STATUTORY INSTRUMENTS

1981 No. 1338

BUILDING AND BUILDINGS

The Building (Second Amendment) Regulations 1981

Made - - - -	16*th September* 1981
Laid before Parliament	19*th October* 1981
Coming into Operation	
Regulations 1 to 6, 8, 9(a), 10 to 19, 21 to 23, 28, 30 to 32, 37 to 39(a) and (b), 40 to 43 and 45	1*st December* 1981
Remainder - - -	1*st April* 1982

The Secretary of State for the Environment, in exercise of the powers conferred—

(*a*) by sections 61 and 62 of the Public Health Act 1936(**a**);

(*b*) by section 53(7) of the Public Health Act 1936(**b**) and sections 4(2), 4(5) and 6(2) of the Public Health Act 1961(**c**) and now vested in him (**d**); and

(*c*) by section 61(2) of, and Schedule 5 to, the Health and Safety at Work etc. Act 1974(**e**),

and of all other powers enabling him in that behalf, after consultation with the Building Regulations Advisory Committee and such other bodies as appear to him to be representative of the interests concerned as required by section 9(3) of the Public Health Act 1961(**f**), hereby makes the following regulations—

Title and commencement

1.—(1) These Regulations may be cited as the Building (Second Amendment) Regulations 1981.

(2) Regulations 1 to 6, 8, 9(*a*), 10 to 19, 21 to 23, 28, 30 to 32, 37 to 39(*a*) and (*b*), 40 to 43 and 45 of these regulations shall come into operation on 1st December 1981 and the remainder thereof shall come into operation on 1st April 1982.

(**a**) 1936 c. 49; sections 61 and 62 were substituted by the Health and Safety at Work etc. Act 1974 (c. 37), section 61(1).

(**b**) Section 53(7) was amended by the Public Health Act 1961 (c. 64), section 11 and Schedule 1, Part III.

(**c**) 1961 c. 64; section 4(2) was amended by the Health and Safety at Work etc. Act 1974, section 61(3) and Schedule 6, Part I, paragraph 4(*a*); and section 6(2) was amended by the said Act of 1974, section 61(3) and Schedule 6, Part I, paragraph 5(*b*).

(**d**) S.I. 1970/1681.

(**e**) 1974 c. 37.

(**f**) Section 9(3) was amended by the Health and Safety at Work etc. Act 1974, section 61(3) and Schedule 6, Part I, paragraph 8.

Interpretation

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

(*a*) "the principal regulations" means the Building Regulations 1976(**a**) and other words and expressions have the same meaning as in the principal regulations; and

(*b*) any reference to a Part, regulation or schedule shall be construed as a reference to a Part or regulation of, or a schedule to, the principal regulations.

Transitional provisions

3.—(1) The amendments to the principal regulations provided for by regulations 5, 6, 8, 9(*a*), 10 to 19, 21 to 23, 28, 30 to 32, 37 to 39(*a*) and (*b*), 40 to 43 and 45 of these regulations shall not apply to—

(*a*) plans deposited in accordance with building regulations before 1st December 1981;

(*b*) work carried out in accordance with such plans with or without any departure or deviation from those plans; or

(*c*) work completed before that date.

(2) The amendments to the principal regulations provided for by regulations 7, 9(*b*), 20, 24 to 27, 29, 33 to 36, 39(*c*) and (*d*) and 44 of these regulations shall not apply to—

(*a*) plans deposited in accordance with building regulations before 1st April 1982;

(*b*) work carried out in accordance with such plans with or without any departure or deviation from those plans; or

(*c*) work completed before that date.

(3) In this regulation, "work" means the erection of a building, the alteration or the extension of a building, the execution of works, the installation of a fitting or the making of a material change of use.

Amendment of the principal regulations

4. The principal regulations shall be amended in accordance with the provisions of these regulations.

5. In regulation A4 (Interpretation)—

(*a*) in paragraph (1)—

(i) there shall be substituted for the definition of "PARTIALLY EXEMPTED BUILDING" the following definition:

"PARTIALLY EXEMPTED BUILDING has the meaning assigned to it by regulation A5(1)(*a*);";

(ii) there shall be deleted after the definition of "SITE" the word "and";

(iii) there shall be inserted after the definition of "SITE" the following definition:

"SUBSTANTIVE REQUIREMENTS means the requirements of these regulations with respect to the design and construction of buildings and the installation of works and fittings, as distinct from procedural requirements;";

(**a**) S.I. 1976/1676, amended by S.I. 1978/723.

