road" means a road maintainable by the Secretary of State, a county council or a town council and "private road" means a road not so maintainable whether it comprises a public right of way or not;

"reasonably practicable", in relation to the carrying out of any operation, means reasonably practicable having regard to all the circumstances including:

"road" includes a street and any pavement, footpath, drain, ditch or verge at the side of a road or street;

"roof space" means any space in a building between a part of the roof of the building and the ceiling next below that part;

"room" means any enclosed part of a storey of a building intended for human occupation, not being a part of a storey used solely as a bathroom, washroom, watercloset, stairway or passage, or where the storey is not divided into separate rooms, means a whole storey excluding any part thereof used solely as aforesaid;

"separating wall" and "separating floor" mean respectively a wall or floor complying with the provisions of Part IV relating to separating walls or floors and separating—

(a) any two adjoining buildings or parts of one building occupied or intended to be occupied by different persons;

(b) any two adjoining buildings, or parts of one building, in different occupancy groups, or

(c) any two adjoining parts of one building, where one part is in a single occupation and the other is communally occupied;

"site", in relation to a building, means the area of ground covered or to be covered by the building, including its foundations;
"storey" has the meaning assigned to that expression by paragraph (7) of this Regulation;
"temporary building" means a building intended to have a life not exceeding that specified under Regulation 10, that is to say, five years;
"upper storey" has the meaning assigned to that expression by paragraph (7) of this Regulation;
"utility room" has the meaning assigned to that expression by Regulation 4;
"washroom" means any room used solely for ablutionary purposes, not being a bathroom;
"waterc1oset" means a room which has a fixed receptacle for excremental matter connected to a drainage system with provision for flushing the receptacle from a piped supply of water either by the operation of mechanism or by automatic action and includes a urinal or a room combining a waterc1oset and a bathroom.

(2) Where in these Regulations any meaning is assigned to an expression such meaning shall have effect for the purposes of these Regulations only where the context does not otherwise require.

(3) In these Regulations, unless the contrary intention appears, words in the singular shall include the plural and words in the plural shall include the singular.

(4) Any reference in these Regulations to a height, area, cubic capacity or other dimension shall, unless the context otherwise requires, be taken to be a reference to a height, area, cubic capacity or other dimension as the case may be, calculated or measured in accordance with the provisions of the First Schedule.

(5) Any reference in these Regulations to a value specified in a Table is a reference to the appropriate value shown in that Table having regard to the conditions and other matters by reference to which the Table sets forth different values.

(6) Any reference in these Regulations to a Part, Regulation or Schedule shall be construed as a reference to a Part or Regulation of, or Schedule to these Regulations and any reference to a Table shall be construed as a reference to a Table in the Eighth Schedule to these Regulations.

(7) Any reference in these Regulations to a storey of a building shall be construed as meaning that part of the building which is situated between the top of any floor and the top of the floor next above it or, if there be no floor above it, that portion between the top of such floor and the ceiling above it (any mezzanine floor being taken to be a separate storey); and in relation to the storeys of a building—
(a) the ground storey shall be taken as the storey in which there is situated an entrance to the building from the level of the adjoining ground or, if there be more than one such storey, the lower or lowest of these;
(b) a basement storey shall be taken to be any storey of the building which is below the level of the ground storey;
(c) an upper storey shall be taken to be any storey of the building which is above the level of the ground storey.

(8) The Interpretation Act, 1889(a), shall apply to the interpretation of these Regulations as it applies to the interpretation of an Act of Parliament.

(a) 52 & 53 Vict. c. 63.
Land in different occupation

3.—(1) Any reference in these Regulations to land in different occupation in relation to a building shall be taken as a reference to land occupied or to be occupied by a person other than the occupier of the land on which the building has been erected or is to be erected, and any reference to land in the same occupation shall be construed accordingly:

Provided that in relation to the land on which the building has been or is to be erected, none of the following descriptions of land shall be treated as land in different occupation, that is to say—

(i) that portion of any road, access way, river or stream adjacent to the land, but only to the centre line thereof;

(ii) that portion of any common, public open space, loch, lake, or pond adjacent to the land;

(iii) any portion of the foreshore or area of the sea adjacent to the land.

(2) Any reference in these Regulations to a boundary in relation to a building shall be construed as a reference to the boundary between land in the same occupation as the building and land in different occupation.

(3) In this Regulation—

"common" includes any town or village green;

"public open space" includes any land laid out as a public garden or used for the purpose of public recreation or as a burial ground or land being a disused burial ground.

Rooms in houses

4.—(1) In these Regulations the following expressions used to describe rooms forming part of a house shall, subject to paragraph (2) of this Regulation, have the meanings hereby assigned to them respectively—

"apartment" means any habitable room, not being a kitchen;

"bedroom", in relation to a house comprising two or more apartments, means any apartment in that house, other than the living room, used or intended to be used for the purposes of sleeping;

"kitchen" means any room used or intended to be used for the preparation or cooking of food;

"living room", in relation to a house containing two or more apartments, means—

(a) where there is in the house one apartment which is neither used nor intended to be used for sleeping, that apartment;

(b) where there is in the house more than one such apartment, the larger or the largest of these apartments;

(c) where there is in the house no such apartment, the larger or largest apartment;

"utility room" means any room, other than an apartment, kitchen or laundry.

(2) The provisions of these Regulations shall apply in relation to any apartment of a house comprising two or more apartments, being neither the living room nor a bedroom, as they apply to a bedroom and any reference to a bedroom shall be construed accordingly.
Classification of buildings by occupancy

5.—(1) For the purposes of these Regulations buildings shall be classified according to the grouping and sub-grouping of occupancy use set forth in the Second Schedule and any reference in these Regulations to a building or part of a building of a particular occupancy group or occupancy sub-group shall be construed accordingly and shall, unless the context otherwise requires, be taken to include all uses ancillary to any occupancy use in that group or sub-group.

(2) Any occupancy use which falls within any of the numbered heads of classification of industry set forth in column (4) of the Second Schedule shall be deemed to form part of occupancy sub-group D1, D2 or D3, as the case may be, the reference to numbered heads of classification of industry being a reference to the heads set forth in the Standard Industrial Classification issued by the Central Statistical Office on 5th August, 1958.

(3) Where any building or any part of a building falls within more than one occupancy sub-group and as a result is required to conform to more than one standard prescribed in any provision of these Regulations, that provision shall have effect in relation to the building, or part, as the case may be, as if the building or part were required to conform to the more or most onerous standard:

Provided that no account shall be taken for the purposes of this paragraph of the occupancy use of any part of a building which is separated from the remainder of the building by a separating wall, fire division wall, compartment floor or separating floor or any combination of these.

(4) Where a building or part of a building does not fall into any occupancy group or sub-group the provisions of these Regulations shall have effect as if the most onerous requirement applicable to any occupancy group or sub-group applied.

Occupant capacity and occupant load factor

6.—(1) Any reference in these Regulations to the occupant capacity of a room or storey shall, subject to Regulation 42, be construed as a reference to the number of persons which the room or storey is, for the purposes of these Regulations, to be taken as capable of holding, that is to say—

(a) in the case of any part of a storey comprising a flat, the occupant capacity specified in Table 1;

(b) in the case of a room or storey of a description mentioned in Table 2, the number obtained by dividing the area in square feet of the room or storey by the occupant load factor specified in column (2) of that Table;

(c) in the case of any other room or storey, the number of persons the room or storey is designed to hold.

(2) Any reference in these Regulations to the occupant load factor of a room or storey shall be construed as a reference to the number of square feet of floor area to be taken, for the purpose of these Regulations, as available for each person within the occupant capacity of the room or storey, that is to say—

(a) in the case of a room in a flat, the number obtained by dividing the area in square feet of the flat by the occupant capacity thereof;

(b) in the case of a storey comprising flats, the number obtained by dividing the area in square feet of the storey by the sum of the occupant capacities of the flats;

(c) in the case of a room or storey of a description mentioned in Table 2, the occupant load factor specified in column (2) of that Table;
(d) in the case of any other room or storey the number obtained by dividing the area in square feet of the room or storey by the occupant capacity thereof.

(3) In calculating the area of any room, storey or flat for the purposes of this Regulation there shall be excluded the area of any bathroom, washroom, watercloset or stairway.

Classification of roofs

7. Any reference in these Regulations to a roof or part of a roof of a specified designation, being one of the following designations—

<table>
<thead>
<tr>
<th>AA</th>
<th>BA</th>
<th>CA</th>
<th>DA</th>
</tr>
</thead>
<tbody>
<tr>
<td>AB</td>
<td>BB</td>
<td>CB</td>
<td>DB</td>
</tr>
<tr>
<td>AC</td>
<td>BC</td>
<td>CC</td>
<td>DC</td>
</tr>
<tr>
<td>AD</td>
<td>BD</td>
<td>CD</td>
<td>DD</td>
</tr>
</tbody>
</table>

shall, subject to paragraph (5) of Regulation 38, be construed as a reference to a roof or part of a roof of a construction which complies with the tests set out in respect of that designation of roof in British Standard B.S.476: Part 3: 1958, as read with Amendment PD 3276, February, 1959.

APPLICATION

Exempted classes

8. Subject to the following provisions of these Regulations, these Regulations shall apply to every building other than a building every part of which falls into one of the exempted classes specified in the Third Schedule.

Fixtures for the fitting of which no warrant required

9. For the purposes of the proviso to subsection (1) of section 6 of the Act (which provides that nothing in that subsection—which requires warrant to be obtained for the alteration of a building—shall apply to any operations for the alteration of a building which consists solely of the fitting of a fixture of any such kind as may be prescribed), there are prescribed the kinds of fixtures set forth in the Fourth Schedule.

GENERAL

Temporary buildings

10. For the purposes of paragraph (b) of subsection (3) of section 3 of the Act (which enables special provisions to be made in these Regulations for buildings intended to have a life not exceeding such period as may be specified) a period of five years is specified.

Deemed-to-satisfy specifications

11.—(1) Where any element of structure or other part of a building or any fixture affixed thereto specified in the second column of the Ninth Schedule consists of material of such type or is constructed by such method as to conform with one of the specifications set forth in relation thereto in the fourth column of that Schedule (but only in the case, or subject to the conditions if any, set out in the third column of that Schedule) the element of structure, part or fitting shall be deemed to satisfy the provisions of the Regulation set out in relation thereto in the first column of that Schedule.

(2) Nothing in any specification in the Ninth Schedule which is deemed to satisfy any provision of these Regulations shall be taken to prohibit the use of any other material, component, design, method of construction or operation or any combination of these which satisfies that provision.

(3) Any reference in this Regulation to a specification set forth in the fourth column of the Ninth Schedule shall include a reference to such of the general specifications set forth in the Tenth Schedule as are referred to in that specification.
PART II
MATERIALS AND DURABILITY

*Selection and use of materials*

12. All materials used in the construction of any building to which these Regulations apply shall be—

(a) of a suitable quality and of suitable properties for the purposes for which they are used;

(b) sufficiently resistant to deterioration and wear having regard to the conditions to which they will be subjected and, in the case of a temporary building, to the intended life of the building;

(c) properly prepared, and

(d) so applied, fixed or otherwise used that those parts of the building in which they are used attain the standards prescribed in these Regulations:

Provided that nothing in this Regulation shall prevent the use of a material of insufficient resistance to deterioration or wear—

(i) where the material can achieve a sufficient standard of durability by added protection, if the material is given such protection as its nature and the conditions to which it will be subjected require, and, where periodic maintenance or renewal of the protective work is necessary, is used only in a position where the protected work will be readily accessible for inspection and maintenance or renewal, or

(ii) where the material itself is readily tenable or renewal,

and in either case such maintenance or renewal is reasonably practicable.

PART III
STRUCTURAL STRENGTH AND STABILITY

*Interpretation of Part III*

13. In this Part—

"dead load", in relation to a building, means the weight of all walls, partitions, floors and roofs comprised in the building, including the weight of all other fixed construction therein and any service equipment affixed to the building as a fixture;

"imposed load", in relation to a building, means all static and dynamic loads imposed on the building, and includes floor loads, roof loads other than from the wind, wind loads, crane and traffic loads and any load other than dead load, which will be imposed on the building as a result of the intended use thereof;

"loading class", in relation to a floor, means the number of pounds per square foot which is taken, for the purposes of this Part and subject to Regulation 16, as being the imposed load on that floor, that is to say, the number of pounds specified in column (1) of Table 3;

"maintenance access" means an access only for the purpose of cleaning, repair or chimney sweeping.
**Foundation and structure above foundation**

14. (1) The foundation of every building shall be taken down to such a depth and shall be so designed and constructed as to sustain and transmit to the ground the combined dead load and imposed load, in such a manner that the total or differential settlement of the building will not impair the stability of or cause damage to the whole or any part of the building.

(2) The structure of a building above the foundation thereof shall be so designed and constructed as to sustain and transmit to the foundation the combined dead load and imposed load, without such deflection or deformation as would impair the stability of or cause damage to the whole or any part of the building.

(3) For the purposes of this Regulation the dead load and imposed load shall be taken to be loads calculated in accordance with, or set forth in, this Part:

Provided that in any case where it is known that any actual imposed load to which a building will be subject, will exceed or is likely to exceed the imposed load calculated in accordance with, or set forth in, this Part, such actual load shall be substituted for the load so calculated or set forth.

**Dead loads**

15. (1) For the purpose of calculating the dead load of a building or any part thereof the unit weights of any material comprised in the building shall be taken to be—

(a) if the material is listed in British Standard B.S.648: 1949, the unit weight set forth therein for that material, or

(b) in the case of any material, such unit weight as may be determined by test to the satisfaction of the buildings authority.

(2) Where the position of any partition or other element of the building or of any service equipment to be installed therein is not known, allowance for the weight of such element or equipment shall be made in the dead load.

(3) In calculating the dead load of any tank or other receptacle forming part of or installed in a building there shall be taken into account the weight of its contents when filled to capacity.

**Imposed floor loads**

16. (1) The imposed load on any floor, balcony, flight of stairs, steps structurally independent from one another or landing shall, subject to paragraph (3) of Regulation 14, be calculated on the basis set forth in this Regulation:

Provided that in any case where it is known that the actual load to be imposed on any floor, balcony, flight of stairs, steps or landing will be substantially less than the load calculated in accordance with this Regulation, such lesser load as the buildings authority may in the circumstances determine may be substituted for the load so calculated.

(2) Subject to the provisions of paragraph (3) of this Regulation, the imposed load shall—

(a) in the case of a floor or a balcony providing access to a floor, be taken to be whichever of the loads for that class of floor set forth respectively in column (4), (5) or (6) of Table 3, causes the greatest stresses;
(b) in the case of a flight of stairs or landing (but excluding any structurally independent step) be taken to be—

(i) 30 pounds per square foot when the flight of stairs or landing leads to a floor of loading class 30, or to a roof forming part of a roof exit which complies with paragraph (3) of Regulation 45,

(ii) 60 pounds per square foot when the flight of stairs or landing leads to a floor of loading class 40, 50 or 60,

(iii) 100 pounds per square foot when the flight of stairs or landing leads to a floor of loading class 80, 100, 150 or 200;

(c) in the case of any structurally independent step be taken to be whichever of the following loads causes the greatest stresses—

(i) a load calculated in accordance with the last foregoing sub-paragraph,

(ii) a load of 300 pounds concentrated in a position to cause the greatest stresses.

(3) The imposed floor load calculated in accordance with sub-paragraph (a) of the last foregoing paragraph may—

(a) in relation to a single span of a beam or girder supporting an area of floor at one general level exceeding 500 square feet, be reduced by 5 per cent. for each 500 square feet of floor supported, subject to a maximum reduction of 25 per cent.;

(b) in relation to a support to such a beam or girder be reduced by—

(i) the percentage set forth in the last foregoing sub-paragraph, or

(ii) the percentage set forth in the next succeeding sub-paragraph whichever is the greater;

(c) in relation to a support which supports more than one floor, be reduced in respect of all the floors so supported by—

(i) if the support carries two floors, 10 per cent.,

(ii) if the support carries three floors, 20 per cent.,

(iii) if the support carries four floors, 30 per cent.,

(iv) if the support carries five or more floors, 40 per cent.:

Provided that nothing in this paragraph shall apply to the support for any floor—

(i) of loading class 50, 80 or 100 in a building of occupancy group D, or in a workroom in a building of any occupancy group;

(ii) in a building of occupancy group E;

(iii) carrying plant or machinery where under the proviso to paragraph (3) of Regulation 14 the imposed load is taken as the actual imposed load.

(4) In this Regulation, “support”, in relation to any element, means any beam, girder, column, pier or wall supporting that element or any support or foundation for any of these.

**Imposed roof loads other than from wind**

17. The imposed load on the roof of a building other than from wind, shall, subject to paragraph (3) of Regulation 14, be taken to be the following load measured on the horizontal plane—

(a) where there is provided to the roof no access (other than a maintenance access) and the slope of the roof does not exceed 30 degrees, 15 pounds per square foot ;
(b) where there is provided to the roof no access (other than a maintenance access) and the slope exceeds 30 degrees but does not exceed 75 degrees, an amount varying in linear proportion to the slope of the roof when the amount for a slope of 30 degrees is 15 pounds per square foot and for a slope of 75 degrees is nil;

(c) where there is provided to the roof an access (other than a maintenance access) and the slope does not exceed 10 degrees, 30 pounds per square foot subject to minimum loads uniformly distributed over the span—

(i) of 240 pounds on roof slabs or roof covering per foot width, and

(ii) of 1,920 pounds on any beam or truss.

Imposed loads from wind

18. The wind load on a building shall, subject to paragraph (3) of Regulation 14, be calculated on the basis of the recommendations in Clauses 7 to 12 of, and in Appendix 3 to British Standard Code of Practice CP 3: Chapter V: 1952 (as read with pages 2 to 5 of the Amendment thereto, PD 2966, February, 1958):

Provided that, in relation to any overhang of the roof of a building, the design pressure for the purposes of the said Code shall be obtained by multiplying the equivalent static pressure as determined under the said Code by—

(i) 0·5 for the positive pressure beneath the windward overhang:

(ii) 0·3 for the negative pressure beneath the leeward overhang.

Imposed lateral loads on parapets, balustrades and railings

19. The imposed lateral load on any parapet, balustrade or railing, together with any connection or member which gives it direct structural support shall, subject to paragraph (3) of Regulation 14, be taken to be as follows—

<table>
<thead>
<tr>
<th>Case</th>
<th>Load in pounds per foot run</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a) balustrade or railing on a flight of stairs, landing or balcony leading to a floor of loading class 30</td>
<td>... 25</td>
</tr>
<tr>
<td>(b) balustrade or railing on a flight of stairs, landing or balcony leading to a floor of loading class 40—</td>
<td></td>
</tr>
<tr>
<td>(i) if a balustrade or railing on a balcony of not more than 30 square feet</td>
<td>... ... ... 25</td>
</tr>
<tr>
<td>(ii) if any other balustrade or railing</td>
<td>... ... ... 50</td>
</tr>
<tr>
<td>(c) in the case of a balustrade or railing on a flight of stairs, landing or balcony leading to a floor of loading class 50, 60, 80, 100, 150 or 200—</td>
<td></td>
</tr>
<tr>
<td>(i) if in a building of occupancy sub-group C1</td>
<td>... 200</td>
</tr>
<tr>
<td>(ii) if in any other building</td>
<td>... ... ... 50</td>
</tr>
<tr>
<td>(d) in the case of a parapet, balustrade or railing on a roof to which access is available, not being a maintenance access—</td>
<td></td>
</tr>
<tr>
<td>(i) if the roof of a building of occupancy sub-group C1</td>
<td>... ... ... ... ... 200</td>
</tr>
<tr>
<td>(ii) if the roof of any other building</td>
<td>... ... ... 50</td>
</tr>
</tbody>
</table>

in each case applied at hand-rail or coping level.
Imposed loads from dynamic effects

20. In relation to plant, machinery and equipment producing dynamic effects, the imposed loads calculated in accordance with the foregoing provisions shall be increased to an amount which as a static load will produce stresses of a magnitude and kind approximating to that induced dynamically.

Loading notices

21. (1) In any building with a floor of loading class 50, 60, 80, 100, 150 or 200, there shall be exhibited conspicuously at each stairway or doorway giving access to such a floor a notice incised or embossed in letters and figures not less than one-half inch high, stating in the following terms, or in terms substantially to the like effect, the imposed floor load for which the floor has been designed—

"NOTICE

The imposed load on this floor [the floor to which this stairway gives access] should not exceed [load in pounds per square foot].

†Delete as appropriate"

Provided that where different parts of such a floor have been designed for different imposed loads, a notice complying with this paragraph shall be displayed on each such part stating the load for which that part has been designed.

(2) Where any part of the roof of a building is not capable of supporting 200 pounds concentrated load at any area 5 inches square, there shall be exhibited at some appropriate and conspicuous place visible from any access to that part of the roof, a notice in permanent form in letters not less than 2 inches high in the following terms—

"DANGER

This roof covering will not support your weight."

PART IV
STRUCTURAL FIRE PRECAUTIONS

EVERY BUILDING TO BE SO SITED, DESIGNED AND CONSTRUCTED AS TO REDUCE, SO FAR AS IS REASONABLY PRACTICABLE, THE RISK OF THE IGNITION OF ANY PART OF THE BUILDING AND THE SPREAD OF FIRE

Application of Part IV

22. The provisions of this Part, other than the provisions of Regulations 24 to 37 so far as they relate to buildings of occupancy sub-groups E2 and E3, 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).

Interpretation of Part IV

23. (1) In this Part—

"boundary", in relation to any external wall or side of a building, means any part of the boundary on the same side of the building as the wall or side, being a part which is either parallel to the wall or side or at an angle with the wall or side of not more than 80 degrees;
"enclosing rectangle", in relation to an opening or a group of openings in the exterior side of a building or of a division or compartment of a building, means the smallest rectangle, two sides of which are horizontal, that will enclose the opening or group of openings;

"fire-stop" means a barrier in a cavity or a seal at the junction of two faces to retard the passage of flame, and "fire-stopped" shall be construed accordingly;

"opening", in relation to an external wall or side of a building, means a window, door or other aperture in the wall or side, so, however, that any part of an external wall or side which has a fire resistance less than that required for the wall by this Part, or any part of the wall which has attached to its external face combustible material, whether for cladding or for any other purpose, shall for the purposes of this Part be treated as an opening;

"overall enclosing rectangle", in relation to the side of a building, division or compartment, means the smallest rectangle, two sides of which are horizontal, that will enclose all the openings in that side;

"plane of reference", in relation to the side of a building, division or compartment, means the outermost vertical plane on that side which contains the outer surface of an enclosing wall or, where there is no enclosing wall, the outer edge of any floor, including any floor laid directly upon the solum.

(2) Any provision of this Part requiring that an element of structure shall have a specified class of fire resistance for a specified period shall be construed as a requirement that the element of structure shall either—

(a) in the circumstances set out hereunder in relation to the class so specified, be capable of satisfying such of the three requirements of clause 11 of British Standard B.S. 476:1953 as are so set out—

Class I—the element is capable of satisfying each of the three requirements for the period specified when either side is exposed to fire;

Class II—the element is capable of satisfying each of the three requirements when only the internal face is exposed to fire, thus—

a. collapse—for the period specified;

b. passage of flame—for the period specified;

c. insulation—for 15 minutes;

Class III—the element is capable of satisfying each of the three requirements for the period specified when the underside is exposed to fire.

Class IV—the element is capable of satisfying each of the three requirements when the underside is exposed to fire, thus—

a. collapse—for 30 minutes;

b. passage of flame—for 15 minutes;

c. insulation—for 15 minutes;

Class V—the element is capable of satisfying requirement—

a. collapse—for the period specified when subjected to fire from all radial directions at once;

Class VI—the element is capable of satisfying requirement—

a. collapse and

b. passage of flame

both for the period specified, when either face is exposed to fire, or
(b) be of such materials and construction as are stated in Table 4 to have a notional fire resistance of the class so specified for a period not less than the period so specified.

**Provision of fire division walls and compartment floors**

24.—(1) Subject to the following provisions of this Regulation, where—

(a) the cubic capacity of a building exceeds that specified in column (4) of Table 5, or

(b) the area of any storey of a building exceeds that set forth in column (5) of that Table,

the building shall be so divided by fire division walls or compartment floors that—

(i) the cubic capacity of each division of the building or of each compartment does not exceed that specified in column (4) of Table 5, and

(ii) the area of any storey within a division does not exceed that set forth in column (5) of that Table.

(2) Where a building of occupancy group B, D or E is fitted throughout with an automatic sprinkler system which is in accordance with British Standard Code of Practice CP 402.201: 1952, (as read with Amendment No. 1 PD 2998, March 1958, and Amendment No. 2 PD 4054, January, 1961), the provisions of the last foregoing paragraph shall have effect in relation to such building and to any division or compartment in that building as if the cubic capacity and area set forth respectively in columns (4) and (5) of Table 5 were multiplied by two.

(3) Where the height of a building exceeds 50 feet the building shall be so split up into compartments that—

(a) the height of the lowest compartment (irrespective of the number of storeys contained therein) does not exceed 50 feet;

(b) the height of the compartment next above the lowest (irrespective of the number of storeys contained therein) does not exceed 30 feet, and

(c) any other compartment in the building does not contain more than two storeys:

Provided that nothing in this paragraph shall apply to—

(i) a building comprising only one storey;

(ii) a building consisting of a theatre, cinema, music hall, concert hall, exhibition hall, non-residential school or place of public worship;

(iii) a building for the storage or parking of motor vehicles.

(4) There shall in every building be provided such fire division walls and compartment floors as are necessary to comply with Regulation 32 and Part V.

**Provision of separating walls and floors**

25. Between—

(a) any two adjoining buildings, or parts of one building, occupied or intended to be occupied by different persons;

(b) any two adjoining buildings, or parts of one building, in different occupancy groups, or

(c) any two adjoining parts of one building, where one part is in a single occupation and the other is communally occupied,

there shall be provided a wall (in these Regulations referred to as a "separating wall") which complies with Regulations 26, 27 and 29 or, as
the case may be, a floor (in these Regulations referred to as a “separating floor”) which complies with Regulations 26, 27 and 30:

Provided that any non-combustible stair in a building of occupancy subgroup A1, being part of a stairway provided so as to comply with Regulation 174 shall, for the purposes of this Regulation, be taken to be a separating wall.

Requirements as to fire resistance

26.—(1) Every element of structure of a building shall comply with the following provisions of this Regulation as to fire resistance:

Provided that paragraphs (2) to (5) of this Regulation shall not apply to—

(i) any structural frame or other beam or column in a single storey building;
(ii) to any internal loadbearing wall, being neither a fire division wall nor a separating wall, in a single storey building;
(iii) any part of an external wall which is under Regulation 23 treated as an opening for the purposes of this Part.

(2) Subject to the provisions of Regulation 39 the element of structure shall throughout its whole extent, have a fire resistance of the class specified in Table 6 and—

(a) in the case of

(i) a fire division wall or separating wall,
(ii) a separating floor,
(iii) an element of structure forming part of a building which is split up into compartments,
(iv) any part of an external wall which is on the boundary for a period of not less than that specified in column (7) of Table 7;

(b) in any other case, for a period of not less than that specified in column (6) of Table 7.

(3) Where the element of structure forms part of more than one building, division or compartment, so that more than one requirement is specified for that element in Table 7, the foregoing paragraph shall have effect as if the higher or highest of these requirements was the requirement so specified.

(4) Where a building of occupancy group B, D or E—

(a) is fitted throughout with an automatic sprinkler system in accordance with British Standard Code of Practice CP 402.201:1952 (as read with Amendment No. 1 PD 2998, March, 1958, and Amendment No. 2 PD 4054, January, 1961), and

(b) is one in respect of which the periods of fire resistance set out respectively in columns (6) and (7) of Table 7 are equal.

columns (3) and (5) of that Table shall have effect in relation to that building or any division or compartment comprised therein as if the area and cubic capacity respectively set forth therein were multiplied by two.

(5) Where the element consists of an external wall and the requirement shown in column (6) of Table 7 is “nil”, the Table shall have effect in relation to the element as if for “nil” there were substituted “one half hour”.

(6) The element of structure shall, in any event, have a fire resistance of the class specified in Table 6 for a period not less than that required under this Regulation for any part of the structure of the building to which it gives support in any way.
(7) In this Regulation and in Table 7, any reference to the building, division or compartment in relation to an element of structure of a building means—

(a) where the building is neither divided into divisions nor split up into compartments, the building;

(b) where the building is divided into divisions, each division of which the element forms part (not being a division which is split up into compartments);

(c) where the building or the division of the building is split up into compartments, each compartment of which the element forms part.

Requirements as to non-combustibility

27. In every building the following elements of structure shall be non-combustible throughout, viz.:—

(a) any floor which is a compartment floor or separating floor;

(b) any wall which is a fire division wall or separating wall;

(c) any part of an external wall which is not more than 3 feet 6 inches from the boundary;

(d) any stair forming part of an exit for the purposes of Part V, not being a stairway wholly within a flat;

(e) the floor of any landing or passage within a stairway enclosure provided so as to comply with Regulation 48;

(f) any stair or balcony or the floor of any landing where such stair, balcony or landing forms part of the access to a house provided so as to comply with Regulation 174:

Provided that nothing in this Regulation shall—

(i) apply to a floor separating two flats in a building in occupancy sub-group A1;

(ii) prevent the application to any such element, of combustible floor covering or ceiling or wall lining if the element, with the addition of the covering, ceiling or lining, complies with such of the provisions of Regulation 26 as relate to the element without such addition.

Additional requirements for fire division walls

28.—(1) Every fire division wall in a building shall, subject to Regulation 31, form a complete vertical separation between the divisions of the building including, where the wall extends to the top storey of the building, the roof space:

Provided that nothing in this paragraph shall—

(i) prevent the formation in a wall of an access opening, including access to a roof space, which complies with paragraph (5) of this Regulation;

(ii) require any fire division wall to be extended across any balcony outwith the external walls of the building.

(2) Where an external wall is carried across the end of a fire division wall—

(a) the two walls shall be bonded together, or

(b) the junction of the two walls shall be fire-stopped.
(3) Where a fire division wall forms a junction with a roof the wall shall be carried above the upper surface of the roof covering for a distance of not less than 15 inches measured normal to the surface of the roof:

Provided that this paragraph shall not apply—

(i) where each of the divisions separated by the wall are within either occupancy group A or occupancy sub-group C2 and are divisions of a building of a height of not more than 40 feet and the roof covering is non-combustible;

(ii) where any part of the roof within a distance of 10 feet from the wall is of solid or hollow slab construction of non-combustible material and is a roof designated AA or AB and either—

(A) the wall is tightly jointed to the underside of the roof covering, or

(B) the junction between the wall and the roof is fire-stopped.

(4) No combustible material shall be built into or carried through or across the ends of or over the top of any fire division wall in such a way as to render ineffective the resistance of the wall to the effects of fire and the spread of fire:

Provided that where under proviso (i) to the last foregoing paragraph, a fire division wall is not carried above the surface of the roof covering, nothing in this paragraph shall prevent the continuation over the top of the wall of—

(i) any timber sarking and underslating felt, if the sarking is used as a base for slates or tiles fixed to the sarking without fillets and the sarking is solidly bedded in mortar where it rests on the wall;

(ii) any woodwool slabbing and underslating felt, or woodwool slabbing and tiling or slating fillets, if the slabbing is solidly bedded in mortar where it rests on the wall;

(iii) any other tiling or slating fillets which are solidly bedded in mortar where they rest on the wall and the space between which is filled with mortar up to the underside of the roof covering.

(5) Every opening in a fire division wall shall be protected by a door or shutter, which with its frames and surrounds has a fire resistance of Class VI for not less than one-half of the period of fire resistance required for the wall by Regulation 26.

Additional requirements for separating walls
29.—(1) Every separating wall shall, subject to the following provisions of this Regulation and of Regulations 31 and 39—

(a) in the case of a wall separating parts of a building which does not extend throughout the whole height of the building, form a complete vertical separation between those parts;

(b) in the case of any other separating wall, form a complete vertical separation between the buildings, or parts of a building, which it separates, including the roof space:

Provided that—

(i) nothing in this paragraph shall require a wall which separates two buildings or parts of a building to extend across any balcony outwith the external walls of the buildings or building;
(ii) where a building contains a common stair, lift well, landing, passage or other common service area which is separated from the remainder of the building by more than one separating wall, nothing in this paragraph shall require more than one separating wall to be carried into the roof space when there is between the common stair, lift well, landing, passage or other common service area and the roof space, a floor which complies with the provisions of this Part relating to separating floors.

(2) The provisions of paragraphs (2) to (5) of the last foregoing Regulation shall apply to a separating wall as they apply to a fire division wall and as if references to divisions of a building were references to separate buildings or parts of a building in different occupancy groups or occupied by different persons.

(3) Nothing in this Regulation shall prohibit the formation in a separating wall of any opening required for access where the wall separates—

(a) two adjoining buildings, or any two parts of one building which are in different occupancy groups but are occupied or intended to be occupied by the same person, or

(b) any two parts of one building where one part is in a single occupation and the other is communally occupied,

unless either—

(i) the wall is a wall separating a building or part of a building in occupancy group A from a building or part of a building in occupancy group D or E or

(ii) the opening would be an opening giving access between two parts of a roof space.

Additional requirements for separating floors and compartment floors 30.—(1) Every separating floor or compartment floor shall be—

(a) constructed of reinforced concrete, normal or pre-stressed, whether pre-cast or cast in situ, or

(b) of composite construction of hollow clay or concrete blocks,

and shall be of such construction that the requirements of Regulation 26 are met without taking into account any suspended ceiling:

Provided that nothing in this paragraph shall apply to a separating floor between two flats in a building in occupancy sub-group A1.

(2) Where an external wall, separating wall or fire division wall is carried across the edge of a separating floor or a compartment floor the junction of the wall and the floor shall be fire-stopped.

(3) Subject to the next succeeding Regulation every separating floor or compartment floor shall form a complete horizontal separation between parts separated or the compartments of the building:

Provided that nothing in this paragraph shall require any separating floor or compartment floor to be extended outwith the external walls of the building.

(4) Subject to the next succeeding Regulation no combustible material shall be built into or carried through a separating floor or compartment floor.
Protection of service and ventilation ducts

31.—(1) Nothing in Regulations 28 to 30 shall prohibit a duct or pipe to which this Regulation applies being carried through a separating wall, fire division wall, separating floor or compartment floor.

(2) This Regulation shall apply to any duct used for ventilation and to any duct carrying service or other pipes or forming part of a refuse chute, if the duct—

(a) is enclosed throughout so much of its length as is within each part of the building separated by the wall or floor as the case may be, by an enclosure—

(i) which with its junction with the wall or floor has a fire resistance of Class I for a period of not less than that required by these Regulations for the wall or floor, and

(ii) which is imperforate save for any opening for access fitted with a cover of fire resistance of Class VI for a period of not less than one-half of that so required;

(b) in the case of a duct used for ventilation which serves a part of the building on each side of the wall or floor, is fitted internally with automatic fire baffles at the wall or floor.

(3) This Regulation shall apply to any pipe which—

(a) is of non-combustible material, and

(b) is fire-stopped where it passes through the wall or floor.

Protection of lifts

32. Every lift well in a building shall be separated from the remainder of the building by a fire division wall:

Provided that nothing in this Regulation shall require the provision of a fire division wall separating a lift well from a stairway enclosure which is so enclosed as to comply with Regulation 48.

Fire-stops in walls of hollow construction

33. Where in any building a wall contains a cavity which is continuous throughout the whole or part of the extent of the wall and either surface within the cavity is of combustible material, the cavity shall be fire-stopped at every junction with any other cavity or, where the length of cavity between such junction exceeds 15 feet, at intervals of not less than 15 feet.

Connection of elements

34. Any connection between two elements of structure each of which is, by this Part, required to have a fire resistance of not less than a specified period shall be so made that the structure comprising the two elements so connected has a fire resistance of a period not less than that so specified, or if different periods are specified for the two elements, the lower of the two periods.

Timber on outer face of external walls

35. Any timber used on the outer face of an external wall of a building shall not be less than ½ of an inch thick:

Provided that this Regulation shall not apply—

(i) to any timber facing which is of an area of less than 150 square inches and is not nearer to any other such timber facing on the same side of the building, division or compartment than 5 feet,

(ii) in the case of any building of occupancy group A or occupancy sub-group C2 of a height of not more than 40 feet.
Special provisions as to pends

36. Where a floor or part thereof separates any part of a building from a pend, the provisions of this Part shall apply to the floor as they apply to a separating floor.

Distance of side of building from boundary

37.—(1) Subject to Regulation 39 every building shall be so sited that each exterior side of the building complies with the following provisions of this Regulation in relation to the boundary.

(2) No part of the side of a building, division or compartment shall be nearer to the boundary than one-half of the distance at which the total thermal radiation intensity in still air due to all openings in that side of the building, division or compartment would be 66 British thermal units per square foot per minute when the radiation intensity at each such opening is—

(a) if the building is of occupancy sub-group B2, B3, C3, D2 or D3 or group E, 884 British thermal units per square foot per minute;

(b) if the building is of occupancy group A, or occupancy sub-group B1, C1, C2 or D1, 442 British thermal units per square foot per minute.

(3) For the purpose of the last foregoing paragraph, no account shall be taken of any of the following openings, namely—

(a) an opening which is of an area less than 150 square inches and is not nearer to another such opening in the same side of the building, division or compartment than 5 feet;

(b) an opening in any part of the side of the building which forms the side of a stairway, being a stairway completely separated from the rest of the building by an enclosure consisting of fire division or separating walls and, where a floor comprises part of the enclosure, a compartment or separating floor;

(c) an opening or group of openings if—

(i) the enclosing rectangle of the opening or group of openings is of an area of not more than 10 square feet, and

(ii) no part of the enclosing rectangle is nearer to any other opening in the same side of the building, division or compartment than 12 feet, unless such other opening is an opening to which sub-paragraph (a) of this paragraph applies.

(4) No part of the side of a building shall be less than 3 feet 6 inches from the boundary:

Provided that nothing in this paragraph shall prohibit the side of a building, or part of such a side, being contiguous with the boundary if in the side or part, as the case may be, there is no opening other than such an opening as is mentioned in sub-paragraph (a) of the last foregoing paragraph.

(5) Nothing in this Regulation shall apply to the side of a building, or of a division or compartment of a building, if no part of the enclosing rectangle of any opening or of any group of openings in that side is nearer to any point on the boundary than the distance calculated in accordance with the provisions of the Fifth Schedule.

(6) In this Regulation—

(a) "thermal radiation intensity" means the amount of radiant energy per unit area in unit time;
(b) any reference in this Regulation to a building, division or compartment in relation to an opening, means—

(i) where the building is neither divided into divisions nor split into compartments, the building in the side of which the opening is situated,

(ii) where the building is divided into divisions the side of the division in which the opening is situated (not being a division which is further split into compartments),

(iii) where a building or a division of a building is split into compartments, the compartment in the side of which the opening is situated;

(c) any reference to an opening in the side of a building shall include a reference to any part of a roof which—

(i) slopes at an angle to the horizontal of 70 degrees or more,

(ii) forms part of the side of a building within the height thereof as measured in accordance with Rule (4) of the First Schedule, and

(iii) does not have a fire resistance of the class and for the period required by this Part for the wall or has attached to its external face combustible material, whether for covering or for any other purpose.

38.—(1) Every part of the roof of a building shall comply with the following provisions of this Regulation.

(2) No part of the roof—

(a) which is designated BA, BB or BC shall be nearer to any boundary than 20 feet;

(b) which is designated AD, BD, CA, CB, CC or CD, or is covered with thatch or wood shingles shall be nearer to any boundary than a distance equal to twice the height of the roof above ground level;

(c) which is designated DA, DB, DC or DD shall—

(i) be nearer to any boundary than 75 feet,

(ii) be nearer to another part of the same roof so designated than a distance equal to the greatest dimension across or along each of the two parts, or

(iii) be of greater area than 20 square feet.

(3) Where the building—

(a) is of occupancy group D or E;

(b) is of capacity of more than 40,000 cubic feet;

(c) is of occupancy sub-group A1 and comprises more than two houses, or

(d) is occupied or intended to be occupied by more than one separate occupier

no part of the roof shall be a roof designated AD, BD, CA, CB, CC, CD, DA, DB, DC or DD or shall be covered with thatch or wood shingles.

(4) Where any part of a roof of a building cannot be designated under Regulation 7 on account of the low softening temperature of the material of which it is composed, that part shall not be nearer to any point on the boundary than—

(a) 40 feet, or
(b) a distance equal to twice the height of the building, whichever is the greater:

Provided that if that part of the roof is

(i) of an area not greater than 20 square feet, and

(ii) is not nearer any other part of the same roof that is of the same or any similarly unclassifiable material than a distance equal to the greatest dimension across or along either of the two parts,

nothing in this paragraph shall require that part to be distant from the boundary by more than 20 feet.

(5) If a roof conforms to one of the specifications listed in Table 8 it shall, for the purposes of this Regulation and notwithstanding the provisions of Regulation 7, be deemed to be of the appropriate designation shown in that Table.

Special provisions as to certain private garages

39.—(1) This Regulation shall apply to any garage having an area not exceeding 400 square feet.

(2) If the garage forms part of or adjoins any building in occupancy sub-group AI—

(a) nothing in Regulation 26 shall require any floor separating the garage from another part of the building, being a part above the garage, to have a fire resistance of other than Class III;

(b) nothing in Regulation 29 shall prohibit the formation in the wall separating the garage from any other part of the building of any opening required for access—

(i) which complies with paragraph (5) of Regulation 28, and

(ii) the foot of which is not less than 4 inches above the floor of the garage.

(3) If the garage is erected on an area of land all in the same occupation and on another part of which there is a building in occupancy sub-group AI, nothing in Regulation 26 or 37 shall apply to the garage if—

(a) it has no combustible material in any external wall, and

(b) it has a roof designated AA, AB or AC.

PART V

MEANS OF ESCAPE FROM FIRE AND ASSISTANCE TO FIRE SERVICE

EVERY BUILDING TO BE SO DESIGNED, CONSTRUCTED AND EQUIPPED THAT, IN THE EVENT OF FIRE EVERY PERSON THEREIN MAY REACH A PLACE OF SAFETY AND THE FIRE MAY BE APPROACHED WITH A MINIMUM OF RISK AND ATTACKED WITHOUT DELAY

Application of Part V

40.—(1) This Part shall not apply to any building of occupancy sub-group AI:

Provided that nothing in this paragraph shall exclude the application to any building of Regulation 54.

(2) The provisions of this Part, so far as they relate to buildings of occupancy group D, 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).
Interpretation of Part V

41.—(1) In this Part—

"exit" means a route by way of a room, doorway, corridor, stairway or other means of passage (not being a lift, escalator or doorway containing a revolving door) and by which a person may reach a place of safety in the open air at ground level and in relation to—

(a) any point on a storey of a building means a route from that point;
(b) any room, means a route from a doorway of the room;
(c) any storey of a building means a route from a point of egress from the storey;
(d) any flat, means a route from an entrance to the flat;

"independent circuit" means an electrical circuit supplying current to a lift or to lights for an exit, being a circuit in which a supply of current would be available even in the event of the main supply of electricity to the remainder of the building being cut off;

"protected doorway" means—

(a) any doorway containing a self-closing, fire-resisting door—
   (i) from a flat on to an open access balcony, or
   (ii) giving access to a protected zone, or
(b) any doorway leading directly to a place of safety in the open air at ground level;

"protected zone", in relation to an exit, means any part of the exit, not being a part within a room, which extends to the place of safety at ground level and is enclosed by any combination of the following—

(a) fire division or separating walls;
(b) external walls;
(c) compartment or separating floors;
(d) the lowest floor of the building;
(e) the roof of the building;

"rate of discharge", in relation to any point in an exit, means the number of persons to be taken for the purposes of this Part as passing that point in one minute;

"travel distance" has the meaning assigned to that term by Regulation 44;

"unprotected zone" in relation to an exit, means any part of the exit being neither a protected zone nor a part within a room.

(2) In calculating for the purposes of this Part the occupant capacity of a storey containing an exit door from a flat, every part of the flat shall be taken to form part of the storey notwithstanding that—

(a) part of the flat is on another storey, or
(b) there is another exit from the flat on another storey.

(3) Any reference in this Part to a self-closing fire-resisting door shall be construed as a reference to a door which—

(a) complies with paragraph (5) of Regulation 28;
(b) is so constructed and fitted as to close automatically from all angles of swing including the fully open position;
(c) is fitted with a suitable quick release device to hold the door open when required, and

(d) in the case of any building in occupancy group A or B, not being the door of a flat, has attached to the door on both sides a notice in permanent form in letters not less than one-half inch high in the following terms—

"FIRE DOOR—This door must be kept closed at night."

Provision of exits

42. In every building to which this Part applies there shall be available from each room and from each storey not less than such number of exits as are required to comply with the provisions of Regulations 43 and 44, each of which exits shall comply with so much of the provisions of Regulations 44 to 54 as applies thereto.

Number of exits

43. (1) The number of exits available from any flat shall be not less than the number specified in column (5) of Part I of Table 11.

(2) The number of exits available from any storey of a building or from any room, not being a room in a flat, shall be not less than—

(a) in the case of a storey of a building of a description mentioned in Part II of Table 11, the number specified in column (5) of the said Part II;

(b) in any other case—

(i) if the occupant capacity of the room or storey does not exceed 100, one,

(ii) if the occupant capacity of the room or storey exceeds 100 but does not exceed 500, two,

(iii) if the occupant capacity of the room or storey exceeds 500, one for every 250 persons or part thereof.

Travel distance in relation to exits

44. (1) Subject to the following provisions of this Regulation, the exits from any storey shall be of such number and so situated that the travel distance from any point on that storey does not exceed—

(a) where two or more exits are provided from the point, the distance which can be covered in 2½ minutes by a person moving at the speed of—

(i) when the occupant load factor of the storey does not exceed 20, 60 feet per minute,

(ii) when such factor exceeds 20 but does not exceed 50, 80 feet per minute,

(iii) where such factor exceeds 50, 100 feet per minute;

(b) where only one exit is provided from the point, two-thirds of the distance calculated in accordance with sub-paragraph (a) of this paragraph:

Provided that nothing in this paragraph shall apply to any storey in a block of flats falling within the description in Head 1 of Part II of Table 11.

(2) Where any part of the travel distance from a point in a room is along a passage which forms an exit or part of an exit from another room in that building, that part of the travel distance shall not exceed two-thirds of the distance calculated in accordance with the last foregoing paragraph.
(3) Where, in the relevant circumstances set forth in the next succeeding paragraph—

(a) a room has more than one exit, and

(b) any part of an exit from a point in the room is by way of an adjoining room from which it is separated by a fire division wall, the travel distance from that point shall be measured as if any doorway in the fire division wall were a protected doorway.

(4) In relation to any such room and adjoining room the relevant circumstances are that not less than one-half of the number of exits from the room are by way of a protected doorway and either—

(a) the floor of the adjoining room is of an area, in square feet, not less than the sum of the occupant capacities of both rooms multiplied by—

(i) in the case of a building in occupancy sub-group A4, 24,

(ii) in any other case, 3½, or

(b) (i) the building is not a building in occupancy sub-group A4,

(ii) that part of the exit within the adjoining room, measured as for travel distance, does not exceed a distance equal to the travel distance required under sub-paragraph (a) of paragraph (1) of this Regulation, and

(iii) there is in the adjoining room a protected doorway.

(5) In this Regulation, "travel distance", in relation to any point in a storey of a building, means the distance required to be covered between that point and the nearest protected doorway, whether in that storey or in the storey next to that storey, measured—

(a) when the floor area is divided up with fixed seating or other fixed obstruction, by way of the shortest route along open gangways;

(b) where not so divided, by way of the shortest route:

Provided that if the travel distance is to be measured from any point on a storey to a protected doorway on the storey next to that storey, any distance required to be covered by way of a stairway shall, for the purposes of this Regulation, be taken to be a distance of—

(i) 10 feet, where the vertical distance so covered does not exceed 12 feet;

(ii) 20 feet, where the vertical distance so covered exceeds 12 feet.

Requirements as to exits

45.—(1) Every exit from a room or storey shall lead directly to the open air at ground level:

Provided that where more than one exit is available from the top storey of a building and that storey is either—

(i) in occupancy sub-group A2, A3, B1 or B2 or in occupancy group D or E, or

(ii) in occupancy sub-group A4 or B3 and the public have no access thereto,

nothing in this paragraph shall prevent one of the exits from that storey being by way of a flat roof.

(2) Every exit from a room or storey shall be independent from any other exit to which access may be directly obtained from that room or storey:

Provided that where the occupant capacity of a room, not being a whole storey, does not exceed 200, nothing in this paragraph shall prevent the
exits from that room giving access to one common hall or corridor from which escape to a protected doorway is possible in more than one direction.

(3) Where part of any exit from the top storey of a building is by way of a roof, that part shall—

(a) lead to another exit, not being another exit from the same storey;
(b) be not less than 2 feet 6 inches in width;
(c) be protected on each side by a suitable wall or balustrade not less than 3 feet 6 inches in height, and
(d) if access to the roof exit is obtained from the top of a stairway serving the top storey, be separated from the stairway at the floor of the top storey by a wall having the same fire resistance as the stairway enclosure and containing a self-closing fire-resisting door.

Width of exits

46.—(1) Every exit from a room or storey shall be of an unobstructed width—

(a) throughout, not less than the width determined in accordance with the following provisions of this Regulation;
(b) so far as it comprises a stairway, not less than the width determined in accordance with the next succeeding Regulation, and
(c) at no part of less width than the width required by these Regulations for any other part of the exit further from the place of safety in the open air to which the exit leads.

(2) The width of the exit shall be not less than—

(a) such width as will, when taken with the width of any other exit or exits from that room or storey, allow the total occupant capacity of the room or storey to discharge in 2½ minutes when the rate of discharge is taken as 40 persons per minute per 21 inches of width of exit: so, however, that when the width so determined is not a multiple of 6 inches there shall be substituted for it a width being the next multiple of 6 inches greater than the width so determined, or

(b) the following width—

<table>
<thead>
<tr>
<th>Sub-group A2</th>
<th>Any other sub-group</th>
</tr>
</thead>
<tbody>
<tr>
<td>(i) where the occupant capacity of the room or storey does not exceed 100</td>
<td>2 feet 6 inches</td>
</tr>
<tr>
<td>(ii) where the occupant capacity exceeds 100 but does not exceed 200</td>
<td>2 feet 10 inches</td>
</tr>
<tr>
<td>(iii) where the occupant capacity exceeds 200 but does not exceed 300</td>
<td>3 feet 6 inches</td>
</tr>
<tr>
<td>(iv) where the occupant capacity exceeds 300 but does not exceed 400</td>
<td>4 feet</td>
</tr>
<tr>
<td>(v) where the occupant capacity exceeds 400</td>
<td>4 feet 6 inches</td>
</tr>
</tbody>
</table>

whichver is the greater.

(3) Where any part of an exit from a ground storey forms also part of an exit from a stairway, the width of the exit at that part shall not be less than the sum of—

(a) half of the width required by this Part for the exit from the ground storey, and
(b) (i) if the stairway serves only upper storeys or basement storeys, the width so required for the stairway.

(ii) if the stairway serves both basement storeys and upper storeys, the sum of the widths so required for that part serving the basement storeys and for that part serving the upper storeys:

Provided that for the purposes of this paragraph no account shall be taken of a stairway from a basement if the occupant capacity of the basement is less than 50.

**Width of stairways in exits**

47.—(1) Subject to the following provisions of this Regulation, every stairway from a storey shall be of such width as will allow the appropriate capacity of that storey to discharge in a time not exceeding 2½ minutes, when the rate of discharge is taken as 40 persons per minute per 21 inches of width of exit; so, however, that when the width so determined is not a multiple of 6 inches there shall be substituted for it a width being the next multiple of 6 inches greater than the width so determined.

(2) The appropriate capacity of a storey in relation to a stairway shall, for the purpose of the last foregoing paragraph, be taken to be—

(a) where the stairway does not serve a storey next above that storey, the occupant capacity of that storey;

(b) where the stairway also serves the storey next above that storey, the aggregate of—

(i) the occupant capacity of that storey, and

(ii) the occupant capacity of such storey next above, under deduction of the standing capacity of that part of the stairway between that storey and such storey next above:

Provided that where there is available from any storey more than two stairways, there shall, for the appropriate capacity of that storey as determined under this paragraph, be substituted a capacity equal to the appropriate capacity so determined divided by a number equal to one less than the number of stairways so available.

(3) The standing capacity in relation to any part of a stairway between two storeys, for the purposes of the last foregoing paragraph, means the number of persons that part of the stairway, including landings as aftermentioned, can hold and shall be taken to be the sum of—

(a) the number obtained by dividing by 42 the aggregate in inches of the lengths of all the treads comprised in that part of the stairway, and

(b) the number obtained by dividing by 3 the area in square feet of any landing at the level of the higher of the two storeys and of any intermediate landing (the width of a landing being taken as in no case greater than the width of the stairway).

(4) No part of a stairway forming part of an exit from an upper stairway shall be of less width than—

(a) the width of any higher part of the stairway, other than a landing;

(b) at any level below any exit doorway which gives access to the stairway, the width of that exit doorway.
(5) No part of a stairway forming part of an exit from a basement storey shall be of less width than—

(a) the width of any lower part of the stairway, other than a landing;
(b) at any point above the floor of a storey from which an exit doorway gives access to the stairway, the width of that exit doorway.

(6) If the building is of occupancy sub-group A2 the width of the stairway shall not, in any case, be less than—

(a) where the aggregate occupant capacity of the storey in relation to any stairway exceeds 50 but does not exceed 100, 3 feet;
(b) if such capacity does not exceed 50, 2 feet 6 inches.

(7) For the purposes of this Regulation “stairway”, in relation to any storey, means—

(a) where the stairway serves only that storey, the whole stairway;
(b) where the stairway serves other storeys, that part of the stairway which serves the storey.

**Enclosure of stairways**

48.—(1) This Regulation shall, subject to the provisions of paragraph (9) hereof, apply to any stairway, not being a stairway wholly within a flat.

(2) The stairway shall be separated from the remainder of the building by a fire division wall or walls and, where applicable, by a compartment floor, (the enclosure so formed being referred to in this Regulation as “the stairway enclosure”):

Provided that nothing in this paragraph shall prohibit there being included in a stairway enclosure any floor space giving access to the stairway if such floor space is intended for use solely as a means of passage.

(3) In any building of occupancy sub-group A2, one wall of the stairway enclosure shall be an external wall.

(4) Every stairway enclosure shall give access at ground level to an exit to the open air, which exit shall be separate from any other exit to which access is given from any other stairway:

Provided that nothing in this paragraph shall prevent a stairway enclosure giving access to another exit by way of a roof exit which complies with paragraph (3) of Regulation 45.

(5) Where between a stairway forming part of an exit and the access to the open air at ground level, there is a vestibule or other means of passage forming part of the same exit, the stairway enclosure shall be so continued as to separate the vestibule or other means of passage from the remainder of the building:

Provided that nothing in this paragraph shall be taken to require the provision of a self-closing fire-resisting door in any opening in any wall which communicates only with a washroom, watercloset or porters’ office having no other door communicating with the said remainder of the building.

(6) Where any storey is by this Part required to have more than one exit, the stairway enclosures of any stairways provided from that storey shall be so constructed and situated that access may be obtained from any point on that storey to at least two stairway enclosures without passing through any stairway enclosure.

(7) Where from any storey of a building there is access to only one stairway, any room on that storey, or on a lower storey of that building
which gives access to that stairway, shall be separated from the stairway by not less than two doors, that nearest the stairway being a door in the stairway enclosure.

(8) Where a stairway forming part of the only exit from an upper storey of a building is continued so as to form part of the exit from any basement storey of the building, that part of the stairway enclosure above the level of the floor of the ground storey shall be separated from that part below the level of the ground storey by a wall having the same fire resistance as the stairway enclosure and containing a self-closing fire-resisting door.

(9) Nothing in this Regulation shall apply to a stairway in a building if—
(a) it provides access only between two adjoining storeys;
(b) the building is in occupancy group B, D or E or in occupancy sub-group C1 or C3, and
(c) there are available from the higher of the two adjacent storeys exits—
   (i) not less in number (excluding the stairway) than is required to comply with this Part,
   (ii) in no case less in number than two and giving escape in at least two directions,
   (iii) such that the travel distance from any point on that storey is not more than 60 feet, and
   (iv) in such a position on the perimeter of the storey that an exit can be reached from any part of the storey in a direction away from the stairway.

Lobby approach to stairways

49.—(1) Where a doorway which gives access to a stairway to which the last foregoing Regulation applies, is in a wall which by Regulation 26 is required to have a fire resistance of one hour or more, any access to the doorway shall be by way of a lobby which complies with the following provisions of this Regulation.

(2) At least one wall of the lobby shall be an external wall.

(3) The lobby shall have a floor area of not less than 30 square feet and shall be separated from the remainder of the building by a fire division wall or walls and, where applicable, by a compartment floor.

(4) If the lobby is on a ground storey or on a storey above the ground storey it shall be provided with an opening to the external air or an openable window or windows providing such an opening, in either case, of an area or aggregate area of not less than—
   (a) one quarter of the floor area of the lobby, or
   (b) 15 square feet,
whichever is the greater.

(5) If the lobby is on a storey below the ground storey it shall be provided with a smoke extract—
   (a) independent of any other such extract,
   (b) having a minimum cross-sectional area of 10 square feet, and
   (c) which discharges direct to the open air at a point not less than 10 feet measured horizontally from any part of any exit from the building.
Construction of stairs

50.—(1) This Regulation shall apply to every stairway forming part of an exit, not being a stairway wholly within a house.

(2) The stairway shall have clear headroom of at least 6 feet 6 inches measured vertically from the pitch line and there shall be at least 5 feet clearance at right angles to that line.

(3) The stairway shall have a pitch not exceeding—
(a) where the occupant load factor of any storey served by the stairway does not exceed 20, being a storey the floor area of which exceeds 750 square feet, 33 degrees;
(b) in any other case, 38 degrees,
and shall in each flight have a uniform rise and going.

(4) The tread width shall at every part of the stairway be not less than—
(a) in the case of any stairway referred to in sub-paragraph (a) of the last foregoing paragraph, 10 inches, and
(b) in any other case, 9 inches.

(5) The dimensions of each step of the stairway shall be such that the aggregate of the going and twice the rise is not less than 22½ inches nor more than 24 inches.

(6) The stairway shall be constructed in straight flights, each of which shall consist of not fewer than 2 rises nor more than 15.

(7) At each end of each flight of the stairway there shall be provided a terminal landing not less in length measured horizontally in the direction of travel on the centre line of the exit than—
(a) 3 feet 6 inches, or
(b) the width of the stairway, whichever is the greater:

Provided that nothing in this paragraph shall apply to a landing between successive flights of the stairway where between such flights there is a change of direction of 90 degrees or more.

(8) The stairway shall be guarded on each side by a wall or by a secure balustrade or railing extending in either case to a height of not less than 2 feet 9 inches measured vertically from the pitch line.

(9) The stairway shall be provided with—
(a) in any case where the width of the stair does not exceed 3 feet 6 inches, a hand-rail on one side of the stairway;
(b) in any other case, a hand-rail on each side of the stairway.

(10) No stairway shall exceed 6 feet in width unless it is divided by a central hand-rail or by hand-rails into separate sections, each of which is of a width not less than 3 feet 6 inches nor more than 6 feet, the upper end of any such hand-rail being supported by an upright rigidly secured post carried to the ceiling or to a height of not less than 7 feet.

(11) Any hand-rail provided in a stairway—
(a) shall be securely fixed at a height not less than 2 feet 9 inches nor more than 3 feet 3 inches measured vertically from the pitch line;
(b) shall not be so positioned as to reduce the width required under Regulation 47 by more than 3½ inches.
shall be continuous through each flight, and

unless forming part of a balustrade, shall at its upper end be wreathed back to the wall.

Construction of ramps

51. --(1) Any ramp forming part of an exit shall be constructed in flights, each having a length and uniform slope respectively not greater than—

(a) in the case of a building of occupancy sub-group A4, C2 or C3, 60 feet and 1 in 10 ;

(b) in the case of a building of occupancy group B, D or E, 40 feet and 1 in 6, and

(c) in the case of any other building, 50 feet and 1 in 8.

(2) Between any two successive flights of the ramp there shall be a landing not less in length in the direction of travel and measured on the centre line of the ramp than—

(a) in the case of a building of occupancy sub-group A4, 7 feet ;

(b) in the case of any other building, 4 feet.

Doors in exits

52. --(1) Where the occupant capacity of a room or storey exceeds—

(a) in the case of a building of occupancy group A, B or C, 25, or

(b) in the case of any other building, 10,

every door across an exit from that room or storey, not being the entrance door of a flat, shall—

(i) open in the direction of travel towards the open air ;

(ii) if constructed to open both ways, have a transparent upper panel ;

(iii) if it is necessary to secure the door against entry from outside the building, be capable of being readily opened from the inside, although so secured ; so, however, that in the case of a building or part of a building in occupancy group C the means of securing shall be by bolts that will open to pressure from the inside :

Provided that nothing in sub-paragraph (i) of this paragraph shall prohibit the provision of a sliding door across an exit in a building, other than a building in occupancy group C, where the door is clearly marked on both sides " SLIDE TO OPEN ".

(2) Every door opening on to an exit—

(a) if it opens outwards into a corridor, shall be so arranged as not to obstruct the corridor when fully opened ;

(b) if it opens on to a landing between flights of stairs, shall not when fully open diminish the effective width of the landing to less than the width of the stair nor at any angle of swing reduce the effective width of the landing below 3 feet or the width of the stair, whichever is the greater.

(3) Every entrance door of a flat shall be a self-closing fire-resisting door.

Lighting of exits

53. --(1) Every part of an exit from a room or storey shall be provided with adequate means of lighting.

(2) Where in any exit, any means of lighting is by electricity the current for such lighting shall be supplied by an independent circuit.
(3) Where any stairway forms part of an exit and the lighting in the stairway enclosure is by electricity the current for such lighting shall be supplied by an independent circuit separate from any electrical circuit supplying lighting to any other part of the same exit.

**Internal linings**

54.—(1) In every building to which this Part applies, and in every building in occupancy sub-group A1, the internal linings of every wall and ceiling (excluding any doors or finishings) shall be of a grade not lower than—

(a) in any protected zone of an exit ........ Grade A

(b) in any unprotected zone of an exit, not being a part of a house falling within the next succeeding sub-paragraph ........ Grade B

(c) in the case of a house in occupancy sub-group A1 which contains a stairway, that part of the house containing the stairway and any landing or passage leading to or from the stairway ........ Grade C

(d) in any room in a building in occupancy sub-group A2, A3 or A4 or in occupancy group B or C—

(i) if the occupant load factor does not exceed 10 Grade B

(ii) if the occupant load factor exceeds 10 but does not exceed 30 ........ Grade C

(iii) if the occupant load factor exceeds 30 but does not exceed 75 ........ Grade C

(iv) if the occupant load factor exceeds 75 but does not exceed 100 ........ Grade D

(v) if the occupant load factor exceeds 100 ........ Grade D

(e) in any room in a building of occupancy sub-group D1, D2 or E1 ........ Grade C

(f) in any room in a building of occupancy sub-group D3 or E2 ........ Grade B

(g) in any room in a building of occupancy sub-group E3 ........ Grade A:

Provided that—

(i) in any part of a house to which sub-paragraph (c) of this paragraph applies, nothing in this paragraph shall prohibit a percentage of the total area of the wall and ceiling linings, not exceeding 10 per cent., being of Grade E;

(ii) in any room to which any of sub-paragraphs (d) to (g) of this paragraph applies, nothing in this paragraph shall prohibit a percentage of the aggregate area of the wall linings not exceeding 15 per cent., being of Grade E;

(iii) where a percentage of the aggregate area of the wall linings in

(A) any protected zone of an exit,

(B) any unprotected zone of an exit,

(C) any room,

(D) any part of a house to which sub-paragraph (c) of this paragraph applies

is of a Grade higher than that required by this paragraph, nothing in this paragraph shall prohibit an equal percentage of the area of the
ceiling lining being of the Grade next below that which is required under this paragraph for the ceiling as a whole, but in no case of Grade E.

(2) Any provision in this Regulation requiring that a wall or ceiling lining shall be of a specified Grade shall be construed as a requirement that the lining shall satisfy the requirements set forth below in relation to that Grade (the Grades being set forth in descending order of degree of resistance to the spread of flame)—

<table>
<thead>
<tr>
<th>Grade</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grade A—The lining is non-combustible.</td>
<td></td>
</tr>
<tr>
<td>Grade B—The lining is Class 1 obtained without impregnation or surface treatment of a combustible material.</td>
<td></td>
</tr>
<tr>
<td>Grade C—The lining is Class 1.</td>
<td></td>
</tr>
<tr>
<td>Grade D—The lining is Class 2 or Class 3.</td>
<td></td>
</tr>
<tr>
<td>Grade E—The lining does not fall into any of the foregoing Grades.</td>
<td></td>
</tr>
</tbody>
</table>

(3) Any reference in the last foregoing paragraph to a lining of any of the Classes 1, 2 or 3 shall be construed as a reference to a lining which complies with the tests as to the surface spread of flame set forth in relation to that Class in clause 7 of British Standard B.S. 476: 1953.

(4) Any part of a ceiling or soffit that slopes at an angle to the horizontal of 70 degrees or more shall for the purposes of this Regulation be treated as if it were a wall.

Construction of and access to windows

55.—(1) Where from any upper storey at a height of less than 80 feet above ground level, there is available only one exit, there shall be provided in that storey such windows as are required by the next succeeding paragraph, each constructed as to be capable of providing an opening—

(a) the bottom of which is not more than 3 feet 6 inches from the floor of the storey, and

(b) which measures in the clear not less than 2 feet 9 inches in height by 1 foot 6 inches in width.

(2) The windows shall be of such numbers, and so situated that the distance from any point in the storey to the nearest window measured as for travel distance shall not exceed a distance equal to the travel distance required by Regulation 44 in respect of any point on that storey.

(3) There shall be available in front of each window provided so as to comply with this Regulation an area of cleared ground which shall—

(a) when the height of the highest storey of the building does not exceed 42 feet—

(i) be not less than 15 feet in depth,

(ii) be in no part at a distance from the wall on the side of the building on which the window is situated, greater than 30 feet or less than 5 feet,

(iii) if not itself a public road, be accessible from a public road by a road not less than 8 feet 6 inches in width and having at every part a headroom of not less than 11 feet 6 inches;

(b) when the height of the highest storey of the building exceeds 42 feet—

(i) be a roadway or reinforced surface capable of bearing an axle loading of 8 tons.
(ii) be in no part less than 10 feet wide, the furthest edge being not more than 50 feet from the wall on the side of the building in which the windows are situated,

(iii) if not comprising a public road, be accessible from such a road by an accessway not less than 10 feet in clear width and having at every part a headroom of not less than 11 feet 6 inches and in which the radius of any bend will provide a turning circle of not less than 27 feet radius.

Provision of fire mains

56.—(1) Where—

(a) in a building the floor of any storey is at a height exceeding 42 feet, or

(b) in a building or division of a building, the floor area of any storey exceeds 10,000 square feet,

there shall be affixed to the building as fixtures such fire mains provided with such outlets for appliances of the Fire Service, as comply with the following provisions of this Regulation.

(2) Any part of a fire main which is not within a protected zone of an exit shall be enclosed within a duct or enclosure—

(a) which, with its junction with any wall or floor, has a fire resistance of Class I for a period not less than that required by Part IV for the wall or floor, and

(b) which is imperforate save for any opening for access fitted with a cover of fire resistance of Class VI for a period of not less than one half of that so required.

(3) The outlets shall be so situated and of such number that no point on any storey of the building or division is distant from an outlet by more than—

(a) 250 feet, measured along a route suitable for a hose, including any distance in that route up or down a stairway, and

(b) one storey in height.

(4) If there is fitted in the building a fire lift which complies with Regulation 57 no outlet on any storey shall be more than 15 feet distant from the entrance to the fire lift on that storey.

(5) Each outlet shall be located in one of the following places—

(a) on an open balcony;

(b) within the enclosure of a stairway forming part of an exit;

(c) in a lobby giving access to such a stairway, being a lobby which complies with the provisions of Regulation 49.

(6) Each inlet to a fire main shall be so sited that—

(a) access for a pumping appliance can be obtained to a cleared space which complies with paragraph (3) of Regulation 55 and is within 60 feet of, and within sight of, an inlet, and

(b) it is not more than 40 feet measured horizontally from any vertical part of the main.

(7) In this Regulation “fire main” means a system of pipes available for carrying a supply of water for fire fighting purposes and for those purposes only.
Fire lifts

57.—(1) In every building over 80 feet in height there shall be provided, in respect of every storey, at least one lift serving that storey and complying with the following provisions of this Regulation:

Provided that nothing in this Regulation shall apply in respect of—

(i) a storey in a block of flats on which there is no entrance to any flat,

(ii) the top-most storey of a building—

(A) on which there is a fire mains outlet provided so as to comply with the last foregoing Regulation.

(B) to which there is access by a stair serving also the storey below that storey, and

(C) the lift serving the floor next below that storey is distant from a door in the stairway enclosure of that stair by a horizontal distance of not more than 15 feet.

(2) The electrical supply to the lift shall be provided by an independent circuit.

(3) The platform area of the lift shall be not less than 15½ square feet and it shall be capable of carrying a load of not less than 1,200 pounds.

(4) The lift shall be fitted with a fire switch control system incorporating—

(a) a device which will enable firemen to take control of the lift without interference from landing call points, and

(b) a fire switch positioned at the landing call station at ground floor level and housed in a glass-fronted lock-fast recessed box clearly marked "Fire Switch".

(5) The entrance to the lift on each storey served by the lift shall be—

(a) in an open access balcony or other permanently ventilated area;

(b) within any stairway enclosure provided so as to comply with Regulation 48;

(c) within any lobby provided so as to comply with Regulation 49, or

(d) not more than 50 feet from a protected doorway giving access to such a stairway enclosure.

PART VI

CHIMNEYS, FLUES, HEARTHS AND THE INSTALLATION OF HEAT PRODUCING APPLIANCES

Every chimney and flue-pipe to be constructed so as—

(A) To prevent, under any condition of use of any appliance connected to the chimney or flue-pipe, the ignition of any combustible part of the building or of any combustible material in contact with the chimney or flue-pipe, and

(B) To conduct into the open air all harmful products of combustion from any such appliance

Every heat producing appliance, to be so constructed and installed as to prevent—

(A) The ignition of any combustible part of the building, or any combustible material in contact with any part of the building, and

(B) The escape of such products of combustion into the building
Application of Part VI

58.—(1) Regulations 60 to 77 shall apply to—
(a) any appliance designed to burn solid fuel or oil and having an output rating not exceeding 150,000 British thermal units per hour, and
(b) any chimney, flue-pipe or hearth used in conjunction with such an appliance.

(2) Regulations 78 to 86 shall apply to—
(a) any appliance designed to burn only gaseous fuel and having an input rating not exceeding 150,000 British thermal units per hour, and
(b) any chimney, flue-pipe or hearth used in conjunction with such an appliance.

(3) Regulation 87 shall apply to—
(a) any appliance either—
(i) designed to burn solid fuel or oil and having an output rating exceeding 150,000 British thermal units per hour, or
(ii) designed to burn only gaseous fuel and having an input rating exceeding 150,000 British thermal units per hour, and
(b) any chimney, flue-pipe or hearth used in conjunction with such an appliance.

(4) The provisions of Regulation 62 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).

Interpretation of Part VI

59.—(1) In this Part—
"air heater" means an appliance designed to burn only gaseous fuel and to distribute warm air by means of a fan forming part of the appliance;
"appliance" means a heat producing appliance, either forming part of a building or affixed to a building as a fixture, not being an appliance designed to burn without being connected to a flue and includes an incinerator;
"aspect ratio", in relation to any part of a flue, means—
(a) in the case of a flue of rectangular shape, the ratio of the length of the longer side to the length of the shorter side, or in the case of a square a ratio of 1 to 1,
(b) in the case of a flue of any other shape, the ratio of the major axis to the minor axis, or in the case of a circle, a ratio of 1 to 1,
the dimensions in either case being those of the internal cross-section of that part of the flue:
"appliance ventilation duct" means a flue which is open to the air at both ends;
"controlled combustion appliance" means an appliance so designed that the total supply of air thereto can be controlled manually or automatically;
"convector gas fire" means an appliance designed to burn only gaseous fuel, incorporating an incandescent source of heat and designed to give not less than 10 per cent. of its heat output in the form of convected warm air, not being an air heater;
"flue" means a passage which conveys the product of combustion from an appliance to the open air;
"flue-pipe" means a pipe forming a flue, but does not include a pipe fitted as a lining in a chimney;
"instantaneous water heater" means an appliance designed to burn only gaseous fuel and to heat water, having no storage capacity for water therein;
"radiant gas fire" means an appliance designed to burn only gaseous fuel and incorporating an incandescent source of heat not being a convector gas fire;
"storage water heater" means an appliance designed to burn only gaseous fuel and to heat water, having storage capacity for water therein.

(2) Any reference in this Part to bricks or blocks of a fire resistant composition shall be construed as a reference to bricks or blocks of kiln-burnt material or of concrete having a density of not less than 100 pounds per cubic foot and made with natural aggregate or aggregate composed of crushed kiln-burnt material.

(3) Any reference in this Part to an appliance burning solid fuel shall include a reference to an incinerator, notwithstanding that gas or electricity is used therein as an igniting agent.

(4) In determining, for the purpose of this Part, whether a material used in particular circumstances is suitable or is of adequate thickness regard shall be had—
(a) in the case of appliances, chimneys, flues or hearths to which Regulations 60 to 77 apply, to the strength of the material as so used and to—
(i) its ability to withstand a temperature of 2,000° Fahrenheit without significant change in its properties, and
(ii) the effect on its properties of rapid heating;
(b) in the case of appliances, chimneys, flues or hearths to which Regulations 78 to 86 apply, to the permeability and strength of the material so used and to its ability to withstand a temperature of 250° Fahrenheit and the effects of corrosion without significant change in its properties.

CHIMNEYS FLUES AND HEARTHS FOR SOLID FUEL AND OIL BURNING APPLIANCES

Construction of chimneys

60. Every part of a chimney to which this Regulation applies shall be constructed of suitable non-combustible materials and shall be properly jointed:

Provided that nothing in this Regulation shall prevent the use in a chimney of a damp-proof course composed of combustible material if it is solidly bedded in mortar.

Construction of flue-pipes

61.—(1) Every flue-pipe to which this Regulation applies shall be—
(a) constructed of cast iron or mild steel not less than 3/16th of an inch in thickness;
(b) properly jointed and supported;
(c) properly connected to the appliance and to any chimney into which it discharges, and
(d) so fitted as to discharge into a flue in a chimney complying with the requirements of this Part or into the open air:

Provided that nothing in this Regulation shall prevent—

(i) so much of any flue-pipe, not being a flue-pipe connected with an open fire, as is more than 6 feet from the junction of the flue-pipe with the appliance, being constructed of asbestos cement conforming to British Standard B.S.835:1959;

(ii) any part of the flue-pipe which is not more than 1 foot 6 inches in length and connects the outlet of a free-standing open fire to a chimney, being constructed of sheet steel having a thickness of not less than No. 16 Standard Wire Gauge.

(2) No part of the flue-pipe, whether encased or not, shall pass through—

(a) any floor;

(b) any roof space, other than a space between a roof covering and a ceiling attached as a lining to—

(i) the rafters or purlins of a pitched roof, or

(ii) the joists of a flat roof;

(c) any ceiling, other than such a ceiling as is referred to in the last foregoing sub-paragraph, or

(d) any wall, other than—

(i) an external wall of a building, or

(ii) where the flue-pipe discharges into a flue in a chimney, a wall forming part of the chimney.

(3) Where the flue-pipe passes through a roof or, subject to the provisions of the last foregoing paragraph, passes through a ceiling, or wall, it shall—

(a) be distant by an amount equal to not less than three times its external diameter from any combustible material forming part of the roof, ceiling, or wall,

(b) be separated from any combustible material forming part of the roof, ceiling, or wall by solid non-combustible material not less than 8½ inches thick, so, however, that if the flue-pipe passes through a wall and the combustible material is above the pipe the non-combustible material shall not be less than 12 inches thick, or

(c) be enclosed in a sleeve of metal or asbestos cement which complies with the provisions of the next succeeding paragraph.

(4) Any sleeve of metal or asbestos cement provided so as to comply with sub-paragraph (c) of the last foregoing paragraph shall—

(a) be carried through the roof, ceiling or wall to project not less than 6 inches beyond any combustible material forming part of the roof, ceiling or wall;

(b) have between it and the flue-pipe a space of not less than 1 inch packed with non-combustible thermal insulating material;

(c) where the roof, ceiling or wall contains any combustible material, and—

(i) is of hollow construction—

(A) be so placed that there is an air space between the outer surface of the sleeve and the combustible material, and
(B) be so fitted that the combustible material is at a distance of not less than 1 inch from the outer surface of the sleeve and not less than one and a half times the external diameter of the flue-pipe from the outer surface of the pipe.

(ii) is of solid construction—

(A) be so fitted that the combustible material is at a distance of not less than 7½ inches from the outer surface of the flue-pipe, and

(B) be separated from the outer surface of the sleeve by solid non-combustible material not less than 4½ inches thick.

(5) Where the flue-pipe is adjacent to any wall which contains any combustible material, the flue-pipe shall be distant from the combustible material by an amount equal to not less than three times the external diameter of the flue-pipe:

Provided that where—

(i) the combustible material is protected by a shield of non-combustible material fixed between the wall and the flue-pipe,

(ii) the shield projects on either side of the flue-pipe for a distance not less than an amount equal to one and one-half times the external diameter of the flue-pipe, and

(iii) there is an air space of not less than one-half inch between the shield and the combustible material or between the shield and any non-combustible material which covers the combustible material, this paragraph shall have effect as if for the amount equal to not less than three times the external diameter of the flue-pipe there were substituted an amount equal to not less than one and one-half times such diameter.

(6) Where the flue-pipe passes under any floor, roof or ceiling which contains any combustible material it shall be distant from the combustible material by an amount equal to not less than four times the external diameter of the pipe:

Provided that where—

(i) the combustible material is protected by a shield of non-combustible material fixed between the floor, roof or ceiling and the flue-pipe,

(ii) the shield projects on either side of the flue-pipe for a distance not less than an amount equal to two and one-half times the external diameter of the flue-pipe, and

(iii) there is an air space of not less than one-half inch between the shield and the combustible material or between the shield and any non-combustible material which covers the combustible material, this paragraph shall have effect as if for the amount equal to not less than four times the external diameter of the flue-pipe there were substituted an amount equal to not less than three times such diameter.

(7) Where the flue-pipe discharges in a vertical direction into a flue in a chimney, the flue-pipe shall be separated from any combustible material fixed into the chimney by solid non-combustible material not less than 8½ inches thick all round the flue-pipe.

(8) Where the flue-pipe discharges into the side of a flue in a chimney it shall be distant from any combustible material fixed into the chimney by an amount of not less than—

(a) if the combustible material is below or beside the flue-pipe, 8½ inches;

(b) if the combustible material is above the flue-pipe, 12 inches.
(9) There shall be provided at every bend in the flue-pipe an opening to enable the flue to be inspected and cleaned and each such opening shall be fitted with a non-combustible close fitting cover.

**Height of chimney stacks and flue-pipes**

62.—(1) Every chimney stack and flue-pipe to which this Regulation applies shall extend to such a height and be so positioned that the outlet of—

(a) any flue contained in the chimney stack, no account being taken of any chimney can or other attachment to the stack, or

(b) any flue-pipe

complies with the following provisions of this Regulation.

(2) No part of the outlet shall be within a horizontal distance of 7 feet 6 inches of any part of any building, other than a chimney or parapet wall.

(3) No part of the outlet shall be within a distance of 40 feet measured in any direction from any part of a roof which is covered with materials designated DA, DB, DC or DD.

(4) No part of the outlet shall be less than 3 feet above any of the following, namely—

(a) the highest point of intersection of the chimney stack or flue-pipe with a roof, saddle or gutter;

(b) the level of the top of any dormer window, opening skylight or other roof opening any part of which is within a horizontal distance of 7 feet 6 inches of the flue;

(c) the level of any part of a building (other than a roof, chimney or parapet wall) that is within a horizontal distance of 7 feet 6 inches of the flue.

**Combustible materials in relation to chimneys**

63.—(1) No timber, or other combustible material, shall be built into the structure of a building within a distance of 8½ inches from any part of—

(a) a fireplace opening in a chimney to which this Regulation applies,

(b) a flue in a chimney or flue-pipe to which this Regulation applies, or

(c) an opening into such a fireplace opening or flue:

Provided that—

(i) in relation to wooden dooks built into the structure of a building, this paragraph shall have effect as if for the distance of 8½ inches there were substituted a distance of 6 inches;

(ii) nothing in this Regulation shall prevent the use of a damp-proof course composed of combustible materials if it is solidly bedded in mortar.

(2) No structural timber or other combustible structural material, other than flooring, strapping or sarking, shall be nearer than 1½ inches to the face of any rendering provided so as to comply with Regulation 65.

**Metal fastenings**

64. No metal fastenings which are in contact with any combustible material forming part of the building shall be placed within a distance of 2 inches from any part of—

(a) any fireplace opening in a chimney to which this Regulation applies.
(b) any flue in a chimney or flue-pipe to which this Regulation applies, or
(c) any opening into such a fireplace opening or flue.

Sealing the outside of chimneys
65. Where any part of a chimney to which this Regulation applies, not being a chimney which is constructed of concrete cast in situ, is within a building and the thickness in that part from the outer surface of the chimney to the flue is less than 8½ inches, the outer surface of that part of the chimney shall be rendered with mortar or plaster not less than ½ of an inch in thickness.

Thickness of material surrounding flues in chimneys
66.—(1) The following provisions of this Regulation shall apply to every flue in a chimney to which this Regulation applies.
   (2) The flue shall be surrounded by, and separated from every other flue by solid material—
      (a) extending from the top of the fireplace opening to the top of the chimney stack, and
      (b) of a thickness not less than—
         (i) in the case of bricks or blocks of a fire resistant composition, 4 inches,
         (ii) in any other case, 6 inches.
   (3) Where the flue is in a chimney forming part of a separating wall, the material surrounding the flue shall, on the side opposite to that of the building or part of a building served by the flue, be of a thickness of not less than—
      (a) in the case of bricks or blocks of a fire-resistant composition, 8½ inches;
      (b) in any other case, 12 inches,
   which thickness shall extend from the top of the fireplace opening up to the underside of the roof covering:
   Provided that nothing in this paragraph shall prevent the thickness so required being made up of leaves of a wall separated by a cavity or flue if the two leaves together are of the thickness so required, and neither leaf is of a thickness less than—
      (i) in the case of bricks or blocks of a fire-resistant composition, 4 inches;
      (ii) in any other case, 6 inches.
   (4) No part of the flue shall make an angle with a horizontal plane of less than 45 degrees.
   (5) Any reference in this Regulation to a thickness shall be construed as a reference to a thickness excluding any lining.

Lining of flues
67.—(1) Every flue in a chimney or flue-pipe to which this Regulation applies and which serves a fireplace opening capable of containing an open fire shall be—
   (a) provided with—
      (i) fireclay or stoneware linings, at least ½ of an inch thick, jointed with fireclay cement mortar or high-alumina cement mortar.
(ii) a lining of some other suitable non-combustible material of sufficient thickness, suitably jointed, and in either case flush-pointed;

(b) lined with some other suitable non-combustible material of sufficient thickness, or

(c) constructed of flush-pointed brickwork.

(2) Every flue in a chimney to which this Regulation applies and which serves a controlled combustion appliance shall—

(a) be lined continuously throughout its length with fireclay or stoneware linings at least \( \frac{3}{4} \) of an inch in thickness, glazed on both faces, having spigot and faucet or rebated joints, jointed with fireclay cement mortar or high-alumina cement mortar and flush-pointed;

(b) have no opening in it other than—

(i) an inlet in the base which shall be within a chamber which complies with paragraph (3) of this Regulation, and

(ii) an outlet at the top to allow discharge of flue gases to the open air, and

(c) terminate at its lower end in such a chamber, into which the lining shall project so as to form a drip for condensate.

(3) The chamber referred to in the last foregoing paragraph shall be—

(a) provided with means of access for inspection and cleaning and fitted with a non-combustible close-fitting cover;

(b) connected to an appliance by a flue-pipe which discharges into the chamber through one of its sides, and

(c) so constructed as to be capable of containing a condensate collecting vessel.

(4) Where required for the safe burning of a controlled combustion appliance there shall be provided a draught-stabiliser or explosion door which shall open either into such a chamber as complies with the last foregoing paragraph or into the flue-pipe connecting the appliance to such a chamber.

Access to Flues

68. Where any flue in a chimney or flue-pipe to which this Regulation applies, serves a fireplace opening capable of containing an open fire, there shall be no opening in the flue other than—

(a) the opening made for the purpose of receiving the products of combustion;

(b) an opening made for the purpose of inspection or cleaning and fitted with a non-combustible close-fitting cover;

(c) an air inlet made in that part of the chimney which is in the room where the appliance to which it is connected is situated or which is in the external air, or

(d) the opening made for the purpose of discharging the products of combustion into the external air.

Flues for Appliances

69.—(1) Every appliance to which this Regulation applies shall be connected to a separate flue:
Provided that nothing in this Regulation shall prevent the connection of two appliances to one flue if—

(i) one of the appliances is auxiliary to the other,
(ii) both are situated in the same room,
(iii) both are designed to burn the same type of fuel, that is, either solid fuel or oil,
(iv) the flue of each appliance is provided with a suitable and adequate baffle or damper to prevent the passage of smoke or gases from one appliance to the other, and
(v) the two appliances are connected to the flue at different levels, the connection from the auxiliary appliance being the lower.

(2) The cross-sectional area of the flue shall be adequate to dispose efficiently of the products of combustion of any appliance which it serves and shall, in any case, be not less than the area of any flue connection on the appliance or, if the flue is used for two appliances, not less than the area of the larger of the flue connections.

Thickness of materials surrounding fireplace openings

70.-(1) Every fireplace opening in a chimney to which this Regulation applies shall be constructed in accordance with the following provisions of this Regulation.

(2) The jambs at each side of the fireplace opening shall be constructed of solid, non-combustible material of a thickness, excluding any part of the appliance, of not less than—

(a) in the case of bricks or blocks of a fire-resistant composition, 8\(\frac{1}{2}\) inches;
(b) in any other case 12 inches.

(3) The wall at the back of the fireplace opening shall be constructed of solid, non-combustible material of a thickness, excluding any part of the appliance, of not less than—

(a) where the wall is exposed on one face to the open air or is common to more than one fireplace opening but does not form part of a separating wall—

(i) in the case of bricks or blocks of a fire-resistant composition, 4 inches,
(ii) in any other case, 6 inches;
(b) where the wall is not so exposed, or if common to more than one fireplace opening, forms part of a separating wall—

(i) in the case of bricks or blocks of a fire-resistant composition, 8\(\frac{1}{2}\) inches,
(ii) in any other case, 12 inches:

Provided that where under this paragraph a wall is required to be of a thickness of 8\(\frac{1}{2}\) inches or more, nothing in this paragraph shall prevent the thickness so required being made up of two leaves separated by a cavity if the two leaves together are of the thickness so required, and neither leaf is of a thickness less than—

(i) in the case of bricks or blocks of a fire-resistant composition, 4 inches;
(ii) in any other case, 6 inches.
(4) The solid non-combustible material provided so as to comply with paragraphs (2) and (3) of this Regulation shall extend for the full height of the fireplace opening and up to the underside of the lintel or springing of the arch over the opening.

(5) The fireplace opening shall be lined on the back and sides with fire-brick not less than 1½ inches in thickness:

Provided that this paragraph shall not apply to any fireplace opening in which there is set an appliance which is itself lined with firebrick of a thickness of not less than 1½ inches.

**Thickness of materials in proximity to free-standing appliances**

71. Any part of a building which is within 12 inches of any part of a free-standing appliance to which this Regulation applies shall—

(a) in the case of a wall, be constructed of solid, non-combustible material and be of a thickness of not less than 4 inches, which construction shall extend to a height of not less than 12 inches measured vertically above the upper surface of the appliance;

(b) in the case of any other part, not being a floor, be constructed of non-combustible materials, unless it is so protected as to ensure that it cannot be ignited by heat from the appliance.

**Constructional hearths in fireplace openings**

72.—(1) Subject to paragraph (5) of this Regulation, every fireplace opening in a chimney to which this Regulation applies shall be provided with a constructional hearth which complies with the following provisions of this Regulation.

(2) The hearth shall be of solid non-combustible construction throughout, shall extend throughout the whole base of the fireplace opening and shall project not less than 8½ inches beyond each side of the opening and not less than 20 inches beyond the face of the jamb.

(3) The hearth throughout its whole area shall be not less than 5 inches in thickness—

(a) exclusive of any part of the appliance, but

(b) inclusive of any tiles or other non-combustible surface finish:

Provided that where the floor is constructed as a solid concrete floor laid directly on the ground nothing in this paragraph shall require any hearth in that floor to be of a thickness greater than 4 inches.

(4) The upper surface of that portion of the hearth projecting beyond the front of that part of the appliance which is designed to contain the fire shall be not lower than the surface of the floor adjoining the hearth.

(5) Nothing in this Regulation shall prohibit—

(a) the construction of a pit to hold the sunken ash container of an appliance if—

(i) such pit is surrounded with brickwork or concrete not less than 2 inches in thickness,

(ii) there is beneath the pit a solid base of non-combustible material not less than 4 inches in thickness,

(iii) there is no opening in the surround or base of the pit other than the outlet of a smoke-tight duct drawing the air supply for the appliance direct from the external air, and
(iv) there is no combustible material nearer to the inner surface of any of its sides than—

(A) where the surface is distant not less than 12 inches (measured horizontally in any direction) from the fire, 3 inches, and

(B) in any other case, 10 inches;

(b) the formation in the hearth of a smoke-tight duct solely for the admission of air to the appliance and constructed of non-combustible materials.

Constructional hearths other than in fireplace openings

73. —(1) Every free-standing appliance to which this Regulation applies shall be provided with a constructional hearth which shall comply with the following provisions of this Regulation.

(2) The hearth shall be throughout of solid non-combustible material and, including any tiles or other surface finish, shall be not less than 5 inches in thickness.

(3) No part of the upper surface of the hearth shall be below the surface of the floor adjoining the hearth.

(4) The hearth shall have such a width and depth in relation to the appliance as will enable compliance with Regulation 77, but in no case shall such width and depth be less than 2 feet 9 inches.

Combustible material under constructional hearths

74. Any timber or other combustible materials under a constructional hearth provided so as to comply with Regulation 72 or the last foregoing Regulation shall be so placed that it is separated from the underside of the hearth by an air gap of not less than 2 inches:

Provided that—

(i) this Regulation shall not apply if the timber or other combustible material is separated from the upper surface of the constructional hearth, or superimposed hearth, as the case may be, by solid non-combustible material not less than 10 inches in thickness;

(ii) nothing in this Regulation shall prevent the placing under a hearth of timber fillets supporting the edges of the hearth at the front and on the sides.

Access to tops of chimneys

75. Where in any building of occupancy group A the cope of the chimney stack of any chimney to which this Regulation applies is at a height of more than 8 feet above the highest point from which the cope is accessible from a roof, there shall be provided suitable means for obtaining safe access to that cope.

Solid Fuel and Oil Burning Appliances

Construction of appliances

76. Every appliance to which this Regulation applies shall be so designed and constructed as to contain the fire and shall be provided with an opening of adequate size for the removal of smoke and noxious fumes and such opening shall be so formed as to permit of its connection with the flue or flue-pipe.
**Installation of appliances**

77.—(1) Every appliance to which this Regulation applies shall be so installed as to comply with the following provisions of this Regulation.

(2) The appliance shall be placed either—

(a) directly upon the constructional hearth provided so as to comply with Regulation 72 or 73, or

(b) directly upon a superimposed hearth which is of non-combustible material not less than \( 1\frac{1}{2} \) inches in thickness and is placed wholly or partly on the constructional hearth so provided.

(3) The distance between an appliance and the edges of the hearth upon which it is directly placed shall in no case be less than—

(a) from the front of the appliance—
  (i) if the appliance is or has an open fire, 12 inches,
  (ii) in any other case, 8\( \frac{1}{2} \) inches;

(b) from the sides of the appliance, 6 inches;

(c) from the back of the appliance, 6 inches.

(4) Where an appliance is installed directly upon a superimposed hearth; no part of the appliance shall project over any edge of the constructional hearth and no combustible material beneath the superimposed hearth shall be nearer any part of the appliance than 6 inches measured horizontally.

**CHIMNEYS FLUES AND HEARTHS FOR GAS BURNING APPLIANCES**

*Design and construction of chimneys and flue-pipes*

78.—(1) Every part of a chimney or flue-pipe to which this Regulation applies shall be constructed of suitable non-combustible materials and shall be properly jointed:

Provided that nothing in this paragraph shall prevent the use in a chimney—

(i) of a damp-proof course composed of combustible material if it is solidly bedded in mortar;

(ii) of combustible jointing collars if the chimney is constructed of blocks and has only horizontal joints, or

(iii) of a bitumen asbestos flue lining to a flue at a vertical height above the appliance of not less than 40 feet.

(2) Where two or more appliances to which this Regulation applies are served by a common flue, each of the subsidiary flues connecting an appliance to the common flue shall include a vertical portion of flue extending to not less than 4 feet in height.

(3) Every flue-pipe to which this Regulation applies shall—

(a) be properly supported;

(b) be so fitted as to discharge into a flue of a chimney or flue-pipe which complies with this Part or into the open air, and

(c) be properly connected to the appliance and to any flue into which it discharges.

(4) No part of such a flue-pipe shall be nearer to any combustible material than 1 inch.
(5) Where such a flue-pipe passes through a roof, floor, ceiling or wall of combustible material it shall be enclosed in a sleeve of non-combustible material which—

(a) is carried through the roof, floor, ceiling or wall, and
(b) is separated from the pipe by a distance of 1 inch.

(6) Where any part of a flue-pipe from an appliance to which this Regulation applies passes through any room (other than that in which the appliance is installed) or other enclosed space, that part of the flue-pipe shall be so placed or protected as to prevent damage to the pipe or danger to the occupants of the building.

Flue outlets

79.—(1) Every outlet of a flue to which this Regulation applies shall—

(a) be so positioned that a free current of air may pass across it at all times, and
(b) be fitted with a terminal, that is to say, a device designed to allow free egress to the products of combustion, to minimise downdraught and to prevent the entrance of foreign matter which might cause restriction of the flue.

(2) No part of the outlet of the flue shall be within a distance of 1 foot measured in any direction from any openable part of a window, ventilator or skylight or other roof opening.

Fastenings in relation to chimneys

80. No fastening shall be built into or placed in any chimney to which this Regulation applies nearer than 1 inch to the internal face of any flue.

Thickness of material surrounding flues in chimneys

81. Every flue in a chimney to which this Regulation applies shall be surrounded by and separated from every other flue by solid material not less than 1 inch in thickness:

Provided that nothing in this Regulation shall require a flue in a chimney to be separated from another flue in the chimney by solid material if each flue is contained within a flue-pipe fitted in the chimney, being a flue-pipe which complies with this Part.

Access to flues

82. Where any flue in a chimney or flue-pipe to which this Regulation applies serves one or more appliances there shall be no opening in the flue other than—

(a) the opening made for the purpose of receiving the products of combustion from an appliance so served;
(b) any opening associated with a draught diverter, that is to say, a device designed to prevent downdraught or static conditions in a flue from interfering with combustion gas in any appliance or to prevent excessive flue pull;
(c) any opening made for the purpose of inspecting or cleaning and fitted with a non-combustible gastight cover;
(d) any air inlet made in that part of the flue which is in a room where an appliance to which it is connected is situated, or
(e) the opening made for the purpose of discharging the products of combustion into the open air.
Flues for appliances

83.—(1) Every appliance to which this Regulation applies shall be connected to a separate flue:

Provided that nothing in this paragraph shall prevent the connection of two or more appliances—

(i) to a common flue if the appliances are situated in the same room;

(ii) to a common flue by way of separate subsidiary flues if—

(A) all the appliances connected to the common flue are of the same type, being one of the types set forth in head (E) of this subparagraph,

(B) the common flue has a cross-sectional area of not less than 50 square inches and at no part has an aspect ratio of more than 1 ½ to 1,

(C) the outlet of the common flue is not below the level of the eaves, or in the case of a building with a flat roof, the roof of the building of which it forms part,

(D) the windows of the rooms in which the appliances are installed all face in the same direction, and

(E) the number of appliances does not exceed—

<table>
<thead>
<tr>
<th>Type</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Convecto gas fire of an input rating not exceeding 20,000 BTU/hour</td>
<td></td>
</tr>
<tr>
<td>if the height between the top appliance and the chimney is less than 40 feet</td>
<td>5</td>
</tr>
<tr>
<td>if such height is 40 feet or more</td>
<td>6</td>
</tr>
<tr>
<td>Central heating unit of an input rating not exceeding 45,000 BTU/hour</td>
<td>9</td>
</tr>
<tr>
<td>Instantaneous water heater of an input rating not exceeding 100,000 BTU/hour</td>
<td>10</td>
</tr>
<tr>
<td>Storage water heater of an input rating exceeding 15,000 BTU/hour but not exceeding 30,000 BTU/hour</td>
<td>10</td>
</tr>
<tr>
<td>Air heater of an input rating not exceeding 30,000 BTU/hour</td>
<td>10</td>
</tr>
<tr>
<td>Storage water heater of an input rating not exceeding 15,000 BTU/hour</td>
<td>12</td>
</tr>
</tbody>
</table>

(iii) to an appliance ventilation duct if—

(A) all of the appliances so connected draw their combustion air from, and discharge their combustion products to the duct,

(B) the combustion chambers of the appliances are sealed from the room in which they are fitted except for a lighting or access door which is either self-closing or when open operates to close automatically the flue from the appliance to the duct, and

(C) the duct is so designed and constructed that under any condition of normal operation of the appliances so connected the discharge from the outlet of the duct does not contain more than 2 per cent. in volume of carbon dioxide.