(iv) after the definition of "UNDER FORMER CONTROL" there shall be substituted for the full-stop the following ";";

(v) there shall be inserted after the definition of "UNDER FORMER CONTROL" the following definitions:

"WHOLLY EXEMPTED BUILDING has the meaning assigned to it by regulation A5(1)(*a*); and

WORK OF PUBLIC UTILITY means a pipe line, gas holder, gas main, electricity supply line and supports, water main, public sewer or telephone line and supports.";

(*b*) in paragraph (5)(c), in item (i) there shall be substituted for the date "30th November 1975" the date "30th April 1981";

(*c*) in paragraph (6)(b), in item (ii), there shall be substituted for the reference "BS 4471: Part 1: 1969" the reference "BS 4471: Part 1: 1978"; and

(*d*) there shall be inserted after paragraph (10) the following paragraphs:

"(11) For the purposes of these regulations, the installation of a septic tank, settlement tank or a cesspool shall be treated as the execution of works and not as the erection of a building.

(12) Except where the context otherwise requires, these regulations shall apply only in so far as they are necessary for ensuring health and safety.".

6. For regulation A5 (Exemptions) there shall be substituted the following regulation:

"A5 Application and exemptions

(1) (a) In this regulation—

INNER LONDON means the area comprising the inner London boroughs, the City of London, and the Inner Temple and the Middle Temple;

PARTIALLY EXEMPTED BUILDING means any building which—

(i) falls within any of the classes of building described in Part II of Schedule 2 (Wholly and partially exempted buildings) but does not fall within one of the classes described in Part I of that schedule; and

(ii) except in the case of Classes 7 and 8, is not an air supported structure; and

WHOLLY EXEMPTED BUILDING means any building which falls within any of the classes of building described in Part I of Schedule 2.

(*b*) For the purposes of Schedule 2—

(i) a building shall not be regarded as attached to another building solely by virtue of it being attached to a fence, garden wall or similar structure;

(ii) AGRICULTURE includes horticulture, fruit growing, seed growing, dairy farming, fish farming, and the breeding and keeping

of livestock (including any creature kept for the production of food, wool, skins or fur or for the purpose of its use in the farming of land) and AGRICULTURAL shall be construed accordingly; and

(iii) BUILDING TO WHICH THESE REGULATIONS APPLY means a building which, if it were being newly erected, would be subject to the control of any regulation in Parts C to L.

(2) These regulations—

(a) shall not apply in Inner London; and

(b) do not apply in relation to any building specified in section 71 of the Public Health Act 1936(**a**);

(3) These regulations shall not apply in relation to—

(a) any wholly exempted building (including any works and fittings provided therein or in connection therewith); or

(b) any porch which—

(i) is constructed as an annexe to an existing building of purpose group I;

(ii) has a floor area not exceeding $2m^2$; and

(iii) is so situated or designed as not to enclose any opening provided for the purposes of regulation K4, K6, M3(e), M4(2) or P3(4), any inlet to a drain over which waste water is discharged or any inspection chamber other than a chamber complying with regulation N12(3).

(4) In the application of these regulations in relation to a partially exempted building—

(a) it shall not be necessary to comply with any substantive requirement of these regulations except those specified in Columns (3), (4) and (5) in Part II of Schedule 2 in relation to the class within which such building falls; and

(b) the provisions of regulations A6, A7, A8 and A9 shall be construed accordingly.".

7. In regulation A8 (Application to works and fittings)—

(*a*) there shall be substituted for the words "Subject to any express provision to the contrary and to the provisions of regulation A5—" the words "Subject to any express provision to the contrary and to the provisions of regulations A5, Q1 and R1—"; and

(*b*) there shall be inserted after the entry "Part P (Sanitary conveniences)" the following entries:

"Part Q (Control of space and water heating systems)
Part R (Thermal insulation of pipes, ducts and storage vessels)".