55
(2) Every flue in a chimney or flue-pipe to which this Regulation applies shall be so constructed that at no point in the flue shall—

(a) the dimension of any axis of the cross-sectional area thereof be less than 2½ inches;

(b) the aspect ratio exceed—

(i) in the case of a flue serving a convector gas fire or radiant gas fire, 5 to 1;

(ii) in the case of any other flue, 3 to 1;

(c) the cross-sectional area be less than the area of any flue connection on the appliance served by the flue, or, if the flue is used for two appliances, be less than the area of the larger of the flue connections to the common flue.

**Combustible material in relation to appliances**

84. The back, top and sides of any appliance to which this Regulation applies (including any draught diverter associated therewith) shall be separated from any combustible material in the building, other than flooring, by a shield of non-combustible material not less than 1 inch in thickness or by a space of not less than 3 inches:

Provided that this Regulation shall not apply to any appliance designed so that, under any conditions of normal operation, the external surface temperature at no point on the back, top or sides exceeds 212° Fahrenheit.

**Hearth for appliances**

85. Between the underside of any appliance to which this Regulation applies and any combustible surface finish, or other combustible material, there shall be provided a hearth of non-combustible material not less than ¼ of an inch in thickness, which hearth shall—

(a) extend beyond each side of the appliance and the back

(i) not less than 6 inches, or

(ii) up to any adjacent wall, whichever is the less distance, and

(b) extend forward from the appliance to a distance of not less than 9 inches measured horizontally from the lowest part of any flame or incandescent material within the appliance:

Provided that this Regulation shall not apply in the case of an appliance—

(i) of which the lowest portion of any flame or incandescent material is at a distance of 9 inches or more above the floor, or

(ii) so designed that, under any condition of normal operation, the temperature at the base of the appliance does not exceed 212° Fahrenheit.

**Gas burning appliances**

86. Every appliance to which this Regulation applies shall be so designed, constructed and installed as to operate efficiently and safely.
Chimneys, Flues and Hearth and Appliances of a High Rating

Chimneys, flue-pipes and hearths and appliances of a high rating

87.—(1) Every chimney, flue-pipe and hearth to which this Regulation applies shall be constructed of suitable non-combustible materials so put together and arranged as to prevent the ignition of any part of the building of which they form part.

(2) Every appliance to which this Regulation applies shall be so designed, constructed and installed as to operate efficiently and safely.

General

Access to roof

88. Where in the case of a building in occupancy group A—
(a) the roof is a mansard roof and the flat portion thereof is,
(b) the roof is a flat roof and is, or
(c) the roof is neither a flat roof nor a mansard roof and the eaves are at a height of more than 10 feet above ground level at every part, the building shall be provided with suitable means for obtaining access to the roof and to any chimney stacks forming part of the building.

 Appliances for heating and cooking

89. No appliance for heating or cooking shall be installed in a building other than an appliance designed to burn coke, anthracite, semi-anthracite, gas or electricity:

Provided that nothing in this Regulation shall prohibit—
(i) the installation of a furnace to which section 3 of the Clean Air Act, 1956(a), applies;
(ii) the installation of an appliance which is itself exempt, from the provisions of section 11 of the said Act of 1956, or which belongs to a class or description of appliance which is so exempt;
(iii) the installation of an appliance in a building which is itself so exempt, or which belongs to a class or description of building which is so exempt.

Part VII

Preparation of Sites and Resistance to the Passage of Moisture

The site of every building and the ground in its vicinity to be clear of harmful matter and to be so treated as to protect the building from the harmful effects of ground water and flooding

Application of Part VII

90.—(1) Regulations 92, 94 and 95 shall not apply to any temporary building in occupancy sub-group A3 or A4 or in occupancy group B, C, D or E.

(2) Regulations 93 and 96 shall not apply to any temporary building in occupancy group B, C, D or E.

(a) 4 & 5 Eliz. 2. c. 52.
Protection against ground water and flood water

91. The site of every building and the ground in the vicinity of the building shall, so far as is reasonably practicable, be drained or otherwise treated to the extent necessary to prevent any harmful effects on any part of the building from ground water or flood water.

Existing drains

92. Every drain and agricultural pipe passing under the site of a building shall be diverted therefrom or shall be so reconstructed as to conform to Regulation 139.

Removal of matter harmful to health

93. There shall be removed from the site of any building intended for human use and habitation and from the ground in the vicinity of the building any matter which might have harmful effects on the health of the users or occupants of the building.

Removal of surface soil and other matter

94. There shall be dug out and removed from the site of every building, surface soil, vegetable and other similarly harmful matter to the extent necessary to prevent any harmful effects therefrom on any part of the building.

*Treatment of solum

95.—(1) The solum shall be treated in such a way as to prevent the growth of vegetable matter and to reduce the evaporation of moisture from the ground to the extent necessary to prevent any harmful effects on any part of the building and on the health of its occupants.

(2) In this Regulation, “solum” means the area within the containing walls of a building after removal of the soil and other matter so as to comply with the last foregoing Regulation.

Every building to be so designed and constructed as to restrict the passage of moisture to the inner surface and to any part of the building that would be harmfully affected by such moisture

*Resistance to moisture from the ground

96. In every building, that part of the structure in contact with the ground shall—

(a) have incorporated therein a layer of material impermeable to moisture and so positioned as to prevent the passage of ground moisture, or

(b) be of such material and so constructed that ground moisture cannot penetrate

to the inner surface of the building or to any part of the building that would be harmfully affected thereby:

Provided that this Regulation shall not apply to a building built on a site, the composition of the subsoil or other strata of which is such as to prevent the passage of moisture from the ground to the inner surface of the building, or to any such part of the building.
Resistance to moisture from rain or snow

97. In every building those parts of the structure that are exposed to the effects of rain or snow shall be so designed and comprised of such materials as—

(a) to prevent any harmful effect of moisture from rain or snow on the health of the persons using or occupying the building, and

(b) (i) in the case of roofs, to prevent, and

(ii) in the case of other parts of the structure, to restrict so far as reasonably practicable the passage of such moisture to the inner surface of the building or any part thereof that would be harmfully affected thereby.

Provided that this Regulation shall not apply to a building or part of a building which is intended to be used in such a manner that the passage of moisture to the inner surface thereof will have no more harmful effect upon the structure of the building or part thereof than that likely to result from the intended use of the building.

PART VIII
RESISTANCE TO THE TRANSMISSION OF SOUND

THE WALLS AND FLOORS SEPARATING HOUSES FROM ADJOINING HOUSES, FROM ADJOINING PARTS OF THE SAME BUILDING AND FROM ADJOINING BUILDINGS TO PROVIDE SUFFICIENT INSULATION AGAINST THE TRANSMISSION OF SOUND

Application of Part VIII

98. 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).

Separating walls and floors

99.—(1) Where a wall separates a house from any other building or where a wall or floor separates a house forming part of a building from any other part of that building, the wall or floor, as the case may be, shall be so constructed that, in conjunction with other elements of structure in association therewith, it reduces the airborne sound by not less than the values given in Part I of Table 12 at all the frequencies stated therein:

Provided that the wall or floor shall be accepted as meeting the requirements of this paragraph if, on a reading being taken at each of the frequencies set out in the said Part I, the aggregate of any amounts by which the reduction of airborne sound falls short of the value given in the said Part I does not exceed 23 decibels.

(2) Where the floor of any part of a building separates that part of the building from a house in the same building, the floor shall be so constructed that in conjunction with other elements of structure in association therewith, it limits the impact sound transmission so that when a sound field is generated in that part of the building by the standard impact method, the sound pressure levels produced in any part of any house do not exceed the values given in Part II of Table 12 at all the frequencies stated therein:

Provided that a floor shall be accepted as meeting the requirements of this paragraph if, on a reading being taken at each of the frequencies set out in the said Part II, the aggregate of any amounts by which the sound pressure level exceeds the value set forth in the said Part II, is not greater than 23 decibels.
In this Regulation, "standard impact method", means the method of generating a sound field described in paragraph 5 (a) of British Standard B.S. 2750: 1956 used in relation to a floor.

Measurement of sound transmission

100.—(1) For the purposes of the foregoing Regulation the measurements of sound transmission and the values of sound transmission in relation to any wall or floor shall be determined in accordance with the following provisions of this Regulation:

Provided that—

(i) where the construction of any part of a wall or floor differs from that of the remaining part of that wall or floor each part shall be treated for the purposes of this Regulation as a separate wall or floor;

(ii) every wall or floor or part of a wall or floor in a building with nominally identical construction shall be treated as forming part of a single wall or floor, as the case may be.

(2) Measurements shall be in accordance with sections two and three of British Standard B.S. 2750: 1956. and the method of normalising the results for both airborne and impact sound shall be that given in clause 3 e (ii) of section two of the said British Standard.

(3) Where a wall or floor in any building separates one or more pairs of apartments the value of the sound transmission of that wall or floor shall be taken to be the average of the measurements between apartments separated by that wall or floor as follows—

(a) where the wall or floor separates four pairs of living rooms, the measurements between these four pairs;

(b) where the wall or floor separates more than four pairs of living rooms, the measurements between such of these pairs of rooms, being not less than four, as may be selected by the buildings authority;

(c) where the wall or floor separates less than four pairs of living rooms but separates other pairs of apartments, the measurements between the pairs of living rooms and such other pairs as may be selected by the buildings authority being in any case such number as will bring up the number tested to not less than four;

(d) where the wall or floor separates less than four pairs of apartments, the measurements between those pairs of apartments.

PART IX

Resistance to the Transmission of Heat

In every residential building, the roof (or the roof in conjunction with the ceiling of the topmost storey), the external walls, the floor next to the ground and any floor or part of a floor the underside of which is exposed to the open air, to be of such materials and to be so constructed as to offer adequate resistance to the transmission of heat from the inside of the building to the outside.

Application of Part IX

101.—(1) Nothing in this Part shall apply to—

(a) any temporary building in occupancy sub-group A3 or A4;
(b) the roof, external wall or floor of any ancillary accommodation (including a garage, store, wash-house or water-closet) which forms part of a building of occupancy sub-group A1, A2 or A3 but is not entered from within the building.

(2) The provisions of Regulations 104 and 105 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).

Interpretation of Part IX

102. In this Part—

"surface heat transfer coefficient", in relation to a surface, means the amount of heat in British thermal units transferred per hour between each square foot of the surface and the ambient air when there is a difference in temperature of one degree Fahrenheit between the surface and the ambient air;

"surface resistance" means the reciprocal of the surface heat transfer coefficient;

"thermal transmittance coefficient", in relation to any structure, being a roof, wall or floor, means the number of British thermal units transmitted per hour through one square foot of the structure when there is a difference in temperature of one degree Fahrenheit between the air on the internal and external surfaces of the structure.

*Roofs*

103.—(1) The roof of every building of occupancy sub-group A1, A2 or A3 shall be so constructed that, when the sum of the surface resistances of—

(a) the external surface of the roof, and

(b) the internal surface of the roof, or the lower surface of the ceiling of the storey immediately below the roof

is taken as 0·85, the thermal transmittance coefficient of the roof, or of the roof in conjunction with any such ceiling, is not more than 0·20.

(2) For the purpose of this Regulation, "roof" shall not include any roof-light or other opening therein.

(3) Where the floor of a balcony or other structure, or any part of such a floor, forms the roof of any part of a building of occupancy sub-group A1, A2 or A3 and the upper side thereof is exposed to the open air, this Regulation shall apply to the floor or that part thereof, as the case may be, as it applies to the roof of the building.

*Walls*

104.—(1) Every part of an external wall of a house or of a building of occupancy sub-group A3, which does not comprise a window or other glazed opening, shall be so constructed that the thermal transmittance coefficient thereof is not more than 0·30.

(2) The external walls of every house or building of occupancy sub-group A3 shall be so constructed that the average thermal transmittance coefficient over all such walls of the house or building (including any windows or other glazed openings therein) is not more than 0·42.
(3) In calculating the average thermal transmittance coefficient for the purposes of this Regulation—

(a) the thermal transmittance coefficient of any single glazing shall be taken as 1.00 and of any double glazing as 0.50;

(b) where the average thermal transmittance coefficient over all the windows and other glazed openings in the external walls of the house or building of occupancy sub-group A3 is 0·75 or more, the average thermal transmittance coefficient over the remaining parts of the walls shall be taken to be not less than 0·20, and

(c) where the average thermal transmittance coefficient over all the windows and other glazed openings in the external walls of the house or building of occupancy sub-group A3 is less than 0·75 the average thermal transmittance coefficient over the remaining parts of the walls shall be taken to be not less than 0·10.

(4) For the purposes of this Regulation, “wall” shall include any internal or external surface finishes thereon and in any calculation for the purposes of this Regulation the sum of the surface resistances of the internal and external surfaces shall be taken as 1·00.

Floors

105.—(1) In any building of occupancy sub-group A1, A2 or A3 every floor or part of a floor next to the ground shall be constructed—

(a) as a suspended floor with tongued and grooved boarding or other draught-resisting decking, carried on joists or as a suspended concrete floor, having in either case a space beneath the level of the floor enclosed by walls on all sides (apart from any necessary ventilation openings), or

(b) as a floor laid upon the ground or upon hardcore filling.

(2) Where the underside of the floor of any part of a building of occupancy sub-group A1, A2 or A3 is exposed to the open air the floor shall be so constructed that when the sum of the surface resistances of the upper and lower surfaces of the floor is taken as 1·00, the thermal transmittance coefficient of the floor is not more than 0·20.

PART X

VENTILATION

EVERY BUILDING TO BE PROVIDED WITH ADEQUATE MEANS OF VENTILATION

Application of Part X

106.—(1) This Part shall not apply to any building or part of a building—

(a) which comprises premises which are subject to the Factories Acts, 1937 to 1959, or any regulations made under those Acts, or

(b) which is a school building as defined in the School Premises (Standards and General Requirements) (Scotland) Regulations, 1959(a).

(2) The provisions of Regulation 122 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).

(a) S.I. 1959/1096 (1959 1, p. 1075).
Interpretation of Part X

107.—(1) In this Part—

"air change", in relation to a room or space being ventilated, means a movement of air whereby a quantity of fresh air equal to the cubic capacity of the room or space is admitted thereto;

"cross-sectional area", in relation to any ventilator or duct, means the unobstructed area of the smallest louvre or grille located within the ventilator or duct;

"mechanical ventilation" means a system of ventilation operated by a power driven mechanism which causes a change of air between any part of the interior of a building and the external air;

"permanent ventilator" means a permanent ventilation opening which permits an uninterrupted passage of air between a part of a building and the external air;

"private garage" means a building or part of a building comprising a garage for private use, whose area does not exceed 400 square feet;

"roof-light" means a roof-light so constructed that the whole or part thereof is capable of being opened;

"ventilator" (except in the expression "permanent ventilator") means a louvre or grille capable of being opened which, when opened, permits an uninterrupted passage of air between a part of a building and the external air.

(2) Any provision of this Part requiring that a window, roof-light or ventilator should have an opening area of a given amount shall be construed as a requirement that the window, roof-light or ventilator shall be so constructed as to be capable of being opened to the extent of an area not less than the given amount.

(3) Any provision of this Part requiring—

(a) the provision of a window, roof-light or ventilator having a given opening area shall be construed as requiring the provision of one or more windows, roof-lights or ventilators or any combination thereof having an area or aggregate opening area equal to the given area;

(b) the provision of a permanent ventilator of a given cross-sectional area shall be construed as requiring the provision of one or more permanent ventilators having an area or aggregate cross-sectional area equal to the given area.

(4) Any reference in this Part to the cubic space per occupant of a room shall be construed as a reference to the cubic space obtained by dividing the cubic capacity of the room by the occupant capacity thereof.

VENTILATION OF HOUSES

*Cross ventilation of houses*

108.—(1) Every house, whether or not it forms only part of a building, shall be so constructed as to have at least two external walls, being either—

(a) on opposite sides of the house, or

(b) adjacent to each other.

(2) In each of these external walls there shall, on each storey of the house bounded by the wall, be a window or ventilator from an apartment, kitchen, passage, stairway or landing to the external air, such window or ventilator having an opening area of one square foot.
(3) Nothing in this Regulation shall apply to a house in which there is installed a system of mechanical ventilation which will provide a supply of fresh air in each apartment in the house and in the kitchen at the rate set out in Table 13, being a system so designed that no air is fed directly into any part of the house from any kitchen, bathroom or watercloset.

*Kitchens*

109. Every kitchen forming part of a house shall be ventilated—
(a) direct to the external air by a window, roof-light or ventilator having an opening area of one-twentieth of the floor area of the kitchen, or
(b) by mechanical means so as to provide a fresh air supply at the rate set out in Table 13.

*Apartments*

110. Every apartment or other room (not being a kitchen) forming a part of a house shall be ventilated—
(a) (i) direct to the external air by a window, roof-light or ventilator having an opening area of one-twentieth of the floor area of the apartment or room, and
(ii) unless there is leading from the apartment or room the flue of an open solid fuel appliance, by a permanent ventilator having a cross-sectional area of not less than 10 square inches and opening either direct to the external air or into a passage within the house which is ventilated to the external air, or
(b) by mechanical means so as to provide a fresh air supply at the rate set out in Table 13.

*Bathrooms, washrooms and waterclosers*

111. Every bathroom, washroom or watercloset forming part of a house shall be ventilated—
(a) direct to the external air by—
   (i) one-twentieth of the floor area of the bathroom, washroom or watercloset, or
   (ii) one square foot, whichever is the greater, or
(b) by mechanical means—
   (i) so as to provide a fresh air supply at the rate set out in Table 13, 
   (ii) so designed that no air is taken into the watercloset or bathroom directly from an apartment, kitchen, utility room or laundry and the outlet is to the external air,
   (iii) in the case of a watercloset or a bathroom containing a watercloset, provided with a duplicate motor, and
   (iv) separate from any other ventilating plant installed for any other purpose in the building.

*Ancillary accommodation*

112.—(1) Every room in which there are provided laundry facilities, or clothes drying facilities, for communal use in respect of a number of houses shall be ventilated—
(a) direct to the external air by—
   (i) a window, roof-light or ventilator having an opening area of 150 square inches for every 750 cubic feet of the room, or
(ii) a window, roof-light or ventilator having an opening area of one-twentieth of the floor area of the room and a permanent ventilator having a cross-sectional area of 75 square inches for every 750 cubic feet of the room, or

(b) by mechanical means so as to provide a fresh air supply at the rate set out in Table 13.

(2) Every room in a block of flats, not being—

(i) such a room as is referred to in the last foregoing paragraph;
(ii) a room forming part of a house;
(iii) a garage, or
(iv) part of a building used only for vehicle parking,

shall be ventilated—

(a) direct to the external air by—

(i) a window, roof-light or ventilator having an opening area of one-twentieth of the floor area of the room, and
(ii) a permanent ventilator having a cross-sectional area of not less than 10 square inches for every 750 cubic feet of the room, or

(b) by mechanical means so as to provide a fresh air supply at the rate set out in Table 13.

VENTILATION OF GARAGES

Private garages

113. In every private garage there shall be provided two permanent ventilators—

(a) each having a cross-sectional area of not less than 10 square inches for every 750 cubic feet of the garage;

(b) of which—

(i) one shall be in the wall containing the vehicular entrance door or in the door itself, and at a distance measured horizontally from the other ventilator of not less than 10 feet, and
(ii) the other shall be in any of the other walls or in the roof, and

(c) of which—

(i) one shall be at a height above floor level of not more than 1 foot, and
(ii) the other shall be at a height above floor level of not less than 5 feet.

Garages other than private garages

114.—(1) This Regulation shall apply to any storey of a building used for vehicle parking or garaging, being neither a private garage nor a storey of a building in which vehicles are moved by mechanical means forming part of the building.

(2) If the storey is the ground storey or a storey above the ground storey it shall be ventilated—

(a) direct to the external air by two permanent ventilators each having a cross-sectional area equal to not less than one-fortieth of the floor area of the storey and situated in opposite walls of the storey, or

(b) by mechanical means to provide a fresh air supply at the rate set out in Table 13.
(3) If the storey is a basement storey ventilated only by mechanical means—

(a) it shall be ventilated by two mechanical ventilation systems—
   (i) which in aggregate provide a fresh air supply at the rate set out in Table 13, and
   (ii) each of which is capable of providing a fresh air supply at one-half of the rate set out in Table 13;

(b) there shall be provided in the storey an audible or visible warning signal which operates automatically in the event of a failure of both such mechanical ventilation systems and which is available even in the event of a failure of the mains power supply to the building, and

(c) there shall be exhibited conspicuously at each entrance to the storey a notice incised or embossed with letters of not less than 9 inches high, in the following terms or in terms substantially to the like effect—

   “DANGER

   SWITCH YOUR ENGINE OFF WHEN WARNING SIGNAL SHOWS [SOUNDS]†

   † Delete as appropriate...

(4) If the storey is a basement storey not ventilated solely by mechanical means it shall be ventilated—

(a) direct to the external air by two permanent ventilators each having a cross-sectional area equal to not less than one-eightieth of the floor area of the storey or part thereof and situated in opposite walls, and

(b) by a mechanical ventilation system so as to provide a fresh air supply at one half of the rate set out in Table 13.

(5) Any mechanical ventilation system provided so as to comply with this Regulation shall—

(a) be independent of any ventilating plant for any other part of the building;

(b) have at least one exhaust air outlet for every 2,000 square feet of area of the floor of the storey served by the system;

(c) be so constructed that at least two-thirds of the exhaust air is extracted from outlets not less than two feet above the level of the floor.

(6) The provisions of this Regulation shall apply to—

(a) any passage giving access to a storey to which this Regulation applies, or

(b) any ramp giving access to such a storey from an adjacent storey as if that passage or ramp were itself such a storey.

(7) In this Regulation, any reference to a storey shall include a reference to any part of a storey.

VENTILATION OF BUILDINGS OTHER THAN HOUSES AND GARAGES

*Ventilation of buildings other than houses and garages

115.—(1) This Regulation shall apply to every room—

(a) in a building, being neither a building comprising or containing a house nor a garage;

(b) in the case of a building containing a house or garage, in any part which neither forms part of a house or garage nor pertains to a house.;
(c) in a building or part of a building used for vehicle parking, in which vehicles are moved by mechanical means forming part of the building.

(2) If the room—
(a) forms part of a building of occupancy group E;
(b) is used only for the purposes of storage, or
(c) is neither a room of a description mentioned in Table 2 nor a room for which there is available a number as the number of persons the room is designed to hold,

it shall be ventilated—
(i) direct to the external air by a window, roof-light or ventilator having an opening area of 10 square inches for every 750 cubic feet of the room, or
(ii) by mechanical ventilation to give a fresh air supply at the rate set out in Table 13.

(3) The provisions of Regulation 111 shall apply to any room to which this Regulation applies and which is used as a bathroom, washroom or watercloset as they apply respectively to any bathroom, washroom or watercloset forming part of a house.

(4) Any other room to which this Regulation applies shall, subject to the provisions of Regulations 116 to 118, be ventilated—
(a) where the cubic space per occupant does not exceed 100 cubic feet, by mechanical means to provide a fresh air supply at the rate set out in Table 13;
(b) where the cubic space per occupant exceeds 100 cubic feet but does not exceed 750 cubic feet—
   (i) direct to the external air, by a window, roof-light or ventilator having an opening area of one-twentieth of the floor area of the room and by a permanent ventilator having a cross-sectional area of not less than 10 square inches for every 750 cubic feet of that room, or
   (ii) by mechanical means to provide a fresh air supply at the rate set out in Table 13;
(c) where the cubic space per occupant exceeds 750 cubic feet—
   (i) (A) direct to the external air by a window, roof-light or ventilator having an opening area of one-twentieth of the floor area of the room, and
       (B) by a permanent ventilator having a cross-sectional area per occupant of not less than 10 square inches, diminished by one square inch for every 250 cubic feet of cubic space per occupant in excess of 750, so, however, that in no case shall such area per occupant be less than one square inch, or
   (ii) by mechanical means to provide a fresh air supply at the rates set out in Table 13.

GENERAL

*Additional requirements for sleeping rooms

116.—(1) The provisions of this Regulation shall apply to any room used or intended to be used for sleeping but not forming part of a house and shall so apply notwithstanding the provisions of the last foregoing Regulation.
(2) The room shall be ventilated direct to the external air by—
(a) a window in an external wall, and
(b) a permanent ventilator
which shall comply with the provisions of sub-paragraph (b) or (c), as the case may be, of paragraph (4) of the last foregoing Regulation:
Provided that nothing in this paragraph shall require the provision of a permanent ventilator in the case of—
(i) a room whose cubic capacity does not exceed 1,500 cubic feet and from which there opens the flue of an open solid fuel appliance;
(ii) a room which is ventilated by mechanical means to provide a fresh air supply at the rate set out in Table 13.
(3) The room shall have a cubic capacity of not less than 525 cubic feet.
(4) The provisions of Regulation 179 shall apply to the room as they apply to a bedroom forming part of a house.

**Additional requirements for theatres**

117. If in any room of a building of occupancy sub-group C3 used solely for stage performances there is a fixed proscenium arch, any mechanical means of ventilation shall be so designed that there is, so far as reasonably practicable, no air flow from the stage into the auditorium.

**Additional requirements for rooms with flue-less gas water heaters**

118.—(1) This Regulation shall apply only to a room in which there is affixed as a fixture a gas water heater which has no flue from the combustion chamber to the external air, and shall so apply notwithstanding any of the foregoing provisions of this Part.
(2) Any room to which this Regulation applies having a cubic capacity of not more than 400 cubic feet shall be ventilated to the external air by a permanent ventilator having a cross-sectional area of not less than—
(i) if the heater is an instantaneous water heater, 5 square inches;
(ii) if the heater is a storage water heater, 15 square inches.
(3) Any room to which this Regulation applies and which has a cubic capacity of more than 400 cubic feet but not more than 750 cubic feet shall, if the heater is an instantaneous water heater, be ventilated to the external air by a permanent ventilator having a cross-sectional area of not less than 5 square inches.
(4) In this Regulation the expressions “instantaneous water heater” and “storage water heater” shall have the meanings assigned to them by Regulation 59.

*Enclosed access to houses and other buildings*

119. Every part of an enclosed passage, stairway, landing or balcony providing common access to—
(a) any part of a building, or
(b) any part of the curtilage of a building containing two or more houses, being a part which is provided for the use of the occupants of two or more houses in that building
shall be ventilated—
(i) direct to the external air by a permanent ventilator having a cross-sectional area of not less than 10 square inches for every 750 cubic feet of that part of the access, or
(ii) by mechanical means to provide a fresh air supply at the rate set out in Table 13.
Lift machine rooms and lift wells

120.—(1) Any room in which there is housed machinery operating a lift shall be ventilated direct to the external air by a permanent ventilator having a cross-sectional area of not less than 10 square inches.

(2) The lift well of any lift shall be ventilated—
(a) direct to the external air, or
(b) where the room housing the lift machinery is above the lift well, to that room,
by a permanent ventilator having a cross-sectional area of not less than 10 square inches.

General requirement for windows and ventilators

121. Every window and ventilator provided so as to comply with this Part shall be so positioned that the top of the opening part or of the permanent ventilation opening is not less than 6 feet 6 inches above the floor.

Windows and ventilators opening to courts or passages

122.—(1) Where a window provided so as to comply with this Part opens into a closed court, open court or passage it shall be so sited that there is in front of every part of the window and at the level of the sill of the window a horizontal area of open space comprising a square, one side of which is in the plane of the window opening and which has sides of a length not less than—
(a) the relevant length set forth in paragraphs (2) to (5) of this Regulation, and
(b) in any case, 10 feet:
Provided that no area shall for the purposes of this Regulation be taken to be an area of open space if it is overhung by a balcony or other projection.

(2) Where the window opens into a closed court the relevant length for the purposes of the last foregoing paragraph shall be equal to one-third of the height of the lowest of the opposite or adjacent walls above the level of the head of the window.

(3) Where the window opens into an open court, the opening of which is on the side opposite the window, the relevant length for the purposes of paragraph (1) of this Regulation shall be equal to one-sixth of—
(a) the height of the lower of the adjacent walls above the level of the height of the window, or
(b) the distance from the plane of the window opening to the plane of the opening of the court,
whichever is the less.

(4) Where the window opens into an open court, the opening of which is on a side adjacent to the opening the relevant length for the purposes of paragraph (1) of this Regulation shall be equal to one-quarter of—
(a) the height of the lowest wall of the court above the level of the head of the window, or
(b) the distance from the plane containing the opening of the court to the nearest part of the window,
whichever is the less.
(5) Where the window opens into a passage the relevant length for the purposes of paragraph (1) of this Regulation shall be equal to one-sixth of—

(a) the height of the passage wall above the level of the head of the window, or

(b) the distance from the nearest point where the passage terminates to the nearest part of the window,

whichever is the less.

(6) In this Regulation—

"closed court", in relation to a window, means any space at the level of the sill of the window which is either wholly enclosed by walls or is enclosed by walls but has an opening on one side which is—

(a) less than 3 feet 6 inches in width, or

(b) opens on to a passage of a width of less than 10 feet;

"open court", in relation to a window, means any space at the level of the sill of the window enclosed by walls, not being a closed court, and includes a recess if, and only if—

(a) the window is in the back wall of the recess and the ratio of the length of the back wall to the depth of the recess is less than 1 to 1, or

(b) the window is in the side of a recess and the ratio of the length of the back wall of the recess to the depth of the recess is less than 2 to 1;

"passage", in relation to a window, means any space at the level of the sill of the window bounded by walls on two opposite sides where the distance between the opposite walls is not greater than one-quarter of the height of the higher of the two walls above the said level.

(7) This Regulation shall apply in relation to a ventilator provided so as to comply with this Part as it applies in relation to a window so provided and references to the sill of the window shall be taken to include references to the foot of the ventilator and references to the top of the window shall be taken to include references to the top of the ventilator.

External openings to mechanical ventilation system

123. Every external opening forming part of a mechanical ventilation system of a building to which this Part applies—

(a) shall be so sited in relation to any outlet for smoke, steam or noxious vapours, as to reduce as far as practicable the ingress into the system of smoke, steam or noxious vapours therefrom;

(b) shall be so sited in relation to any other opening into the building as to avoid the escape of air from the system into any part of the building, and

(c) shall be protected against the passage of snow, rain, and vermin.

Construction of ventilation ducts

124. Every duct forming part of a mechanical ventilation system of a building to which this Part applies shall be so constructed that it is airtight and the internal surface thereof is smooth.
PART XI

DAYLIGHTING AND OPEN SPACE ABOUT BUILDINGS

IN HOUSES, HABITABLE ROOMS AND KITCHENS TO BE PROVIDED WITH ADEQUATE NATURAL LIGHTING

Application of Part XI

125.—(1) This Part shall apply to a building any part of which is in occupancy sub-group A1 or A2.

(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 Building Standards Regulations).

Interpretation of Part XI

126.—(1) In this Part—

“boundary”, in relation to a window, means that part of the boundary over which daylight reaches the window;

“daylight area”, in relation to a daylight factor, means the area enclosed by a line drawn through all points on the working plane on which the daylight factor is of the given value;

“daylight factor”, in relation to any reference point, means the ratio of the daylight illumination (including light reflected from interior and exterior surfaces) on the working plane at that point, to that prevailing simultaneously on a horizontal plane due to the whole of an unobstructed sky having a standard luminance distribution as defined by the International Commission on Illumination;

“daylight penetration”, in relation to a window in the wall of a room, means the horizontal distance from the window to any reference point in that room, measured from the outer face of the wall normal to the plane of the window;

“daylighting window”, means a window provided so as to comply with Regulation 128;

“external obstruction”, in relation to a window, means any building or land (including any trees thereon) which obstructs any part of the view of the sky as seen through the window at an angle above the working plane;

“reference point”, means any point on the working plane at which a daylight factor or sky factor is calculated;

“reflection factor”, in relation to a surface, means the ratio of light reflected from that surface to light incident upon it;

“sky factor”, in relation to any reference point, means the ratio of the illumination on the working plane at that point to that prevailing simultaneously on a horizontal plane due to the whole of an unobstructed sky having uniform luminance distribution, no account being taken of any reflected light;

“working plane”, in relation to the window of a room, means the horizontal plane 2 feet 9 inches above the floor level of the room, on which a daylight factor or sky factor is calculated.
(2) The provisions of Regulation 3 (which relate to the meaning of the expression "land in different occupation") shall, in relation to this Part, have effect as if there was added at the end of the proviso to paragraph (1) the following sub-paragraph—

"(iv) any land, including a private street, over which there exists a servitude of light in favour of the building or of the land on which the building is to be erected".

**Rooms in which daylighting to be provided**

127. Regulations 128 to 131 shall apply to every room forming part of a house, being a kitchen, living room, bedroom or other apartment.

**Standard of daylighting**

128.—(1) In every room to which this Regulation applies there shall be provided a window (hereinafter in this Part referred to as "a daylighting window") so positioned and of such dimensions that—

(a) within the depth of daylight penetration specified in column (4) of Table 14, and

(b) within the daylight area specified in column (5) of the said Table, the daylight factor is not less than that specified in column (6) of the said Table.

(2) Nothing in this Regulation shall apply to a room if there is provided in the room a window or windows so as to comply with Part I of the Sixth Schedule.

**Calculation of daylight factor**

129.—(1) Subject to Regulation 131 in calculating the daylight factor in any room for the purposes of these Regulations—

(a) there shall be taken into account in relation to any daylighting window—

(i) any existing external obstruction, or

(ii) the external obstruction assumed to exist in accordance with paragraph (2) of this Regulation, whichever is the greater;

(b) the brightness of any external obstruction shall be assumed to be one-tenth of the sky brightness;

(c) there shall be taken into account any part of the frame of the window and any glazing bar, transom or mullion which obstructs the passage of daylight through the opening of a daylighting window, and

(d) the reflection factors of the internal surfaces of the room shall be taken to be those specified in column (2) of Table 14.

(2) In relation to any daylighting window there shall for the purposes of sub-paragraph (a) of the last foregoing paragraph be assumed to be an obstruction—

(a) on the other side of the boundary, parallel to the line of the boundary and of infinite length;

(b) of such height that at ground level at any point on the line of the boundary it subtends an angle of 43 degrees, and
(c) at a distance beyond the boundary equal to the difference between—

(i) the minimum distance of the boundary from the wall of the building as calculated for the purposes of Regulation 132, and

(ii) the minimum distance which would have been so calculated if, for the sky factor specified in Regulation 132 there were substituted a sky factor of 1 per cent, and for the daylight penetration and width so specified there were substituted respectively a daylight penetration of 8 feet and a width of 6 feet 7½ inches:

Provided that nothing in this paragraph shall apply in relation to a boundary with land which consists or forms part of an area shown in an operative development plan under the Town and Country Planning (Scotland) Act, 1947(a), as allocated for a use other than residential.

Windows

130.—(1) Nothing in this Part shall prevent compliance with the requirements of paragraph (1) of Regulation 128 by the provision of two or more windows in the same or in different walls of the room and each such window so provided shall for the purpose of this Part be taken to be a daylighting window.

(2) Every daylighting window shall be situated in an external wall:

Provided that nothing in this paragraph shall prohibit a daylighting window in an attic being a dormer.

(3) If, in any room to which this Regulation applies, there is provided in an external wall a glazed door, so much of the glazed part of the door as is above 2 feet 9 inches from the floor of the room shall, for the purposes of this Part, be taken to be a daylighting window.

Balconies and projections

131.—(1) In calculating the daylight factor in relation to a daylighting window for the purposes of this Part, account shall also be taken of—

(a) any horizontal projection beyond the plane of the window opening and over the head of the opening, and

(b) any wall or screen flanking the window opening and forward of the plane of the opening, and

(c) any balustrade, screen or other external part of the building so constructed as to constitute an obstruction to daylight entering the window.

(2) If, in relation to the opening of a daylighting window of any apartment, there is such a horizontal projection as is mentioned in sub-paragraph (a) of the last foregoing paragraph, and—

(a) there is a private balcony with access from the apartment of not less projection and width than the horizontal projection, or

(b) there is direct access on the same level to an open space intended for the exclusive use of the occupants of the house or joint use with the occupants of other houses in the building only, an area and depth of the private balcony or open space equal to three-quarters of the area and depth of the projection shall, for the purposes of this Part, be deemed to form part of the daylight area and daylight penetration respectively in relation to the apartment.

(a) 10 & 11 Geo. 6. c. 53.

73
Relationship of building to boundary

132.—(1) Subject to the provisions of Regulation 37 and to the following provisions of this Regulation, every building to which this Part applies shall be so sited in relation to any boundary and so designed that when the building, together with any existing external obstruction, is taken as the external obstruction in relation to a reference point assumed to be at ground level at any point on the line of the boundary the sky factor is not less than 2 per cent.

(2) In calculating the sky factor for the purposes of this Regulation—
(a) the reference point shall be assumed to be at a daylight penetration of 4 feet from the plane of a notional vertical glazed opening extending from the level of the reference point to a height of 4 feet 10½ inches above such level and having a width of 5 feet 1 inch;
(b) the plane of the opening shall be assumed to be parallel to the line of the boundary or to a line tangential to the boundary at the reference point, and
(c) no account shall be taken of light reaching the reference point—
   (i) over land in different occupation, below an angle of 43 degrees above the horizontal, and
   (ii) over any land, below an angle of 10 degrees above the horizontal.

(3) Nothing in this Regulation shall prevent the erection of any part of the building nearer to any point on the boundary than is required by paragraph (1) of this Regulation if—
(a) the height of the part of the building does not exceed—
   (i) if contiguous with the boundary, 9 feet 6 inches,
   (ii) if not so contiguous, the sum of 9 feet 6 inches and an amount equal to one-third of the distance of that part from the boundary, such height being measured above the ground level at that point on the boundary;
(b) the building forms part of a continuous frontage to the street and the part of the building is—
   (i) of a height not greater than the highest part of the remainder of the building, and
   (ii) of a depth measured backwards from the front of the building at ground floor level not exceeding 40 feet, or
(c) the boundary is a boundary with land which consists or forms part of an area shown in an operative development plan under the Town and Country Planning (Scotland) Act, 1947, as allocated for a use other than residential.

(4) Nothing in this Regulation shall apply to a building if the distance of the building from any point on the boundary is not less than that determined in accordance with Part II of the Sixth Schedule.

Application for warrant for more than one building

133. Where an application for warrant under section 6 of the Act relates to more than one building to which this Part applies—
(a) the land on which these buildings are to be erected shall, for the purposes of this Part, be deemed to form land in the same occupation, notwithstanding that the buildings are intended for different occupation, and
(b) each of the buildings shall, in relation to the other buildings comprised in the application, be deemed to be an existing building for the purposes of Regulation 129.

**Minimum distance between windows**

134. No part of any daylighting window in a house shall be sited nearer to any part of a daylighting window in another house than the horizontal distance specified in Table 15 according to each of the horizontal angles included between the shortest line joining any part of one window opening to any part of the other and the vertical plane of the opening of each window:

Provided that nothing in this Regulation shall prevent a daylighting window being sited nearer to another such window than the distance so specified if—

(i) no part of either window can be seen from any part of the other window, or

(ii) if both windows are the daylighting windows of kitchens.

**PART XII**

**DRAINAGE AND SANITARY APPLIANCES**

ALL FOUL WATER AND RAINWATER FROM EVERY BUILDING TO BE DISPOSED OF IN SUCH A WAY AS TO OFFER NO MENACE TO HEALTH, CAUSE NO NUISANCE AND CAUSE NO DAMAGE TO ANY BUILDING, INCLUDING THE FOUNDATIONS AND SUPPORTS THEREOF

**Application of Part XII**

135. The provisions of paragraph (2) of Regulation 137, so far as relating to a building of any class to which section 120 of the Public Health (Scotland) Act, 1897(a), applies 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).

**Interpretation of Part XII**

136. In this Part—

"drain", in relation to a building, means any pipe forming part of the drainage system of that building and which is either—

(a) wholly below ground, or

(b) a continuation, in the direction of flow, of part of a drainage system that has been below ground;

"drainage system", in relation to a building, means the system of pipes and drains used for the drainage of the building, including all other fittings, appliances and equipment so used, but excluding sub-soil water drains;

"foul water" means any water contaminated by soil water, waste water or trade effluent;

"gutter" includes rhone;

"manhole" means any chamber constructed on a drain so as to provide access thereto for inspection and cleaning;

"public sewer" means any sewer provided, constructed or maintained under any provision of the Public Health (Scotland) Act, 1897, or of the Burgh Police (Scotland) Acts, 1892 to 1903, or under any corresponding provision of a local enactment, or vested in a local authority under any of those provisions;

---

(a) 60 & 61 Vict. c. 38.

75
"rainwater pipe" means a pipe for conveying only rainwater from any part of a building to a drain;

"soak-away" means a pit or chamber suitably prepared to receive surface water for seepage into the surrounding ground;

"soil appliance" means a sanitary appliance for the collection and discharge of excreted matter;

"soil pipe" means a pipe for conveying soil water to a drain;

"soil-waste pipe" means a pipe for conveying both soil and waste water to a drain;

"soil-water" means water containing excreted matter, whether human or animal;

"sub-soil water" means the ground water naturally contained in the sub-soil;

"surface water" means the run-off of rainwater from roofs and the ground surface whether paved or unpaved;

"surface water drain" means a pipe below the ground for conveying only water from rainwater pipes and the ground, whether paved or unpaved, and also from a sub-soil drainage system;

"trade effluent" means any liquid, either with or without particles of matter in suspension therein, which is wholly or in part produced in the course of any trade, industry or research carried on at premises used or intended to be used for carrying on such trade, industry or research, but does not include soil water or waste water;

"ventilating pipe" means a pipe open to the atmosphere at its highest point which ventilates the drainage system or any part thereof;

"waste appliance" means a sanitary appliance for the collection and discharge of water used for ablutionary, culinary and other domestic purposes;

"waste pipe" means a pipe for conveying waste water to a drain;

"waste water" means used water, not being soil water or trade effluent.

*Drainage system of a building*

137.—(1) Every building shall be provided with such a drainage system as may be necessary for the hygienic and adequate disposal of foul water and surface water from that building.

(2) Every drainage system provided in accordance with this Regulation shall communicate with a public sewer:

Provided that this paragraph shall not apply in the case of any building where there is within 100 yards of the building no public sewer to which it is reasonably practicable to obtain access and—

(i) any surface water drain from the building communicates with a soak-away, ditch or other means of disposal approved by the local authority, and

(ii) any part of the drainage system of the building conveying foul water discharges to sewage treatment works which are—

(A) at such distance from any building in occupancy group A as to prevent any danger to health therefrom and in any event not nearer such a building than 50 feet;

(B) so sited as not to endanger any water supply used for domestic purposes.
(C) provided with suitable access,
(D) of adequate size and suitable design having regard to the volume and strength of foul water discharging thereto, and
(E) constructed of suitable materials.

(3) No part of the drainage system of a building conveying foul water shall be connected to a public sewer reserved for surface water.

*Construction of drains*

138.—(1) Every drain which forms part of a drainage system provided so as to comply with Regulation 137 shall be constructed in accordance with this Regulation and with Regulations 139 to 147.

(2) The drain shall be constructed of pipes, joints and fittings of suitable materials of sufficient durability and of adequate strength having regard to the nature of the ground through which the drain passes, the matter passing through the drain, and the maximum imposed loads to which the drain may be subjected.

(3) The drain shall be—
(a) securely jointed, properly supported and protected against damage and laid at such a gradient that all foul, surface and sub-soil water is effectively carried away;
(b) so constructed as to be watertight;
(c) of adequate size with an internal diameter of not less than 3 inches, or the maximum diameter of any connection to it, whichever is the greater, and
(d) laid in a straight line between points where changes of direction or gradient are necessary.

(4) The junction between any two portions of the drain having different internal diameters shall be effected by the use of a level invert taper fitting.

(5) There shall be provided on the drain such number of manholes so positioned as to ensure that the drain will be readily accessible for inspection and cleaning, but in any event—
(a) a manhole shall be provided at each point where there is such a change of direction or gradient as would prevent any part of the drain being readily inspected or cleaned without a manhole;
(b) no part of a drain shall at any point be more than 50 yards distant (measured along the drain) from a manhole on the same drain.

(6) The drain shall—
(a) after any jointing material with a setting action has set but before any concrete haunching or encasing is commenced or before the drain track has been infilled, and
(b) after the drain track has been infilled,
be capable of satisfying—
(i) in the case of a drain which is to carry no foul water, either of the tests specified in Part I of the Seventh Schedule;
(ii) in the case of a drain which is to carry foul water, either of the tests specified in Part II of the Seventh Schedule.

Provided that in the case of a drain of an internal diameter of more than 24 inches, the provisions of this paragraph shall not apply if the drain has been approved by the buildings authority after an internal and external inspection.
(7) Where any contraction joint is provided in the concrete infill of a drain track so as to comply with paragraph (2) of Regulation 140, a flexible joint shall be provided in the drain at that point.

(8) Nothing in this Regulation shall apply to open-jointed, porous or perforated drains provided in accordance with paragraph (i) of the proviso to paragraph (2) of Regulation 137.

*Additional requirements for drains in or under buildings*

139.—(1) A drain which is not constructed outside and clear of the foundations and supports of any building shall comply with the following provisions of this Regulation.

(2) Where the drain passes through or under a building it shall, so far as it is within a distance of 4 feet from the building (including the part within or under the building)—

(a) be laid in a straight line, or

(b) change direction only at a manhole.

(3) Where a drain passes through or under a wall of a building, that part of the drain within or under the wall shall be suitably supported and strengthened and provision made for settlement of either the structure or the drain.

*Drain tracks passing near or under walls*

140.—(1) Where—

(a) the track of a drain or part of a drain, not being a track in solid rock, is adjacent to the foundation of a wall, and

(b) the bottom of the track is lower than a depth beneath the foundation equal to the horizontal distance between the nearside of the track and the foundation less six inches.

the track shall, after the drain is laid, be infilled with concrete of a suitable strength up to that depth:

Provided that where any part of the track lies within 3 feet of the foundation of a wall, the concrete infill in that part shall be carried up to the level of the bottom of that foundation.

(2) The concrete infill provided under the foregoing paragraph shall have such contraction joints as are necessary to ensure that no continuous length of infill exceeds 30 feet.

*Junctions and manholes*

141.—(1) Where a drain joins another drain, the drain so joining shall be constructed to meet the other drain obliquely in the direction of flow of that other drain.

(2) Where the buildings authority so require, a manhole or other suitable means of access to the drain, shall be provided—

(a) at any junction between a drain and any other drain, or

(b) at a point as near as may be reasonably practicable to such junction.

(3) No junction with a drain shall be made so as to be opposite to another junction with that drain unless both such junctions are within a manhole.

(4) The foregoing provisions of this Regulation shall not apply to a drain carrying sub-soil water only and constructed of open-jointed or porous or perforated pipes, so, however, that where such a drain discharges into
the drainage system of any building there shall be provided before the point of entry a suitable catchpit, that is to say a pit or chamber constructed of brick, concrete or fireclay for the purpose of intercepting silt or grit.

*Construction of manholes*

142.—(1) Every manhole provided in accordance with any provision of these regulations shall—

(a) be of such a size and form as to permit ready access to the drain for inspection and cleaning purposes;

(b) be so constructed of brickwork, concrete or other suitable material as to have adequate strength and durability and be watertight;

(c) where the depth of the manhole so requires, be fitted with such step irons, ladder or other fitting as will provide safe access to the level of the drain;

(d) be fitted with a non-ventilating cover of adequate strength, constructed of cast iron or other suitable material, and

(e) where the manhole is within a building, be so constructed as to remain airtight under the maximum pressure to which that part of the drain may be subjected.

(2) That part of a drain which is within a manhole provided in accordance with these regulations shall be—

(a) (i) constructed with access fittings provided with covers, or

(ii) formed with open channels having a smooth impervious finish, the main channel being of equal diameter to the outlet drain and any branch channel being not less in diameter than the inlet pipe of the branch drain, and

(b) completed with sloped benching suitable to the type of manhole.

*Ventilation of drains*

143. Every drain or section of a drain exceeding 20 feet in length and used for the conveyance of foul water from a building shall be ventilated by a pipe situated as near as may be practicable to the highest part of the drain or section ventilated thereby:

Provided that nothing in this Regulation shall prevent the ventilation of a drain by a soil, soil-waste or waste pipe.

*Installation of traps*

144. Every drain used for the conveyance of surface water only, shall, before the junction with any drain carrying foul water, be fitted with a trap with a minimum water seal of 2 inches, so situated as to be easily accessible.

*Oil, grease and silt interceptors*

145. Every drain which may receive any discharge containing substantial quantities of oil, fat, grease, volatile substances or silt, including the discharge from operations of cleaning, washing and servicing motor vehicles, shall be provided with a suitable trap or tank for the interception and retention of such substances.

*Drains conveying steam or hot water*

146.—(1) Every drain which connects with a public sewer and which may convey steam or hot water shall be fitted with a blow-down sump or such other means as may be necessary to reduce the temperature of the effluent from the drain to not more than 110° Fahrenheit.
Any blow-down sump provided in accordance with this Regulation shall—

(a) be carried upwards to the level of the ground and covered with an open grating, or

(b) be ventilated by a shaft.

*Ventilation of traps

147. Every trap in a drain, not being a trap within a building, shall be provided with adequate means of ventilation.

*Soil pipes, soil-waste pipes, waste pipes and ventilating pipes

148.—(1) Every soil pipe, soil-waste pipe, waste pipe and ventilating pipe shall—

(a) be formed of suitable materials of adequate strength and sufficient durability for its function;

(b) have all joints formed in a manner appropriate to the materials of which the pipe is composed and so that the interior of the pipe is free from any obstruction, and

(c) be so constructed as to be capable of satisfying the tests specified in Part III of the Seventh Schedule.

(2) Where any soil, soil-waste, waste or ventilating pipe is carried through a wall that portion thereof within the thickness of the wall shall be jointless.

(3) Every ventilating pipe to a drain, soil, soil-waste or waste pipe shall—

(a) be carried upwards to such a height and be so positioned as effectively to prevent the escape of foul air from the drain, soil pipe, soil-waste pipe or waste pipe into any building, and

(b) be fitted at its open end with a wire cage or other suitable cover of durable material, which does not restrict the flow of air:

Provided that the provisions of this paragraph shall not apply to a waste pipe from a waste appliance in the ground floor of a building if that waste pipe discharges into a trap with a suitable grating so that the discharge is effected above the level of the water in the trap but below the level of the grating and in such a way as not to cause dampness in a wall or foundation of any building.

*Additional requirements for soil, soil-waste and ventilating pipes

149.—(1) Subject to paragraph (4) of this Regulation, every soil pipe, soil-waste pipe and ventilating pipe shall be of adequate size for its function but in no case shall have an internal diameter less than 3 inches, or the maximum diameter of any connection to it, whichever is the greater.

(2) Where any bend occurs in any soil, soil-waste or ventilating pipe—

(a) that bend shall be of an obtuse angle and have the largest practicable radius of curvature, and

(b) the cross-section of the pipe shall not change throughout the bend.

(3) Every soil, soil-waste and ventilating pipe shall be—

(a) adequately supported throughout its length without restraining thermal movement, the supports being securely attached to the building;

(b) so placed as to be reasonably accessible for maintenance throughout its length, and

(c) provided with such means of access as are necessary to enable internal cleaning and inspection to take place.
(4) Any soil pipe serving only urinals shall—

(a) be constructed of lead, cast iron, or other suitable material not less resistant to corrosion, and

(b) have an internal diameter adequate for the number of fittings served and in no case less than 2\(\frac{1}{2}\) inches.

*Additional requirements for waste pipes*

150.—(1) Every waste pipe shall be of adequate size for its function and shall be adequately supported without restraining thermal movement, the supports being securely attached to the building.

(2) Every waste pipe from a waste appliance shall have close to such fitting a readily accessible trap with an adequate water seal and have means of access for internal cleaning:

Provided that this paragraph shall not apply to the waste pipes from—

(i) two adjacent waste appliances, being sinks, tubs, or a sink and tub, or

(ii) not more than 12 waste appliances fixed in a range, being wash-hand basins or shower trays,

if the waste appliances are served by a common waste pipe on which there is fitted close to the junction or last junction, as the case may be, a trap which has an adequate water seal and there are provided both at the trap and at the higher end of the common waste pipe means of access for internal cleaning.

*Sanitary appliances*

151.—(1) Every soil appliance and waste appliance shall—

(a) be constructed of suitable, durable, impervious and corrosion resistant materials;

(b) have smooth surfaces resistant to abrasion;

(c) be so constructed as to be readily cleansed;

(d) be so designed as to function efficiently;

(e) be securely fixed and supported in position having due regard to thermal movement;

(f) have a suitable outlet and connection to the drainage system, so graded as to ensure the efficient discharge of the soil or waste water, and

(g) be watertight when assembled and fixed.

(2) Every soil appliance shall be so constructed and fitted as to pass the discharge through an effective trap having a water seal of not less than 2 inches in depth and thence directly to a soil pipe or drain.

*Maintenance of water seal in traps*

152. Such provision shall be made in every drainage system as may be necessary to prevent, under working conditions, the destruction of the water seal of any drain trap or trap of a soil or waste appliance.

*Machines for the wet disposal of solid refuse and food processing machines*

153.—(1) Every machine installed for the purpose of macerating solid refuse shall be so designed and constructed as to produce an effluent which can be readily disposed of through the drainage system.
(2) Where the waste water from a food processing machine contains matter which cannot readily be disposed of through the drainage system, a suitable interceptor for the removal of such matter shall be interposed between the machine and the drainage system.

Disposal of rainwater from buildings

154. Adequate means shall be provided for the collection and disposal of the rainwater which may fall upon a building so as to prevent dampness or damage thereto.

*Gutters and channels for roofs, canopies and balconies

155.-(1) Every channel and gutter provided for collecting rainwater from roofs, canopies and balconies shall be—

(a) of suitable material of adequate strength and durability;
(b) of adequate size for its function;
(c) securely attached to the building;
(d) jointed in a manner appropriate to the material of which it is constructed so as to be watertight, and
(e) provided with a suitable outlet of adequate size.

(2) Every enclosed parapet gutter and every valley gutter shall be provided with a suitable and adequate overflow.

*Rainwater pipes

156.—(1) Every rainwater pipe shall—

(a) be of suitable material of adequate strength and durability;
(b) be of adequate size for its function;
(c) be securely attached to the building;
(d) be jointed in a manner appropriate to the material of which the pipe is constructed;
(e) to the extent to which it is situated within a building, be constructed and jointed so as to comply with paragraphs (1) and (2) of Regulation 148, and
(f) discharge into a drain or into a rainwater storage receptacle which has an overflow pipe discharging into a drain:

Provided that nothing in this paragraph shall prevent the use of a rainwater pipe for the conveyance of rainwater from a higher to a lower roof.

(2) A rainwater pipe shall not be used for soil or waste water or be connected to or used as a ventilating pipe:

Provided that nothing in this paragraph shall prevent the use of a soil pipe, waste pipe or ventilating pipe for the conveyance of rainwater, where—

(i) the rainwater inlet complies with sub-paragraph (3) (a) of Regulation 148;
(ii) the rainwater inlet is above the level of the highest soil or waste appliance, and
(iii) the drainage system does not make separate provision for surface water and foul water.

*Provision of sanitary conveniences in buildings

157.—(1) This Regulation shall apply to every building in occupancy subgroup A3 or A4 or in occupancy group B or C.
(2) There shall be provided in the building suitable and sufficient sanitary conveniences with separate accommodation for persons of each sex, so situated, of such a type and of such number as may be necessary having regard to the number of persons likely to be employed in the building and to the number of persons likely to frequent the building.

(3) For the purposes of this Regulation "sanitary conveniences" include waterclosets, urinals and washrooms.

PART XIII

ELECTRICAL INSTALLATIONS

ALL ELECTRICAL CONDUCTORS AND ELECTRICAL APPARATUS TO BE OF SUCH DESIGN AND SO CONSTRUCTED, INSTALLED AND PROTECTED AS TO PREVENT DANGER SO FAR AS IS REASONABLY PRACTICABLE

Application of Part XIII

158.—(1) This Part shall not apply to any building or part of a building—
(a) which comprises premises which are subject to the Factories Acts, 1937 to 1959(a), or any regulations made under these Acts;
(b) which comprises premises to which the Cinematograph (Safety) (Scotland) Regulations, 1955(b), apply;
(c) which forms part of or is deemed to form part of a mine or quarry under the Mines and Quarries Act, 1954(c).

(2) Nothing in this Part shall apply to—
(a) a conductor or apparatus forming part of the works of an undertaker to whom the Electricity Supply Regulations, 1937, apply;
(b) a conductor, apparatus or appliance which does not form part of a building or is not a fixture affixed thereto.

Interpretation of Part XIII

159. In this Part—
“apparatus" means electrical apparatus and includes all machines, apparatus and fittings in which conductors are used or of which they form a part;
“appliance" means any device which utilises electricity for a particular purpose excluding a lighting fitting or a motor;
“circuit” means an arrangement of conductors for the purpose of carrying electrical current;
“circuit-breaker” means a mechanical device for making and breaking a circuit which under abnormal conditions breaks the circuit automatically;
“conductor”, in relation to a core or cable, means the conducting portion whether consisting of a single wire or of a group of wires in contact with each other;
“earthed”, in relation to a connection, means an efficient connection with the general mass of the earth;
“fuse” means a device for opening a circuit by means of a conductor designed to melt when an excessive current flows;
“insulation” means suitable non-conducting material enclosing, surrounding or supporting a conductor;

(a) See 7 & 8 Eliz. 2. c. 67.  
(c) 2 & 3 Eliz. 2. c. 70.

83
‘live’, in relation to a conductor, means that, under working conditions—

(a) a difference of voltage exists between the conductor and earth, or

(b) it is connected to the middle wire, common return wire, or neutral wire of a supply system in which that wire is not permanently and solidly earthed;

‘linked switch’ means a switch, the blades of which are so linked mechanically as to make or break all poles simultaneously or in a definite sequence;

‘socket-outlet’ means a fixed device containing metal contacts for connecting current-using appliances to a supply of electricity;

‘switch’ means a device, other than a fuse or circuit-breaker, for closing or opening a circuit;

‘switch-fuse’ means a unit comprising a switch and one or more fuses, the fuses not being carried on the moving part of the switch.

*Electrical conductors and apparatus

160.—(1) All electrical conductors shall be of sufficient size and current rating for the purposes for which the supply of electrical energy is to be used.

(2) All electrical apparatus shall be of sufficient power rating for the purposes for which the apparatus is to be used.

(3) All live conductors, including conductors forming part of apparatus shall be either—

(a) so insulated, and where necessary, further effectively protected, or

(b) so placed and safeguarded

as to prevent danger so far as is reasonably practicable:

Provided that nothing in this paragraph shall apply to any conductor forming part of a circuit in which the differences in voltage, either between conductors or to earth, does not normally exceed 30 volts alternating current or 50 volts direct current.

(4) Every electrical joint and connection shall be of proper construction as regards conductivity, insulation, mechanical strength and protection, and shall, except in the case of buried cables, be accessible for inspection.

*Fuses and circuit-breakers

161.—(1) Every electrical circuit and sub-circuit shall be protected against excess current by fuses, circuit-breakers, or other similar devices which—

(a) will operate automatically at current values which are suitably related to the safe current ratings of the circuit and of the apparatus connected to the circuit;

(b) are suitably located within the circuit, and

(c) are of such construction as to prevent danger from overheating, arcing or the scattering of hot metal when they come into operation, and as to permit ready renewal of the fusible metal without danger.

(2) Every electrical main circuit and sub-circuit shall be provided with earth-leakage protective devices which, on the occurrence of an earth fault, will disconnect the defective circuit from the supply of electricity:

Provided that this paragraph shall not apply where the possible earth fault leakage current from the circuit substantially exceeds that required
to operate the fuses, circuit-breakers or other devices provided so as to comply with paragraph (1) of this Regulation.

(3) No fuse, switch other than a linked switch, or circuit-breaker other than a linked circuit-breaker, shall be inserted in a conductor connected with earth.

*Precautions against metal becoming live

162. All metal work, other than current-carrying conductors, which is liable to become charged with electricity if the insulation of a conductor should become defective or if a defect should occur in any apparatus shall be earthed in such manner as will ensure immediate electrical discharge without danger.

*Isolation of systems and apparatus

163. Effective means, suitably placed for ready operation, shall be provided so that all voltage may be cut off in every part of an electrical system within a building and from all apparatus, as may be necessary to prevent danger.

*Installation of apparatus

164.—(1) Every piece of apparatus which requires operation or attention in normal use shall be so installed that adequate means of access and working space are afforded for such operation or attention.

(2) All parts of a building in which such apparatus is placed shall be adequately lighted to prevent danger.

(3) Every electric motor shall be controlled by an efficient switch for starting and stopping, such switch to be so placed as to be readily accessible and easily operated.

*Connection of appliances to supply

165.—(1) Every appliance, other than a heating appliance, shall be—

(a) controlled by means of a switch, which shall be additional to any automatic control device, and shall be arranged to disconnect the appliance from all live conductors, or

(b) where the supply of electricity is alternating current, connected to a socket-outlet:

Provided that nothing in this paragraph shall apply to—

(i) an electric clock, or

(ii) a bell transformer fed from a separate circuit.

(2) Every heating appliance shall be controlled by a linked switch arranged to break the supply conductors:

Provided that this paragraph shall not apply to an appliance the heating elements of which are so screened that they cannot be touched.

*Precautions against special conditions

166.—(1) All apparatus and conductors exposed to weather, corrosive atmosphere or other adverse conditions, shall be so constructed or protected as may be necessary to prevent danger arising from such exposure.

(2) Where a conductor or apparatus is, or is likely to be, exposed to flammable surroundings or an explosive atmosphere, it shall be protected by a flameproof enclosure or be otherwise so constructed as to prevent danger.

85
(3) For the purposes of the last foregoing paragraph a "flameproof enclosure" in relation to any conductor or apparatus means an enclosure or casing which will withstand without injury any explosion of a flammable gas that may occur within it (in the case of apparatus under conditions of operation within the rating of the apparatus and recognised overloads, if any, associated therewith) and will prevent the transmission of flame such as would ignite any flammable gas that may be present in the surrounding atmosphere.

**Voltages exceeding 250 volts**

167. Conductors and apparatus operating at voltages between conductors or to earth exceeding 250 volts shall—

(a) be completely enclosed in earthed metal which is electrically continuous and adequately protected against mechanical damage, or

(b) be so constructed, installed and protected as to prevent danger so far as is reasonably practicable.

**Light fittings or appliances in rooms containing baths or showers**

168.—(1) Any light fitting or appliance in a room containing a fixed bath or shower shall comply with the following provisions of this Regulation.

(2) Any part of a lampholder likely to be touched by a person replacing a lamp shall be constructed of or shrouded in insulating material and fitted with a protective shield.

(3) Any switch or other means of control or adjustment associated with a light or electrical appliance in the room shall be either—

(a) of the type operated by an insulating cord, or

(b) be placed in an accessible position outside and immediately adjacent to the normal access door of the room,

but shall in any event be so situated as to be out of the reach of a person in the bath or under the shower:

Provided that nothing in this paragraph shall prohibit the provision in the room of a shaver supply unit—

(i) complying with British Standard B.S. 3052: 1958;

(ii) so situated as to be out of the reach of a person in the bath or under the shower;

(iii) having its earth terminal so earthed as to comply with Regulation 162, and

(iv) having its secondary circuit isolated both from the supply mains and earth.

(4) Save as provided for in the last foregoing paragraph no provision shall be made in the room for the use of any portable appliance.

(5) Any heating appliance or other apparatus in the room shall be so situated as to be out of the reach of a person in the bath or under the shower.

**Wiring diagrams**

169. In every building or part of a building to which this Part applies, there shall be displayed on the wall beside the main supply switch for that building, or part thereof, or at some other suitable place, a schematic diagram, in permanent form, showing the main distribution systems and controls of the wiring of the building, to a suitable scale.
PART XIV

Prevention of Danger and Obstruction

170. Where any part of a building or any fixture affixed to a building—
(a) projects, or is capable of being projected, over or on to any place to which the persons inhabiting or frequenting the building or adjacent buildings or places, or the public generally, have access:
(b) opens or is capable of being opened over or on to such a place, or
(c) is affixed to a wall or roof which faces on to such a place, such part or fixture shall be so situated, fixed and secured as to cause no obstruction or danger—
(i) in the case of a footway or other place to which pedestrian access only is available, to any person,
(ii) in the case of any other place, to any person or vehicle.

Pipes for the discharge of smoke, etc.

171. No pipe for the discharge of smoke, gas, steam or hot water shall be—
(a) fixed to a building against the outside of, or taken through, a wall facing any street, or
(b) so fixed as to discharge through a window or door.

Steam pipes

172. All steam from high pressure engines in or connected with any building shall be conveyed and carried away by a high chimney.

PART XV

Housing Standards

Application of Part XV

173.—(1) This Part shall apply only in relation to a building or part of a building in occupancy sub-group A1 or A2.

(2) In this Part, the provisions of—
(a) Regulations 175 and 176, other than paragraphs (8) and (10) of Regulation 175 and those paragraphs as applied by paragraph (2) of Regulation 176;
(b) Regulations 177 to 179, and
(c) Regulations 191 and 192,
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).

Every House to be Provided with a Suitable and Safe Access

*Access to houses—general

174.—(1) There shall be provided in respect of each house access from a public road to—
(a) at least one entrance door into that house, and
(b) any refuse collection point serving that house, by means of a roadway, footpath, passage, stairway, landing or balcony, being an access which complies with the following provisions of this Regulation and with Regulation 175.

(2) Any part of the access which is at a distance, measured along the access, of more than—

(a) if the house is served by a common ground floor entrance doorway or a common stairway, 30 feet from that entrance doorway or from the bottom step of the stairway, or if the house is not so served, 150 feet from the door of the house, and

(b) if the house is served by a communal refuse storage container, 30 feet from the refuse collection point, or if the house is not so served, 150 feet from the refuse collection point,

shall be a roadway at least 10 feet wide and capable of carrying a vehicle of an axle load of 4 tons.

(3) The access shall, subject to the last foregoing paragraph, be of an unrestricted width of not less than—

(a) in the case of a footpath—

(i) providing access only to one house, 3 feet,

(ii) providing access to two houses, 4 feet,

(iii) providing access to more than two houses, 6 feet;

(b) in the case of a passage, landing or balcony—

(i) providing access only to one house, 3 feet,

(ii) providing access to two or more houses, 4 feet;

(c) in the case of any part providing access only—

(i) to a refuse collection point which serves more than one house, 4 feet,

(ii) to any other refuse collection point, 3 feet.

(4) The access shall be so constructed as to prevent an accumulation of water thereon and provide a safe and adequate surface for pedestrian traffic.

(5) Where any part of the access is a footpath providing access to a communal refuse storage container the footpath shall—

(a) either be level or have a fall-away from the refuse collection point not exceeding 1 in 14 at any part, and

(b) be constructed with an even continuous finish.

(6) Every part of the access comprising a landing or balcony and forming part of the building containing the house, shall be guarded on each side by a wall or by a balustrade or railing securely fixed to the landing or balcony, extending to a height above the floor of not less than—

(a) in the case of a landing, 3 feet 6 inches,

(b) in the case of a balcony, 4 feet.

Provided that where any part of the balcony is guarded by a wall, balustrade or railing, the coping or top rail of which is of an overall width of not less than 9 inches, this paragraph shall have effect in relation to that part as if, in sub-paragraph (b), for the words “4 feet”, there were substituted the words “3 feet 6 inches”.

(7) Where in the wall of any part of an access comprising a passage there is a window, any part of the glazed portion of which is less than
3 feet 6 inches above the floor, the window shall be guarded by a secure railing or balustrade extending to a height of 3 feet 6 inches above the floor.

(8) No opening in any balustrade or between any railings provided in accordance with the foregoing provisions of this Regulation shall be of such a size as will permit the passage through it of a sphere of 3½ inches in diameter.

(9) In this Regulation, "refuse collection point" means the point, if any, from which the refuse of a house will be collected by the appropriate public authority.

Access stairways

175.—(1) Any stairway which—

(a) forms part of an access provided so as to comply with the foregoing Regulation, or

(b) provides access to any part of—

(i) a building containing two or more houses or,

(ii) the curtilage of such a building, being a part which is provided for the use of the occupants of two or more houses in that building,

shall, subject to the provisions of paragraph (11) of this Regulation, comply with the following provisions of this Regulation.

(2) The stairway shall have clear headroom of at least 6 feet 6 inches measured vertically from the pitch line and there shall be at least 5 feet clearance at right angles to that line.

(3) Every part of the stairway shall have a width of at least—

(a) if the stairway serves only one house, 3 feet ;

(b) in any other case, 3 feet 6 inches.

(4) The stairway shall have a pitch not exceeding 38 degrees and shall in each flight have a uniform rise and going.

(5) The dimensions of each step of the stairway shall be such that the aggregate of the going and twice the rise is not less than 22½ inches nor more than 24 inches.

(6) The tread width shall at every part of the stairway, be not less than 9 inches.

(7) In each flight of the stairway there shall be neither more than 15, nor less than 2 rises and at each end of the flight there shall be a terminal landing not less in length measured horizontally in the direction of travel on the centre line of the access than the width of the stairway.

(8) The stairway shall be guarded on each side by a wall or by a secure balustrade or railing extending in either case to a height of not less than 2 feet 9 inches measured vertically from the pitch line.

Provided that this paragraph shall not apply to any stairway or any part of a stairway—

(i) which is out with the external walls of the building, and

(ii) the pitch line of which does not rise at any point more than 2 feet above the adjoining ground level.

(9) No opening in any balustrade or between any railings provided in accordance with the foregoing paragraph shall be of such a size as would permit the passage through it of a sphere of 3½ inches in diameter.
The stairway shall be provided with a hand-rail continuous throughout each flight and fixed on one side of the flight at a height of not less than 2 feet 9 inches nor more than 3 feet 3 inches measured vertically from the pitch line, such hand-rail being fixed in the case of a curved flight on the side of the flight forming the inside of the curve.

Paragraphs (7) to (10) of this Regulation shall not apply to any stairway which in aggregate does not rise more than 2 feet.

Other stairways, balconies and landings

176.—(1) This Regulation shall apply to any stairway, landing or balcony which is—

(a) within a house, or

(b) provides access to any part of a building or of the curtilage of a building, being a part which is available for the use only of the occupants of one house within the building, not being a stairway, landing or balcony forming part of an access provided so as to comply with Regulation 174.

(2) Every stairway to which this Regulation applies shall—

(a) at every part have a width of not less than 2 feet 11 inches;

(b) have a pitch not exceeding 42 degrees, and shall in each flight have a uniform rise and going;

(c) have a tread width at every part of not less than 8½ inches;

(d) in every case comply with the provisions of paragraphs (2) and (5) of the last foregoing Regulation, and

(e) in the case of a stairway whose aggregate rise is more than 2 feet, comply with paragraphs (7), (8) and (10) of that Regulation.

(3) Every landing or balcony to which this Regulation applies, including a balcony open to the external air, shall comply with paragraphs (6) and (7) of Regulation 174.

Lifts

177.—(1) This Regulation shall apply to every block of flats in which the entrance door of any house is vertically distant from any entrance to the block by not less than either—

(a) the height of four storeys of the building, or

(b) 31 feet.

(2) Subject to Regulation 57, in any block of flats to which this Regulation applies—

(a) there shall be provided access by passenger lift to within one storey of the entrance door of every house in that block;

(b) the number of lifts so provided shall be not less than—

(i) where there are more than 70 houses in the block of flats, one lift to every 70 houses,

(ii) where the entrance door of any house in the block of flats is vertically distant from any entrance to the block by a distance not less than either—

(A) the height of eight storeys of the building, or

(B) 62 feet,

two lifts.
(iii) in any other case, one lift:

(c) each lift so provided shall comply with the following provisions of this Regulation.

(3) The lift shall be capable of carrying not less than eight adults at any one time by means of a guided lift-car which shall be mechanically operated in an enclosed well.

(4) The lift shall be fitted with—

(a) if its travel range does not exceed 8 storeys, automatic push button control;

(b) if its travel range exceeds 8 storeys, automatic directional-collective control.

(5) The lift shall be capable of a speed of—

(a) if its travel range does not exceed 10 storeys, 100 feet per minute;

(b) if its travel range exceeds 10 storeys but does not exceed 18 storeys, 150 feet per minute;

(c) if its travel range exceeds 18 storeys but does not exceed 24 storeys, 200 feet per minute;

(d) if its travel range exceeds 24 storeys, 300 feet per minute.

(6) The lift shall have arrangements for the automatic parking of the lift-car when not in use at a floor containing an entrance to the building.

(7) The lift shall be fitted with such control devices as may be necessary to prevent—

(a) the movement of the lift-car in the well unless all the landing doors by which access to that lift-car is obtained and the doors of the lift-car itself are closed, and

(b) the opening of a landing door unless the lift-car is at rest opposite it:

Provided that nothing in this paragraph shall be so construed as to prevent the incorporation in the mechanism of safety devices such as to permit in an emergency the opening, subject to suitable safeguards, of the doors of a lift-car or landing doors.

(8) The lift-car of the lift shall—

(a) measure on the inside not less than 3 feet 9 inches by 5 feet 2 inches and have an internal height of not less than 7 feet;

(b) be fitted with an imperforate and self-closing door;

(c) be equipped with means of ventilation but otherwise be a fully enclosed structure;

(d) be equipped with means of artificial lighting, available both in normal operation and on the failure of the main power supply;

(e) be fitted with a suitable device for making an alarm signal capable of being heard outside the lift well, and

(f) have displayed conspicuously therein a notice stating the maximum working load and the maximum number of passengers which can be safely permitted to be carried in the car.

(9) Each landing door shall be self-closing and so constructed as to open by sliding or by sliding-and-folding.

(10) The lift well of the lift shall not contain any pipes, wires or other equipment unless these form part of the lift or are necessary for its operation and maintenance.
(11) The machinery operating the lift shall be—
(a) housed in a separate room which is capable of being secured against access by unauthorised persons and in which provision is made for artificial lighting, and
(b) effectively insulated from the floor of the machine room in relation to sound and vibration.

(12) In this Regulation "travel range" in relation to a lift fitted in a building, means the number of storeys between the level of the storey containing the main entrance to the building and the highest storey at which access is provided by the lift.

ROOMS IN HOUSES TO BE OF SUCH SIZE AS TO PROVIDE A REASONABLE STANDARD OF ACCOMMODATION FOR THE OCCUPANTS HAVING REGARD TO THEIR HEALTH AND COMFORT

Area of rooms

178.—(1) In any house, the total area of the accommodation provided for living, sleeping, eating and cooking shall not be less than that set out in column (3) of Table 18.

(2) No apartment or kitchen shall have an area of less than—
(a) in the case of an apartment, 75 square feet;
(b) in the case of a kitchen, that specified in column (4) of Table 18.

(3) Where in a bedroom, or, in the case of a house of one apartment, in the apartment, there is fitted any built-in wardrobe accommodation the floor area thereof shall, for the purposes of this Regulation, be included as part of the floor area of that room but not to any extent greater than—
(a) in the case of a bedroom having an area of 125 square feet or more, 15 square feet;
(b) in the case of any other bedroom or such an apartment, 5 square feet.

Height of rooms

179.—(1) Subject to the following provisions of this Regulation—
(a) every apartment, kitchen and bathroom forming part of a house, and
(b) every room in which there are provided communal laundry facilities or heated drying cabinets so as to comply with Regulation 185 or 186, shall at no part be less than 7 feet 6 inches in height.

(2) There shall be accepted as complying with this Regulation—
(a) a living room, if it is not less than 7 feet 6 inches in height over nine-tenths of the floor area thereof and is at no part less than 7 feet in height;
(b) a bedroom if—
(i) it is not less than 7 feet 6 inches in height over at least one-half of its floor area and not less than 6 feet 3 inches over at least three-quarters of such area,
(ii) it is at no part less than 3 feet in height,
(iii) it has a cubic capacity of not less than 525 cubic feet;
(c) a kitchen if—

(i) over the area specified in column (4) of Table 18, or
(ii) over one-half of the area of the kitchen,

whichever is the greater, it is not less than 7 feet 6 inches in height and is at no part less than 5 feet in height;

(d) a bathroom, if it is not less than 7 feet 6 inches in height over at least three-quarters of its floor area and is at no part less than 5 feet in height.

(3) Nothing in this Regulation shall be taken to prohibit the provision of a stairway rising from the floor of an apartment or kitchen to the storey above.

---

**EVERY HOUSE TO BE PROVIDED WITH SUCH ADEQUATE AND SUITABLY LOCATED ACCOMMODATION AND FITTINGS AS ARE NECESSARY TO ENABLE IT SATISFACTORILY TO FULFIL ITS FUNCTIONS**

*Bathrooms and waterclosets*

180.—(1) There shall, within every house, be provided the following equipment—

(a) a bath of one of the following types—

(i) a bath of rectangular or tub pattern measuring not less than 5 feet 6 inches in length overall,

(ii) a shower bath which complies with paragraph (2) of this Regulation,

(iii) a sitz-bath measuring at least 3 feet 6 inches in length overall, 2 feet 3 inches in width overall and 2 feet in depth at its deepest part and installed so that the top of the roll of the bath is not more than 1 foot 9 inches above the floor of the bathroom or a raised step or platform adjacent to the bath;

(b) a wash-hand basin measuring overall not less than 22 inches by 16 inches, and

(c) a watercloset pan connected to a suitable flushing cistern.

(2) Any shower bath provided so as to comply with the last foregoing paragraph shall be equipped with a spray operated by an anti-scald valve and contained in a compartment—

(a) which is enclosed or capable of being enclosed by materials impervious to the passage of moisture;

(b) the floor of which is—

(i) not less than 6½ square feet in area and at no part less than 2 feet 6 inches in width,

(ii) composed of a material impervious to the passage of moisture,

(iii) not less than 5 inches below the level of the top of a kerb surrounding it or the level of the floor of the bathroom, and

(iv) graded to an outlet.

(3) The bath and the wash-hand basin provided so as to comply with paragraph (1) of this Regulation shall be fitted in a separate bathroom which shall not open directly into any apartment or kitchen:

Provided that in the case of a house containing only one apartment, nothing in this paragraph shall be taken to prohibit a bathroom which does not contain a watercloset pan opening directly into that apartment.
(4) The watercloset pan provided so as to comply with paragraph (1) of this Regulation shall be fitted either—
(a) in the bathroom provided so as to comply with the last foregoing paragraph, or
(b) in a separate watercloset which complies with the two next succeeding paragraphs.

(5) Every watercloset forming part of a house shall be fitted with a wash-hand basin.

(6) No watercloset forming part of a house shall open directly into—
(a) in the case of the watercloset referred to in paragraph (4) of this Regulation, any apartment or kitchen;
(b) in any other case, the living room or a kitchen.

*Kitchens*

181.—(1) There shall be provided in every house a kitchen which shall comply with the following provisions of this Regulation.

(2) The kitchen shall be fitted with—
(a) a sink—
   (i) which measures on the inside not less than 15 inches by 14 inches and has a depth of not less than 6½ inches,
   (ii) the top of which is not less than 2 feet 10 inches nor more than 3 feet above the level of the floor;
(b) a draining board fixed on one side of the sink and having a total area of not less than 3 square feet;
(c) a work table top of not less than 3 square feet, and
(d) cooking facilities in the form of either—
   (i) such piping, cables or other apparatus as may be necessary to enable a gas, electric or oil cooker to be used, or
   (ii) a solid fuel cooker designed for continuous burning.

(3) The kitchen shall be provided with—
(a) a larder conforming to the next succeeding Regulation, and
(b) a dry goods cupboard or cupboards with a cubic capacity or aggregate cubic capacity of not less than that specified in column (6) of Table 18:

Provided that nothing in this paragraph shall require the provision of a larder if there is affixed to the house as a fixture a refrigerator of a capacity of one-sixth of the cubic capacity specified in column (5) of Table 18.

*Larders*

182.—(1) Any larder required to be provided under the last foregoing Regulation shall comply with the provisions of this Regulation.

(2) The cubic capacity of the larder shall be not less than that specified in column (5) of Table 18:

Provided that if a refrigerator is affixed to the house as a fixture the capacity specified in the said column (5) shall be reduced by six times the cubic capacity of the refrigerator so fitted.

(3) The larder shall be ventilated to the external air by not less than—
(a) two permanent ventilation openings, or
(b) two ventilation ducts, neither of which shall be longer than 4 feet, so sited to permit the maximum flow of air within the larder:

Provided that, where the cubic capacity of the larder is less than 18 cubic feet nothing in this paragraph shall require more than one ventilation opening or duct.

(4) Each such opening or duct shall have a cross-sectional area not less than 54 square inches, shall be fitted with a fly-proof cover so constructed as to allow a free flow of air and shall have a smooth internal surface which is accessible for cleaning.

(5) No part of any hot water pipe, flue or other source of heat shall be within the larder or within 18 inches of any part thereof unless there is provided such insulation as will prevent the emission of heat thereto into the larder.

(6) No window shall be placed in any wall of the larder which forms part of the external wall of the house unless the wall faces in a northerly direction within the limits between north-west and east.

(7) The larder shall be provided with shelves so constructed and fitted as to allow a free flow of air within the larder.

Fuel Stores

183. Every house containing a fireplace or appliance designed to consume solid fuel shall be provided with a fuel store which—

(a) is adjacent to or within the house but does not enter directly from any habitable room or any room used for the preparation of food;
(b) has a floor area of not less than 9 square feet;
(c) is provided with a doorway not less than 6 feet 6 inches in height;
(d) has a suspended floor of reinforced concrete not less than 4 inches in thickness or a solid floor of concrete or paving stone not less than 3 inches in thickness;
(e) has pointed or cement plastered walls constructed of bricks, stone or building blocks or concrete cast in situ, and
(f) if within the house, is accessible for fuel delivery purposes by a hatch or doorway from outwith the house or from a utility room having direct entry from outwith the house:

Provided that in the case of a house having a ground floor where access thereto is otherwise than by way of a common stair or passage, this Regulation shall not apply if there is provided for that house a fuel store having a cubic capacity of not less than 32 cubic feet situated either—

(i) outside the house, or
(ii) in a utility room within the house having direct entry from outwith the house.

Linen and general storage

184. In respect of every house there shall, in addition to the dry goods cupboard required under paragraph (3) of Regulation 181, be provided—

(a) within the house, a linen cupboard or cupboards—

(i) not less than 1 foot 3 inches deep,
(ii) fitted with slatted shelves, and
(iii) having a cubic capacity or aggregate cubic capacity of not less than that specified in column (7) of Table 18;
(b) within the house or in the curtilage of the house or of the building containing the house, general storage accommodation—

(i) having a cubic capacity of not less than that specified in column (8) of Table 18.

(ii) over at least half its floor area, of a height not less than 7 feet 6 inches, and

(iii) in the case of a house of 3 or more apartments, including at least one store which is capable of storing a perambulator or bicycle.

**Laundry facilities**

185.—(1) In every house there shall be provided in the kitchen, or in a separate laundry room, facilities for the washing of clothes comprising—

(a) a sink, which measures on the inside not less than 15 inches by 14 inches and has a depth of not less than 6½ inches and the top of which is not less than 2 feet 10 inches nor more than 3 feet above the level of the floor, and

(b) adjacent to that sink, either—

(i) a tub which measures on the inside not less than 21 inches by 14½ inches, has a depth of not less than 13 inches and the top of which is not less than 2 feet 10 inches nor more than 3 feet above the level of the floor, or

(ii) a washing machine affixed to the house as a fixture and capable of dealing with 6 pounds dry weight of washing in one operation:

Provided that—

(i) where these facilities are provided in the kitchen nothing in this Regulation shall require the provision of a sink in addition to that required under Regulation 181;

(ii) this paragraph shall not apply to—

(A) any house having only one apartment, and in which the washing facilities are provided in the kitchen and the sink provided so as to comply with Regulation 181 measures not less on the inside than 22 inches by 14 inches and has a depth of not less than 8 inches,

(B) any house in respect of which there is provided within the same building communal laundry facilities which comply with paragraph (2) of this Regulation.

(2) The communal laundry facilities referred to in the proviso to the last foregoing paragraph—

(a) shall comprise—

(i) combined washing, boiling, and rinsing machines, each capable of dealing with 9 pounds dry weight of washing in one operation and powered by electricity,

(ii) tubs, each of which complies with sub-paragraph (b) (i) of the last foregoing paragraph, and

(iii) wringers or hydro-extractors, each capable of dealing with 9 pounds dry weight of washing in one operation and powered by electricity,

to a scale of not less than one of each piece of equipment to every 15 houses;
(b) shall be provided in a room which—
(i) is naturally lighted,
(ii) has provision for artificial lighting,
(iii) has a ceiling, floor and walls of impervious finish, and
(iv) has a solid floor laid with falls to trapped gullies.

*Drying facilities*

186.—(1) There shall be fitted in every house a rack suitable for drying clothes within that house with spars of an aggregate length of 20 feet.

(2) There shall be provided—

(a) in respect of every house in a block of flats—

(i) an area suitable for use for drying clothes either on a balcony or on a flat roof, being an area which complies with paragraph (3) of this Regulation,

(ii) a heated drying cabinet affixed to the house as a fixture within that house and ventilated to the external air, or

(iii) heated drying cabinets which comply with paragraph (4) of this Regulation and are affixed as a fixture in a room or rooms set aside for communal use within the block;

(b) in respect of every other house, on ground adjacent to that house, a drying area of not less than 225 square feet equipped with posts or other suitable fittings for the fixing and suspension of clothes lines:

Provided that the requirements of sub-paragraph (a) of this paragraph shall not apply to any house in a block of flats comprising less than 5 storeys where there is provided on ground adjacent to that block a drying area for communal use on a scale of not less than 90 square feet for each house it is intended to serve and equipped with posts or other suitable fittings for the fixing and suspension of clothes lines.

(3) The area referred to in sub-paragraph (a) (i) of the last foregoing paragraph shall—

(a) be of such an extent as will provide not less than 45 square feet for each house it is intended to serve;

(b) in no case be less than 9 feet in length;

(c) be exposed to the open air;

(d) be so screened that any washing hung thereon will not be visible from any point on the ground, and

(e) be provided with suitable means for the disposal of surface water:

Provided that in relation to a house—

(i) comprising one or two apartments, or

(ii) comprising three apartments, two of which have a floor area of less than 110 square feet,

this paragraph shall have effect as if for the area of 45 square feet mentioned therein there was substituted an area of 30 square feet.

(4) The heated drying cabinets referred to in sub-paragraph (a) (iii) of paragraph (2) of this Regulation shall be—

(a) provided on a scale of one cabinet for every 15 houses they are intended to serve;

(b) each capable of dealing with 12 pounds dry weight of washing in one operation;
(c) ventilated to the external air, and
(d) fitted in a room which—
(i) is naturally lighted,
(ii) has provision for artificial lighting,
(iii) has a ceiling, floor and walls of impervious finish, and
(iv) has a solid floor laid with falls to trapped gullies.

Water supply to baths, sinks, tubs and wash-hand basins

187.—(1) Every bath, sink, tub and wash-hand basin provided so as to comply with these Regulations shall have a piped supply of both hot and cold water with tap outlets, the piped supply of cold water to the sink being connected directly to the water service pipe for the house:

Provided that nothing in this paragraph shall require the provision of a piped supply of hot water to a wash-hand basin fitted in a watercloscet to which access can be obtained only from outwith the house.

(2) Every flushing cistern connected to a watercloscet pan shall have a piped supply of water.

(3) In every sink provided so as to comply with Regulation 181 there shall be a clearance of not less than 12 inches between the outlet of the fittings supplying water to the sink and the bottom of the sink on the inside.

Heating

188.—(1) There shall be provided—
(a) in the living room of every house, and
(b) in the case of a house of 3 or more apartments where no public electricity supply is available and no central heating system is installed, in one other apartment—
as space heating appliance which complies with this Regulation.

(2) The appliance shall be—
(a) a solid fuel stove or open fire;
(b) an electric or gas heating appliance affixed to the house as a fixture, or
(c) a radiator forming part of a central heating system.

(3) The appliance provided in the living room shall be capable of making available for heating the room not less than 6,000 British thermal units per hour.

(4) Any electric appliance provided so as to comply with this Regulation shall be permanently connected to the electrical supply system and any gas appliance so provided shall be connected to the gas supply with fixed non-flexible metal tubing and fittings.

* Artificial lighting

189.—(1) Every house shall be provided with an efficient artificial lighting system which complies with the following provisions of this Regulation.

(2) The system shall include at least one terminal point for lighting in every room having an area of 20 square feet or more and in every bathroom, watercloscet, entrance vestibule, hall, passage and stairway terminal landing.

(3) Lighting shall be provided by electricity unless it is not reasonably practicable to obtain a supply of electricity.
(4) Where the lighting at a stairway terminal landing is by electricity, switches controlling the light shall be provided—
(a) at the landing itself, and
(b) at any other terminal landing on the stairway.

*Power points*

190.—(1) Every house shall be provided with power points, so installed that they shall be safe and efficient under normal conditions for use, for the attachment and use of portable domestic appliances.

(2) The number of power points provided shall not be less than that specified in the appropriate column of the following Table—

<table>
<thead>
<tr>
<th></th>
<th>(2) Houses with electricity only</th>
<th>(3) Houses with both gas and electricity</th>
<th>(4) Houses with gas only</th>
</tr>
</thead>
<tbody>
<tr>
<td>Living room</td>
<td>3 electricity points</td>
<td>3 electricity points, or 2 electricity points and 1 gas point</td>
<td>1 gas point</td>
</tr>
<tr>
<td>Other apartments</td>
<td>2 electricity points</td>
<td>2 electricity points, or 1 electricity point and 1 gas point</td>
<td>1 gas point</td>
</tr>
<tr>
<td>Kitchen</td>
<td>3 electricity points</td>
<td>3 electricity points, or 2 electricity points and 1 gas point, or 1 electricity point and 2 gas points</td>
<td>3 gas points</td>
</tr>
<tr>
<td>Hall</td>
<td>1 electricity point</td>
<td>1 electricity point</td>
<td></td>
</tr>
<tr>
<td>Landing</td>
<td>1 electricity point</td>
<td>1 electricity point</td>
<td></td>
</tr>
</tbody>
</table>

(3) In this Regulation—

"electricity point" means an electricity socket outlet which will provide safely a current of 13 amperes by means of a ring circuit;

"gas point" means a gas outlet fitted with a safety tap;

"power point" means an electricity point or a gas point.

*Refuse disposal arrangements*

191.—(1) Where in a block of flats the entrance door of any house is vertically distant from any entrance to the block by not less than either—
(a) the height of four storeys of the building, or
(b) 31 feet,
there shall be provided in respect of every house in that block, refuse disposal arrangements by means of a system which complies with the following provisions of this Regulation.

(2) The system shall be so designed as to—
(a) afford access for the purposes of refuse disposal by means of a hopper or other suitable device either within the house or at a point within a distance of not more than one storey of every house served by the system;
(b) carry or dispose of the refuse efficiently, without damage to the building or danger or offence to the persons in the building;
(c) allow access for cleansing and for clearing obstruction.
(3) Any chute or refuse container chamber forming part of the system shall be so ventilated as to prevent the escape of foul air into the building.
(4) Where the system includes a refuse container, the container shall be housed in a chamber—
(a) formed of non-combustible materials,
(b) the inner surface of which comprises a material impervious to the passage of moisture, and
(c) so designed as to permit convenient removal and replacement of containers and to prevent spillage of refuse on to the floor of the chamber.

Ducts for services
192.—(1) Every soil, waste and ventilating pipe serving a building which consists of or includes a house shall, where it is above ground level, be within the area bounded by the external faces of the walls of the building.
(2) Where any such pipe passes through—
(a) an apartment or kitchen, not being a pipe serving only a fitting in that room, or
(b) any part of an access to a house, being a part within a building, the pipe shall be enclosed in a duct.
(3) Any duct provided so as to comply with the foregoing paragraph shall be fitted with such access panel or panels as are necessary for the inspection and maintenance of the pipes contained therein.

Windows
193. In any house, every window above the ground storey of the house, not being a roof-light, shall be so constructed as to enable the outside of the window to be cleaned safely from inside the house:

Provided that nothing in this Regulation shall apply to a window where access to the outside thereof for cleaning can be safely obtained from a balcony, platform or flat roof.

PART XVI
ASHPITS AND DUNGSTEADS

Ashpits
194. Any ashpit provided in relation to a building of occupancy sub-group A1, A2 or A3 shall—
(a) be so sited that neither it nor any drainage system therefrom endangers any water supply used for domestic purposes;
(b) be no nearer to any part of a house than 20 feet;
(c) be so sited as to afford ready means of access for cleansing and for the removal of its contents without passing through the interior of any building;
(d) have walls constructed of suitable impervious materials finished smooth on the inner surfaces;
(e) have a floor not less than 3 inches above the surface of the adjoining ground at the entrance thereto constructed of suitable impervious material, finished smooth, and graded to an outlet which is so constructed as to allow the passage of liquid only and is connected to a channel leading to a drainage system;
(f) be roofed in such a manner and be provided with a door or doors so fitted as to prevent the escape of the contents, and

(g) be ventilated to the external air.

**Dungsteads**

195. Every dungstead shall—

(a) be so sited that neither it nor any drainage system therefrom endangers any water supply used for domestic purposes;

(b) be no nearer to any part of a house than 60 feet;

(c) have walls and a floor constructed of suitable impervious material, and

(d) be properly drained.

**FIRST SCHEDULE**

**Regulation 2**

**Thickness**

(1) The thickness of timber shall be taken to be the actual thickness.

(2) The thickness of any plaster shall be taken to be the least thickness of the plaster.

(3) The thickness of a wall or leaf of a cavity wall shall be taken to be the actual thickness exclusive of any applied surface finish.

**Height**

(4) The height of—

(a) a building, or division of a building, shall be taken to be the vertical measurement from the upper surface of the floor of the lowest storey to the underside of the ceiling of the topmost storey or, where there is no such ceiling, to the highest part of the roof less one half of the vertical measurement between the lowest and the highest parts of the roof;

(b) a compartment of a building shall be taken to be the vertical measurement from the upper surface of the floor of the lowest storey in the compartment to the underside of the ceiling of the topmost storey in the compartment or where the compartment is the topmost compartment of a building and there is no such ceiling, to the highest part of the roof less one half of the vertical measurement between the lowest and highest parts of the roof;

(c) the roof of a building above ground level shall be taken to be the vertical measurement from the mean ground level to the highest part of the roof less, in the case of a building with a pitched roof, one half of the vertical measurement between the lowest and the highest parts of the roof.

Provided that where any building has more than one roof any reference in this Rule to the roof shall, in relation to that building, be construed as a reference to the higher or highest roof as the case may be.

(5) The height of a wall shall be measured to—

(a) where there is a parapet, to the top of the parapet;

(b) in any other case, to the wallhead.

and where a wall is not of uniform height the height of the wall shall be taken to be the average height over its length.

(6) The height of a storey above ground level shall be taken to be the vertical measurement from the upper surface of the floor of the storey to the finished surface of the ground adjacent to the building containing the storey or if such ground is not level, the least such measurement.

(7) The height of any part of a room shall be measured vertically from the upper surface of the floor to the underside of the ceiling or to the underside of any beam, bulkhead or other projection.

(8) The height of any wall, railing or balustrade, in relation to a stair, shall be measured vertically above the pitch line of the stair.
(9) The height of any part of a chimney or flue-pipe above an appliance shall be measured vertically from the highest part of the junction of the appliance with a chimney or flue-pipe.

**Area**

(10) The area of any storey of a building, division or compartment, shall be taken to be the total area in that storey bounded by the finished inner surfaces of the enclosing walls or, on any side where there is no enclosing wall, by the outermost edge of the floor on that side.

(11) The area of a room, lobby or a fuel store shall be taken to be the total area of the floor thereof bounded by the inner finished surfaces of the walls forming the room, lobby or store:

Provided that in calculating the area of—

(i) any room of a house, there shall be excluded—

(A) the area of any passage, water-closet, washroom, bathroom or store room;

(B) the area of any part of a room where the height is less than 5 feet;

(C) where there is within any apartment or kitchen a stair or part of a stair, the area of any space occupied by any part of the stair in any horizontal plane within that room, and

(D) the area of any larder, bulkhead, chimney, cupboard, press or fixture that extends to a height of more than 3 feet above the floor;

(ii) any room, not being a room of a house, there shall be excluded the area of any built-in storage space which extends from the floor to the ceiling.

(12) The area of any window or glazed opening shall be taken to be the area of the glass therein clear of any frame, sash or glazing bars.

**Cubic Capacity**

(13) The cubic capacity of a building shall be taken to be the space contained by—

(a) the finished inner surfaces of its enclosing walls or on any side where there is no enclosing wall a plane extending vertically from the outermost edge of the floor on that side;

(b) the upper surface of the floor of the lowest storey of the building, and

(c) if the roof over the building is non-combustible, the internal surface of the roof, or if combustible, the external surface.