8. In paragraph (b) of Case D of paragraph (1) of regulation A9 (Application to material change of use) there shall be substituted for the words "Part A" the words "Part II".

(**a**) Section 71(*a*) was substituted by the Education Act 1944 (c. 31), section 63(1) and amended by S.I. 1964/490, article 3(2)(*a*); section 71(*b*) was repealed by the Local Government Act 1972 (c. 70), section 272 and Schedule 30.

9. In regulation A10 (Giving of notice and deposit of plans)—

(*a*) there shall be substituted for paragraph (1) the following paragraph:

"(1) Subject to the provisions of paragraphs (2), (3) and (5), any person who intends to carry out an operation to which regulation A6, A7 or A8 relates or to make a material change of use to which regulation A9 relates shall give notice to the local authority and deposit plans in accordance with the relevant rules of Schedule 3 if—

(a) any substantive requirement of these regulations applies to that operation or change of use by virtue of regulation A6, A7, A8 or A9; or

(b) the building, being a building to which no such requirement applies, is a partially exempted building which is of Class 1, 5, 7 or 8 and is to be erected over a public sewer."; and

(*b*) there shall be inserted after paragraph (4) the following paragraph:

"(5) The provisions of paragraph (1) relating to the execution of works to which Part R applies shall not apply where the works involve only the extension of an existing system and do not involve the carrying out of any structural work.".

10. In paragraph (1)(a) of regulation A11 (Giving of notice and deposit of plans) there shall be substituted for the reference "regulation A10(1)(a), (b) or (c)" the reference "regulation A10(1)".

11. In regulation A12 (Application for dispensation or relaxation) there shall be substituted for paragraphs (a) and (b) the following paragraphs:

"(a) if the applicant is a local authority and the application is to the Secretary of State, in the form prescribed in Part A of Schedule 4; or

(b) if the applicant is not a local authority, in the form prescribed in Part B of that schedule.".

12. In regulation A13 (Exercise of power of dispensation or relaxation) there shall be substituted for paragraph (1) the following paragraph:

"(1) The power under section 6(1) of the Public Health Act 1961 to dispense with or relax any requirement of these regulations shall, in accordance with section 6(2) of the said Act(**a**), be exercisable by the local authority (instead of by the Secretary of State after consultation with the local authority) in relation to any application other than an application relating to regulation E4 (Provision of compartment walls and compartment floors) in respect of a building, or compartment, which exceeds or will exceed 7000 m^3 in capacity.".

13. In paragraph (1) of regulation A16 (Short-lived or otherwise unsuitable materials)—

(*a*) there shall be substituted for sub-paragraph (a) the following sub-paragraph:

"(a) any sheet material whether flexible or rigid which constitutes the whole or part of an external wall or roof of a building (other than a partially exempted building of Class 7 or 8) and is supported directly or indirectly by air or other gaseous substances;"; and

(**a**) Section 6(2) was amended by the Health and Safety at Work etc. Act 1974, section 61(3) and Schedule 6, Part I, paragraph 5(*b*).

(*b*) there shall be substituted for item (i) of sub-paragraph (b) the following item:

"(i) a wall or roof of a partially exempted building within Class 1, 2, 3 or 8 as described in Part II of Schedule 2; or".

14. There shall be substituted for paragraph (2) of regulation B1 (Fitness of materials) the following paragraph:

"(2) The requirements of paragraph (1) shall apply only in the context of the other substantive requirements of these regulations.".

15. In paragraph (a) of regulation C4 (Deemed-to-satisfy provisions for suspended timber floors) there shall be substituted for the reference *"BS 882: Part 2: 1973"* the reference *"BS 882, 1201: Part 2: 1973"*.

16. In paragraph (c) of regulation D7 (Deemed-to-satisfy provisions for strip foundations) there shall be substituted for the reference *"BS 882: Part 2: 1973"* the reference *"BS 882, 1201: Part 2: 1973"*.

17. In paragraph (a) of regulation D13 (Deemed-to-satisfy provisions for structural work of brick, blocks or plain concrete) there shall be substituted for the reference *"CP 111: Part 2: 1970"* the reference *"CP 111: 1970"*.