(14) The cubic capacity of any room, larder, cupboard, fuel store or general storage accommodation shall be taken to be the internal cubic capacity thereof:

Provided that in calculating the cubic capacity of—

(i) any room or general storage accommodation no account shall be taken of any part of the room, store or accommodation at a height of less than 5 feet;

(ii) any fuel store or general storage accommodation, no account shall be taken of any space at a height of more than 7 feet 6 inches above the floor;

(iii) any garage or part of a building used for vehicle parking, no account shall be taken of any space at a height of more than 10 feet above the floor;

(iv) any room of a building, not being a garage or part of a building used for vehicle parking, no account shall be taken of any space at a height of more than 20 feet above the floor.

**Stairways**

(15) In relation to any stairway—

(a) the width of the stairway shall be taken to be the unobstructed width taking no account of any obstruction caused by hand-rails;

(b) “going” means the horizontal distance between the nosings of two consecutive treads.
(c) "pitch" means the angle between the pitch line and the horizontal;
(d) "pitch line" means a line tangential to the nosings of the treads;
(e) "rise" means the vertical distance between the tops of two consecutive treads;
(f) "tread" means the upper surface of a step within the width of the stairway;
(g) "tread width" means the horizontal distance between the front of the tread and the face of the riser, or if there is no riser, the back of the tread;
(h) the length of a tread shall be taken to be the horizontal distance between the two sides of the tread:

Provided that in the case of a stairway or part of a stairway having tapered treads, the going and the tread width shall be measured at a distance of 1 foot 6 inches from that side of the stairway at which the treads are narrower.

**General**

(16) Any distance from any point on the boundary of land in different occupation shall be measured horizontally.
(17) A rise, slope or fall away shall be taken to be one unit of measurement vertically in a given number of such units horizontally.
(18) Any reference to a width of cavity in a cavity wall shall be taken to be a reference to the distance between the inner face of the outer leaf and the outer face of the inner leaf.
(19) The width of a window shall be measured over the frame or, if there is no frame, over the window opening.
(20) Any Regulation which requires the provision of equipment or appliances to a scale of one item of equipment or one appliance to a given number of houses, shall be construed in any particular case as requiring the provision of one such item of equipment or appliance for every whole such number in that case, and one for any remainder left over.

**SECOND SCHEDULE**

**Classification of Buildings by Occupancy**

<table>
<thead>
<tr>
<th>Occupancy group (1)</th>
<th>Occupancy sub-group (2)</th>
<th>Description of occupancy use (3)</th>
<th>Standard Industrial Classification (4)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(Residential)</td>
<td>1</td>
<td>Houses—excluding flats—in buildings not more than 2 storeys. Houses—excluding flats—in buildings of more than 2 storeys.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>Flats—in buildings of more than 2 storeys.</td>
<td></td>
</tr>
<tr>
<td>B</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(Commercial)</td>
<td>1</td>
<td>Offices. Banks. Postal, telegraph and other public services. Radio, television centres and studios.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>Shops other than department stores. Filling stations.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>Department stores. Wholesale distributors.</td>
<td></td>
</tr>
<tr>
<td>Occupancy group (1)</td>
<td>Occupancy sub-group (2)</td>
<td>Description of occupancy use (3)</td>
<td>Standard Industrial Classification (4)</td>
</tr>
<tr>
<td>---------------------</td>
<td>------------------------</td>
<td>----------------------------------</td>
<td>-------------------------------------</td>
</tr>
<tr>
<td>C (Assembly)</td>
<td>1</td>
<td>Passenger stations. Grandstands. Stadia.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>Non-residential clubs, colleges, schools, ecclesiastical buildings and meeting houses.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>Theatres, cinemas, music, dance and concert halls. Restaurants. Exhibition halls.</td>
<td></td>
</tr>
<tr>
<td>D (Industrial)</td>
<td>1</td>
<td>Mining and quarrying other than coal mines. Manufacture, process or repair of any of the following— tobacco; steel tubes; light metals; mechanical handling equipment; mechanical equipment or parts not elsewhere specified; scientific, surgical and photographic instruments; watches and clocks; electric machinery; insulated wires and cables; telegraph and telephone apparatus; radio and other electronic apparatus; domestic electric appliances; other electrical goods; aircraft; locomotives and railway track equipment; railway carriages, wagons and trams; cutlery; bolts, nuts, screws, rivets; wire and wire products; cans and metal boxes; metal goods not elsewhere specified; hosiery and other knitted goods; glass; cement; abrasives and building materials not elsewhere specified.</td>
<td>109, 103, 102, 240, 312, 321, 337, 349, 351, 352, 361, 362, 363, 364, 365, 369, 383, 384, 385, 392, 393, 394, 395, 399, 417, 463, 469, 001, 101, 211-218, 229, 231, 239, 261-274, 276, 277, 311, 313, 322, 331-336, 338-, 342, 347, 381, 382, 389, 391, 396, 411-415, 418, 419, 423, 429, 433, 441-445, 449-462, 481-, 489, 491, 493, 495, 496, 499, 601-603.</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>Those industries not separately classified in occupancy sub-groups D1 and D3.</td>
<td></td>
</tr>
<tr>
<td>Occupancy group (1)</td>
<td>Occupancy sub-group (2)</td>
<td>Description of occupancy use (3)</td>
<td>Standard Industrial Classification (4)</td>
</tr>
<tr>
<td>---------------------</td>
<td>-------------------------</td>
<td>----------------------------------</td>
<td>--------------------------------------</td>
</tr>
<tr>
<td>3</td>
<td></td>
<td>Manufacture, process or repair of any of the following— animal and poultry foods; vegetable and animal oils, fats, soap and detergents; rope, twine and net; narrow fabrics; made-up textiles; leather (tanning and dressing); sheepskin wool (felling); leather goods; hats, caps and millinery; timber; furniture and upholstery; bedding, and similar goods; shop and office fittings; wooden containers and baskets; miscellaneous wood and cork goods; linoleum, leather cloth, and similar material; toys, games and sports equipment.</td>
<td>219 275 416 421 422 431 432 446 471 472 473 474 475 479 492 494</td>
</tr>
<tr>
<td>E (Storage)</td>
<td>1</td>
<td>Storage of predominantly non-combustible materials.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>Storage other than in occupancy sub-groups E1 and E3. Garage used only for the storage or parking of motor vehicles and private garages to which Regulation 39 applies.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>Storage of hazardous materials including— (a) any compressed, liquefied or dissolved gas; (b) any substance which becomes dangerous by interaction with either water or air; (c) any substance with a flash point below 150° Fahrenheit, including whisky or otherspirituous liquor; (d) any corrosive substance; (e) any substance that emits poisonous fumes when heated; (f) any oxidising agent; (g) any substance liable to spontaneous combustion; (h) any substance that changes or decomposes readily giving out heat when doing so; (i) any readily combustible solid substance; (j) any substance likely to spread fire by flowing from one part of a building to another; (k) any substance in such a form as to be readily ignitable.</td>
<td></td>
</tr>
</tbody>
</table>
### EXEMPTED CLASSES OF BUILDINGS

<table>
<thead>
<tr>
<th>Description</th>
<th>Limitations</th>
</tr>
</thead>
</table>
| **Class 1.** A building erected on agricultural land having an area of more than one acre and comprised in an agricultural unit, being a building required for the use of that land for the purposes of agriculture and of which every part falls within one of the following descriptions—  
  (a) building for housing cattle (other than milking dairy cattle), horses, sheep or dogs;  
  (b) barn, shed or other building for storage purposes in which no feeding stuffs for livestock are prepared;  
  (c) gate, fence, wall or other means of enclosure not exceeding 7 feet in height. | (i) In the case of a building falling under head (a) or (b)—  
  (A) the cubic capacity does not exceed 40,000 cubic feet;  
  (B) no part thereof is nearer to the boundary of the agricultural unit than 42 feet.  
  (ii) In the case of a wall falling under head (c), no part of the wall which is over 4 feet in height adjoins any road or other place to which the public have access as of right. |
| **Class 2.** A building erected on land used for the purposes of forestry (including afforestation) being a building required for the use of the land for such purposes and of which every part falls within one of the following descriptions—  
  (a) building for housing animals;  
  (b) shed or other building for storage purposes;  
  (c) gate, fence, wall or other means of enclosure not exceeding 7 feet in height. | (i) In the case of a building falling under head (a) or (b)—  
  (A) the cubic capacity does not exceed 40,000 cubic feet;  
  (B) no part thereof is nearer to the boundary than 42 feet.  
  (ii) In the case of a wall falling under head (c), no part of the wall which is over 4 feet in height adjoins any road or other place to which the public have access as of right. |
| **Class 3.** A building consisting only of plant or machinery or of a structure or erection of the nature of plant or machinery. | No part of the building is nearer to any point on the boundary than—  
  (A) 42 feet, or  
  (B) the height of the building whichever is the less, unless at that point the boundary is a boundary with agricultural land on which there is no building nearer to the point than 42 feet. |
<p>| <strong>Class 4.</strong> A building used only to house fixed plant or machinery in which there is no human occupation or no human occupation other than intermittent occupation for the purposes of maintenance. | As for Class 3. |</p>
<table>
<thead>
<tr>
<th>Description</th>
<th>Limitations</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Class 5.</strong> A building essential for the operation of a railway and comprising or erected within—</td>
<td>There shall not be included in this Class any building of occupancy sub-group D1.</td>
</tr>
<tr>
<td>(a) a locomotive depot;</td>
<td></td>
</tr>
<tr>
<td>(b) a carriage depot;</td>
<td></td>
</tr>
<tr>
<td>(c) a goods yard;</td>
<td></td>
</tr>
<tr>
<td>(d) a marshalling yard;</td>
<td></td>
</tr>
<tr>
<td>(e) a signal box:</td>
<td></td>
</tr>
<tr>
<td>Provided that a building shall not be excluded from this class by reason</td>
<td></td>
</tr>
<tr>
<td>only that a part thereof of a cubic capacity not exceeding one tenth of</td>
<td></td>
</tr>
<tr>
<td>the total cubic capacity of the building does not conform to this</td>
<td></td>
</tr>
<tr>
<td>description.</td>
<td></td>
</tr>
<tr>
<td><strong>Class 6.</strong> A building essential for the operation of a dock, harbour or</td>
<td></td>
</tr>
<tr>
<td>pier and erected within the area of the dock, harbour or pier undertaking.</td>
<td></td>
</tr>
<tr>
<td><strong>Class 7.</strong> A work of civil engineering construction including dock,</td>
<td></td>
</tr>
<tr>
<td>wharf, harbour, pier, quay, sea defence work, lighthouse, embankment,</td>
<td></td>
</tr>
<tr>
<td>river work, dam, bridge, tunnel, filter station (including filter bed),</td>
<td></td>
</tr>
<tr>
<td>inland navigation, water works, viaduct, aqueduct, reservoir, pipe line,</td>
<td></td>
</tr>
<tr>
<td>sewerage work, sewage treatment works, gas holder, gas main, electric</td>
<td></td>
</tr>
<tr>
<td>supply line and supports.</td>
<td></td>
</tr>
<tr>
<td><strong>Class 8.</strong> A building in respect of which there is constructional control</td>
<td></td>
</tr>
<tr>
<td>by virtue of the powers under the Explosive Acts 1875 and 1923.</td>
<td></td>
</tr>
<tr>
<td><strong>Class 9.</strong> (a) A greenhouse, conservatory, summer-house, boat-house not</td>
<td>(i) The cubic capacity of the building does not exceed 1,000 cubic feet, and</td>
</tr>
<tr>
<td>intended for the accommodation of a motor boat, garden tool house, potting</td>
<td>(u) the building is wholly detached and distant not less than 10 feet from any other building, not being a building of a Class specified in this Schedule.</td>
</tr>
<tr>
<td>shed or pedal-cycle shed.</td>
<td></td>
</tr>
<tr>
<td>(b) A building within the curtilage of a dwelling-house used or intended</td>
<td></td>
</tr>
<tr>
<td>to be used only for the keeping of poultry, bees, birds or other animals</td>
<td></td>
</tr>
<tr>
<td>for the domestic needs or personal enjoyment of the occupants of the</td>
<td></td>
</tr>
<tr>
<td>dwelling-house.</td>
<td></td>
</tr>
<tr>
<td><strong>Class 10.</strong> A building constructed to be used only in connection with and</td>
<td>The building is neither used nor intended to be used for human habitation.</td>
</tr>
<tr>
<td>during the construction, alteration or repair of any building or other</td>
<td></td>
</tr>
<tr>
<td>work.</td>
<td></td>
</tr>
<tr>
<td>Description</td>
<td>Limitations</td>
</tr>
<tr>
<td>----------------------------------------------------------------------------</td>
<td>----------------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Class 11.</strong> A moveable dwelling including a tent, caravan, shed or similar structure used for human habitation.</td>
<td></td>
</tr>
<tr>
<td><strong>Class 12.</strong> A building erected on a site during a period of not more than 28 days in any period of 12 months.</td>
<td></td>
</tr>
<tr>
<td><strong>Class 13.</strong> A gate or fence not exceeding 7 feet in height, or wall or other means of enclosure not exceeding 4 feet in height.</td>
<td></td>
</tr>
<tr>
<td><strong>Class 14.</strong> A pipe, cable or other apparatus laid underground.</td>
<td></td>
</tr>
</tbody>
</table>

**FOURTH SCHEDULE**

_FIXTURES FOR THE FITTING OF WHICH NO WARRANT REQUIRED_

Any fixture of one of the following kinds, being a fixture the fitting of which does not involve a change of use of a building or a failure to comply with Part XIV:

1. Any fixture of a kind for which no standard is prescribed under these Regulations.
2. Any notice provided so as to comply with Regulation 21 or 114.
3. Any heating appliance of a type mentioned in paragraph (1) or (2) of Regulation 58.
4. Any fixture forming part of a mechanical ventilation system provided so as to comply with Part X.
5. Any fixture provided so as to comply with Part XII or Part XIII or to which any provision of those Parts applies.
6. Any fixture provided so as to comply with Part XV:
   Provided that there shall not be included under this head any lift or refuse chute.
7. Any fixture which is fitted in replacement of an existing fixture of the same type:
   Provided that there shall not be included under this head any replacement of—
   (i) an automatic sprinkler system of the type mentioned in Regulations 24 and 26;
   (ii) internal linings provided so as to comply with Regulation 54;
   (iii) fire mains provided so as to comply with Regulation 56;
   (iv) a lift provided so as to comply with Regulation 57 or 177;
   (v) a solid fuel appliance of the type mentioned in paragraph (3) of Regulation 58;
   (vi) a refuse chute provided so as to comply with Regulation 191.
DISTANCE OF SIDE OF BUILDING FROM BOUNDARY CALCULATED BY REFERENCE TO ENCLOSING RECTANGLE OF OPENINGS

1. For the purposes of paragraph (5) of Regulation 37 the minimum distance between any part of the enclosing rectangle of any opening or any group of openings in the side of a building, or of a division or compartment of a building, and any point on the boundary shall, where all of the side is in the plane of reference of that side, be the distance specified in Table 9:

Provided that if in any side of a building, compartment or division two adjacent enclosing rectangles are separated by a space which contains no opening and extends horizontally to more than four times the distance specified in Table 9 in relation to the overall enclosing rectangle of that side, no account shall be taken of the overall enclosing rectangle of that side for purposes of this paragraph.

2. Where any part of the side of a building, division or compartment is recessed or set back but
(a) is less than 5 feet behind the plane of reference, or
(b) if more than 5 feet behind the plane of reference, has no openings therein, the foregoing paragraph shall apply as if that part were in the plane of reference.

3. Where any part of the side of a building, division or compartment consists of a recess which—
(a) extends to more than 5 feet behind the plane of reference of the side, and
(b) has openings in either of the side walls of the recess (whether or not there is any opening in the back wall), paragraph 1 of this Schedule shall apply as if that part were in the plane of reference but contained an opening—
(i) of an area equal to the aggregate of the areas of all the openings in the recess, but in any case not greater than the area of that part of the aperture of the recess that is included in the overall enclosing rectangle of that side;
(ii) the enclosing rectangle of which is coincident with the said part of the aperture of the recess.

4. Where any part of the side of a building, division or compartment consists of a recess which extends to more than 5 feet behind the plane of reference of that side and has an opening or openings only in the back wall, paragraph 1 of this Schedule shall have effect as if such opening or openings were in the plane of reference:

Provided that where the distance specified in Table 9 in respect of the enclosing rectangle of such opening or openings is less than the distance set forth in—
(i) Part 1 of Table 10, there may for the purposes of the said paragraph 1, be substituted the distance specified in Table 9 as if the percentage of openings in the enclosing rectangle were reduced by 10;
(ii) Part 2 of Table 10, there may for the purposes of the said paragraph 1, be substituted the distance specified in Table 9 as if the percentage of openings in the enclosing rectangle were reduced by 20.

5. Where any part of the side of a building or division is set back from the plane of reference of that side by more than 5 feet and the set back is uniform throughout the height of the building or division, the provisions of paragraph 1 of this Schedule shall apply—
(a) in relation to that part of the side within the plane of reference of the side as if the side terminated at the commencement of the set back, and
(b) in relation to the set back as if the building had a side with a plane of reference extending along the diagonal of the sides of the set back and containing an opening—

(i) the enclosing rectangle of which is that rectangle in the plane of reference enclosing the projections of the extreme edges of the outermost openings in the set back, the upper edge of the topmost opening and the lower edge of the lowest opening, all the projections being normal to the plane of reference, and

(ii) equal in area to the aggregate of the areas of actual openings in the set back, but in any case not greater than the area of the enclosing rectangle referred to in the last foregoing sub-paragraph.

6. For the purposes of this Schedule no account shall be taken of any of the openings mentioned in paragraph (3) of Regulation 37 whether in a plane of reference, recess, or set back.

SIXTH SCHEDULE Regulations 128 and 132

DAYLIGHT STANDARDS AND PERMISSIBLE HEIGHT INDICATORS

PART I

Standard of Daylighting

1. A room shall comply with this Part of this Schedule if there is provided a window or windows—

(a) of not less width, or in the aggregate of not less width, than that specified in Table 16, increased by the percentage specified in Table 17, and

(b) at a distance from—

(i) any existing obstruction, and

(ii) the obstruction assumed to exist in accordance with paragraph 3 of this Schedule

not less than the minimum distance determined in the manner described in the next following paragraph by test with four Permissible Height Indicators which have been constructed in accordance with the measurements given in head (a) of paragraph 7 of this Schedule.

2. The minimum distance referred to in sub-paragraph (b) of the last foregoing paragraph is the least distance given by any one of the four Permissible Height Indicators when—

(a) the Indicator is laid on the plan with the point P over the centre of the window opening which is being tested;

(b) the Indicator is rotated in either direction about the point P, so however that neither of the lines PA or PD crosses the line of the external face of the wall containing the window opening, and

(c) with the Indicator rotated to any position between the limits defined in the last foregoing sub-paragraph no part of the obstruction which lies on the plan between the lines PB and PC is of greater height above the floor level of the room lighted by the window than the height given by any arc (or interpolated arc) which lies over that part of the obstruction.

3. There shall for the purpose of this Part of this Schedule be assumed to be an obstruction—

(a) on the other side of the boundary parallel to the line of the boundary and of infinite length;

(b) of such height that at ground level at any point on the line of the boundary it subtends an angle of 43 degrees, and

110
(c) at a distance beyond the boundary equal to the difference between—

(i) the least distance of the boundary from the wall of the building as determined under Part II of this Schedule by test with Permissible Height Indicators constructed in accordance with the measurements given in head (b) of paragraph 7 of this Schedule, and

(ii) the least distance of the boundary from the wall of the building which would have been determined under Part II of this Schedule had the Permissible Height Indicators been constructed in accordance with the measurements given in head (a) of paragraph 7 of this Schedule.

4. For the purposes of this Part of this Schedule no account shall be taken of any window if—

(a) the angle above the horizontal subtended at the reference point appropriate to the use and floor area of the room by the lower edge of any balcony or projection above the window is less than—

(i) in the case of a kitchen, 30 degrees,

(ii) in the case of a living room, 25 degrees,

(iii) in the case of a bedroom or other apartment, 25 degrees;

(b) the horizontal angle subtended at such reference point by the forward edges of any walls or screens flanking the window opening and forward of the plane of opening is less than—

(i) in the case of a kitchen, 50 degrees,

(ii) in the case of a living room, 45 degrees,

(iii) in the case of a bedroom or other apartment, 30 degrees, or

(c) the height above the level of the floor of the room, of any balustrade or screens in front of the window exceeds the sum of

(i) 2 feet 9 inches, and

(ii) one-third of the distance of such balustrade or screen from the wall containing the window.

Part II

Relationship of Building to Boundary

5. A building shall comply with this Part of this Schedule if the distance of the building from any point on the boundary is not less than the minimum distance determined as set forth in the next following paragraph by test with four Permissible Height Indicators which have been constructed in accordance with the measurements given in head (b) of paragraph 7 of this Schedule.

6. The minimum distance of the building from the boundary is the least distance given by any one of the four Permissible Height Indicators when—

(a) the Indicator is laid on the plan with the point P over any point on the line of the boundary;

(b) the Indicator is rotated in either direction about the point P provided that neither of the lines PA or PD crosses the line of the boundary, and

(c) with the Indicator rotated to any position between the limits defined in the last foregoing sub-paragraph, no part of the building which lies on the plan between the lines PB and PC is of greater height above the point of the boundary at P than the height given by any arc (or interpolated arc) which lies over that part of the building.

Part III

Permissible Height Indicators

7. In this Schedule "Permissible Height Indicator", in relation to a window, or the building, means one of a series of four figures drawn to the scale of a plan of the building and its boundaries as shown in the following diagram:
Diagram of a Permissible Height Indicator
in which the angles APB, BPC, and CPD and the dimensions of PB and PC are as follows:

(a)—if testing windows in relation to obstructions

<table>
<thead>
<tr>
<th>Indicator Number—</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Angles:</td>
<td>APB</td>
<td>CPD</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>45°</td>
<td>45°</td>
<td>45°</td>
<td>45°</td>
</tr>
<tr>
<td></td>
<td>BPC</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>45°</td>
<td>35°</td>
<td>25°</td>
<td>20°</td>
</tr>
<tr>
<td>Distance PB &amp; PC</td>
<td>214 feet</td>
<td>274 feet</td>
<td>374 feet</td>
<td>568 feet</td>
</tr>
</tbody>
</table>

(b)—if testing siting of buildings in relation to boundaries

<table>
<thead>
<tr>
<th>Indicator Number—</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Angles:</td>
<td>APB</td>
<td>CPD</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>25°</td>
<td>25°</td>
<td>25°</td>
<td>25°</td>
</tr>
<tr>
<td></td>
<td>BPC</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>65°</td>
<td>45°</td>
<td>30°</td>
<td>20°</td>
</tr>
<tr>
<td>Distance PB &amp; PC</td>
<td>107 feet</td>
<td>137 feet</td>
<td>187 feet</td>
<td>284 feet</td>
</tr>
</tbody>
</table>

112
Tests for drains of an internal diameter of 24 inches or less which are to carry no foul water

Test 1

The drain or section thereof to be tested shall be suitably plugged and filled with water at a pressure equivalent to a head of 2 feet of water at the highest part of the drain or section under test. The test shall be so arranged that a pressure of 3.4 pounds per square inch (equivalent to a head of 8 feet of water) is not exceeded at any point in the drain or section under test. After sufficient time has elapsed to permit the absorption of water by the pipes, joints and fittings the pressure shall be restored to that equivalent to a head of 2 feet of water.

This test shall be satisfied if the drain thereafter maintains that pressure for a period of at least 10 minutes.

Test 2

The drain or section thereof to be tested shall be suitably plugged and filled with air (with or without smoke) at a pressure equivalent to a head of 2 inches of water.

This test shall be satisfied if the drain for 5 minutes thereafter maintains a pressure equivalent to a head of at least 1½ inches of water.

Tests for drains to carry foul water

Test 3

The drain or section thereof to be tested shall be suitably plugged and filled with water at a pressure equivalent to a head of 5 feet of water at the highest part of the drain or section under test. The test shall be so arranged that a pressure of 3.4 pounds per square inch (equivalent to a head of 8 feet of water) is not exceeded at any point in the drain or section under test. After sufficient time has elapsed to permit the absorption of water by the pipes and joints, the pressure shall be restored to that equivalent to a head of 5 feet of water.

This test shall be satisfied if the drain thereafter maintains that pressure for a period of at least 10 minutes.

Test 4

The drain or section thereof to be tested shall be suitably plugged and filled with air (with or without smoke) at a pressure equivalent to a head of 2 inches of water.

This test shall be satisfied if the drain for 5 minutes thereafter maintains a pressure equivalent to a head of at least 1½ inches of water.

Tests for soil pipes, soil-waste pipes, waste pipes and ventilating pipes

Test 5

The soil pipes, soil-waste pipes, waste pipes and ventilating pipes or any section thereof to be tested, shall be suitably plugged and filled with air (with or without smoke) at a pressure equivalent to a head of 2 inches of water.

This test shall be satisfied if this pressure remains constant for a period of 5 minutes thereafter.
## EIGHTH SCHEDULE

### TABLES

#### Table 1—Occupant capacity of flats

<table>
<thead>
<tr>
<th>Size of flat</th>
<th>Number of apartments (other than living room) less than 110 square feet</th>
<th>Occupant capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>One apartment</td>
<td>—</td>
<td>1</td>
</tr>
<tr>
<td>Two apartments</td>
<td>Nil</td>
<td>2</td>
</tr>
<tr>
<td>Three apartments</td>
<td>Nil</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>One</td>
<td>4</td>
</tr>
<tr>
<td>Four apartments</td>
<td>Nil</td>
<td>6</td>
</tr>
<tr>
<td></td>
<td>One</td>
<td>5</td>
</tr>
<tr>
<td></td>
<td>Two</td>
<td>4</td>
</tr>
<tr>
<td></td>
<td>Three</td>
<td>3</td>
</tr>
<tr>
<td>Five apartments</td>
<td>Nil</td>
<td>8</td>
</tr>
<tr>
<td></td>
<td>One</td>
<td>7</td>
</tr>
<tr>
<td></td>
<td>Two</td>
<td>6</td>
</tr>
<tr>
<td></td>
<td>Three</td>
<td>5</td>
</tr>
<tr>
<td></td>
<td>Four</td>
<td>4</td>
</tr>
<tr>
<td>Six or more apartments</td>
<td>—</td>
<td></td>
</tr>
</tbody>
</table>

For each apartment (other than the living room)—
(i) if not exceeding 110 sq. ft., one;
(ii) if exceeding 110 sq. ft., two.
<table>
<thead>
<tr>
<th>Use of room or storey (1)</th>
<th>Occupant load factor (2)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Group A (Residential)</td>
</tr>
<tr>
<td>Sub-group</td>
<td>A3 A4</td>
</tr>
<tr>
<td><strong>Offices</strong></td>
<td></td>
</tr>
<tr>
<td>Clerical (normal density)</td>
<td></td>
</tr>
<tr>
<td>Clerical (high density)</td>
<td></td>
</tr>
<tr>
<td>Drawing</td>
<td></td>
</tr>
<tr>
<td>Typist</td>
<td></td>
</tr>
<tr>
<td><strong>Shops</strong></td>
<td></td>
</tr>
<tr>
<td>Multi-merchandise</td>
<td></td>
</tr>
<tr>
<td>Basement sales</td>
<td></td>
</tr>
<tr>
<td>Food</td>
<td></td>
</tr>
<tr>
<td>General sales</td>
<td></td>
</tr>
<tr>
<td>Personal services</td>
<td></td>
</tr>
<tr>
<td>Fashions</td>
<td></td>
</tr>
<tr>
<td>Furniture</td>
<td></td>
</tr>
<tr>
<td>Workrooms</td>
<td></td>
</tr>
<tr>
<td>Restaurants‡</td>
<td></td>
</tr>
<tr>
<td>All other areas</td>
<td></td>
</tr>
<tr>
<td><strong>Others</strong></td>
<td></td>
</tr>
<tr>
<td>Public concourse</td>
<td></td>
</tr>
<tr>
<td>Crush halls</td>
<td></td>
</tr>
<tr>
<td>Lobbies</td>
<td></td>
</tr>
<tr>
<td>Stadia—standing only</td>
<td></td>
</tr>
<tr>
<td>Halls (moveable or no</td>
<td></td>
</tr>
<tr>
<td>seating)</td>
<td></td>
</tr>
<tr>
<td>Club rooms. Lounges</td>
<td></td>
</tr>
<tr>
<td>Meeting rooms. General</td>
<td></td>
</tr>
<tr>
<td>purpose rooms</td>
<td></td>
</tr>
<tr>
<td>Dining rooms</td>
<td></td>
</tr>
<tr>
<td>Canteens</td>
<td></td>
</tr>
<tr>
<td>Kitchens</td>
<td></td>
</tr>
<tr>
<td>Dormitories</td>
<td></td>
</tr>
<tr>
<td>Operating and clinical</td>
<td></td>
</tr>
<tr>
<td>suites</td>
<td></td>
</tr>
<tr>
<td>Wholesale distribution</td>
<td></td>
</tr>
<tr>
<td>and storage</td>
<td></td>
</tr>
</tbody>
</table>

† area calculated on open floor space (counter space included).
‡ inclusive of tables and gangways.
## Table 3—Imposed Floor Loads

<table>
<thead>
<tr>
<th>Loading class</th>
<th>Occupancy group or sub-group</th>
<th>Description</th>
<th>Imposed Load†</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Floors‡</td>
<td>Slabs§</td>
</tr>
<tr>
<td>(1)</td>
<td></td>
<td>pounds per sq. ft. of floor area (4)</td>
<td>pounds per ft. width uniformly distributed over span (5)</td>
</tr>
<tr>
<td>30</td>
<td>A1</td>
<td>30</td>
<td>240</td>
</tr>
<tr>
<td></td>
<td>A2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>40</td>
<td>A1</td>
<td>40</td>
<td>320</td>
</tr>
<tr>
<td></td>
<td>A2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>50</td>
<td>A3</td>
<td>50</td>
<td>400</td>
</tr>
<tr>
<td></td>
<td>A4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>60</td>
<td>Any</td>
<td>60</td>
<td>480</td>
</tr>
<tr>
<td>80</td>
<td>B2 or B3</td>
<td>80</td>
<td>640</td>
</tr>
<tr>
<td></td>
<td>A3</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>A4</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>C</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

† The worst combination of actual wheel loads

‡ The worst combination of actual wheel loads whenever is the greater.

§ The worst combination of actual wheel loads whichever is the greater.

¶ The worst combination of actual wheel loads whichever is the greater.
<table>
<thead>
<tr>
<th>Loading class</th>
<th>Occupancy group or sub-group (1)</th>
<th>Description (3)</th>
<th>Imposed Load†</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Floors per sq. ft. of floor area (4)</td>
<td>Slabs pounds uniformly distributed over span (5)</td>
</tr>
<tr>
<td>100</td>
<td>Any</td>
<td>100</td>
<td>800</td>
</tr>
<tr>
<td>A3 A4 C B</td>
<td>Floor used for lightweight loads including storage.</td>
<td>Assembly floor not having fixed seating other than a classroom.</td>
<td>Floor used for filing purposes</td>
</tr>
<tr>
<td>150</td>
<td>Any</td>
<td>150</td>
<td>—</td>
</tr>
<tr>
<td></td>
<td>1. Floor for medium weight loads including storage.</td>
<td>2. Garage for vehicles not exceeding 4 tons gross weight.</td>
<td>For garage floors only one-and-a-half times the maximum wheel loads, but not less than 2,000 pounds considered to be distributed over a floor area two feet six inches square.</td>
</tr>
<tr>
<td>200</td>
<td>Any</td>
<td>200</td>
<td>—</td>
</tr>
<tr>
<td></td>
<td>Floor for heavy weight loads including storage.</td>
<td>—</td>
<td>—</td>
</tr>
</tbody>
</table>

† The imposed load is that one of the three set forth in columns (4), (5) and (6) which causes the greatest stresses.
‡ For the purpose of this Table any part of a floor to be used as a passage shall be deemed to be a floor.
§ For the purpose of column (5) of this Table the expression “Slabs” includes boarding, and beams and ribs spaced not further apart than 3 feet between centres.
‖ For the purpose of column (6) of this Table the expression “Beams” means all beams and ribs other than those included in the expression “Slabs” as defined in the foregoing note.
¶ For cantilever balconies the span in columns (5) and (6) of this Table shall be deemed to be the projection of the cantilever.
In this Table—
(a) "Class 1 aggregate" means foamed slag, pumice, blast furnace slag, crushed brick and burnt clay products including expanded clay, well-burnt clinker and crushed limestone;
"Class 2 aggregate" means flint, gravel, granite, and all crushed natural stones other than limestones;
(b) any reference to plaster means—
(i) in the case of a Class I wall, plaster applied on both faces;
(ii) in the case of a Class II wall, plaster applied on exposed face only;
(c) any reference to vermiculite-gypsum plaster is to such plaster of a mix within the range of 11-2:1 by volume.

<table>
<thead>
<tr>
<th>Materials and construction</th>
<th>Minimum thickness in inches (excluding plaster) for period of fire resistance of—</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Class of wall</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Part I: Walls</strong></td>
<td></td>
</tr>
<tr>
<td>A. Solid Construction</td>
<td></td>
</tr>
<tr>
<td>1. Reinforced concrete, minimum concrete cover to reinforcement of 1 inch—</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Class of wall</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>(a) unplastered</td>
<td></td>
</tr>
<tr>
<td>(b) ½ inch cement-sand plaster</td>
<td></td>
</tr>
<tr>
<td>(c) ½ inch gypsum-sand plaster</td>
<td></td>
</tr>
<tr>
<td>(d) ½ inch vermiculite-gypsum plaster</td>
<td></td>
</tr>
<tr>
<td>2. Bricks of clay, composition, concrete or sand-lime—</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Class of wall</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>(a) unplastered</td>
<td></td>
</tr>
<tr>
<td>(b) ½ inch cement-sand plaster</td>
<td></td>
</tr>
<tr>
<td>(c) ½ inch gypsum-sand plaster</td>
<td></td>
</tr>
<tr>
<td>(d) ½ inch vermiculite-gypsum plaster</td>
<td></td>
</tr>
</tbody>
</table>
### 3. Concrete blocks of Class I aggregate—

<table>
<thead>
<tr>
<th></th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
<th>7</th>
<th>8</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a)</td>
<td>6</td>
<td>6</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>6</td>
<td>5</td>
</tr>
<tr>
<td>(b) 3/4 inch cement-sand plaster</td>
<td>6</td>
<td>6</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>3</td>
</tr>
<tr>
<td>(c) 1/2 inch gypsum-sand plaster</td>
<td>6</td>
<td>6</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>3</td>
</tr>
<tr>
<td>(d) 1 inch vermiculite-gypsum plaster on both faces</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>3</td>
<td>3</td>
<td>2</td>
</tr>
</tbody>
</table>

### 4. Concrete blocks of Class II aggregate—

<table>
<thead>
<tr>
<th></th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
<th>7</th>
<th>8</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a)</td>
<td>6</td>
<td>6</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>6</td>
<td>5</td>
</tr>
<tr>
<td>(b) 3/4 inch cement-sand plaster</td>
<td>6</td>
<td>6</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>3</td>
</tr>
<tr>
<td>(c) 1/2 inch gypsum-sand plaster</td>
<td>6</td>
<td>6</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>3</td>
</tr>
<tr>
<td>(d) 1 inch vermiculite-gypsum plaster</td>
<td>6</td>
<td>6</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>3</td>
<td>3</td>
<td>2</td>
</tr>
</tbody>
</table>

### 5. Hollow concrete blocks, one cell in wall thickness, of Class I aggregate—

<table>
<thead>
<tr>
<th></th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
<th>7</th>
<th>8</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a)</td>
<td>6</td>
<td>6</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>4</td>
<td>2 1/2</td>
<td></td>
</tr>
<tr>
<td>(b) 3/4 inch cement-sand plaster</td>
<td>6</td>
<td>6</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>2 1/2</td>
<td>2 1/2</td>
<td></td>
</tr>
<tr>
<td>(c) 1/2 inch gypsum-sand plaster</td>
<td>6</td>
<td>6</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>2 1/2</td>
<td>2 1/2</td>
<td></td>
</tr>
<tr>
<td>(d) 1 inch vermiculite-gypsum plaster on both faces</td>
<td>4</td>
<td>4</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>2</td>
<td>2</td>
<td></td>
</tr>
</tbody>
</table>

### 6. Hollow concrete blocks, one cell in wall thickness, of Class II aggregate—

<table>
<thead>
<tr>
<th></th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
<th>7</th>
<th>8</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a)</td>
<td>6</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>4</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>(b) 3/4 inch cement-sand plaster</td>
<td>6</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>3</td>
<td>2 1/2</td>
<td></td>
</tr>
<tr>
<td>(c) 1/2 inch gypsum-sand plaster</td>
<td>6</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>3</td>
<td>2 1/2</td>
<td></td>
</tr>
<tr>
<td>(d) 1 inch vermiculite-gypsum plaster</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>2 1/2</td>
<td>2</td>
<td></td>
</tr>
</tbody>
</table>
### Table 4—continued

<table>
<thead>
<tr>
<th>Materials and construction</th>
<th>Class of wall</th>
<th>Minimum thickness in inches (excluding plaster) for period of fire resistance of—</th>
<th>Loadbearing</th>
<th>Non-loadbearing</th>
</tr>
</thead>
<tbody>
<tr>
<td>7. Woodwool slab with ¼ inch render or plaster</td>
<td>I</td>
<td>4 hours 3 hours 2 hours 1½ hours 1 hour ½ hour</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>II</td>
<td>4 hours 3 hours 2 hours 1½ hours 1 hour ½ hour</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8. Compressed straw slabs with 3 inch by ¼ inch wood cover strips to joints</td>
<td>I</td>
<td>4 hours 3 hours 2 hours 1½ hours 1 hour ½ hour</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>II</td>
<td>4 hours 3 hours 2 hours 1½ hours 1 hour ½ hour</td>
<td></td>
<td></td>
</tr>
<tr>
<td>9. No-fines concrete of Class II aggregate with ¼ inch plaster</td>
<td>I</td>
<td>4 hours 3 hours 2 hours 1½ hours 1 hour ½ hour</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>II</td>
<td>4 hours 3 hours 2 hours 1½ hours 1 hour ½ hour</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>B. Cavity construction</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10. Cavity wall with inner leaf of bricks or blocks of clay, composition, concrete or</td>
<td>I</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>sand-lime minimum 3 inch thick, and outer leaf of brick or block of clay, composition,</td>
<td>II</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>concrete or sand-lime of thickness of</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Table 4—continued

**Part II: Internal non-loadbearing walls**

<table>
<thead>
<tr>
<th>Materials and construction</th>
<th>Minimum thickness of plaster (in inches) for a fire resistance of Class I for a period of—</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>4 hours</td>
</tr>
<tr>
<td><strong>Steel frame or timber studding and on each side—</strong></td>
<td></td>
</tr>
<tr>
<td>(a) expanded metal with cement-sand or gypsum-sand plaster of thickness of—</td>
<td></td>
</tr>
<tr>
<td>(b) expanded metal with vermiculite-gypsum plaster of thickness of—</td>
<td></td>
</tr>
<tr>
<td>(c) 7/8 inch plasterboard with cement-sand or gypsum-sand plaster of thickness of—</td>
<td></td>
</tr>
<tr>
<td>(d) 7/8 inch plasterboard</td>
<td></td>
</tr>
<tr>
<td>(e) 9/16 inch plasterboard (or 2 layers of 7/16 inch) with vermiculite-gypsum plaster of thickness of—</td>
<td></td>
</tr>
<tr>
<td>(f) 9/16 inch perforated plasterboard with cement-sand or gypsum-sand plaster of thickness of—</td>
<td></td>
</tr>
<tr>
<td>(g) 9/16 inch perforated plasterboard with vermiculite-gypsum plaster of thickness of—</td>
<td></td>
</tr>
</tbody>
</table>
### Table 4—continued

**Part III: Reinforced concrete columns**

<table>
<thead>
<tr>
<th>Condition and materials</th>
<th>Minimum dimension of concrete column without finish (in inches) for a fire resistance of Class V for a period of—</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>4 hours</td>
</tr>
<tr>
<td>1. Subject to fire on more than one side and—</td>
<td></td>
</tr>
<tr>
<td>(a) without plaster</td>
<td></td>
</tr>
<tr>
<td>(b) finished with 1/4 inch vermiculite-gypsum plaster</td>
<td></td>
</tr>
<tr>
<td>(c) with hard drawn steel wire fabric of maximum 6 inch pitch in each direction placed in concrete cover to main reinforcement</td>
<td></td>
</tr>
<tr>
<td>(d) with limestone as coarse aggregate</td>
<td></td>
</tr>
<tr>
<td>2. Built into †Class I wall and—</td>
<td></td>
</tr>
<tr>
<td>(i) without plaster</td>
<td></td>
</tr>
<tr>
<td>(ii) finished with 1/4 inch vermiculite-gypsum plaster</td>
<td></td>
</tr>
</tbody>
</table>

† No part of column projecting beyond either face of wall.

### Part IV: Reinforced concrete beams

<table>
<thead>
<tr>
<th>Construction and materials</th>
<th>Minimum concrete cover (without finish) to main reinforcement (in inches) for a fire resistance of Class V for a period of—</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>4 hours</td>
</tr>
<tr>
<td>(a) without plaster</td>
<td>2 1/2</td>
</tr>
<tr>
<td>(b) with 1/2 inch cement-sand or gypsum-sand plaster on mesh reinforcement fixed round beam</td>
<td>2</td>
</tr>
<tr>
<td>(c) with 1/4 inch vermiculite-gypsum plaster on mesh reinforcement fixed round beam</td>
<td>1</td>
</tr>
</tbody>
</table>

122
### Table 4 –continued

#### Part V: Structural steel

(1) Encased steel stanchions

<table>
<thead>
<tr>
<th>Construction and materials</th>
<th>Minimum thickness (in inches) of protection for fire resistance of Class V for a period of—</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>4 hours</td>
</tr>
<tr>
<td>A. Solid protection§ (unplastered)</td>
<td></td>
</tr>
<tr>
<td>1. Reinforced concrete not leaner than 1: 2: 4 mix with natural aggregates—</td>
<td>2½</td>
</tr>
<tr>
<td>(a) concrete not assumed to be loadbearing</td>
<td></td>
</tr>
<tr>
<td>(b) concrete assumed to be loadbearing in accordance with B.S.449: 1959</td>
<td>3</td>
</tr>
<tr>
<td>2. Solid bricks of clay, composition or sand-lime</td>
<td>2¼</td>
</tr>
<tr>
<td>3. Solid blocks of foamed slag or pumice concrete reinforced in every horizontal joint</td>
<td>1½</td>
</tr>
<tr>
<td>4. Sprayed asbestos—9 to 20 lbs. per cubic foot</td>
<td></td>
</tr>
<tr>
<td>5. Sprayed vermiculite-cement</td>
<td></td>
</tr>
<tr>
<td>B. Hollow protection‡</td>
<td></td>
</tr>
<tr>
<td>1. Solid bricks of clay, composition or sand-lime reinforced in every horizontal joint, unplastered</td>
<td>4½</td>
</tr>
<tr>
<td>2. Solid blocks of foamed slag or pumice concrete reinforced in every horizontal joint, unplastered</td>
<td>3</td>
</tr>
<tr>
<td>3. Metal lath with gypsum or cement-lime plaster of thickness of</td>
<td>1¼ †</td>
</tr>
<tr>
<td>(a) Metal lath with vermiculite-gypsum or perlite-gypsum plaster of thickness of</td>
<td>2†</td>
</tr>
<tr>
<td>(b) Metal lath spaced 1 inch from flanges with vermiculite-gypsum or perlite-gypsum plaster of thickness of</td>
<td>1¼</td>
</tr>
<tr>
<td>5. Gypsum plasterboard with 16 S.W.G. wire binding at 4 inch pitch—</td>
<td></td>
</tr>
<tr>
<td>(a) ¼ inch plasterboard with gypsum plaster of thickness of</td>
<td></td>
</tr>
<tr>
<td>(b) ½ inch plasterboard with gypsum plaster of thickness of</td>
<td></td>
</tr>
<tr>
<td>6. Plasterboard with 16 S.W.G. wire binding at 4 inch pitch—</td>
<td></td>
</tr>
<tr>
<td>(a) ¼ inch plasterboard with vermiculite-gypsum plaster of thickness of</td>
<td></td>
</tr>
<tr>
<td>(b) ½ inch plasterboard with vermiculite-gypsum plaster of thickness of</td>
<td></td>
</tr>
<tr>
<td>7. Metal lath with sprayed asbestos of thickness of</td>
<td>1¼ †</td>
</tr>
<tr>
<td>8. Vermiculite-cement slabs of 4:1 mix reinforced with wire mesh and finished with plaster skim of thickness of</td>
<td>2½</td>
</tr>
<tr>
<td>9. Asbestos insulation boards (screwed to 1 inch thick asbestos battens for ½ hour, 1 hour and 1½ hour periods)</td>
<td></td>
</tr>
</tbody>
</table>

---

‡ For hollow protection with metal lathing, the required thickness is determined by the calculation in B.S.449: 1959.

§ For solid protection without lathing, the required thickness is determined by the calculation in B.S.449: 1959.
### TABLE 4—continued

(2) Encased steel beams

<table>
<thead>
<tr>
<th>Construction and materials</th>
<th>Minimum thickness (in inches) of protection for fire resistance of Class V for a period of—</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>4 hours</td>
</tr>
<tr>
<td>Hollow protection‡—</td>
<td></td>
</tr>
<tr>
<td>Metal lathing with gypsum plaster of thickness of</td>
<td></td>
</tr>
<tr>
<td>Metal lathing with vermiculite-gypsum or perlite-gypsum of thickness of...</td>
<td>1 ( \frac{1}{2} )</td>
</tr>
</tbody>
</table>

### Notes

† Light mesh reinforcement required \( \frac{1}{8} \) to \( \frac{1}{2} \) inch below surface unless special corner beads are used.

‡ Hollow protection means that there is a void between the protective material and the steel. All hollow protection to columns shall be effectively sealed at each floor level.

§ Solid protection means a casing which is bedded close up to the steel without intervening cavities and with all joints in that casing made full and solid.

‖ Reinforcement. Where reinforcement is required in this Table, that reinforcement shall consist of steel binding wire not less than No. 13 S.W.G. in thickness, or a steel mesh weighing not less than 1 pound per square yard. In concrete protection the spacing of that reinforcement shall not exceed 12 inches in any direction.
### TABLE 4—continued

**Part VI: Timber floors**

<table>
<thead>
<tr>
<th>Minimum width of joist (inches)</th>
<th>Minimum thickness of tongued and grooved boarding (inches)</th>
<th>Ceiling base</th>
<th>Ceiling finish for fire resistance of a Class and period of—</th>
</tr>
</thead>
<tbody>
<tr>
<td>1½</td>
<td>½</td>
<td>½ inch asbestos insulation board</td>
<td>Class III:</td>
</tr>
<tr>
<td></td>
<td>½ inch asbestos insulation board</td>
<td>2-hour</td>
<td>½-inch</td>
</tr>
<tr>
<td></td>
<td>½ inch fibre insulation board ...</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>½ inch plasterboard ... ...</td>
<td>1 inch vermiculite-gypsum plaster.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>½ inch plasterboard ... ...</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>1 inch woodwool slab ... ...</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Metal lath ... ...</td>
<td>1½ inch sprayed asbestos.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>½ inch asbestos insulation board</td>
<td>Class IV:</td>
</tr>
<tr>
<td></td>
<td>½ inch fibre insulation board ...</td>
<td></td>
<td>½ inch plaster</td>
</tr>
<tr>
<td></td>
<td>½ inch plasterboard with metal lath or brandering.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1¼</td>
<td>½ as floating floor on 1 inch glass fibre or mineral wool quilt.</td>
<td>½ inch plasterboard with metal lath or brandering.</td>
<td></td>
</tr>
</tbody>
</table>
### TABLE 4—continued

**Part VII: Concrete floors**

<table>
<thead>
<tr>
<th>Construction</th>
<th>Minimum thickness including screed (inches)</th>
<th>Floor finish</th>
<th>Ceiling finish for a fire resistance of Class III for a period of—</th>
</tr>
</thead>
<tbody>
<tr>
<td>Solid flat slab or filler joist floor, Units of channel or T section.</td>
<td></td>
<td></td>
<td>4 hours</td>
</tr>
<tr>
<td></td>
<td>3½</td>
<td>Without finish</td>
<td>½ inch V</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Wood raft (fixed or floating)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>Without finish</td>
<td>½ inch V or A</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Wood raft (fixed or floating)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>5</td>
<td>N.R.</td>
<td>½ inch V or ⅛ inch A</td>
</tr>
<tr>
<td></td>
<td>6</td>
<td>N.R.</td>
<td>without finish</td>
</tr>
<tr>
<td>Solid flat slab or filler joist floor with 1 inch woodwool ceiling base.</td>
<td></td>
<td>None</td>
<td>without finish</td>
</tr>
<tr>
<td></td>
<td>3½</td>
<td>Wood raft (fixed or floating)</td>
<td>without finish</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>N.R.</td>
<td>without finish</td>
</tr>
<tr>
<td></td>
<td>5</td>
<td>N.R.</td>
<td>without finish</td>
</tr>
<tr>
<td></td>
<td>6</td>
<td>N.R.</td>
<td>without finish</td>
</tr>
<tr>
<td>Units of inverted U section</td>
<td>2½</td>
<td>N.R.</td>
<td>without finish</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>N.R.</td>
<td>without finish</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>N.R.</td>
<td>without finish</td>
</tr>
<tr>
<td></td>
<td>6</td>
<td>N.R.</td>
<td>without finish</td>
</tr>
<tr>
<td>Hollow block construction or units of box or I section.</td>
<td>2(\frac{1}{2})</td>
<td>N.R.</td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>N.R.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>3(\frac{1}{2})</td>
<td>N.R.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>5</td>
<td>N.R.</td>
<td>without finish</td>
</tr>
<tr>
<td>Cellular steel with concrete topping.</td>
<td>2(\frac{1}{2})</td>
<td>N.R.</td>
<td>(\frac{1}{4}) inch V (suspended) or (\frac{1}{4}) inch A (direct)</td>
</tr>
</tbody>
</table>

### Table 5—Limits of Cubic Capacity of Building and Area of Storey in Relation to Structural Fire Precautions

<table>
<thead>
<tr>
<th>Occupancy</th>
<th>Number of storeys</th>
<th>Maximum cubic capacity of building (cubic feet)</th>
<th>Maximum area of storey (square feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(1)</td>
<td>(2)</td>
<td>(3)</td>
</tr>
<tr>
<td>A (Residential)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>I</td>
<td>1</td>
<td>Not more than two storeys</td>
<td>N.L.</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>One or more storeys</td>
<td>N.L.</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>One or more storeys</td>
<td>500,000</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>One or more storeys</td>
<td>300,000</td>
</tr>
<tr>
<td>B (Commercial)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>I</td>
<td>1</td>
<td>One or more storeys</td>
<td>1,000,000†</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>One or more storeys</td>
<td>500,000†</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>One or more storeys</td>
<td>500,000†</td>
</tr>
<tr>
<td>C (Assembly)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>I</td>
<td>1</td>
<td>One or more storeys</td>
<td>N.L.</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>One or more storeys</td>
<td>750,000</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>One or more storeys</td>
<td>N.L.</td>
</tr>
<tr>
<td>D (Industrial)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>I</td>
<td>1</td>
<td>One storey</td>
<td>N.L.</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>More than one storey</td>
<td>3,000,000†</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>More than one storey</td>
<td>N.L.</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>More than one storey</td>
<td>1,000,000†</td>
</tr>
<tr>
<td></td>
<td>5</td>
<td>More than one storey</td>
<td>N.L.</td>
</tr>
<tr>
<td></td>
<td>6</td>
<td>More than one storey</td>
<td>300,000†</td>
</tr>
<tr>
<td>E (Storage)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>I</td>
<td>1</td>
<td>One storey</td>
<td>N.L.</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>More than one storey</td>
<td>1,500,000†</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>More than one storey</td>
<td>N.L.</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>More than one storey</td>
<td>750,000†</td>
</tr>
<tr>
<td></td>
<td>5</td>
<td>One storey</td>
<td>N.L.</td>
</tr>
<tr>
<td></td>
<td>6</td>
<td>More than one storey</td>
<td>150,000†</td>
</tr>
</tbody>
</table>

† These floor areas and cubic capacities are to be doubled if the building is fitted with an automatic sprinkler system (see Regulation 24 (2)).

N.L. No upper limit is imposed.
<table>
<thead>
<tr>
<th>Element of Structure</th>
<th>Type of Building</th>
<th>Regulation 26</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Type of Building</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Single storey— all groups</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Multi-storey— all groups</td>
<td></td>
</tr>
<tr>
<td>Structural frames, beams† and columns‡</td>
<td>Class V</td>
<td>Class V</td>
</tr>
<tr>
<td>Floors† above lowest—</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(i) compartment;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(ii) separating;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(iii) in two-storey house in occupancy sub-group A1;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(iv) in any other case.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Walls‡—</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(i) internal loadbearing;</td>
<td>Class I</td>
<td>Class I</td>
</tr>
<tr>
<td>(ii) fire division;</td>
<td>Class I</td>
<td>Class I</td>
</tr>
<tr>
<td>(iii) separating;</td>
<td>Class I</td>
<td>Class I</td>
</tr>
<tr>
<td>(iv) external—</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(a) on boundary;</td>
<td>Class I</td>
<td>Class I</td>
</tr>
<tr>
<td>(b) 3 feet 6 inches from boundary or over.</td>
<td>Class II</td>
<td>Class II</td>
</tr>
<tr>
<td>Doors, shutters, and access covers</td>
<td>Class VI</td>
<td>Class VI</td>
</tr>
</tbody>
</table>

† If a beam is built into and forms part of a floor for which these regulations prescribe a fire resistance that beam shall be taken to be part of the floor for the purposes of this Table.
‡ If a column is built into a wall for which these regulations prescribe a fire resistance and does not project beyond either face of the wall that column shall be taken to be part of the wall for the purposes of this Table.
<table>
<thead>
<tr>
<th>Group</th>
<th>Sub-group</th>
<th>Floor area of undivided building or division (square feet)</th>
<th>Height of building (feet)</th>
<th>Capacity of undivided building or division or compartment (cubic feet)</th>
<th>Fire resistance period†</th>
<th>Fire resistance period‡</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>hours</td>
<td>hours</td>
</tr>
<tr>
<td>(1)</td>
<td>(2)</td>
<td>(3)</td>
<td>(4)</td>
<td>(5)</td>
<td>(6)</td>
<td>(7)</td>
</tr>
<tr>
<td>1</td>
<td></td>
<td>2,500</td>
<td>Not more than two storeys</td>
<td>N.L.</td>
<td>1/2</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>A. (Residential)</td>
<td></td>
<td>50</td>
<td>N.L.</td>
<td>1/2</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5,000</td>
<td>80</td>
<td>N.L.</td>
<td>1/2</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>20,000</td>
<td>80</td>
<td>N.L.</td>
<td>1/2</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>15,000</td>
<td>80</td>
<td>N.L.</td>
<td>1/2</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>100,000</td>
<td>N.L.</td>
<td>1/2</td>
<td>1</td>
</tr>
<tr>
<td>4</td>
<td></td>
<td>50,000</td>
<td>20</td>
<td>N.L.</td>
<td>1/2</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>B. (Commercial)</td>
<td></td>
<td>40</td>
<td>N.L.</td>
<td>1/2</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>80</td>
<td>N.L.</td>
<td>1/2</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>1,000,000;</td>
<td>N.L.</td>
<td>1/2</td>
<td>1</td>
</tr>
<tr>
<td>1</td>
<td>2</td>
<td>30,000</td>
<td>20</td>
<td>N.L.</td>
<td>1/2</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>40</td>
<td>N.L.</td>
<td>1/2</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>60</td>
<td>N.L.</td>
<td>1/2</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>80</td>
<td>N.L.</td>
<td>1/2</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>100,000;</td>
<td>N.L.</td>
<td>1/2</td>
<td>1</td>
</tr>
<tr>
<td>3</td>
<td>C. (Assembly)</td>
<td></td>
<td>20</td>
<td>N.L.</td>
<td>1/2</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>40</td>
<td>N.L.</td>
<td>1/2</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>60</td>
<td>N.L.</td>
<td>1/2</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>80</td>
<td>N.L.</td>
<td>1/2</td>
<td>1</td>
</tr>
</tbody>
</table>

**Table 7—Periods of Fire Resistance**

Regulation 26
<table>
<thead>
<tr>
<th>Occupancy</th>
<th>The following are not exceeded:—</th>
<th>Fire resistance period†</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Single storey building</td>
<td>Building of more than one storey</td>
</tr>
<tr>
<td>Group</td>
<td>Sub-group</td>
<td>Floor area of undivided building or division (square feet)</td>
</tr>
<tr>
<td>(1)</td>
<td>(2)</td>
<td>(3)</td>
</tr>
<tr>
<td>1</td>
<td>—</td>
<td>100,000‡</td>
</tr>
<tr>
<td></td>
<td>—</td>
<td>1,000,000‡</td>
</tr>
<tr>
<td>D. (Industrial)</td>
<td>2</td>
<td>—</td>
</tr>
<tr>
<td></td>
<td></td>
<td>15,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>75,000‡</td>
</tr>
<tr>
<td></td>
<td></td>
<td>350,000‡</td>
</tr>
<tr>
<td></td>
<td>—</td>
<td>N.L.</td>
</tr>
<tr>
<td>3</td>
<td>—</td>
<td>5,000</td>
</tr>
<tr>
<td></td>
<td>—</td>
<td>10,000</td>
</tr>
<tr>
<td></td>
<td>—</td>
<td>25,000‡</td>
</tr>
<tr>
<td></td>
<td>—</td>
<td>100,000‡</td>
</tr>
<tr>
<td></td>
<td>—</td>
<td>N.L.</td>
</tr>
<tr>
<td>E. (Storage)</td>
<td>2</td>
<td>—</td>
</tr>
<tr>
<td></td>
<td></td>
<td>25,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>100,000‡</td>
</tr>
<tr>
<td></td>
<td></td>
<td>500,000‡</td>
</tr>
<tr>
<td></td>
<td>—</td>
<td>N.L.</td>
</tr>
<tr>
<td>3</td>
<td>—</td>
<td>5,000</td>
</tr>
<tr>
<td></td>
<td>—</td>
<td>10,000</td>
</tr>
<tr>
<td></td>
<td>—</td>
<td>20,000</td>
</tr>
<tr>
<td></td>
<td>—</td>
<td>100,000‡</td>
</tr>
<tr>
<td></td>
<td>—</td>
<td>N.L.</td>
</tr>
</tbody>
</table>

† If more than one period specified for any element, higher or highest to apply (see Regulation 26 (3)).
‡ These floor areas and cubic capacities are to be doubled if the building is fitted with a sprinkler system (see Regulation 26 (4)).
§ ½ hour in the case of an external wall (see Regulation 26 (5)).
N.L. No upper limit is imposed.


**Table 8—Notional designations of roof constructions**

**Part I: Sloping roofs covered with slates or tiles**

<table>
<thead>
<tr>
<th>Covering material</th>
<th>Supporting structure</th>
<th>Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Natural slates</td>
<td>Timber rafters, with or without sarking boarding or underfelt.</td>
<td>AA</td>
</tr>
<tr>
<td>2. Asbestos-cement slates</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Clay tiles</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4. Concrete tiles</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5. Bitumen felt strip slates</td>
<td>Timber rafters and boarding</td>
<td>CC</td>
</tr>
</tbody>
</table>

**Part II: Sloping roofs covered with preformed self-supporting sheets**

<table>
<thead>
<tr>
<th>Covering material</th>
<th>Supporting structure</th>
<th>Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corrugated sheets of—</td>
<td>Main structure of timber, steel or concrete and covering in either—</td>
<td>AA</td>
</tr>
<tr>
<td>(a) galvanised steel;</td>
<td>(a) single-skin construction without underlay or with underlay of—</td>
<td></td>
</tr>
<tr>
<td>(b) aluminium;</td>
<td>(i) asbestos insulation board,</td>
<td></td>
</tr>
<tr>
<td>(c) composite steel and asbestos sheets;</td>
<td>(ii) plasterboard,</td>
<td></td>
</tr>
<tr>
<td>or</td>
<td>(iii) fibreboard treated to achieve Class 1 in spread of flame test†,</td>
<td></td>
</tr>
<tr>
<td>(d) asbestos-cement.</td>
<td>(iv) compressed straw slab, or</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(v) wood wool slap, or</td>
<td></td>
</tr>
</tbody>
</table>

† The test referred to in British Standard B.S. 476: 1953.
<table>
<thead>
<tr>
<th>Covering material</th>
<th>Supporting structure</th>
<th>Supporting structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aluminium, copper or zinc sheet</td>
<td>Timber joists and boarding—tongued and grooved AA</td>
<td>Steel or timber joists with deck of—woodwool slab AA</td>
</tr>
<tr>
<td></td>
<td>Timber joists and boarding—plain edged AA</td>
<td>Compressed straw slab AA</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Slab of concrete or clay pot, in situ or precast concrete; or non-combustible deck of steel, aluminium or asbestos-cement; with or without insulation AA</td>
</tr>
<tr>
<td>Lead sheet</td>
<td>AA</td>
<td>AA</td>
</tr>
<tr>
<td>Mastic asphalt</td>
<td>AA</td>
<td>AA</td>
</tr>
</tbody>
</table>

Table 8—continued

Part III: Sloping or flat roofs covered with fully-supported material
<table>
<thead>
<tr>
<th>Details of Felt: Type Number, Weight, Base and Finish</th>
<th>Combustible Deck</th>
<th>Non-Combustible Deck</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Upper layer</strong></td>
<td><strong>Steel or Timber Beams</strong></td>
<td><strong>Concrete or clay pot slab cast in situ or precast</strong></td>
</tr>
<tr>
<td>Sloping roof with single layer felt</td>
<td>Stressed skin plywood cavity deck</td>
<td>Asbestos cement cavity deck</td>
</tr>
<tr>
<td>Type 1E, 80 pounds organic base mineral surface</td>
<td>Supporting compressed straw slabs</td>
<td>Steel or aluminium deck: single skin or cavity</td>
</tr>
<tr>
<td>Sloping roof with two or three layer felt, 30 pounds/100 square feet bitumen bonding compound between layers and between under layer and deck unless fibre insulation board is used</td>
<td>Supporting woodwool slabs with cement screed finish</td>
<td>Overlaid Fibre Insulation Board</td>
</tr>
<tr>
<td>Type 1E, 80 pounds organic base mineral surface</td>
<td>CC</td>
<td>AC</td>
</tr>
<tr>
<td>Type 1C, 40 pounds organic base self finished and lightly sanded</td>
<td>CC</td>
<td>AC</td>
</tr>
<tr>
<td>Type 2C, 80 pounds asbestos base mineral surface</td>
<td>AC</td>
<td>AC</td>
</tr>
<tr>
<td>Type 2B, 40 pounds asbestos base self finished and lightly sanded</td>
<td>AC</td>
<td>AC</td>
</tr>
<tr>
<td>Type 5B, 60 pounds glass fibre base mineral surface</td>
<td>AC</td>
<td>AC</td>
</tr>
<tr>
<td>Type 5A, 30 pounds glass fibre base self finished and lightly sanded</td>
<td>AC</td>
<td>AC</td>
</tr>
<tr>
<td>Type</td>
<td>Description</td>
<td>As upper layer</td>
</tr>
<tr>
<td>------</td>
<td>-------------</td>
<td>----------------</td>
</tr>
<tr>
<td>1C, 40</td>
<td>Type 1C, 40 pounds organic base self finished and lightly sanded</td>
<td>(a) Without any in situ finish, designations as for the corresponding multi-layer sloping roofs listed 1, 2, 3 and 4 above.</td>
</tr>
<tr>
<td>2B, 40</td>
<td>Type 2B, 40 pounds asbestos base self finished and lightly sanded</td>
<td>(b) With bitumen bedded tiles of asbestos cement or tiles of other non-combustible material, AA.</td>
</tr>
<tr>
<td>1C, 40</td>
<td>Type 1C, 40 pounds organic base self finished and lightly sanded</td>
<td>(c) With bitumen bedded chippings spread evenly shoulder to shoulder on asbestos base three layer construction, AA.</td>
</tr>
<tr>
<td>2B, 40</td>
<td>Type 2B, 40 pounds asbestos base self finished and lightly sanded</td>
<td></td>
</tr>
<tr>
<td>5A, 40</td>
<td>Type 5A, 40 pounds glass fibre base self finished and lightly sanded</td>
<td></td>
</tr>
<tr>
<td>5A, 30</td>
<td>Type 5A, 30 pounds glass fibre base self finished and lightly sanded</td>
<td></td>
</tr>
</tbody>
</table>

Note:—Any reference in this Part of this Table to a Type of layer of felt is a reference to that type as listed in British Standard Code of Practice CP. 144. 101: 1961.
<table>
<thead>
<tr>
<th>Height (in feet) of enclosing rectangle not exceeding</th>
<th>Width (in feet) of enclosing rectangle not exceeding</th>
<th>Percentage of openings not exceeding—</th>
<th>Distance (in feet) from boundary</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>10</td>
<td>4 5 6</td>
<td>20 30 40 50 60 70 80 90 100</td>
</tr>
<tr>
<td>10</td>
<td>20</td>
<td>5 7 8</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>30</td>
<td>6 8 10</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>40</td>
<td>6 9 11</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>50</td>
<td>6 9 11</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>60</td>
<td>6 9</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>70</td>
<td>6 10</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>80</td>
<td>7 10</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>90</td>
<td>7 10</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>100</td>
<td>7 10</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>150</td>
<td>7 10</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>200</td>
<td>7 10</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>250</td>
<td>7 10</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>300</td>
<td>7 10</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>350</td>
<td>7 10</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>N.L.</td>
<td>7 10</td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>10</td>
<td>5 7 8</td>
<td>20 30 40 50 60 70 80 90 100</td>
</tr>
<tr>
<td>20</td>
<td>20</td>
<td>8 10 12</td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>30</td>
<td>9 12 15</td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>40</td>
<td>10 13 16</td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>50</td>
<td>10 14 18</td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>60</td>
<td>11 15 18</td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>70</td>
<td>11 16 20</td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>80</td>
<td>12 17 21</td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>90</td>
<td>12 17 22</td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>100</td>
<td>12 18 22</td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>150</td>
<td>13 19 25</td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>200</td>
<td>13 19 25</td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>250</td>
<td>13 19 25</td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>300</td>
<td>13 19 25</td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>350</td>
<td>13 19 25</td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>400</td>
<td>13 19 25</td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>450</td>
<td>13 19 25</td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>500</td>
<td>13 19 25</td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>600</td>
<td>13 19 25</td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>700</td>
<td>13 19 25</td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>N.L.</td>
<td>13 19 25</td>
<td></td>
</tr>
<tr>
<td>30</td>
<td>10</td>
<td>6 8 10</td>
<td>20 30 40 50 60 70 80 90 100</td>
</tr>
<tr>
<td>30</td>
<td>20</td>
<td>9 12 15</td>
<td></td>
</tr>
<tr>
<td>30</td>
<td>30</td>
<td>11 14 18</td>
<td></td>
</tr>
<tr>
<td>30</td>
<td>40</td>
<td>13 17 21</td>
<td></td>
</tr>
<tr>
<td>30</td>
<td>50</td>
<td>14 19 23</td>
<td></td>
</tr>
<tr>
<td>30</td>
<td>60</td>
<td>15 20 24</td>
<td></td>
</tr>
<tr>
<td>30</td>
<td>70</td>
<td>15 21 26</td>
<td></td>
</tr>
<tr>
<td>30</td>
<td>80</td>
<td>16 22 27</td>
<td></td>
</tr>
<tr>
<td>30</td>
<td>90</td>
<td>16 23 28</td>
<td></td>
</tr>
<tr>
<td>30</td>
<td>100</td>
<td>17 24 29</td>
<td></td>
</tr>
<tr>
<td>30</td>
<td>150</td>
<td>18 26 33</td>
<td></td>
</tr>
<tr>
<td>30</td>
<td>200</td>
<td>19 28 36</td>
<td></td>
</tr>
<tr>
<td>30</td>
<td>250</td>
<td>19 29 37</td>
<td></td>
</tr>
<tr>
<td>30</td>
<td>300</td>
<td>19 29 38</td>
<td></td>
</tr>
<tr>
<td>30</td>
<td>350</td>
<td>19 29 38</td>
<td></td>
</tr>
<tr>
<td>30</td>
<td>400</td>
<td>19 29 38</td>
<td></td>
</tr>
<tr>
<td>30</td>
<td>450</td>
<td>19 29 38</td>
<td></td>
</tr>
<tr>
<td>30</td>
<td>500</td>
<td>19 29 38</td>
<td></td>
</tr>
<tr>
<td>30</td>
<td>600</td>
<td>19 29 38</td>
<td></td>
</tr>
<tr>
<td>30</td>
<td>700</td>
<td>19 29 38</td>
<td></td>
</tr>
</tbody>
</table>

N.L. No upper limit is imposed.
<table>
<thead>
<tr>
<th>Height (in feet)</th>
<th>Width (in feet) of enclosing rectangle not exceeding</th>
<th>Percentage of openings not exceeding—</th>
<th>Distance (in feet) from boundary</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>20</td>
<td>30</td>
</tr>
<tr>
<td>30</td>
<td>800</td>
<td>19</td>
<td>29</td>
</tr>
<tr>
<td>30</td>
<td>900</td>
<td>19</td>
<td>29</td>
</tr>
<tr>
<td>30</td>
<td>1,000</td>
<td>19</td>
<td>29</td>
</tr>
<tr>
<td>30</td>
<td>1,200</td>
<td>19</td>
<td>29</td>
</tr>
<tr>
<td>30</td>
<td>N.L.</td>
<td>19</td>
<td>29</td>
</tr>
<tr>
<td>40</td>
<td>10</td>
<td>6</td>
<td>9</td>
</tr>
<tr>
<td>40</td>
<td>20</td>
<td>10</td>
<td>13</td>
</tr>
<tr>
<td>40</td>
<td>30</td>
<td>13</td>
<td>17</td>
</tr>
<tr>
<td>40</td>
<td>40</td>
<td>15</td>
<td>20</td>
</tr>
<tr>
<td>40</td>
<td>50</td>
<td>16</td>
<td>22</td>
</tr>
<tr>
<td>40</td>
<td>60</td>
<td>18</td>
<td>24</td>
</tr>
<tr>
<td>40</td>
<td>70</td>
<td>19</td>
<td>25</td>
</tr>
<tr>
<td>40</td>
<td>80</td>
<td>20</td>
<td>27</td>
</tr>
<tr>
<td>40</td>
<td>90</td>
<td>20</td>
<td>28</td>
</tr>
<tr>
<td>40</td>
<td>100</td>
<td>21</td>
<td>29</td>
</tr>
<tr>
<td>40</td>
<td>150</td>
<td>23</td>
<td>33</td>
</tr>
<tr>
<td>40</td>
<td>200</td>
<td>24</td>
<td>35</td>
</tr>
<tr>
<td>40</td>
<td>250</td>
<td>24</td>
<td>36</td>
</tr>
<tr>
<td>40</td>
<td>300</td>
<td>25</td>
<td>37</td>
</tr>
<tr>
<td>40</td>
<td>350</td>
<td>25</td>
<td>38</td>
</tr>
<tr>
<td>40</td>
<td>400</td>
<td>25</td>
<td>38</td>
</tr>
<tr>
<td>40</td>
<td>450</td>
<td>25</td>
<td>38</td>
</tr>
<tr>
<td>40</td>
<td>500</td>
<td>25</td>
<td>39</td>
</tr>
<tr>
<td>40</td>
<td>600</td>
<td>25</td>
<td>39</td>
</tr>
<tr>
<td>40</td>
<td>700</td>
<td>25</td>
<td>39</td>
</tr>
<tr>
<td>40</td>
<td>800</td>
<td>25</td>
<td>39</td>
</tr>
<tr>
<td>40</td>
<td>900</td>
<td>25</td>
<td>39</td>
</tr>
<tr>
<td>40</td>
<td>1,000</td>
<td>25</td>
<td>39</td>
</tr>
<tr>
<td>40</td>
<td>1,200</td>
<td>25</td>
<td></td>
</tr>
<tr>
<td>40</td>
<td>1,400</td>
<td>25</td>
<td></td>
</tr>
<tr>
<td>40</td>
<td>1,600</td>
<td>25</td>
<td></td>
</tr>
<tr>
<td>40</td>
<td>N.L.</td>
<td>25</td>
<td></td>
</tr>
<tr>
<td>50</td>
<td>10</td>
<td>6</td>
<td>9</td>
</tr>
<tr>
<td>50</td>
<td>20</td>
<td>10</td>
<td>14</td>
</tr>
<tr>
<td>50</td>
<td>30</td>
<td>14</td>
<td>19</td>
</tr>
<tr>
<td>50</td>
<td>40</td>
<td>16</td>
<td>22</td>
</tr>
<tr>
<td>50</td>
<td>50</td>
<td>18</td>
<td>24</td>
</tr>
<tr>
<td>50</td>
<td>60</td>
<td>20</td>
<td>27</td>
</tr>
<tr>
<td>50</td>
<td>70</td>
<td>21</td>
<td>29</td>
</tr>
<tr>
<td>50</td>
<td>80</td>
<td>23</td>
<td>32</td>
</tr>
<tr>
<td>50</td>
<td>90</td>
<td>24</td>
<td></td>
</tr>
<tr>
<td>50</td>
<td>100</td>
<td>25</td>
<td></td>
</tr>
<tr>
<td>50</td>
<td>150</td>
<td>27</td>
<td></td>
</tr>
<tr>
<td>50</td>
<td>200</td>
<td>29</td>
<td></td>
</tr>
<tr>
<td>50</td>
<td>250</td>
<td>30</td>
<td></td>
</tr>
<tr>
<td>50</td>
<td>300</td>
<td>30</td>
<td></td>
</tr>
<tr>
<td>50</td>
<td>350</td>
<td>31</td>
<td></td>
</tr>
<tr>
<td>50</td>
<td>400</td>
<td>31</td>
<td></td>
</tr>
<tr>
<td>50</td>
<td>450</td>
<td>31</td>
<td></td>
</tr>
<tr>
<td>50</td>
<td>500</td>
<td>31</td>
<td></td>
</tr>
<tr>
<td>50</td>
<td>600</td>
<td>31</td>
<td></td>
</tr>
<tr>
<td>50</td>
<td>700</td>
<td>31</td>
<td></td>
</tr>
<tr>
<td>50</td>
<td>800</td>
<td>31</td>
<td></td>
</tr>
<tr>
<td>50</td>
<td>900</td>
<td>31</td>
<td></td>
</tr>
<tr>
<td>50</td>
<td>1,000</td>
<td>31</td>
<td></td>
</tr>
<tr>
<td>50</td>
<td>1,200</td>
<td>31</td>
<td></td>
</tr>
<tr>
<td>50</td>
<td>1,400</td>
<td>31</td>
<td></td>
</tr>
<tr>
<td>50</td>
<td>1,600</td>
<td>31</td>
<td></td>
</tr>
<tr>
<td>50</td>
<td>1,800</td>
<td>31</td>
<td></td>
</tr>
<tr>
<td>50</td>
<td>2,000</td>
<td>31</td>
<td></td>
</tr>
<tr>
<td>50</td>
<td>N.L.</td>
<td>31</td>
<td></td>
</tr>
</tbody>
</table>

N.L. No upper limit is imposed.
### Table 9—continued

**Part II: Buildings of occupancy group A or occupancy sub-group B1, C1 or D1**

<table>
<thead>
<tr>
<th>Height (in feet) of enclosing rectangle not exceeding</th>
<th>Width (in feet) of enclosing rectangle not exceeding</th>
<th>Percentage of openings not exceeding—</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Distance (in feet) from boundary</td>
</tr>
<tr>
<td></td>
<td></td>
<td>20</td>
</tr>
<tr>
<td>10</td>
<td>10</td>
<td>3.5</td>
</tr>
<tr>
<td>10</td>
<td>20</td>
<td>3.5</td>
</tr>
<tr>
<td>10</td>
<td>30</td>
<td>3.5</td>
</tr>
<tr>
<td>10</td>
<td>40</td>
<td>3.5</td>
</tr>
<tr>
<td>10</td>
<td>50</td>
<td>3.5</td>
</tr>
<tr>
<td>10</td>
<td>60</td>
<td>3.5</td>
</tr>
<tr>
<td>10</td>
<td>70</td>
<td>3.5</td>
</tr>
<tr>
<td>10</td>
<td>80</td>
<td>3.5</td>
</tr>
<tr>
<td>10</td>
<td>90</td>
<td>3.5</td>
</tr>
<tr>
<td>10</td>
<td>100</td>
<td>3.5</td>
</tr>
<tr>
<td>10</td>
<td>150</td>
<td>3.5</td>
</tr>
<tr>
<td>10</td>
<td>N.L.</td>
<td>3.5</td>
</tr>
<tr>
<td>20</td>
<td>10</td>
<td>3.5</td>
</tr>
<tr>
<td>20</td>
<td>20</td>
<td>3.5</td>
</tr>
<tr>
<td>20</td>
<td>30</td>
<td>3.5</td>
</tr>
<tr>
<td>20</td>
<td>40</td>
<td>3.5</td>
</tr>
<tr>
<td>20</td>
<td>50</td>
<td>3.5</td>
</tr>
<tr>
<td>20</td>
<td>60</td>
<td>3.5</td>
</tr>
<tr>
<td>20</td>
<td>70</td>
<td>3.5</td>
</tr>
<tr>
<td>20</td>
<td>80</td>
<td>3.5</td>
</tr>
<tr>
<td>20</td>
<td>90</td>
<td>3.5</td>
</tr>
<tr>
<td>20</td>
<td>100</td>
<td>3.5</td>
</tr>
<tr>
<td>20</td>
<td>150</td>
<td>3.5</td>
</tr>
<tr>
<td>20</td>
<td>200</td>
<td>3.5</td>
</tr>
<tr>
<td>20</td>
<td>250</td>
<td>3.5</td>
</tr>
<tr>
<td>20</td>
<td>300</td>
<td>3.5</td>
</tr>
<tr>
<td>20</td>
<td>350</td>
<td>3.5</td>
</tr>
<tr>
<td>20</td>
<td>N.L.</td>
<td>3.5</td>
</tr>
</tbody>
</table>

| 30                                                  | 10                                                  | 3.5 | 4   | 6   | 7   | 8   | 9   | 10  | 11  | 11  |
| 30                                                  | 20                                                  | 3.5 | 7   | 9   | 11  | 12  | 13  | 15  | 16  | 16  |
| 30                                                  | 30                                                  | 3.5 | 7   | 9   | 11  | 13  | 14  | 16  | 18  | 19  |
| 30                                                  | 40                                                  | 3.5 | 7   | 10  | 13  | 14  | 16  | 18  | 19  | 20  |
| 30                                                  | 50                                                  | 3.5 | 7   | 11  | 13  | 14  | 16  | 18  | 20  | 22  |
| 30                                                  | 60                                                  | 3.5 | 7   | 12  | 14  | 15  | 17  | 19  | 21  | 22  |
| 30                                                  | 70                                                  | 3.5 | 7   | 12  | 15  | 17  | 19  | 21  | 23  | 24  |
| 30                                                  | 80                                                  | 3.5 | 7   | 12  | 15  | 19  | 21  | 23  | 24  | 27  |
| 30                                                  | 90                                                  | 3.5 | 7   | 12  | 16  | 20  | 23  | 26  | 28  | 31  |
| 30                                                  | 100                                                 | 3.5 | 7   | 13  | 17  | 21  | 24  | 27  | 29  | 32  |
| 30                                                  | 150                                                 | 3.5 | 7   | 13  | 18  | 22  | 26  | 30  | 33  | 33  |
| 30                                                  | 200                                                 | 3.5 | 7   | 13  | 19  | 23  | 28  | 33  | 36  | 39  |
| 30                                                  | 250                                                 | 3.5 | 7   | 13  | 19  | 24  | 29  | 33  | 37  | 41  |
| 30                                                  | 300                                                 | 3.5 | 7   | 13  | 19  | 24  | 29  | 34  | 38  | 42  |
| 30                                                  | 350                                                 | 3.5 | 7   | 13  | 19  | 24  | 29  | 34  | 38  | 43  |
| 30                                                  | 400                                                 | 3.5 | 7   | 13  | 19  | 24  | 29  | 34  | 38  | 43  |
| 30                                                  | 450                                                 | 3.5 | 7   | 13  | 19  | 24  | 29  | 34  | 39  | 44  |
| 30                                                  | 500                                                 | 3.5 | 7   | 13  | 19  | 24  | 29  | 35  | 39  | 44  |
| 30                                                  | N.L.                                                 | 3.5 | 7   | 13  | 19  | 24  | 29  | 35  | 39  | 45  |

N.L. No upper limit is imposed.
### Table—9 continued

<table>
<thead>
<tr>
<th>Height (in feet) of enclosing rectangle not exceeding</th>
<th>Width (in feet) of enclosing rectangle not exceeding</th>
<th>Percentage of openings not exceeding—</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>20</td>
<td>30</td>
</tr>
<tr>
<td>40</td>
<td>10</td>
<td>3.5</td>
</tr>
<tr>
<td></td>
<td>20</td>
<td>4</td>
</tr>
<tr>
<td>40</td>
<td>30</td>
<td>5</td>
</tr>
<tr>
<td></td>
<td>40</td>
<td>6</td>
</tr>
<tr>
<td>40</td>
<td>50</td>
<td>7</td>
</tr>
<tr>
<td></td>
<td>60</td>
<td>7</td>
</tr>
<tr>
<td>40</td>
<td>70</td>
<td>8</td>
</tr>
<tr>
<td></td>
<td>80</td>
<td>8</td>
</tr>
<tr>
<td>40</td>
<td>90</td>
<td>9</td>
</tr>
<tr>
<td></td>
<td>100</td>
<td>9</td>
</tr>
<tr>
<td>40</td>
<td>150</td>
<td>9</td>
</tr>
<tr>
<td></td>
<td>200</td>
<td>9</td>
</tr>
<tr>
<td>40</td>
<td>250</td>
<td>9</td>
</tr>
<tr>
<td></td>
<td>300</td>
<td>9</td>
</tr>
<tr>
<td>40</td>
<td>350</td>
<td>9</td>
</tr>
<tr>
<td></td>
<td>400</td>
<td>10</td>
</tr>
<tr>
<td>40</td>
<td>450</td>
<td>10</td>
</tr>
<tr>
<td></td>
<td>500</td>
<td>10</td>
</tr>
<tr>
<td>40</td>
<td>600</td>
<td>10</td>
</tr>
<tr>
<td></td>
<td>700</td>
<td>10</td>
</tr>
<tr>
<td>40</td>
<td>N.L.</td>
<td>10</td>
</tr>
<tr>
<td>50</td>
<td>10</td>
<td>3.5</td>
</tr>
<tr>
<td></td>
<td>20</td>
<td>5</td>
</tr>
<tr>
<td>50</td>
<td>30</td>
<td>6</td>
</tr>
<tr>
<td></td>
<td>40</td>
<td>7</td>
</tr>
<tr>
<td>50</td>
<td>50</td>
<td>7</td>
</tr>
<tr>
<td></td>
<td>60</td>
<td>8</td>
</tr>
<tr>
<td>50</td>
<td>70</td>
<td>9</td>
</tr>
<tr>
<td></td>
<td>80</td>
<td>10</td>
</tr>
<tr>
<td>50</td>
<td>90</td>
<td>10</td>
</tr>
<tr>
<td></td>
<td>100</td>
<td>10</td>
</tr>
<tr>
<td>50</td>
<td>150</td>
<td>11</td>
</tr>
<tr>
<td></td>
<td>200</td>
<td>11</td>
</tr>
<tr>
<td>50</td>
<td>250</td>
<td>11</td>
</tr>
<tr>
<td></td>
<td>300</td>
<td>11</td>
</tr>
<tr>
<td>50</td>
<td>350</td>
<td>12</td>
</tr>
<tr>
<td></td>
<td>400</td>
<td>12</td>
</tr>
<tr>
<td>50</td>
<td>450</td>
<td>12</td>
</tr>
<tr>
<td></td>
<td>500</td>
<td>12</td>
</tr>
<tr>
<td>50</td>
<td>600</td>
<td>12</td>
</tr>
<tr>
<td></td>
<td>700</td>
<td>12</td>
</tr>
<tr>
<td>50</td>
<td>800</td>
<td>12</td>
</tr>
<tr>
<td></td>
<td>900</td>
<td>12</td>
</tr>
<tr>
<td>50</td>
<td>N.L.</td>
<td>12</td>
</tr>
</tbody>
</table>

N.L. No upper limit is imposed.
<table>
<thead>
<tr>
<th>Occupancy group</th>
<th>Occupancy sub-group</th>
<th>Head no. (3)</th>
<th>Description of flat or storey to which requirement applies</th>
<th>Minimum number of exits (5)</th>
</tr>
</thead>
<tbody>
<tr>
<td>B</td>
<td>1, 2, and 3</td>
<td>8</td>
<td>A storey—&lt;br&gt; (a) the floor of which is at a height not greater than 15 feet;&lt;br&gt; (b) whose occupant capacity does not exceed 100, and&lt;br&gt; (c) whose area does not exceed 4,000 square feet.</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>9</td>
<td>A storey—&lt;br&gt; (a) the floor of which is at a height greater than 15 feet but not greater than 42 feet;&lt;br&gt; (b) whose occupant capacity does not exceed 50, and&lt;br&gt; (c) whose area does not exceed 4,000 square feet</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>10</td>
<td>Any other storey.</td>
<td>2</td>
</tr>
<tr>
<td>C</td>
<td>1</td>
<td>11</td>
<td>Any storey.</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
<td>A storey—&lt;br&gt; (a) the floor of which is at a height not greater than 15 feet;&lt;br&gt; (b) whose occupant capacity does not exceed 100 (or, in the case of a storey in a school of two storeys, 120), and&lt;br&gt; (c) whose area does not exceed 4,000 square feet.</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>13</td>
<td>Any other storey.</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>14</td>
<td>Any storey.</td>
<td>2</td>
</tr>
<tr>
<td>D and E</td>
<td>—</td>
<td>15</td>
<td>A storey—&lt;br&gt; (a) the floor of which is at a height not greater than 15 feet;&lt;br&gt; (b) whose occupant capacity does not exceed 50, and&lt;br&gt; (c) whose area does not exceed 4,000 square feet.</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>16</td>
<td>Any other storey.</td>
<td>2</td>
</tr>
<tr>
<td>All occupancy groups</td>
<td>—</td>
<td>17</td>
<td>Basement storeys—&lt;br&gt; (a) which is used solely for cloakroom or storage purposes or as a heating chamber, and&lt;br&gt; (b) the floor of which is not more than 10 feet below the level of the ground to which the exit serving that basement storey gives access.</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>18</td>
<td>Any other basement storey.</td>
<td>2</td>
</tr>
</tbody>
</table>
### Table 12: Levels of sound insulation in houses

#### Part I: Airborne sound

<table>
<thead>
<tr>
<th>Frequency in cycles/second</th>
<th>Minimum sound reduction in decibels for:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Separating walls—houses other than flats</td>
</tr>
<tr>
<td>100  ...</td>
<td>...</td>
</tr>
<tr>
<td>125  ...</td>
<td>...</td>
</tr>
<tr>
<td>160  ...</td>
<td>...</td>
</tr>
<tr>
<td>200  ...</td>
<td>...</td>
</tr>
<tr>
<td>250  ...</td>
<td>...</td>
</tr>
<tr>
<td>320  ...</td>
<td>...</td>
</tr>
<tr>
<td>400  ...</td>
<td>...</td>
</tr>
<tr>
<td>500  ...</td>
<td>...</td>
</tr>
<tr>
<td>640  ...</td>
<td>...</td>
</tr>
<tr>
<td>800  ...</td>
<td>...</td>
</tr>
<tr>
<td>1,000  ...</td>
<td>...</td>
</tr>
<tr>
<td>1,250  ...</td>
<td>...</td>
</tr>
<tr>
<td>1,600  ...</td>
<td>...</td>
</tr>
<tr>
<td>2,000  ...</td>
<td>...</td>
</tr>
<tr>
<td>2,500  ...</td>
<td>...</td>
</tr>
<tr>
<td>3,200  ...</td>
<td>...</td>
</tr>
</tbody>
</table>

#### Part II: Impact sound

<table>
<thead>
<tr>
<th>Frequency in cycles/second</th>
<th>Maximum octave-band sound pressure level in decibels for:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Separating floors—flats</td>
</tr>
<tr>
<td>100  ...</td>
<td>...</td>
</tr>
<tr>
<td>125  ...</td>
<td>...</td>
</tr>
<tr>
<td>160  ...</td>
<td>...</td>
</tr>
<tr>
<td>200  ...</td>
<td>...</td>
</tr>
<tr>
<td>250  ...</td>
<td>...</td>
</tr>
<tr>
<td>320  ...</td>
<td>...</td>
</tr>
<tr>
<td>400  ...</td>
<td>...</td>
</tr>
<tr>
<td>500  ...</td>
<td>...</td>
</tr>
<tr>
<td>640  ...</td>
<td>...</td>
</tr>
<tr>
<td>800  ...</td>
<td>...</td>
</tr>
<tr>
<td>1,000  ...</td>
<td>...</td>
</tr>
<tr>
<td>1,250  ...</td>
<td>...</td>
</tr>
<tr>
<td>1,600  ...</td>
<td>...</td>
</tr>
<tr>
<td>2,000  ...</td>
<td>...</td>
</tr>
<tr>
<td>2,500  ...</td>
<td>...</td>
</tr>
<tr>
<td>3,200  ...</td>
<td>...</td>
</tr>
</tbody>
</table>
### Table 13—Mechanical Ventilation of Buildings—Rate of Fresh Air Supply

<table>
<thead>
<tr>
<th>Rate of supply in Cubic feet of fresh air per hour per person</th>
<th>Rate of supply in no. of air changes per hour</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A. Room or apartment with cubic space per occupant</strong>—</td>
<td></td>
</tr>
<tr>
<td>exceeding 10 cubic feet but not</td>
<td></td>
</tr>
<tr>
<td>exceeding 300 cubic feet but not</td>
<td></td>
</tr>
<tr>
<td>exceeding 400 cubic feet but not</td>
<td></td>
</tr>
<tr>
<td>exceeding 500 cubic feet but not</td>
<td></td>
</tr>
<tr>
<td>exceeding 500 cubic feet</td>
<td></td>
</tr>
<tr>
<td>Laboratory</td>
<td>4</td>
</tr>
<tr>
<td>Changing room</td>
<td>3</td>
</tr>
<tr>
<td>Gymnasium</td>
<td>3</td>
</tr>
<tr>
<td>Swimming bath</td>
<td>4</td>
</tr>
<tr>
<td>Shower bath</td>
<td>10</td>
</tr>
<tr>
<td>Anaesthetic room</td>
<td>10</td>
</tr>
<tr>
<td>Sterilising room</td>
<td></td>
</tr>
<tr>
<td>Operating theatre</td>
<td></td>
</tr>
<tr>
<td>X-ray room</td>
<td></td>
</tr>
<tr>
<td>First-aid room</td>
<td>3</td>
</tr>
<tr>
<td>Recovery room</td>
<td>10</td>
</tr>
<tr>
<td>Drying room</td>
<td></td>
</tr>
<tr>
<td>Cloakroom</td>
<td>2</td>
</tr>
<tr>
<td>Stairway or access way—in building of occupancy sub-group A1</td>
<td>1</td>
</tr>
<tr>
<td>or A2—</td>
<td></td>
</tr>
<tr>
<td>in any other building</td>
<td></td>
</tr>
<tr>
<td>Storage room</td>
<td>2</td>
</tr>
<tr>
<td>Building for car parking</td>
<td>8</td>
</tr>
<tr>
<td>Garage</td>
<td></td>
</tr>
<tr>
<td>Any other room</td>
<td>1</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Rate of supply in no. of air changes per hour</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>B. Room with no occupant capacity</strong>—</td>
<td></td>
</tr>
<tr>
<td>Watercloset</td>
<td>3</td>
</tr>
<tr>
<td>Bathroom with W.C. pan</td>
<td></td>
</tr>
<tr>
<td>Bathroom without W.C. pan</td>
<td>2</td>
</tr>
<tr>
<td>Washroom</td>
<td></td>
</tr>
<tr>
<td>Kitchen—in building of occupancy sub-group A1 or A2—</td>
<td></td>
</tr>
<tr>
<td>in any other building</td>
<td>6</td>
</tr>
<tr>
<td>Pantry (exceeding 50 cubic feet)</td>
<td>2</td>
</tr>
<tr>
<td>Larder</td>
<td></td>
</tr>
<tr>
<td>Servery</td>
<td>2</td>
</tr>
<tr>
<td>Scullery</td>
<td></td>
</tr>
<tr>
<td>Laundry</td>
<td>10</td>
</tr>
<tr>
<td>Boiler room</td>
<td>10</td>
</tr>
<tr>
<td><strong>Regulations 108-112, 114-116, and 119</strong></td>
<td></td>
</tr>
</tbody>
</table>

---

144
### TABLE 14—STANDARDS OF MINIMUM DAYLIGHT FACTOR

<table>
<thead>
<tr>
<th>Room</th>
<th>Assumed reflection factors of surfaces</th>
<th>Floor area of room (square feet)</th>
<th>Daylight penetration (feet)</th>
<th>Daylight area (square feet)</th>
<th>Daylight factor</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Exceeding</td>
<td>Not exceeding</td>
<td>(4)</td>
<td>(5)</td>
</tr>
<tr>
<td>Kitchen</td>
<td>Wall 35%</td>
<td>30</td>
<td>4-0</td>
<td>4-0</td>
<td>15</td>
</tr>
<tr>
<td></td>
<td>Floor 15%</td>
<td>40</td>
<td>4-3</td>
<td>4-6</td>
<td>20</td>
</tr>
<tr>
<td></td>
<td>Ceiling 70%</td>
<td>50</td>
<td>4-9</td>
<td>5-2</td>
<td>25</td>
</tr>
<tr>
<td></td>
<td></td>
<td>60</td>
<td>5-4</td>
<td>5-7</td>
<td>30</td>
</tr>
<tr>
<td></td>
<td></td>
<td>70</td>
<td>5-7</td>
<td>6-0</td>
<td>35</td>
</tr>
<tr>
<td></td>
<td></td>
<td>80</td>
<td>6-0</td>
<td>6-0</td>
<td>40</td>
</tr>
<tr>
<td></td>
<td></td>
<td>90</td>
<td>6-0</td>
<td>6-0</td>
<td>45</td>
</tr>
<tr>
<td>Living-room</td>
<td>Wall 40%</td>
<td>70</td>
<td>7-0</td>
<td>7-0</td>
<td>40</td>
</tr>
<tr>
<td></td>
<td>Floor 15%</td>
<td>80</td>
<td>7-6</td>
<td>7-6</td>
<td>45</td>
</tr>
<tr>
<td></td>
<td>Ceiling 70%</td>
<td>90</td>
<td>8-2</td>
<td>8-2</td>
<td>50</td>
</tr>
<tr>
<td></td>
<td></td>
<td>100</td>
<td>8-8</td>
<td>8-8</td>
<td>55</td>
</tr>
<tr>
<td></td>
<td></td>
<td>110</td>
<td>9-2</td>
<td>9-2</td>
<td>60</td>
</tr>
<tr>
<td></td>
<td></td>
<td>120</td>
<td>10-0</td>
<td>10-0</td>
<td>65</td>
</tr>
<tr>
<td>Bedroom or other apartment</td>
<td>Wall 40%</td>
<td>120</td>
<td>9-0</td>
<td>9-0</td>
<td>70</td>
</tr>
<tr>
<td></td>
<td>Floor 15%</td>
<td>200</td>
<td>10-0</td>
<td>10-0</td>
<td>75</td>
</tr>
<tr>
<td></td>
<td>Ceiling 70%</td>
<td></td>
<td></td>
<td></td>
<td>80</td>
</tr>
</tbody>
</table>

### TABLE 15—MINIMUM DISTANCE (IN FEET) BETWEEN WINDOW OPENINGS

<table>
<thead>
<tr>
<th>Angle† at window of house to be erected not more than—</th>
<th>90°</th>
<th>80°</th>
<th>70°</th>
<th>60°</th>
<th>50°</th>
<th>40°</th>
<th>30°</th>
<th>20°</th>
<th>10°</th>
<th>0°</th>
</tr>
</thead>
<tbody>
<tr>
<td>90°</td>
<td>60</td>
<td>60</td>
<td>60</td>
<td>60</td>
<td>60</td>
<td>60</td>
<td>29</td>
<td>19</td>
<td>14</td>
<td>10</td>
</tr>
<tr>
<td>80°</td>
<td>60</td>
<td>60</td>
<td>60</td>
<td>60</td>
<td>60</td>
<td>42</td>
<td>29</td>
<td>19</td>
<td>14</td>
<td>10</td>
</tr>
<tr>
<td>70°</td>
<td>60</td>
<td>60</td>
<td>60</td>
<td>60</td>
<td>60</td>
<td>42</td>
<td>29</td>
<td>19</td>
<td>14</td>
<td>10</td>
</tr>
<tr>
<td>60°</td>
<td>60</td>
<td>60</td>
<td>60</td>
<td>60</td>
<td>60</td>
<td>42</td>
<td>29</td>
<td>19</td>
<td>14</td>
<td>10</td>
</tr>
<tr>
<td>50°</td>
<td>42</td>
<td>29</td>
<td>19</td>
<td>19</td>
<td>14</td>
<td>14</td>
<td>10</td>
<td>6</td>
<td></td>
<td></td>
</tr>
<tr>
<td>40°</td>
<td>29</td>
<td>19</td>
<td>14</td>
<td>14</td>
<td>10</td>
<td>6</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>30°</td>
<td>19</td>
<td>14</td>
<td>14</td>
<td>10</td>
<td>6</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>20°</td>
<td>14</td>
<td>10</td>
<td>6</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10°</td>
<td>10</td>
<td>6</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0°</td>
<td>6</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

† That is, the horizontal angle included between—
(i) the shortest line joining any part of one window opening to any part of the other, and
(ii) the vertical plane of the opening of the window (see Regulation 134).

Distances shall be interpolated for intermediate angles.

### Notes:
- Regulation 128
- Regulation 134
**Regulations 128 and 132 and Sixth Schedule**

**Table 16—Daylighting—Minimum dimensions of width of window openings**

<table>
<thead>
<tr>
<th>Room</th>
<th>Floor area (square feet)</th>
<th>Height of head of window opening above floor level† not exceeding</th>
<th>Height of head of window opening above floor level† exceeding</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>ft. in.</td>
<td>ft. in.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Exceeding</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>—</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>30</td>
<td></td>
<td>27</td>
<td>25</td>
</tr>
<tr>
<td>40</td>
<td></td>
<td>33</td>
<td>30</td>
</tr>
<tr>
<td>50</td>
<td></td>
<td>34</td>
<td>31</td>
</tr>
<tr>
<td>60</td>
<td></td>
<td>47</td>
<td>43</td>
</tr>
<tr>
<td>70</td>
<td></td>
<td>53</td>
<td>49</td>
</tr>
<tr>
<td>80</td>
<td></td>
<td>56</td>
<td>52</td>
</tr>
<tr>
<td>90</td>
<td></td>
<td>66</td>
<td>62</td>
</tr>
<tr>
<td>100</td>
<td></td>
<td>73</td>
<td>69</td>
</tr>
<tr>
<td>110</td>
<td></td>
<td>76</td>
<td>72</td>
</tr>
<tr>
<td>120</td>
<td></td>
<td>80</td>
<td>76</td>
</tr>
<tr>
<td><strong>Not exceeding</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>—</td>
<td></td>
<td>27</td>
<td>25</td>
</tr>
<tr>
<td>30</td>
<td></td>
<td>33</td>
<td>30</td>
</tr>
<tr>
<td>40</td>
<td></td>
<td>34</td>
<td>31</td>
</tr>
<tr>
<td>50</td>
<td></td>
<td>47</td>
<td>43</td>
</tr>
<tr>
<td>60</td>
<td></td>
<td>53</td>
<td>49</td>
</tr>
<tr>
<td>70</td>
<td></td>
<td>56</td>
<td>52</td>
</tr>
<tr>
<td>80</td>
<td></td>
<td>66</td>
<td>62</td>
</tr>
<tr>
<td>90</td>
<td></td>
<td>76</td>
<td>72</td>
</tr>
<tr>
<td>100</td>
<td></td>
<td>80</td>
<td>76</td>
</tr>
<tr>
<td>110</td>
<td></td>
<td>80</td>
<td>76</td>
</tr>
<tr>
<td>120</td>
<td></td>
<td>80</td>
<td>76</td>
</tr>
</tbody>
</table>

† Height of foot of glazed portion of opening not exceeding 3 feet 9 inches.
Regulations 128 and 132 and Sixth Schedule

### TABLE 17—DAYLIGHTING—PERCENTAGE ADDITIONS TO WINDOW OPENING WIDTHS ACCORDING TO TYPE OF WINDOW INSTALLED

<table>
<thead>
<tr>
<th>Metal Windows</th>
<th>Wood Casements</th>
<th>Wood Sash and Case</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unbarred</td>
<td>Unbarred</td>
<td>Unbarred</td>
</tr>
<tr>
<td>Barred</td>
<td>Barred</td>
<td>Barred</td>
</tr>
</tbody>
</table>

- Unbarred: +6\% +12\% +20\%
- Barred: +16\% +20\% +25\% +30\%

Regulations 178, 179, 181, 182 and 184.

### TABLE 18—STANDARDS OF HOUSING ACCOMMODATION

<table>
<thead>
<tr>
<th>Size of house</th>
<th>Number of apartments (other than living room) less than 110 square feet</th>
<th>Minimum Area of accommodation for living, sleeping and eating (including kitchen)</th>
<th>Minimum Capacity of—</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(1)</td>
<td>(2)</td>
<td>(3)</td>
</tr>
<tr>
<td></td>
<td>Number of apartments, minimum area of (other than living room).</td>
<td>Minimum Area of— (square feet)</td>
<td>Minimum Capacity of— (cubic feet)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Kitchen</td>
<td>Larder</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Dry goods store</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Linen store</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>General store</td>
</tr>
<tr>
<td>One apartment</td>
<td>—</td>
<td>250</td>
<td>45</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>12</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>10</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>20</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>150</td>
</tr>
<tr>
<td>Two apartments</td>
<td>Nil</td>
<td>335‡</td>
<td>50</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>15</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>15</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>25</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>150</td>
</tr>
<tr>
<td></td>
<td>One</td>
<td>265‡</td>
<td>30</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>12</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>10</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>20</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>150</td>
</tr>
<tr>
<td>Three apartments</td>
<td>Nil</td>
<td>515‡</td>
<td>75</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>24</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>20</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>30</td>
</tr>
<tr>
<td></td>
<td>One</td>
<td>450‡</td>
<td>70</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>24</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>20</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>30</td>
</tr>
<tr>
<td></td>
<td>Two</td>
<td>360‡</td>
<td>50</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>15</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>15</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>25</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>150</td>
</tr>
<tr>
<td>Four apartments</td>
<td>Nil</td>
<td>680‡</td>
<td>75</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>40</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>20</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>30</td>
</tr>
<tr>
<td></td>
<td>One</td>
<td>630‡</td>
<td>75</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>30</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>20</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>35</td>
</tr>
<tr>
<td></td>
<td>Two</td>
<td>540‡</td>
<td>75</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>24</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>20</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>30</td>
</tr>
<tr>
<td></td>
<td>Three</td>
<td>475‡</td>
<td>70</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>24</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>20</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>30</td>
</tr>
<tr>
<td>Five apartments</td>
<td>Nil</td>
<td>805‡</td>
<td>75</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>40</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>20</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>40</td>
</tr>
<tr>
<td></td>
<td>One</td>
<td>755‡</td>
<td>75</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>40</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>20</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>40</td>
</tr>
<tr>
<td></td>
<td>Two</td>
<td>705‡</td>
<td>75</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>40</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>20</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>35</td>
</tr>
<tr>
<td></td>
<td>Three</td>
<td>655‡</td>
<td>75</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>30</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>20</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>35</td>
</tr>
<tr>
<td></td>
<td>Four</td>
<td>565‡</td>
<td>75</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>24</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>20</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>30</td>
</tr>
<tr>
<td>Six or more apartments</td>
<td>Five of the apartments shall have a minimum area equal to that for a five apartment house</td>
<td>75</td>
<td>40</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>20</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>40</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>300</td>
</tr>
</tbody>
</table>

† Increase this figure by amount, if any, by which area of apartment (other than living room) exceeds 95 square feet.
‡ Increase this figure by aggregate of amounts, if any, by which area of any apartment (other than living room) exceeds 125 square feet.
§ Increase this figure by aggregate of amounts, if any, by which any apartment (other than living room) of less than 110 square feet exceeds 75 square feet.
A. Interpretation of Ninth Schedule

1. Where any specification in this Schedule requires a material, component, design, method of construction or operation to conform to a British Standard or to be based on the recommendations of a British Standard Code of Practice or other publication, the reference in the specification to the British Standard, Code of Practice or other publication shall, unless the context otherwise requires, be taken to be a reference to the latest edition for the time being of that British Standard, Code of Practice or other publication, including any published amendments thereto, but only so much of the British Standard, Code of Practice or other publication as is relevant to the material, component, design, method of construction or operation in the circumstances in which it is proposed to be used.

2. Any reference in this Schedule to a specification only by a number shall be construed as referring to the specification so numbered which is deemed to satisfy the same provision of the same Regulation as that in relation to which the reference appears.

3. Any expression used in or in relation to a specification in this Schedule shall have the same meaning as in the Regulation which is deemed to be satisfied by that specification.

4. Any reference in a specification in this Schedule to a dimension shall, unless the context otherwise requires, be taken to be a reference to any dimension not less than that so stated.

5. In this Schedule—
   "B.S." means British Standard;
   "B.t.u." means British thermal units;
   "CP" means British Standard Code of Practice;
   "S.W.G." means Standard Wire Gauge.
### B. Specifications

<table>
<thead>
<tr>
<th>Provision of Regulation deemed to be satisfied</th>
<th>Element of structure or fitting</th>
<th>Case dealt with or relevant conditions</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>12</td>
<td>All</td>
<td>The use of a material for a purpose and in conditions dealt with in a British Standard Code of Practice</td>
<td>Part II—Materials and durability</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(a) The material conforms to the relevant British Standard, if any, as to quality; (b) it is selected, prepared and used in accordance with the recommendations of the British Standard Code of Practice, and having regard to the principles and recommendations contained in CP 3: Chapter IX—&quot;Durability&quot;.</td>
<td></td>
</tr>
<tr>
<td>14 (1)—as to design and construction</td>
<td>Foundations</td>
<td>Building of not more than two storeys comprising houses or school</td>
<td>(1) The design and construction of the foundations are based on CP 101.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Building of more than two storeys or if two storeys or less, not comprising houses or school</td>
<td>(2) The design and construction of the foundations are based on Institution of Civil Engineering Code of Practice No. 4.</td>
</tr>
<tr>
<td>14 (2)—as to design</td>
<td>Loadbearing structure</td>
<td>---of steel</td>
<td>(1) The design and construction of the structure conform to B.S.449.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>---of reinforced concrete</td>
<td>(2) The design and construction of the structure are based on CP 114.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>---of timber</td>
<td>(3) The design and construction of the structure are based on CP 112.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>---of natural stone, bricks or blocks or of unreinforced in situ concrete</td>
<td>(4) The design and construction of the structure are based on CP 111.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>---of bricks or blocks in a building of more than two storeys comprising houses</td>
<td>(5) The design of the wall is based on CP 113 and the construction thereof is in accordance with the Department of Health for Scotland Technical Memorandum &quot;The construction of slender brick or block walls for buildings of more than two storeys&quot;.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>---of prestressed concrete</td>
<td>(6) The design and construction of the structure are based on CP 115.</td>
</tr>
<tr>
<td>Provision of Regulation deemed to be satisfied</td>
<td>Element of structure or fitting</td>
<td>Case dealt with or relevant conditions</td>
<td>Specification</td>
</tr>
<tr>
<td>-----------------------------------------------</td>
<td>---------------------------------</td>
<td>---------------------------------------</td>
<td>---------------</td>
</tr>
<tr>
<td>78 (1)—as to suitability of materials in chimneys and flue-pipes for gas-burning appliances</td>
<td>Chimney serves any type of gas burning appliance</td>
<td>(1) Constructed of bricks, dense concrete blocks, or natural stone with one of the following flue linings—&lt;br&gt; (a) acid-resistant tiles embedded and pointed in acid-resistant cement mortar; &lt;br&gt; (b) glass enamelled or salt-glazed fireclay pipes, jointed and pointed in acid-resistant cement mortar; &lt;br&gt; (c) asbestos cement pipes, the inside wall being coated with an acid-resistant compound prepared from—&lt;br&gt; (i) vinyl acetate polymer, or &lt;br&gt; (ii) a rubber derivative base compound; &lt;br&gt; (d) parging composed of acid-resistant cement mortar.</td>
<td></td>
</tr>
</tbody>
</table>

- (2) (a) Constructed of dense concrete blocks and made either—<br> (i) wholly of acid-resistant cement, or <br> (ii) with the inside wall of acid-resistant cement; <br> (b) jointed and pointed with acid-resistant cement mortar. |

Chimney serves boiler, circulator, storage water heater or air heater | (3) (a) Any part of chimney more than 10 feet above appliance—as for Specification (1); <br> (b) any other part—constructed of bricks, dense concrete blocks, or natural stone. |

- (4) (a) Any part of chimney more than 10 feet above appliance—as for Specification (2); <br> (b) any other part—constructed of dense concrete blocks, |

Chimney serves instantaneous water heater or drying cabinet | (5) (a) Any part of chimney more than 20 feet above appliance—as for Specification (1); <br> (b) any other part—constructed of bricks, dense concrete blocks, or natural stone. |

Chimney serves—<br> (i) instantaneous water heater or drying cabinet<br> (ii) radiant or convector gas fire | (6) (a) Any part of chimney more than 20 feet above appliance—as for Specification (2); <br> (b) any other part—constructed of dense concrete blocks. |
| Flue-pipe serves any type of gas burning appliance | (7) (a) Any part of chimney more than 30 feet† above appliance—as for Specification (1);  
(b) any other part—constructed of bricks, dense concrete blocks, or natural stone.  
(8) (a) Any part of chimney more than 30 feet† above appliance—as for Specification (2);  
(b) any other part—constructed of dense concrete blocks.  
(9) (a) Any part of chimney more than 40 feet‡ above appliance—as for Specification (1);  
(b) any other part—constructed of bricks, dense concrete blocks, or natural stone.  
(10) (a) Any part of chimney more than 40 feet‡ above appliance—as for Specification (2);  
(b) any other part—constructed of dense concrete blocks.  
(11) Glass enamelled or salt-glazed fireclay pipes, jointed and pointed with acid-resistant cement mortar.  
(12) Asbestos cement pipes with joints of an acid-resistant compound and the inner wall of the pipescoated with an acid-resistant compound prepared from—  
(a) vinyl acetate polymer, or  
(b) a rubber derivative base compound.  
(13) Mild steel or cast iron pipes, in each case the inner wall having a coating of acid-resistant vitreous enamel.  
(14) Double walled pipes with § inch to § inch air space between the walls.  
(15) (a) Any part of the flue-pipe more than 10 feet† above appliance—as for one of the Specifications (11)–(14);  
(b) any other part—asbestos cement pipes jointed and pointed with acid-resistant cement mortar.  
(16) (a) Any part of the flue-pipe more than 20 feet‡ above appliance—as for one of the Specifications (11)–(14);  
(b) any other part—asbestos cement pipes jointed and pointed with acid-resistant cement mortar.  

† Note:—If the chimney does not form part of an external wall these figures to be doubled.  
‡ Note:—If the flue-pipe is neither attached to the outside of an external wall nor forms part of an external wall these figures to be doubled.
<table>
<thead>
<tr>
<th>Provision of Regulation deemed to be satisfied</th>
<th>Element of structure or fitting</th>
<th>Case dealt with or relevant conditions</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>78 (1)—as to suitability of materials in chimneys and flue-pipes for gas-burning appliances cont.</td>
<td>Flue-pipe—cont.</td>
<td>Flue-pipe serves convective gas fire</td>
<td>(17) (a) Any part of the flue-pipe more than 30 feet above the appliance—as for one of the Specifications (11)–(14); (b) any other part—asbestos cement pipes jointed and pointed with acid-resistant cement mortar.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Flue-pipe serves radiant gas fire</td>
<td>(18) (a) Any part of flue-pipe more than 40 feet above the appliance—as for one of the Specifications (11)–(14); (b) any other part—asbestos cement pipes jointed and pointed with acid-resistant cement mortar.</td>
</tr>
<tr>
<td>86—as to construction and design</td>
<td>Heat producing appliance</td>
<td>Appliance burns gas of type in gas groups G4, G5, G6 and G7 as set out in paragraph 1b of the Appendix to B.S. 1250: Part I</td>
<td>(1) Appliance conforms to—B.S. 1250: Parts 1 to 6, or B.S. 2512.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Appliance burns butane or propane</td>
<td>(2) Appliance conforms to—B.S. 2491, B.S. 2773, or B.S. 2883.</td>
</tr>
<tr>
<td>91—as to draining of site and ground in vicinity of building</td>
<td>Sub-soil drain</td>
<td>Not passing through or under a building</td>
<td>(a) Pipes conform to B.S. 1194 or B.S. 1196; (b) they are laid in accordance with CP 303: 1952.</td>
</tr>
<tr>
<td>95—as to treatment of solum</td>
<td>Solum</td>
<td>Solum for solid floor of concrete laid directly thereon and incorporating a damp-proof course</td>
<td>(1) (a) The solum is brought to a level surface; (b) a layer of hardcore 4 inches thick, free from fine material, as chemically inert as is practicable, is laid thereon; (c) the layer is blinded with suitable fine material and consolidated to form a level crack-free surface.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Solum separated from lowest floor of timber by an air space</td>
<td>(2) (a) The level of the solum is upfilled to the level of the adjoining ground with hard dry material; (b) as for paragraphs (b) and (c) of Specification (1); (c) the surface is covered by a continuous layer of damp-resisting coating conforming to B.S. 2832 applied hot.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Solum separated from lowest floor of concrete by an air space</td>
<td>(3) The solum is brought to a level surface.</td>
</tr>
<tr>
<td>Floor</td>
<td>Solid floor of concrete laid directly on the solum and incorporating a damp-proof course</td>
<td></td>
<td></td>
</tr>
<tr>
<td>-------</td>
<td>-------------------------------------------------------------------------------------</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(1) (a) The solum is treated in accordance with Specification (1) for Regulation 95;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(b) there is laid thereon a layer of concrete—</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(i) having a mix of 1:3:6 (cement: fine aggregate: coarse aggregate) using not more than 7 gallons suitable mixing water to 1 hundredweight of cement, and</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(ii) of a thickness of 3½ inches, or where a damp-proof course is placed within its thickness, 3 inches below the damp-proof course and 2 inches above;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(c) there is provided immediately below, or within the thickness of the concrete layer a damp-proof course which—</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(i) is of a material conforming to B.S. 743,</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(ii) is continuous throughout the whole floor area, and</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(iii) is continuous with or joined and sealed to the damp-proof course or damp-proof structure in every adjoining wall, pier, buttress, column or chimney.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(2) (a) The solum is treated in accordance with Specification (2) for Regulation 95;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(b) the separating air space—</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(i) is of a depth of 6 inches measured vertically below the underside of the lowest part of the floor structure, and</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(ii) is ventilated by openings in the walls surrounding and intersecting it, such openings being so placed as to ensure ventilation of every part of the underside of the floor structure;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(c) there are, in the external walls, openings which allow ½ square inches of open area per foot run of external wall for the purpose of ventilating the said space and are sealed from any cavity in any wall through which they pass, such openings being provided with gratings conforming to B.S. 493;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(d) ducts are formed through any solid floor or hearth which interferes with the adequate ventilation of the said space;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(e) the floor is so positioned in relation to a wall, pier, buttress, column or chimney as to be protected from moisture rising from the ground through any such wall, pier, buttress, column or chimney.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(3) (a) The solum is treated in accordance with Specification (3) for Regulation 95;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(b) the floor is of—</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(i) in situ concrete, or</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(ii) precast concrete units having interlocking or mortar filled butt joints.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

† A number of general specifications relating to this Part of this Schedule and referred to in this Part are set forth in the Tenth Schedule.
<table>
<thead>
<tr>
<th>Provision of Regulation deemed to be satisfied</th>
<th>Element of structure or fitting</th>
<th>Case dealt with or relevant conditions</th>
<th>Specification</th>
</tr>
</thead>
</table>
| 96—as to resistance to moisture from the ground—cont. | Wall, pier, buttress, column, chimney or other element of structure in contact with the ground | The element has no damp-proof course | (4) To a height of not less than 6 inches above the finished level of the adjoining ground—  
   (a) the element is of dense vibrated concrete;  
   (b) the concrete is of a mix suitable for the mode of vibration adopted and incorporates—  
      (i) cement conforming to B.S. 12 or B.S. 146 (unless the ground conditions require a more chemically resistant cement), and  
      (ii) aggregate conforming to B.S. 882, and  
      (iii) is thoroughly compacted by vibrating;  
   (e) any joint is so formed as to prevent the passage of moisture to the inner surface of the building. |
| | | The element has a damp-proof course | (5) To a height of not less than 6 inches above the finished level of the adjoining ground—  
   (a) the element is built of—  
      (i) clay engineering bricks, or  
      (ii) granite blocks conforming to the appropriate specification listed in column (1) of Part I of the Tenth Schedule;  
   (b) the mortar conforms to the appropriate specification listed in column (1) of Part II of the Tenth Schedule;  
   (c) as for paragraph (e) of Specification (4). |
| | | | (6) (a) To a height of not less than 6 inches above the finished level of the adjoining ground the element is of dense concrete of a mix of 1:2:4 (cement: fine aggregate: coarse aggregate) incorporating—  
   (i) not more than 64 gallons of suitable mixing water per 1 hundredweight of cement, and  
   (ii) cement and aggregate as for paragraph (b) (i) and (ii) of Specification (4);  
   (b) the element has a damp-proof course of a material conforming to B.S. 743;  
   (c) the damp-proof course—  
      (i) is so arranged as to seal any path by which moisture may otherwise pass from the ground to the inner surface of the building,  
      (ii) extends at every point to, or is placed at a height of, not less than 6 inches above the finished level of the adjoining ground, |
<table>
<thead>
<tr>
<th>97—as to resistance to moisture from rain or snow</th>
<th>External wall</th>
<th>Solid wall of bricks, blocks, or natural stone</th>
</tr>
</thead>
</table>
| (iii) is joined with and sealed to any damp-proof course in any adjoining structure, and  
(iv) extends through the thickness of each leaf of a cavity structure but not across the cavity;  
(d) any cavity in the element extends to a depth of not less than 6 inches below the damp-proof course. |
| (7) (a) To a height of not less than 6 inches above the finished level of the adjoining ground—  
(i) the element is built of bricks or blocks conforming to the appropriate specification listed in column (1) of Part I of the Tenth Schedule, and  
(ii) the mortar conforms to the appropriate specification listed in column (1) of Part II of the Tenth Schedule;  
(b) as for paragraphs (b), (c) and (d) of Specification (6). |
| (1) Between the level of the main damp-proof construction and the junction of the wall with the roof—  
(a) the wall is of material conforming to the appropriate specification listed in column (2) of Part I of the Tenth Schedule and of a thickness of—  
(i) 134 inches for buildings in occupancy group A or occupancy sub-group B1, or  
(ii) 9 inches for all other buildings;  
(b) the mortar conforms to the appropriate specification listed in column (2) of Part II of the Tenth Schedule;  
(e) any external rendering conforms to the appropriate specification listed in columns (1) to (5) of Part III of the Tenth Schedule;  
(d) the wall has a damp-proof course or flashing of material conforming to B.S. 743 so arranged at openings and at intrusions of other elements in the wall as to seal any path by which moisture may otherwise pass from the exterior of the building to its inner surface;  
(e) the wall of buildings in occupancy group A or occupancy sub-group B1, is strapped and lined internally with—  
(i) timber straps having a thickness of 2 inch and treated with an inodorous non-staining preservative, and  
(ii) lined with plaster on lath or plasterboard or other suitable material. |
| Cavity wall of bricks, blocks or natural stone |
| (2) Between the level of the top of the main damp-proof construction and the junction of the wall with the roof—  
(a) any leaf of the wall is 3 inches in thickness and the cavity is 2 inches in width; |
<table>
<thead>
<tr>
<th>Provision of Regulation deemed to be satisfied</th>
<th>Element of structure or fitting</th>
<th>Case dealt with or relevant conditions</th>
<th>Specification</th>
</tr>
</thead>
</table>
| 97—as to resistance to moisture from rain or snow—cont. | External wall—cont. | Cavity wall of bricks, blocks or natural stone—cont. | (b) the wall is built of material conforming to the appropriate specification listed in column (2) of Part I of the Tenth Schedule;  
(c) the mortar conforms to the appropriate specification listed in column (2) of Part II of the Tenth Schedule;  
(d) any external rendering conforms to the appropriate specification listed in columns (1) to (5) of Part III of the Tenth Schedule;  
(e) the wall ties are so laid and every duct and pipe that bridges the cavity is so positioned as to resist the passage of moisture from the exterior of the building to its inner surface;  
(f) the wall has a damp-proof course and flashing of material conforming to B.S. 743 so arranged as to seal any path by which moisture may otherwise pass from the exterior of the building to its inner surface where—  
(i) the cavity is bridged other than by a wall-tie, duct or pipe,  
(ii) any part of the inner leaf or any beam, lintel, plate or other part of the structure bearing on or inserted in the inner leaf of the wall, intrudes into the cavity, or  
(iii) any sill or other part of the structure intrudes into the cavity from the outer leaf of the wall in such a way as would otherwise permit moisture to pass to the inner surface of the wall;  
(g) the wall-ties and any other part of the structure which bridges the cavity are kept clear of all mortar droppings;  
(h) the cavity is cleared of all mortar droppings and building debris. |
| No-fines concrete wall... | No-fines concrete wall... | (3) Between the level of the top of the main damp-proof construction and the junction of the wall with the roof—  
(a) the wall is built of no-fines concrete to the appropriate specification (a) or (b) listed in column (2) of Part I of the Tenth Schedule and its thickness is—  
(i) if specification (a), 10 inches, or  
(ii) if specification (b), 12 inches;  
(b) the wall is externally rendered and the rendering conforms to the appropriate specification listed in columns (1) to (5) of Part III of the Tenth Schedule;  
(c) the wall has a damp-proof course and flashing as for paragraph (d) of Specification (1);  
(d) the wall is finished internally with—  
(i) a directly applied plaster finish of a thickness of 1 inch, or  
(ii) straps and lining in accordance with paragraph (e) of Specification (1). |
<table>
<thead>
<tr>
<th>Timber wall which under normal conditions is not liable to be exposed to moderate or severe gales and persistent rain</th>
</tr>
</thead>
<tbody>
<tr>
<td>(4) Between the level of the top of the main damp-proof construction and the junction of the wall with the roof—</td>
</tr>
<tr>
<td>(a) it has a frame of timber standards and dwangs;</td>
</tr>
<tr>
<td>(b) the exterior of the wall is clad with—</td>
</tr>
<tr>
<td>(i) boarding not less than ( \frac{1}{4} ) inch in thickness with rebated or tongued and grooved joints, fixed vertically with boards not more than 4 inches wide or fixed horizontally with boards not more than 6 inches wide, or</td>
</tr>
<tr>
<td>(ii) tapered boarding not less than ( \frac{3}{4} ) inch in thickness at the thicker edge and not more than 6 inches wide, fixed horizontally either lapped or with rebated joints and in either case the boarding conforms to the appropriate specification listed in column (2) of Part I of the Tenth Schedule;</td>
</tr>
<tr>
<td>(c) membrane of bituminous felt conforming to B.S. 747 type (1C) is fixed between the standards and the boarding mentioned in paragraphs (a) and (b) of this Specification and sealed where necessary to any damp-proof course mentioned in the next succeeding paragraph of this Specification;</td>
</tr>
<tr>
<td>(d) damp-proof course of material conforming to B.S. 743 is arranged at floor levels and at openings in the wall so as to seal any path by which moisture may otherwise pass from the exterior of the building to its inner surface.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Solid or cavity wall of bricks, blocks or natural stone which extends to 9 inches or more above the junction of the wall with the roof</th>
</tr>
</thead>
<tbody>
<tr>
<td>(5) (a) Between the junction of the wall with the roof and the top of the wall—</td>
</tr>
<tr>
<td>(i) the wall is built of materials conforming to the appropriate specification listed in column (1) of Part I of the Tenth Schedule,</td>
</tr>
<tr>
<td>(ii) the mortar conforms to the appropriate specification listed in column (1) of Part II of the Tenth Schedule,</td>
</tr>
<tr>
<td>(iii) any external rendering conforms to the appropriate specification listed in columns (1) to (5) of Part III of the Tenth Schedule and in the case of a solid parapet wall rendering is applied to one face only;</td>
</tr>
<tr>
<td>(b) the wall is protected at its top by—</td>
</tr>
<tr>
<td>(i) a damp-resisting cope constructed of stone or of pre-cast dense concrete thoroughly compacted by vibrating or pressing, projecting on both sides of the wall, threated on the underside of the projections and weathered on top to conduct rainwater to the roof side,</td>
</tr>
<tr>
<td>(ii) copper sheeting conforming to B.S. 1569 and of 22 S.W.G. properly laid, dressed and lapped (all laps being clinked) and shaped to form drips clear of the faces of the wall, or</td>
</tr>
<tr>
<td>(iii) in the case of a solid parapet wall a layer of asphalt conforming to B.S. 1162 or B.S. 988 properly laid and dressed over the wall;</td>
</tr>
<tr>
<td>Provision of Regulation deemed to be satisfied</td>
</tr>
<tr>
<td>-----------------------------------------------</td>
</tr>
<tr>
<td>97—as to resistance to moisture from rain or snow—cont.</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>
| Wall partly external | Wall of coursed brick, block or natural stone with roofs abutting at different levels—flat roof abutting at a lower level than the roof on the other side of the wall | (7) (a) A damp-proof course and flashing of material conforming to B.S. 743 are inserted in the wall so as to extend along the wall the full length of the abutment of the lower roof at a height of not less than 6 inches above the abutment;
(b) where the wall is a cavity wall the damp-proof course is stepped upwards from the lower roof within the thickness of the wall;
(c) the flashing is so arranged in relation to the lower roof that it conforms to paragraph (f) of Specification (5). |
| Wall of coursed brick, block or natural stone with roofs abutting at different levels—pitched roof abutting at a lower level than the roof on the other side of the wall | (8) (a) A damp-proof course and flashing of a material conforming to B.S.743 are inserted in the wall;
(b) the damp-proof course is—
(i) laid in several horizontal lengths at different heights within the depth between the levels of the two abutments, each length overlapping the length beneath it in such a manner as to prevent the passage of moisture from the exposed surface of the wall to its inner surface, or
(ii) stepped down each course to follow the slope of the lower roof abutment and at any part at a height of not less than 6 inches above that abutment, and
where the wall is of cavity construction, stepped upwards from the lower roof within the thickness of the wall;
(c) the flashing is so arranged in relation to the lower roof as to comply with paragraph (f) of Specification (5). |
| Chimney stack     | Chimney stack in contact with roof—of bricks, blocks or natural stone rendered externally where the height from the underside of the upper ceiling joists to the lowest point of intersection of the stack and roof covering is more than 2 feet 6 inches | (9) (a) The materials conform to the appropriate specification listed in column (1) of Part I of the Tenth Schedule;
(b) the mortar conforms to the appropriate specification listed in column (1) of Part II of the Tenth Schedule;
(c) the rendering conforms to the appropriate specification listed in columns (1) to (5) of Part III of the Tenth Schedule and is applied at the external surfaces of the stack between the cope and where it contacts the roof;
(d) the stack is protected at its top by a damp resisting cope constructed of stone or pre-cast dense concrete thoroughly compacted by vibrating or pressing which projects beyond the face of the stack on all sides, is weathered on top, throated on the underside of the projections and all chimney cans are bedded thereon and haunched in mortar;
(e) where such a cope is not in one piece, a continuous damp-proof course of material conforming to B.S.743 is placed between the cope and the top of the chimney stack and extends throughout the thickness of the stack including the flues and their linings;
(f) at the junction of the stack and the roof a flashing of material conforming to B.S.743 is so arranged in conjunction with the roof covering or gutter as to conform to paragraph (f) of Specification (5). |
<table>
<thead>
<tr>
<th>Provision of Regulation deemed to be satisfied</th>
<th>Element of structure or fitting</th>
<th>Case dealt with or relevant conditions</th>
<th>Specification</th>
</tr>
</thead>
</table>
| 97—as to resistance to moisture from rain or snow—cont. | Chimney stack—cont. | Chimney stack in contact with roof—  
(A) of bricks, blocks or natural stone rendered externally where the height from the underside of the upper ceiling joists to the lowest point of intersection of the stack and roof covering is 2 feet 6 inches or less, or  
(B) of facing bricks or blocks or natural stone | (10) (a) As for paragraphs (a) to (e) of Specification (9);  
(b) a damp-proof course and flashing of material conforming to B.S.743 is inserted in the stack above its junction with the roof;  
(c) the damp-proof course mentioned in the last foregoing paragraph—  
(i) is at a height of not less than 6 inches nor more than 12 inches above the highest point at which the chimney is in contact with the roof, and  
(ii) extends throughout the chimney stack excluding the flues and their linings;  
(d) the flashing mentioned in paragraph (b) of this specification is so arranged, that in conjunction with the roof covering or gutter, it conforms to paragraph (/) of Specification (5). |
| | | | |
| | | Slated roof with a slope of not less than 22½° | (11) (a) The slates conform to B.S.680;  
(b) their width to length ratio is—  
(i) where the roof slope is 30° or more, 1 to 2,  
(ii) where the roof slope is less than 30°, greater than 1 to 2;  
(c) they are laid with a head lap of—  
(i) where the roof slope is 35° or more, 3 inches,  
(ii) where the roof slope is less than 35°, 3 inches plus ¼ inch for each 5° by which slope is less than 35°;  
(d) they are laid on underslating felt conforming to B.S.747 with horizontal overlaps of 3 inches and other overlaps of 6 inches and supported by timber sarking ½ inch thick. |
| | | Asbestos cement slates | (12) (a) The slates conform to B.S. 690;  
(b) as for paragraphs (c) and (d) of Specification (11) save that where the roof slope is less than 35° the head lap is in no case less than 4 inches. |
| | | Plain clay tiles on a roof with a slope of 40° or more | (13) (a) The tiles conform to B.S. 402;  
(b) they are fixed to timber battens conforming to B.S. 1318 and where fibre insulating sarking board and gypsum insulating sarking board are used the battens are 2 inches by 1 inch in cross-section; |
<table>
<thead>
<tr>
<th>Material/Requirement</th>
<th>Details</th>
</tr>
</thead>
</table>
| Plain concrete tiles on a roof with a slope of 40° or more | (14) (a) The tiles conform to B.S.473;  
(b) as for paragraphs (b) to (e) of Specification (13). |
| Single lap clay tiles on a roof with a slope of 35° or more | (15) (a) The tiles conform to B.S.1424;  
(b) as for paragraphs (b) to (d) of Specification (13);  
(c) the head lap (unless fixed by design of tile) is 3 inches. |
| Concrete inter-locking tiles on a roof with a slope of 35° or more | (16) (a) The tiles conform to B.S.550;  
(b) as for paragraphs (b) to (d) of Specification (13);  
(c) the head lap (unless fixed by design of tile) is 3 inches. |
| Milled lead sheets on a roof with a slope of not less than 1 in 80 (1½ inches in 10 feet) | (17) (a) The sheets conform to B.S. 1178 and weigh 6 pounds per square foot;  
(b) they are laid on a butt-jointed underlay of—  
(i) waterproof building paper Class A conforming to B.S.1521, or  
(ii) Class 4A(ii) Brown No. 1 inodorous felt conforming to B.S. 747;  
(c) they are supported by—  
(i) concrete with a firm smooth surface laid to even falls, or  
(ii) well-seasoned and wrought tongued and grooved timber boarding, in the case of roof falls less than 10° the boarding being laid either diagonally or in the direction of fall;  
(d) they are fixed by cut copper nails, copper clips and gun-metal screws. |
| Copper sheets on a roof with a slope of not less than 1 in 60 (2 inches in 10 feet) | (18) (a) The sheets conform to B.S.1569 and have a thickness of 26 S.W.G.;  
(b) they are laid on a butt-jointed underlay of Class 4A(ii) Brown No. 1 inodorous felt conforming to B.S.747;  
(c) as for paragraph (c) of Specification (17) substituting “20°” for “10°”;  
(d) they are fixed by cut copper nails, copper clips and brass screws. |
<table>
<thead>
<tr>
<th>Provision of Regulation deemed to be satisfied</th>
<th>Element of structure or fitting</th>
<th>Case dealt with or relevant conditions</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>97—as to resistance to moisture from rain or snow—cont.</td>
<td>Roof—cont.</td>
<td>Zinc sheets on a roof with a slope of not less than 1 in 60 (2 inches in 10 feet)</td>
<td>(19) (a) The sheets conform to B.S. 849 and have a thickness of 21 S.W.G.; (b) as for paragraphs (b) and (c) of Specification (17); (c) they are fixed by zinc nails, clips and screws or by heavily galvanized nails and screws.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Aluminium sheets</td>
<td>(20) (a) The sheets conform to B.S. 2855; (b) they are laid on purlins spaced to suit the strength of the sheet and the imposed loading and are isolated or protected when closely associated with other metals or building materials which are likely to corrode them; (c) where the roof slope is 15° or more the side lap is 1 1/4 corrugations or a single trough and the end lap is 6 inches; (d) where the roof slope is less than 15° the end lap is increased according to the slope and degree of exposure but is not less than 9 inches; (e) fixing accessories are of aluminium conforming to B.S. 2465 or of galvanized steel conforming to B.S. 1494.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Steel corrugated sheets</td>
<td>(21) (a) The sheets conform to B.S. 3083; (b) they are laid on purlins to suit the strength of the sheet and the imposed loading; (c) the side lap for— (i) sheets with 3 inch corrugations is 2 corrugations or, where sheltered exposure conditions prevail, 1 1/4 corrugations, or (ii) sheets with 5 inch corrugations is 1 corrugation; (d) the end lap is 6 inches save that where the roof slope is less than 20° the end lap is increased according to the slope and degree of exposure but is not less than 9 inches; (e) fixing accessories conform to B.S. 1494.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Asbestos cement sheets on a roof with a slope of not less than 25°</td>
<td>(22) (a) The sheets conform to B.S. 690; (b) they are laid on purlins spaced to suit the strength of the sheet and the imposed load; (c) the side lap is— (i) 4 1/2 inches for small section sheets within Table 3, B.S. 690;</td>
</tr>
</tbody>
</table>
| Flat glass sheets in patent putty-less glazing on a roof with a slope of not less than 20° | (ii) 2½ inches for large section sheets within Table 4A, B.S. 690,  
(iii) 2 inches for large section sheets within Table 4B, B.S. 690;  
(d) the end lap is 6 inches;  
(e) the fixing accessories conform to B.S. 1494. |
|---|---|
| Mastic asphalt on a roof with a slope of not less than 1 in 80 (1 ½ inches in 10 feet) | (a) The sheets conform to B.S. 952;  
(b) the bottom overhang is 2 inches;  
(c) the thickness of the glass is ½ inch;  
(d) fixing accessories including shoes, stops, clips, bolts and screws are of non-ferrous metal or treated with a corrosion resisting metallic coating. |

(23) (a) The mastic asphalt conforms to—  
(i) B.S. 1162 for natural rock asphalt aggregate,  
(ii) B.S. 988 for limestone aggregate asphalt;  
(b) it is laid on lap-jointed underlay of impregnated flax felt conforming to Class 4A, B.S. 747;  
(c) it is supported by—  
(i) concrete with firm smooth surface laid or screeded to even falls,  
(ii) well-seasoned and wrought tongued and grooved timber boarding;  
(d) it is applied in the following coats and thicknesses—

<table>
<thead>
<tr>
<th>On slopes up to 30°</th>
<th>Two coats each ⅜ inch thick</th>
</tr>
</thead>
<tbody>
<tr>
<td>On skirtings, up-stands, drips and slopes over 30°</td>
<td>Two coats each ⅝ inch thick</td>
</tr>
<tr>
<td>On slopes below 10° subjected to traffic</td>
<td>Two coats ¼ inch and ½ inch respectively, second coat suitable to withstand anticipated traffic.</td>
</tr>
<tr>
<td>At intersection of two planes forming internal angle after asphalt laid on main slope.</td>
<td>Two coats with solid angle fillet 2 inches wide on face.</td>
</tr>
</tbody>
</table>
Provision of Element of Regulation deemed to be satisfied

| Provision of Regulation deemed to be satisfied | Element of structure or fitting | Case dealt with or relevant conditions | Specification
|-------------------------------------------------|---------------------------------|--------------------------------------|----------------|

97—as to resistance to moisture from rain or snow—cont.

Roof—cont.

Bitumen felt on a roof with a slope of not less than 1 in 60 (2 inches in 10 feet)

(25) (a) The bitumen felt conforms to B.S. 747, classes I, II and V;
(b) as for (c) of Specification (24);
(c) bitumen bonding compound is laid at the rate of 30 pounds per 100 square feet to an even thickness;
(d) nails conform to B.S. 1202;
(e) each layer is of one of the types listed below and of a minimum weight per twelve yard roll 36 inches wide shown in the following Table—

<table>
<thead>
<tr>
<th>Type of material used in layer</th>
<th>Lower layer</th>
<th>Top layer</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Any pitch of roof</td>
<td>Roofs below 10° pitch</td>
</tr>
<tr>
<td></td>
<td>lb.</td>
<td>Two layer system lb.</td>
</tr>
<tr>
<td>Sanded bitumen</td>
<td>45</td>
<td>65</td>
</tr>
<tr>
<td>Self-finished bitumen</td>
<td>30</td>
<td>40</td>
</tr>
<tr>
<td>Coated and sanded bitumen</td>
<td>45</td>
<td>65</td>
</tr>
<tr>
<td>Mineral surfaced bitumen</td>
<td>†</td>
<td>†</td>
</tr>
<tr>
<td>Saturated bitumen asbestos</td>
<td>25</td>
<td>†</td>
</tr>
<tr>
<td>Self-finished bitumen asbestos</td>
<td>30</td>
<td>40</td>
</tr>
<tr>
<td>Mineral surfaced bitumen asbestos</td>
<td>†</td>
<td>†</td>
</tr>
<tr>
<td>Bitumen glass fibre</td>
<td>30</td>
<td>40</td>
</tr>
<tr>
<td>Mineral surfaced bitumen glass fibre</td>
<td>†</td>
<td>†</td>
</tr>
</tbody>
</table>

† Not permitted.
(26) (a) The shingles are of no lower commercial grading than Grade No. 1; (b) they are laid on timber battens, timber counterbattens conforming to B.S. 1318 and underslating felt conforming to B.S. 747 and are supported by boarding; (c) they are laid to a gauge of— (i) if the roof slope is 18° or less, 4 inches for 16 inch shingles, 5 inches for 18 inch shingles, (ii) if the roof slope is more than 18°, 4½ inches for 16 inch shingles, 5½ inches for 18 inch shingles.

Part VIII—Resistance to the transmission of sound

Walls of houses including flats—solid construction

Condition— Each end of the separating wall either— (a) extends for a distance of 1 foot 6 inches beyond an external flanking wall, or (b) ties into an external flanking wall which— (i) from each junction extends for not less than 3 feet horizontally without any window or door opening therein, and (ii) is of a construction of a weight and mass not less than one-half the weight and mass of any of the specifications (1) to (5)

(1) 9 inches brick with ½ inch plaster on both sides and having a weight of 100 pounds per square foot.

(2) 14 inches sandstone with ½ inch plaster on both sides.

(3) 7 inches dense concrete with ½ inch plaster on both sides and having a weight of 95 pounds per square foot.

(4) 8 inches dense concrete block with ½ inch plaster on both sides and having a weight of 95 pounds per square foot.

(5) 12 inches no-fines concrete with ½ inch plaster on both sides including behind ends of abutting partitions and having a weight of 120 pounds per square foot.
<table>
<thead>
<tr>
<th>Provision of Regulation deemed to be satisfied</th>
<th>Element of structure or fitting</th>
<th>Case dealt with or relevant conditions</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>99 (1)—as to sound insulation of walls—cont.</td>
<td>Separating wall—cont.</td>
<td>Walls of houses including flats—cavity construction</td>
<td>(6) 2 leaves 4 inches brick 2 inches wide cavity, butterfly wire ties, with ½ inch plaster on both sides and having a weight of 100 pounds per square foot.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Condition—as for condition to specifications (1) to (5)</td>
<td>(7) 2 leaves 4 inches dense concrete block 2 inches wide cavity, butterfly wire ties, with ½ inch plaster on both sides and having a weight of 95 pounds per square foot.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Walls of flats only—solid construction</td>
<td>(8) 2 leaves 3 inches clinker block (95 pounds per cubic foot) 3 inches wide cavity, butterfly wire ties, with ½ inch plaster on both sides and having a weight of 50 pounds per square foot.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Condition—as for condition to Specifications (1) to (5)</td>
<td>(9) 6 inches dense in situ concrete with ½ inch plaster on both sides and having a weight of 90 pounds per square foot.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Walls of flats only—cavity construction</td>
<td>(10) 14 inches sandstone strapped and plasterboard lined each side.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Condition—as for condition to Specifications (1) to (5)</td>
<td>(11) 2 leaves 3 inches clinker block (95 pounds per cubic foot) 2 inches wide cavity, butterfly wire ties, with ½ inch plaster on both sides and having a weight of 50 pounds per square foot.</td>
</tr>
<tr>
<td>99 (2)—as to sound insulation of floors</td>
<td>Separating floors ...</td>
<td>Floor of a flat separated from another flat by a separating wall—concrete floors</td>
<td>(1) Resilient finish of rubber or sponge rubber underlay ½ inch thick or of cork tiles, laid on solid concrete slab 6 inches thick and having a weight of 75 pounds per square foot.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Condition—The separating floor ties in at opposite ends to an external flanking wall which—(a) at each junction extends for not less than 3 feet vertically measured from the floor slab</td>
<td>(2) Wood raft laid to float upon a layer of glass fibre or mineral wool quilt 1 inch nominal thickness which will retain its resilience under imposed loading, laid on—(a) solid concrete slab 4 inches thick and having a weight of 45 pounds per square foot; (b) slab of concrete beams and hollow clay or concrete infilling blocks and having a weight of 45 pounds per square foot;</td>
</tr>
</tbody>
</table>
2 feet vertically measured from the underside of the floor without any window or door opening therein, other than a window or door opening above a balcony forming an extension to the floor, and
(b) is of a construction of a weight and mass not less than one-half the weight and mass of any of the Specifications (1) to (5) for Regulation 99 (1)

(c) slab of hollow concrete beams of box section and having a weight of 45 pounds per square foot, or
(d) slab of concrete beams of inverted trough section and having a weight of 45 pounds per square foot.

(3) Concrete screed (whether or not incorporating heating elements) and any directly applied covering laid to float upon a layer of glass fibre or mineral wool quilt of 1 inch nominal thickness or resin bonded glass fibre or mineral wool mat 1 inch thick, which will retain its resilience under imposed loading, laid on—
(a) solid concrete slab 4 inches thick and having a weight of 45 pounds per square foot;
(b) slab of concrete beams and hollow clay or concrete infilling blocks and having a weight of 45 pounds per square foot;
(c) slab of hollow concrete beams of box section and having a weight of 45 pounds per square foot, or
(d) slab of concrete beams of inverted trough section and having a weight of 45 pounds per square foot.

Floor of a flat separated from another flat by a separating wall—timber floors

Condition—as for condition to Specifications (1) to (3)

(4) (a) Wood joisted floor bounded by walls 9 inches of solid brickwork on at least three sides,
(b) with a wood raft laid to float upon a layer of glass fibre or mineral wool quilt of 1 inch nominal thickness retaining its resilience under imposed loading,
(c) 17 pounds per square foot granular deafening on ½ inch plasterboard, nailed to underside of joists and dwangs, and
(d) a branded ceiling of plaster ½ inch thick on metal lath.

Part IX—Resistance to the transmission of heat

(1) Any of the following layers laid on and in contact with the ceiling with an air space between the layer and the roof boarding—
(a) nodulated mineral wool or glass fibre, ½ inch thick;
(b) gypsum granules, 1 inch thick;
(c) exfoliated vermiculite, 1 inch thick;
(d) combined corrugated and flat aluminium foil corrugations in contact with the ceiling.

(2) Any of the following layers laid over the ceiling joists but not in contact with the ceiling, with an air space between the layer and the roof boarding—
(a) mat or quilt of glass fibre or mineral wool, ½ inch thick;
(b) reinforced paper faced with aluminium foil on both sides.
<table>
<thead>
<tr>
<th>Provision of Regulation deemed to be satisfied</th>
<th>Element of structure or fitting</th>
<th>Case dealt with or relevant conditions</th>
<th>Specification</th>
</tr>
</thead>
</table>
| 103 (1)—as to thermal insulation—cont.       | Roof—cont.                      | Pitched roof of slates or tiles on roofing felt on boarding not less than \( \frac{1}{2} \) inch thick—cont. | (3) Any of the following layers with an air space between the layer and the roof boarding—
   (a) woodwool slabs, 1\( \frac{1}{2} \) inches thick;
   (b) compressed straw slabs, 1\( \frac{1}{2} \) inches thick;
   (c) mat or quilt of glass fibre or mineral wool, \( \frac{1}{2} \) inch thick;
   (d) fibre insulation board, \( \frac{1}{2} \) inch thick;
   (e) expanded polystyrene sheeting \( \frac{1}{2} \) inch thick. |
|                                              |                                 | Pitched or flat roof of any waterproof material on boarding not less than \( \frac{1}{2} \) inch thick with a cross-ventilated air space below the boarding but above the layer of insulation | (4) Any of the following layers with an air space between the layer and the roof boarding and, in conjunction therewith a ceiling comprising sheet or boarding backed by a vapour barrier of aluminium foil sealed at the joints of the sheets or boards with asphaltic bitumen or mastic—
   (a) when laid on and in contact with the ceiling—as for paragraphs (a) and (b) of Specification (1);
   (b) when laid over the ceiling joists but not in contact with the ceiling—as for paragraph (a) or (b) of Specification (2). |
|                                              |                                 | Pitched or flat roof of concrete with any waterproof covering and with a ceiling comprising any kind of board lining fixed to branders not less than \( \frac{1}{2} \) inch thick secured to the underside of the concrete | (5) Any of the following layers laid over the concrete between it and the waterproof covering—
   (a) woodwool slabs, 1\( \frac{1}{2} \) inches thick;
   (b) compressed straw slabs, 1\( \frac{1}{2} \) inches thick;
   (c) a screed of vermiculite concrete, 3 inches thick;
   (d) a screed of aerated concrete, 3 inches thick;
   (e) a screed of concrete made with foamed slag expanded clay or sintered pulverised fuel ash, 4 inches thick. |

104 (1)—as to thermal insulation

| Unventilated cavity wall having a cavity not greater than 3 inches nor less than 2 inches | (1) (a) Outer leaf of clay, concrete, sand-lime brick or block having a density not exceeding 150 pounds per cubic foot, 4 inches thick, rendered or unrendered;
   (b) inner leaf of—
   (i) clay, concrete, sand-lime brick or block having a density not exceeding 150 pounds per cubic foot, 4 inches thick, or
   (ii) lightweight concrete block having a density not exceeding 90 pounds per cubic foot, 3 inches thick;
   (c) internal finish of plaster, \( \frac{1}{2} \) inch thick. |
(2) (a) Outer leaf of—
   (i) freestone, 5 inches thick, or
   (ii) whinstone or granite, 10 inches thick;
(b) inner leaf of—
   (i) clay, concrete, sand-lime brick or block having a density not exceeding 150 pounds per cubic foot, 4 inches thick, or
   (ii) lightweight concrete block having a density not exceeding 90 pounds per cubic foot, 3 inches thick;
(c) internal finish of plaster ¼ inch thick.

(3) (a) As for paragraph (a) of Specification (1) or (2);
(b) inner leaf of—
   (i) lightweight concrete block having a density not exceeding 90 pounds per cubic foot, 4 inches thick, or
   (ii) lightweight concrete block having a density not exceeding 70 pounds per cubic foot, 3 inches thick;
(c) internal finish of plaster, ½ inch thick.

(4) (a) As for paragraph (a) of Specification (1) or (2);
(b) inner leaf of—
   clay, concrete, sand-lime brick or block having a density not exceeding 150 pounds per cubic foot, 4 inches thick;
(c) internal finish of plasterboard ½ inch thick, on strapping ½ inch thick.

(5) (a) As for paragraph (a) of Specification (1) or (2);
(b) inner leaf of—
   (i) lightweight concrete block having a density not exceeding 70 pounds per cubic foot, 4 inches thick, or
   (ii) lightweight concrete block having a density not exceeding 50 pounds per cubic foot, 3 inches thick;
(c) internal finish of plaster, ¼ inch thick.

(6) (a) As for paragraph (a) of Specification (1) or (2);
(b) as for (b) of Specification (2);
(c) internal finish of aluminium foil-backed plasterboard, ½ inch thick, on strapping ½ inch thick.

(7) (a) As for paragraph (a) of Specification (1) or (2);
(b) inner leaf of lightweight concrete block having a density not exceeding 50 pounds per cubic foot, 5 inches thick;
(c) internal finish of plaster, ¼ inch thick.
<table>
<thead>
<tr>
<th>Provision of Regulation deemed to be satisfied</th>
<th>Element of structure or fitting</th>
<th>Case dealt with or relevant conditions</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>104 (1) insolation—cont.</td>
<td>External wall excluding window and other glazed openings—cont.</td>
<td>Unventilated cavity wall having a cavity not greater than 3 inches nor less than 2 inches—cont.</td>
<td>(8) (a) As for paragraph (a) of Specification (1) or (2); (b) inner leaf of— (i) lightweight concrete block having a density not exceeding 50 pounds per cubic foot, 4 inches thick, or (ii) lightweight concrete block having a density not exceeding 70 pounds per cubic foot, 5 inches thick; (c) internal finish of plasterboard, ( \frac{1}{2} ) inch thick, on strapping ( \frac{1}{4} ) inch thick.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>(9) (a) As for paragraph (a) of Specification (1) or (2); (b) inner leaf of lightweight concrete block having a density not exceeding 50 pounds per cubic foot, 4 inches thick; (c) internal finish of plasterboard, ( \frac{1}{2} ) inch thick, on strapping ( \frac{1}{4} ) inch thick with the interspace between the blockwork and the plasterboard filled with glass fibre or mineral wool.</td>
</tr>
<tr>
<td></td>
<td>Framed wall having a cavity not greater than 4 inches nor less than 2 inches</td>
<td>(10) (a) As for paragraph (a) of Specification (1) or (2); (b) internal leaf of lightweight concrete block having a density not exceeding 40 pounds per cubic foot, 8 inches thick; (c) internal finish of plaster, ( \frac{1}{2} ) inch thick.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Framed wall having two cavities each not less than 1( \frac{1}{2} ) inches</td>
<td>(11) (a) Timber standards and dwangs lined with bitumen felt externally and clad with boarding ( \frac{1}{2} ) inch thick; (b) internal lining of— (i) two layers of plasterboard, each ( \frac{1}{2} ) inch thick, laid to break bond at joints between boards, or (ii) one layer of aluminium foil-backed plasterboard ( \frac{1}{2} ) inch thick and plaster finish ( \frac{1}{2} ) inch thick.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>(12) (a) Timber standards and dwangs lined with bitumen felt externally and clad with boarding ( \frac{1}{2} ) inch thick; (b) intermediate plasterboard, ( \frac{1}{2} ) inch thick, fixed to dwangs between the standards; (c) internal lining of plasterboard, ( \frac{1}{2} ) inch thick, fixed to the standards.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>(13) (a) As for paragraphs (a) and (b) of Specification (12); (b) internal lining of aluminium foil-backed plasterboard, ( \frac{1}{2} ) inch thick, with joints between boards sealed, fixed to the standards.</td>
<td></td>
</tr>
</tbody>
</table>
**104 (2)—as to thermal insulation**

| Solid wall | **14** (a) No-fines concrete—
| | (i) 10 inches thick, made with whinstone or gravel aggregate and cement having a density not exceeding 110 pounds per cubic foot, or
| | (ii) 12 inches thick, made with whinstone or gravel aggregate and cement, having a density greater than 110 pounds per cubic foot;
| | (b) external finish of roughcast, 3\(\frac{1}{4}\) inch thick;
| | (c) internal finish of plaster, ½ inch thick.
| | **15** (a) (i) Clay, concrete, sand-lime brick or block having a density not exceeding 150 pounds per cubic foot, 13 inches thick, rendered or unrendered,
| | (ii) freestone, 10 inches thick, or
| | (iii) whinstone or granite 18 inches thick;
| | (b) internal finish of plasterboard, ¾ inch thick, on strapping ½ inch thick.
| | **16** (a) As for paragraph (a) of Specification (14) or (15):
| | (b) internal finish of aluminium foil-backed plasterboard, ½ inch thick, on strapping not less than ½ inch thick.

The wall (excluding any window or other glazed opening) complying with one of the Specifications for Regulation 104 (1)

<table>
<thead>
<tr>
<th>Column (1)</th>
<th>Column (2)</th>
<th>Column (3)</th>
</tr>
</thead>
</table>
| No-fines concrete—
(i) 10 inches thick, made with whinstone or gravel aggregate and cement having a density not exceeding 110 pounds per cubic foot, or
(ii) 12 inches thick, made with whinstone or gravel aggregate and cement, having a density greater than 110 pounds per cubic foot;
(b) external finish of roughcast, 3\(\frac{1}{4}\) inch thick;
(c) internal finish of plaster, ½ inch thick.
| Clay, concrete, sand-lime brick or block having a density not exceeding 150 pounds per cubic foot, 13 inches thick, rendered or unrendered,
(ii) freestone, 10 inches thick, or
(iii) whinstone or granite 18 inches thick;
(b) internal finish of plasterboard, ¾ inch thick, on strapping ½ inch thick.
| As for paragraph (a) of Specification (14) or (15):
(b) internal finish of aluminium foil-backed plasterboard, ½ inch thick, on strapping not less than ½ inch thick.|

The wall (excluding any window or other glazed opening) complying with the Specification for Regulation 104 (1) set out in column (1) of the following Table;
(b) the percentage of total glazing shown in column (2) of the said Table is double glazing, and
(c) the aggregate area of windows and other glazed openings does not exceed the percentage of the total area of the external walls of the house or other building set out in column (3) of the said Table.
<table>
<thead>
<tr>
<th>No.</th>
<th>Type</th>
<th>Percentage of glazing which is double glazed</th>
<th>Maximum percentage of glazed openings</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Per cent.</td>
<td>Per cent.</td>
</tr>
<tr>
<td>1-2</td>
<td>Unventilated cavity</td>
<td>20</td>
<td>21</td>
</tr>
<tr>
<td>11</td>
<td>Composite</td>
<td>40</td>
<td>24</td>
</tr>
<tr>
<td>14-15</td>
<td>Solid</td>
<td>60</td>
<td>40</td>
</tr>
<tr>
<td></td>
<td></td>
<td>80</td>
<td>60</td>
</tr>
<tr>
<td>3-4</td>
<td>Unventilated cavity</td>
<td>20</td>
<td>23</td>
</tr>
<tr>
<td>12</td>
<td>Composite</td>
<td>40</td>
<td>32</td>
</tr>
<tr>
<td>16</td>
<td>Solid</td>
<td>60</td>
<td>38</td>
</tr>
<tr>
<td></td>
<td></td>
<td>80</td>
<td>50</td>
</tr>
<tr>
<td></td>
<td></td>
<td>100</td>
<td>68</td>
</tr>
<tr>
<td>5-6</td>
<td>Unventilated cavity</td>
<td>Nil</td>
<td>32</td>
</tr>
<tr>
<td>13</td>
<td>Composite</td>
<td>20</td>
<td>32</td>
</tr>
<tr>
<td></td>
<td></td>
<td>40</td>
<td>37</td>
</tr>
<tr>
<td></td>
<td></td>
<td>60</td>
<td>45</td>
</tr>
<tr>
<td></td>
<td></td>
<td>80</td>
<td>56</td>
</tr>
<tr>
<td></td>
<td></td>
<td>100</td>
<td>73</td>
</tr>
<tr>
<td>7-8</td>
<td>Unventilated cavity</td>
<td>60</td>
<td>50</td>
</tr>
<tr>
<td></td>
<td></td>
<td>80</td>
<td>61</td>
</tr>
<tr>
<td></td>
<td></td>
<td>100</td>
<td>77</td>
</tr>
<tr>
<td>9-10</td>
<td>Unventilated cavity</td>
<td>60</td>
<td>54</td>
</tr>
<tr>
<td></td>
<td></td>
<td>80</td>
<td>64</td>
</tr>
<tr>
<td></td>
<td></td>
<td>100</td>
<td>80</td>
</tr>
<tr>
<td>Page</td>
<td>Section</td>
<td>Description</td>
<td>Insulation</td>
</tr>
<tr>
<td>------</td>
<td>---------</td>
<td>-------------</td>
<td>------------</td>
</tr>
<tr>
<td>105 (2)</td>
<td>as to thermal insulation</td>
<td>Tongued and grooved boarding on timber joists where the underside is exposed to the open air</td>
<td>(1) Woodwool slab, 2 inches thick, fixed under joists.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>(2) Compressed straw slab, 2 inches thick, fixed under joists.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>(3) Fibre insulation board, $\frac{2}{3}$ inch thick, used in conjunction with a ceiling.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>(4) Expanded polystyrene sheeting, $\frac{1}{3}$ inch thick, used in conjunction with a ceiling.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>(5) Mat or quilt of glass fibre or mineral wool, $\frac{1}{3}$ inch thick, used in conjunction with a ceiling.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>(6) Combined corrugated and flat aluminium foil, with a cavity on the flat side, used in conjunction with a ceiling.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>(7) Reinforced paper faced with aluminium foil, fixed with a cavity on each side, used in conjunction with a ceiling.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Concrete—slab or beam construction where the underside is exposed to the open air</td>
<td>(8) Woodwool slab, 1½ inches thick, fixed under concrete.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>(9) Compressed straw slab, 1½ inches thick, fixed under concrete.</td>
</tr>
</tbody>
</table>

**Part X—Ventilation**

**Mechanical means of ventilation**

A system of mechanical ventilation designed and installed in accordance with CP 352.

**Part XII—Drainage and sanitary appliances**

The design, location and construction are in accordance with CP 302.100.
<table>
<thead>
<tr>
<th>Provision of Regulation deemed to be satisfied</th>
<th>Element of structure or fitting</th>
<th>Case dealt with or relevant conditions</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>138 (2)—as to suitability and strength of materials</td>
<td>Pipes and fittings of a drain</td>
<td>Drain laid in firm ground and passing through or under a building</td>
<td>(1) The pipes and fittings conform to B.S. 78, B.S. 1130 or Class B of B.S. 1211.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Drain laid in firm ground and not passing through or under a building</td>
<td>(2) The pipes and fittings conform to B.S. 65, Class B of B.S. 486, Parts 1 and 2 of B.S. 539, B.S. 540, B.S. 556 or B.S. 2760.</td>
</tr>
<tr>
<td>138 (3)—as to jointing</td>
<td>Drain ... ...</td>
<td>Joint in glazed ware, fire-clay and cement concrete drain, or joint between such pipes, or between any one of these pipes and a cast iron pipe—drain laid in firm ground</td>
<td>(1) The joint is made with a rubber joint ring which conforms to Class C of B.S. 2494.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Joints in cast iron drains—drain laid in firm ground</td>
<td>(2) The joint is made with a gasket steeped in cement grout or tar caulked tightly home so as not to fill more than one-quarter of the total depth of the socket, and the remainder of the socket is filled with 1:2 (cement: sand) mortar.</td>
</tr>
<tr>
<td>138 (3)—as to construction, support and laying</td>
<td>Drain ... ...</td>
<td>Drain laid in firm ground</td>
<td>(3) The joint is made with a rubber joint ring which conforms to Class C of B.S. 2494.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>(4) The joint is made in accordance with sub-paragraph (V) (1) or (V) (2) of paragraph (e) of clause 505 of B.S. Code of Practice CP 301: 1950 (which Code is hereinafter referred to as &quot;CP 301&quot;).</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Joint in pitch-impregnated fibre drain laid in firm ground</td>
<td>(5) The joint is made in accordance with Appendix &quot;C&quot; to B.S. 2760.</td>
</tr>
<tr>
<td>138 (3)—as to gradient and size</td>
<td>Drain</td>
<td>Drain laid in firm ground</td>
<td>(6) The drain is laid, constructed and supported in accordance with paragraph (b) of clause 505 and paragraph (a) of clause 508, of CP 301.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>(7) The gradient and size (other than the internal diameter) are in accordance with clauses 303, 304 and 305 of CP 301.</td>
</tr>
<tr>
<td>138 (7)—as to provision of flexible joints</td>
<td>Drain</td>
<td>Spigot and socket pipes</td>
<td>The joint incorporates a rubber joint ring conforming to Class C of B.S. 2494.</td>
</tr>
<tr>
<td>Clause/Text</td>
<td>Description</td>
<td></td>
<td></td>
</tr>
<tr>
<td>-------------</td>
<td>-------------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>139 (3)</td>
<td>Drain passes through or under a wall of a building. The wall is supported by a lintel or arch so positioned that no load bears on the drain.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>140 (1)</td>
<td>Drain tracks passing near or under walls. The concrete infill is of a mix of 1:15 (cement: all-in graded aggregate).</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| 140 (2) | Drain tracks passing near or under walls. The contraction joint—
  - (a) forms a plane surface in the concrete infill normal to the centre line of the drain;
  - (b) separates the lengths of concrete infill with waterproof building paper conforming to Class A of B.S. 1521. |
| 142 (1) (a) | Manhole with brick walls of any size. The size and form are in accordance with clause 315 of CP 301. |
| 142 (1) (b) | Manhole with brick walls not exceeding 10 feet in depth. The design is in accordance with paragraph (b) of clause 316 of CP 301. |
| 142 (1) (c) | Manhole formed of precast concrete. The design is in accordance with paragraph (d) of clause 316 of CP 301. |
| 142 (1) (d) | Manhole outside a building. Access is provided in accordance with clause 318 of CP 301. |
| 142 (1) (e) | Manhole with its frame—
  - (a) conform to B.S. 497, and
  - (b) are of a grade appropriate to the superimposed loads they are to support. |
| 142 (1) (f) | Manhole within a building. The cover and its frame—
  - (a) conform to B.S. 497, and
  - (b) are of a grade appropriate to the superimposed loads they are to support. |
| 142 (1) (g) | The cover is fitted in the frame with an airtight rubber seal;
  - (b) the cover is secured to the frame by removable gun-metal bolts, and
  - (c) the frame is firmly bedded on and anchored to the manhole walls. |
<table>
<thead>
<tr>
<th>Provision of Regulation deemed to be satisfied</th>
<th>Element of structure or fitting</th>
<th>Case dealt with or relevant conditions</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>142 (2)—as to construction of drain within a manhole</td>
<td>Drain</td>
<td>Drain constructed with access fittings provided with covers</td>
<td>(1) (a) The access fittings conform to Part 2 of B.S. 539; (b) the concrete benching is floated to a smooth hard surface in 1:2 (cement: sand) mortar, and graded towards the access at a slope of 1 in 6.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Drain constructed with open channels</td>
<td>(2) The channels and benchings are constructed in accordance with clause 317 of CP 301, save that if the diameter of the drain is greater than 12 inches the channels are formed in concrete and finished in 1:2 (cement: sand) mortar.</td>
</tr>
<tr>
<td>145—as to construction of suitable trap or tank</td>
<td>Oil and grease interceptor</td>
<td>Discharge does not inclnude silt</td>
<td>The interceptor is constructed in accordance with clauses 313 and 314 of CP 301.</td>
</tr>
<tr>
<td>147—as to adequacy of means of ventilation</td>
<td>Trap in a drain</td>
<td>Trap is not within a building</td>
<td>A shaft of the same material as the drain and of the same diameter as the trap is carried up from the trap to finished ground or paving level, whichever is the higher, and is fitted with a grating conforming to B.S. 1130.</td>
</tr>
<tr>
<td>148 (1) (a)—as to suitability and strength of materials</td>
<td>Soil, soil-waste, waste and ventilating pipes</td>
<td></td>
<td>(1) Cast iron pipes and fittings (Medium grade) conforming to BS. 416.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>(2) Cast (spun) iron pipes (Class 'B') conforming to B.S. 1211.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>(3) Copper tubes conforming to B.S. 659, and fittings conforming to B.S. 864.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>(4) Lead pipes conforming to B.S. 602 or B.S. 603 and in accordance with the weights given in Table 5 of B.S. 602, or Table 3 of B.S. 603.</td>
</tr>
<tr>
<td>148 (1) (b)—as to manner of jointing</td>
<td>Soil, soil-waste, waste and ventilating pipes</td>
<td>Joint in cast iron and cast spun iron pipes</td>
<td>(1) The joint is made with rings of lead strip, leaded yarn or gasket, tightly caulked to within 1 1/2 inches of the face of the socket, and the remainder space is filled with molten lead well caulked.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Joint in copper pipe</td>
<td>(2) The joint is made with a compression or capillary fitting conforming to B.S. 864.</td>
</tr>
<tr>
<td>Joint</td>
<td>Details</td>
<td></td>
<td></td>
</tr>
<tr>
<td>-------</td>
<td>---------</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| Joint between a lead pipe and a cast iron pipe or fitting | (3) (a) The joint is made by means of a brass ferrule 2\(\frac{1}{2}\) inches longer than the inside length of the socket of the iron pipe or fitting;  
(b) the lead pipe is passed through and dressed over the end of the ferrule;  
(c) the other end of the ferrule is soldered to the lead pipe by means of a plumber’s wiped soldered joint 2\(\frac{1}{2}\) inches in length;  
(d) the joint between the ferrule and the socket of the iron pipe or fitting conforms to Specification (1). |
| Joint between a lead pipe and the socket of a glazed fireclay, glazed ware, concrete or pitch fibre pipe or fitting | (4) (a) The joint is made by means of a brass ferrule having an end flange of such diameter as will fit the socket of the pipe or fitting;  
(b) the ferrule is 2\(\frac{1}{2}\) inches longer than the inside length of such socket;  
(c) the lead pipe is passed through the ferrule and dressed over the face of the flange;  
(d) as for paragraph (c) of Specification (3);  
(e) the flange is inserted into the socket and the joint made tight with 1:2 (cement: sand) mortar. |
| Joint between a lead pipe and the spigot end of a glazed ware or fireclay appliance | (5) (a) The joint is made by means of a gun-metal or brass thimble of a diameter such as will admit the spigot of the appliance;  
(b) one end of the thimble is soldered to the lead pipe by means of a plumber’s wiped soldered joint, 2\(\frac{1}{2}\) inches in length, and  
(c) the spigot of the appliance is inserted into the other end of the thimble and is made secure with red and white lead mixed with raw linseed oil and chopped hempen spun yarn. |
<p>| Joint between a lead pipe and a copper tube | (6) The joint is made with a coupling conforming to B.S. 864 and has a plumber’s wiped soldered joint 2(\frac{1}{2}) inches in length between the coupling and the lead pipe. |
| Joint between a copper tube and a cast iron pipe | (7) The joint is made with a caulking bush, having a coupling for copper, caulked into the socket of the cast iron pipe so as to comply with Specification (2). |
| Joint between a copper tube and a glazed fireclay, glazed ware, concrete or pitch fibre pipe | (8) The joint is made with a grouting bush, having a coupling for copper, jointed into the socket in accordance with Specifications (1) and (2) for Regulation 138 (3). |</p>
<table>
<thead>
<tr>
<th>Provision of Regulation deemed to be satisfied</th>
<th>Element of structure or fitting</th>
<th>Case dealt with or relevant conditions</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>148 (1) (b) — as to manner of Jointing — cont.</td>
<td>Soil, soil-waste, waste and ventilating pipes — cont.</td>
<td>Joint between the spigot of a cast iron pipe and the socket of a glazed fireclay, glazed ware, concrete or pitch fibre pipe</td>
<td>(9) The joint is made in accordance with Specification (1) or (2) for Regulation 138 (3) with, in the case of a pitch fibre pipe, the addition of a suitable adaptor of the same material.</td>
</tr>
</tbody>
</table>
| 148 (3) (a) — as to height and position of ventilating pipes | Ventilating pipe | Ventilating pipe to a waste pipe | (1) An offset fitting of the same material and diameter as the pipe is inserted therein immediately below the rainwater inlet, and the ventilating pipe is carried up thence from to a point which is at least 2 feet higher than—
   (a) the eaves of the building to which it is attached or the barge course in any gable of that building, or
   (b) the top of any opening in a roof or any window within a radius of 6 feet of the pipe, whichever is higher. |
<p>| 148 (3) (b)— as to fitting of a wire cage | Ventilating pipe | Ventilating pipe to a soil, or a soil-waste pipe or a drain | (2) The pipe is carried up to a point as required in Specification (1), such point being no less than 3 feet above or below the level of the top of any chimney within a radius of 6 feet from the pipe. |
| 149 (1)— as to size ... | Soil, soil-waste, and ventilating pipes | Internal diameters ... | The pipe is fitted with a wire balloon conforming to B.S. 416. |
| 149 (3) (a) — as to support | Soil, soil-waste, and ventilating pipes | The internal diameters are in accordance with clauses 303 and 802 and Tables 2 to 5 of B.S. Code of Practice CP 304: 1953 (which Code is hereinafter referred to as &quot;CP 304&quot;). |
| 149 (3) (e) — as to access | Soil, soil-waste, and ventilating pipes | The support is in accordance with paragraphs (a); (b); (c) (i), (iv) and (v), and (d) of clause 307 of CP 304. |
| 150 (1)— as to size ... | Waste pipe ... | Internal diameter ... | The access is in accordance with clause 308 of CP 304. |
| 150 (1)— as to support | Waste pipe ... | As for Specification for Regulation 149 (1). |
| 149 (1) — as to size ... | Waste pipe ... | As for Specification for Regulation 149 (3) (a). |</p>
<table>
<thead>
<tr>
<th>150 (2)—as to access control of waste pipe...</th>
<th>...</th>
<th>As for Specification for Regulation 149 (3) (c).</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trap for waste pipe</td>
<td></td>
<td>(a) The trap is fitted on the waste pipe and close to the appliance served by the pipe;</td>
</tr>
<tr>
<td>150 (2)—as to provision of traps</td>
<td></td>
<td>(b) the trap is a lead trap conforming to B.S. 504, or is a non-ferrous trap conforming to B.S. 1184, or, in the case of a waste pipe serving a bath, sink or tub, is a ferrous trap conforming to B.S. 1291.</td>
</tr>
<tr>
<td>151 (1) (a) to (d)—as to materials, design and construction</td>
<td>Sanitary appliances</td>
<td>Watercloset pan ...</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(1) The watercloset pan conforms to B.S. 1213.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Wash-hand basin ...</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(2) The basin conforms to B.S. 1188.</td>
</tr>
</tbody>
</table>
| | | Sink ... ...
| | | (3) The sink conforms to B.S. 1228, B.S. 1206 or B.S. 1244. |
| | | Tub ...
| | | (4) The tub conforms to B.S. 1229. |
| | | Bath ...
| | | (5) The bath conforms to B.S. 1390 or Part 1 of B.S. 1189. |
| 152—as to provision for maintenance of water seals | Traps ... ... | The ventilation of the trap is in accordance with clauses 306 and 802 of CP 304. |
| 155 (1) (a)—as to the suitability and strength of materials | Gutter ... ... | Cast iron gutter ...
| | | (1) The gutter, fittings and accessories conform to B.S. 1205. |
| | | Asbestos cement gutter...
| | | (2) The gutter, fittings and accessories conform to B.S. 569. |
| | | Aluminium and aluminium alloy gutter...
| | | (3) The gutter, fittings and accessories conform to B.S. 2997. |
| | | Pressed steel gutter ...
| | | (4) The gutter, fittings and accessories conform to B.S. 1091. |
| | | Wrought copper and wrought zinc gutter...
| | | (5) The gutter, fittings and accessories conform to B.S. 1431. |
| 155 (1) (b)—as to size | Gutter ... ... | Half-round eaves gutter |
| | | (a) The gutter is one of the sizes specified in column (1) of the following Table; |
| | | (b) the flow capacity specified in the appropriate columns (2) to (4) of the said Table is not less than the flow load from the roof; |
| | | (c) the flow load from the roof for the purposes of this Specification shall be taken to be the number of gallons per minute obtained by multiplying the area of the roof draining to the gutter (in square feet) by— |
| | | (i) where the pitch of the roof does not exceed 50 degrees, a factor of 0·026,
Provision of Regulation deemed to be satisfied | Element of structure or fitting | Case dealt with or relevant conditions | Specification
---|---|---|---
155 (1) (b)—as to size cont. | Gutter—cont. | Half-round eaves gutter—cont. | (ii) where the pitch of the roof exceeds 50 degrees, a factor of the aggregate of 0.026 plus 0.012 × Tangent A (where A is the angle of the pitch of the roof).

**TABLE**

Flow capacities‡ (in gallons per minute) for half-round gutters with outlet at one end

<table>
<thead>
<tr>
<th>Gutter size (inches)</th>
<th>Slope of less than 1 in 600</th>
<th>Slope 1 in 600 and over, and longer than 20 ft.</th>
<th>Slope 1 in 600 and over, and length 20 ft. or less</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1)</td>
<td>(2)</td>
<td>(3)</td>
<td>(4)</td>
</tr>
<tr>
<td>True †</td>
<td>Nominal †</td>
<td>True †</td>
<td>Nominal †</td>
</tr>
<tr>
<td>3</td>
<td>...</td>
<td>...</td>
<td>...</td>
</tr>
<tr>
<td>4</td>
<td>...</td>
<td>...</td>
<td>...</td>
</tr>
<tr>
<td>4 1/2</td>
<td>...</td>
<td>...</td>
<td>...</td>
</tr>
<tr>
<td>5</td>
<td>...</td>
<td>...</td>
<td>...</td>
</tr>
<tr>
<td>6</td>
<td>...</td>
<td>...</td>
<td>...</td>
</tr>
</tbody>
</table>

‡*Note: Where there is a bend these flow capacities shall be reduced by the percentage shown—
(a) if bend within 6 feet of outlet
   (i) sharp bend ... 20%  
   (ii) round bend ... 10%  
(b) bend between 6 feet and 12 feet of outlet
   (i) sharp bend ... 10%  
   (ii) round bend ... 5% |

† "True" means a true half-round gutter (i.e. pressed steel to B.S.1019 or asbestos cement to B.S.569).
‡ "Nominal" means a nominally half-round gutter (i.e. aluminium to B.S.2997 or cast iron to B.S. 1205).
155 (1) (e)—as to adequacy of outlet

| Gutter ... ... | Half-round eaves gutter | (a) The gutter is of one of the sizes specified in column (1) of the following Table.
|                |                        | (b) The outlet is of the appropriate size specified in column (3) or (4) of the said Table.

**Table**

<table>
<thead>
<tr>
<th>Half-round gutter size (inches)</th>
<th>Sharp (S.C.) or round-corned (R.C.) outlet</th>
<th>Outlet at one end of gutter</th>
<th>Outlet not at one end of gutter</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>S.C.</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>R.C.</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>4</td>
<td>S.C.</td>
<td>2½</td>
<td>2½</td>
</tr>
<tr>
<td></td>
<td>R.C.</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>4½</td>
<td>S.C.</td>
<td>2½</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td>R.C.</td>
<td>2</td>
<td>2½</td>
</tr>
<tr>
<td>5</td>
<td>S.C.</td>
<td>3</td>
<td>3½</td>
</tr>
<tr>
<td></td>
<td>R.C.</td>
<td>2½</td>
<td>3</td>
</tr>
</tbody>
</table>

156 (1) (a)—as to suitability and strength of materials

<table>
<thead>
<tr>
<th>Rainwater pipe ...</th>
<th>Rainwater pipe within a building</th>
<th>(1) Medium grade cast iron pipes and fittings which conform to Table 13 of B.S.460.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>(2) Cast (spun) iron pipes (Class B) which conform to B.S.1211.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(3) Copper tubes and fittings which conform to B.S.659 and B.S.864 respectively.</td>
</tr>
<tr>
<td>Rainwater pipe not being within a building</td>
<td>(4) Cast iron pipes and fittings conforming to Table 1 of B.S.460.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>(5) Asbestos cement pipes and fittings conforming to B.S.569.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(6) Aluminium pipes and fittings conforming to B.S.2997.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(7) Pressed steel pipes and fittings conforming to B.S.1091.</td>
</tr>
<tr>
<td>Provision of Regulation deemed to be satisfied</td>
<td>Element of structure or fitting</td>
<td>Case dealt with or relevant conditions</td>
</tr>
<tr>
<td>-----------------------------------------------</td>
<td>---------------------------------</td>
<td>----------------------------------------</td>
</tr>
</tbody>
</table>
| 156 (1) (b)—as to size of rainwater pipe       | Rainwater pipe                  | Rainwater pipe from a half-round eaves gutter | (a) The size of the gutter is one of those specified in column (1) of the Table annexed to Specification for Regulation 155 (1) (e).  
(b) The internal diameter of the pipe is not less than the appropriate outlet size specified in column (3) or (4) of the said Table. |
| 156 (1) (d)—as to the manner of jointing      | Rainwater pipe                  | Rainwater pipe within a building        | As for Specifications (1) and (2) for Regulation 148 (1) (b). |
| 157 (2)—as to type and number of sanitary conveniences in a building | Sanitary conveniences | 1. Art gallery, library or museum  
2. Cinema, concert hall or theatre  
3. Hospital  
4. Hotel  
5. Office building  
6. Restaurant  
7. School | The sanitary conveniences provided contain appliances of a type and to a scale in accordance with CP 3: Chapter VII: 1950. |

---

**Part XIII—Electrical Installation**

<table>
<thead>
<tr>
<th>Specification</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>It conforms to the following provisions of the “Regulations for the Electrical Equipment of Buildings” issued by the Institution of Electrical Engineers 13th edition (1955) with 1958 amendments (which Regulations are hereinafter referred to as the “I.E.E. Regulations”) viz. Regulations 201 to 203, 206 to 230, 301 to 303 and 601 to 605.</td>
<td></td>
</tr>
<tr>
<td>It conforms to I.E.E. Regulations 102, 106 to 108, 111 to 115, 406, 409 and 410.</td>
<td></td>
</tr>
<tr>
<td>It conforms to I.E.E. Regulations 401 to 404 and 406 to 410.</td>
<td></td>
</tr>
<tr>
<td>Chapter</td>
<td>Description</td>
</tr>
<tr>
<td>---------</td>
<td>-------------</td>
</tr>
<tr>
<td>163</td>
<td>as to isolation of systems and apparatus</td>
</tr>
<tr>
<td>164</td>
<td>as to installation of apparatus</td>
</tr>
<tr>
<td>165</td>
<td>as to connection of appliances</td>
</tr>
<tr>
<td>166</td>
<td>as to precautions against special conditions</td>
</tr>
<tr>
<td>167</td>
<td>as to voltages exceeding 250 volts</td>
</tr>
</tbody>
</table>

**Part XV—Housing Standards**

| Access roadway | (1) Bituminous asphalt finish | (1) (a) The site is cleared of vegetable and other harmful matter;  
| (a) the roadway is constructed of—  
| (i) a base course of 2\(\frac{1}{2}\) inches of granular material,  
| (ii) followed by a layer of 6 inches of hard-core bottoming, consolidated,  
| (iii) followed by a fully compacted layer of 2 inches of either bituminous macadam conforming to B.S.1621 or tar macadam conforming to B.S.802. |
| (b) Concrete roadway | (2) (a) The site is cleared of vegetable and other harmful matter;  
| (b) the roadway is constructed of 3 inches of concrete with not less than 3000 pounds per square yard of reinforcement;  
| (c) the concrete is fully compacted and has a compressive strength of 4,000 pounds per square inch 28 days after construction. |
| Access footpaths | (1) Footpath serving only one house | (1) (a) The site is cleared of vegetable and other harmful matter;  
| (b) the footpath is constructed of 2 inch concrete slabs bedded on granular material. |
| (2) Footpath serving more than one house | (2) (a) The site is cleared of vegetable and other harmful matter;  
| (b) the footpath is constructed of—  
| (i) a layer of 4 inches of hard-core bottoming, consolidated,  
<p>| (ii) followed by a fully compacted layer of 1(\frac{1}{2}) inches of tar macadam conforming to B.S.1242. |</p>
<table>
<thead>
<tr>
<th>Provision of Regulation deemed to be satisfied</th>
<th>Element of structure or fitting</th>
<th>Case dealt with or relevant conditions</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>180 (2)—as to the enclosure of compartment by materials impervious to moisture</td>
<td>Shower bath compartment</td>
<td>The compartment enclosure consists of— (a) waterproof curtains, and (b) a wall rendered on the inside with cement plaster ¼ inch in thickness, composed of 1:3 cement: sand, trowelled smooth and finished with one coat of alkali resisting primer and two coats of oil paint.</td>
<td></td>
</tr>
<tr>
<td>180 (2)—as to the operation of spray by anti-scald valve</td>
<td>Anti-scald valve of shower bath</td>
<td>The mixing valve conforms to, and is installed in accordance with B.S.1415.</td>
<td></td>
</tr>
<tr>
<td>181 (2) (h)—as to provision of draining board in kitchen</td>
<td>Draining board in kitchen</td>
<td>The draining board conforms to B.S. 1226.</td>
<td></td>
</tr>
<tr>
<td>186 (4) (b)—as to provision of clothes posts</td>
<td>Clothes line posts ...</td>
<td>The posts conform to B.S.1373.</td>
<td></td>
</tr>
<tr>
<td>189—as to efficiency of artificial lighting system</td>
<td>Lighting system ...</td>
<td>(a) Materials conform to CP 331.103; (b) the method of lighting and the installation is in accordance with CP 332.101.</td>
<td></td>
</tr>
<tr>
<td>190—as to efficiency of power points</td>
<td>Power points ...</td>
<td>(a) Materials are in accordance with CP 331.103; (b) sockets conform to CP 332.601.</td>
<td></td>
</tr>
<tr>
<td>191 ... ... ...</td>
<td>Refuse disposal arrangements</td>
<td>The system is in accordance with CP 306.</td>
<td></td>
</tr>
</tbody>
</table>
GENERAL SPECIFICATIONS FOR PREPARATION OF SITES AND RESISTANCE TO THE PASSAGE OF MOISTURE

PART I

Materials of Walls and Chimney Stacks

1. Clay Facing and Common Bricks and Blocks—

of hard fired durable materials, including “blues” and “bing” material, suitable for the intended use and for the conditions of exposure—

having an adequate frost resistance and the soluble-sulphate-radicle content measured in accordance with B.S. 1257 not greater than 0.5 per cent. for elements subjected to very wet conditions or 1 per cent. for elements subjected to all other conditions.

and in the case of facing bricks or blocks the liability to efflorescence does not exceed the “slight” category when measured in accordance with B.S. 1257.

2. Clay Engineering Bricks—

to B.S. 1301 having a Type A water absorption when used as a damp-proof course.

3. Sand-lime and Concrete Bricks—

“Special purpose” sand-lime bricks to B.S. 187;
“Special purpose” concrete bricks to B.S. 1180.

(a) Sand-lime bricks to B.S. 187, or
(b) concrete bricks to B.S. 1180, in either case of Class A (i) and A (ii) save that no brick made from lightweight aggregate concrete or aerated concrete is used in the outer part of a solid wall or in the outer leaf of a cavity wall.

4. Concrete Blocks (rendered externally)—

of one of the types A (a) to (d) of B.S. 2028.

of one of the types A (a) to (d) or types B (a) to (f) of B.S. 2028; save that no type B blocks or blocks made from lightweight aggregate concrete or aerated concrete are used in the outer part of a solid wall or in the outer leaf of a cavity wall.

5. Dense Aggregate Concrete Blocks (unrendered)—

made from aggregate conforming to B.S. 882 or B.S. 1047 having compressive strength, drying shrinkage and moisture movement limits conforming to B.S. 2028 for type A blocks.

made from aggregate conforming to B.S. 882 or B.S. 1047 having compressive strength, drying shrinkage and moisture movement limits conforming to B.S. 2028 for type A blocks.

6. Cast Stone

To B.S. 1217 and having an adequate frost resistance.
To a height of not less than 6 inches above the finished level of the adjoining ground

(1)

Between the level of the top of the main damp-proof construction and the junction of the wall with the roof

(2)

7. Natural Stone

Free from defects that would adversely affect its durability and weather resistance and having an adequate frost resistance and laid on natural bed.

Free from defects that would adversely affect its durability and weather resistance and laid on natural bed so far as reasonably practicable.

8. No-fines Concrete

(a) Made from whinstone or gravel aggregate conforming where appropriate to B.S. 882 and having a density of not more than 110 pounds per cubic foot, or

(b) made from whinstone or gravel aggregate conforming where appropriate to B.S. 882 and having a density of more than 110 pounds per cubic foot; in either case the grading of the aggregate is such that it all passes a 1/" inch sieve but 95 per cent. of it by weight is retained on a 1/2 inch sieve.

9. Timber Weather Boarding

(A) Softwoods of one of the following species and

(a) having a moisture content within the range—

(i) in the case of species (1) to (3) and (5), 15 per cent. to 18 per cent.,

(ii) in the case of species (4), 12 per cent. to 15 per cent., and

(b) in the case of species (1) to (4), impregnated under pressure with preservative to B.S. 1282:

Species

(1) Redwood or whitewood from Northern European source and of no lower commercial grade than unsorted.

(2) Western hemlock from North American source and of no lower commercial grade than selected merchantable.

(3) British Columbia Douglas fir from North American source and of no lower commercial grade than No. 2 clear.

(4) Scots pine, sitka spruce, and Douglas fir which is home grown and no lower commercial grade than No. 2.

(5) Western red cedar from North American source and of no lower commercial grade than selected merchantable.
<table>
<thead>
<tr>
<th>To a height of not less than 6 inches above the finished level of the adjoining ground (1)</th>
<th>Between the level of the top of the main damp-proof construction and the junction of the wall with the roof (2)</th>
</tr>
</thead>
</table>
| (B) *Hardwoods* of one of the following species and  
(a) having a moisture content within the range 17 per cent. to 20 per cent.;  
(b) containing no sapwood;  
(c) any checks, splits or shakes—  
(i) on either face do not exceed 0.01 inch wide and are not continuous for more than 12 inches in length,  
(ii) are not more than one-quarter of the width of the piece,  
(iii) do not exceed one in 4 inches of width or one in 3 feet of length of piece;  
(d) all exposed surfaces are free from knots other than isolated sound and tight knots not exceeding \( \frac{1}{2} \) inch in diameter and in any case having no splay, arris knots, or decayed or dead knots;  
(e) having no pitch pockets or plugs or inserts;  
(f) free from all signs of decay and insect attack—  
*Species*  
(1) Afurormosia.  
(2) Opepe.  
(3) Iroko.  
(4) African mahogany.  
(5) Utile.  
(6) Idigbo.  
(7) Teak. |
### Specifications for mortar

<table>
<thead>
<tr>
<th>To a height of not less than 6 inches above the finished level of the adjoining ground (1)</th>
<th>Between the level of the top of the main damp-proof construction and the junction of the wall with the roof (2)</th>
</tr>
</thead>
</table>

1. *For all conditions of exposure and for construction at all seasons*  
   Mix† A, B or G.

2. *For all conditions of exposure and for construction at all seasons*  
   Mix† G when the element is designed specifically to withstand heavy loading.

1. *For sheltered and moderate conditions of exposure and for construction in spring and summer*  
   Mix† C, D or E.

2. *For sheltered and moderate conditions of exposure and for construction in autumn and winter*  
   Mix† A, B or F save that mix A is not to be used with Class A (11) sand-lime and concrete bricks.

3. *For severe exposure conditions and for construction at all seasons*  
   Mix† A, B or F save that mix A is not to be used with Class A (11) sand-lime and concrete bricks.

4. *For all conditions of exposure and for construction at all seasons*  
   Mix† G when the element is designed to withstand heavy loading.
## PART III

### Specifications for rendering

<table>
<thead>
<tr>
<th>Background and type of finish</th>
<th>Undercoat(s)</th>
<th>Final Coat</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Mix† for moderate or sheltered exposure</td>
<td>Mix† for moderate or sheltered exposure</td>
</tr>
<tr>
<td></td>
<td>Mix† for severe exposure</td>
<td>Mix† for severe exposure</td>
</tr>
<tr>
<td>(1)</td>
<td>(2)</td>
<td>(3)</td>
</tr>
<tr>
<td><strong>Dense, strong and smooth moderately strong, porous backgrounds</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wood float</td>
<td>H† or A</td>
<td>H† or A or C</td>
</tr>
<tr>
<td>Scraped or textured</td>
<td>A</td>
<td>A or C</td>
</tr>
<tr>
<td>Roughcast, wet dash, harling</td>
<td>H† or A</td>
<td>H† or A or C</td>
</tr>
<tr>
<td>Dry dash, pebble dash</td>
<td>H</td>
<td>H</td>
</tr>
<tr>
<td><strong>Moderately weak, porous backgrounds</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wood float</td>
<td>A</td>
<td>A or C</td>
</tr>
<tr>
<td>Scraped or textured</td>
<td>A</td>
<td>A or C</td>
</tr>
<tr>
<td>Roughcast, wet dash, harling</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Dry dash, pebble dash</td>
<td>H† or A</td>
<td>H† or A</td>
</tr>
<tr>
<td><strong>No-fines concrete background</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wood float</td>
<td>H† or A</td>
<td>H† or A or C</td>
</tr>
<tr>
<td>Scraped or textured</td>
<td>H† or A</td>
<td>H† or A or C</td>
</tr>
<tr>
<td>Roughcast, wet dash, harling</td>
<td>H† or A</td>
<td>H† or A or C</td>
</tr>
<tr>
<td>Dry dash, pebble dash</td>
<td>H</td>
<td>H</td>
</tr>
</tbody>
</table>

† Mix H to be used for winter construction.

The references in the foregoing specifications to mixes are, (subject to the General notes which follow,) to be construed as follows—

**Mix**

**Composition**

<table>
<thead>
<tr>
<th>Mix</th>
<th>Composition</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-1: 1: 5-6</td>
<td>Cement: lime: sand</td>
</tr>
<tr>
<td>B-1: 5-6</td>
<td>cement: sand: mortar plasticizer</td>
</tr>
<tr>
<td>C-1: 2: 8-9</td>
<td>cement: lime: sand</td>
</tr>
<tr>
<td>D-1: 8</td>
<td>cement: sand: mortar plasticizer</td>
</tr>
<tr>
<td>E-1: 3</td>
<td>hydraulic lime: sand</td>
</tr>
<tr>
<td>F-1: 2</td>
<td>hydraulic lime: sand</td>
</tr>
<tr>
<td>G-1: 3</td>
<td>cement: sand</td>
</tr>
<tr>
<td>H-1: 4: 4½</td>
<td>cement: lime: sand</td>
</tr>
</tbody>
</table>

† Mix H to be used for winter construction.
GENERAL NOTES ON MIXES SPECIFIED FOR MORTAR AND RENDERING IN THIS PART OF THIS SCHEDULE

Materials

1. Cement—to B.S. 12 or B.S. 146.

2. Sand
   (a) Sand to B.S. 1199 and B.S. 1200;
   (b) when a range of sand content is given (e.g. 5–6 and 8–9) the highest to be used for well-graded sand and the lowest for coarse or uniformly fine sand;
   (c) very fine sand not to be used with hydraulic limes or for construction specifically designed to withstand heavy loading, and
   (d) in proportioning, allowance to be made for the bulking of damp sand, particularly if fine sand is used.

3. Lime
   (a) Non-hydraulic or semi-hydraulic lime to B.S. 890;
   (b) proportions given are for lime putty;
   (c) if lime hydrate, to be soaked at least overnight before use if weather conditions permit, and
   (d) magnesium lime mortar used below main damp-proof course level to be fully hydrated.

4. Mortar Plasticizers
   If used, to be added in accordance with the manufacturer's instructions.

Operations

5. Pointing
   Pointing is to be done on the bedding mortar as work proceeds, but if this is not possible the mix for pointing as a separate operation is not to be appreciably stronger than the bedding mortar.

6. Rendering mixes
   (a) The mix for a following coat not to be richer in cement than the one to which it is applied;
   (b) if metal lathing or wire netting fixed to dense, strong and smooth backgrounds to form a key, the first undercoat not to be of a type C mix;
   (c) spatterdash used to provide a key on dense strong and smooth backgrounds to be of a mix 1:1½-2 cement: coarse sand, and
   (d) spatterdash used to overcome uneven suction on moderately strong and porous backgrounds to be of a mix 1:2-3 cement:coarse sand.

7. Rendering coats
   (a) Not less than two coat work to be applied;
   (b) the thickness of an undercoat to be not more than ½ inch nor less than ¼ inch, and
   (c) the thickness of the finishing coat to be not less than ¼ inch.
EXPLANATORY NOTE

(This note is not part of the Regulations, but is intended to indicate their general purport.)

These regulations, made under the Building (Scotland) Act. 1959, prescribe standards for buildings for the purposes of Part II of that Act. The matters in relation to which standards have been prescribed are described in the Table of Arrangement given at the beginning of this Instrument.

For the purposes of these standards the regulations classify buildings by occupancy groups and sub-groups (Regulation 5) and roof constructions by designation (Regulation 7).

The regulations also specify classes of buildings as exempted classes (Regulation 8) and prescribe fixtures for the fitting of which no warrant is required under the Act (Regulation 9).

The Ninth Schedule to the regulations specifies types of materials and methods of construction which are deemed to satisfy certain provisions of the regulations.
Draft Regulations which the Secretary of State proposes to make, published under section 3 (6) (b) of the Building (Scotland) Act 1959.

DRAFT STATUTORY INSTRUMENTS

1961 No. (S. )

BUILDING AND BUILDINGS, SCOTLAND

Draft Building Standards (Scotland) Regulations, 1961