18. In the proviso to paragraph (1) of regulation E4 (Provision of compartment walls and compartment floors) there shall be substituted for the reference "CP 402.201: 1952" the reference "BS 5306: Part 2: 1979".

19. In the Table to regulation E5 (Fire resistance of elements of structure) there shall be substituted in note y to Part 1 for the reference "CP 402.201: 1952" the reference "BS 5306: Part 2: 1979".

20. In regulation E9 (Compartment walls and compartment floors) there shall be substituted for sub-paragraph (c) of paragraph (1) the following sub-paragraph:

"(c) an opening for a ventilation duct (other than a duct in, or consisting of, a protected shaft) if—

(i) any space surrounding the duct is fire-stopped; and

(ii) the duct is fitted with an automatic fire-shutter where it passes through the wall or floor; and

(iii) where the duct forms part of a system provided for the purpose of recirculating air through a building, an optical smoke detector (for the purpose of detecting the scattering or absorption of light by smoke particles in a light beam) is fitted in the ductwork which is capable of initiating changes in the operation of the system so as to divert vitiated air containing any smoke to the outside of the building if the smoke reaches an optical density of 0·5dB/m; or".

21. In paragraph (1) of regulation E21 (Interpretation of Section II) there shall be substituted for the reference "A5(2)(a)" the reference "A5(1)(a)".

22. In regulation F1 (Application of Part F) there shall be substituted for paragraph (2) the following paragraph:

"(2) This Part shall not apply to any external wall, floor or roof of any part of a dwelling which consists of a shed or store entered solely from outside or of a garage, boathouse, conservatory or porch.".

23. In paragraph (1) of regulation F2 (Interpretation of Part F) in the definitions of "PARTIALLY VENTILATED SPACE" and "VENTILATED SPACE" respectively there shall be substituted for item (ii) of sub-paragraph (a) the following item:

"(ii) a part of a dwelling which consists of a shed or store entered solely from outside or of a garage, boathouse, conservatory or porch;".

24. For regulation F3 (Maximum U value of walls, floors, roofs and perimeter walling) and the Table thereto there shall be substituted the following regulation and Table:

"F3 Maximum U value of walls, floors and roofs

(1) The U value of any part of a wall, floor or roof which encloses a dwelling and is described in column (1) of the Table to this regulation (including surface finishes thereof and excluding any openings therein) shall not exceed the appropriate value specified in column (2) of that Table.

(2) Any opening in a wall (other than a window opening) and any recess to accommodate a meter cupboard shall be assumed to have a U value equivalent to that of the wall in which it is situated.

(3) Any lintel, jamb or sill associated with an opening in a wall may be regarded (at the option of the person intending to erect the building) either as part of that wall or as part of that opening.

Table to Regulation F3

Maximum U value of walls, floors and roofs

Element of building	Maximum U value (in W/m²°C)
(1)	(2)
1. External wall	0.6
2. Wall between a dwelling and a ventilated space	0.6
3. Wall between a dwelling and a partially ventilated space	1.0
4. Wall between a dwelling and any part of an adjoining building to which Part F is not applicable	1.0
5. Wall or partition between a room and a roof space, including that space and the roof over that space	0.6
6. External wall adjacent to a roof space over a dwelling, including that space and any ceiling below that space	0.6
7. Floor between a dwelling and the external air	0.6
8. Floor between a dwelling and a ventilated space	0.6
9. Roof, including any ceiling to the roof or any roof space and any ceiling below that space	0.35

25. For regulation F4 (Deemed-to-satisfy provisions regarding thermal insulation) there shall be substituted the following regulation:

"F4 ***Deemed-to-satisfy provisions regarding thermal insulation***

The requirements of regulation F3(1) relating to the U value of any part of a wall, floor or roof shall be deemed to be satisfied if the wall, floor or roof, having regard to the provisions of Part I of Schedule 11, is constructed in accordance with a specification contained in Part II, III or IV of the said schedule whichever is appropriate.".

26. After regulation F4 (Deemed-to-satisfy provisions regarding thermal insulation), as substituted by these regulations, there shall be inserted the following regulations:

"F5 Specific requirements to limit condensation risks

Any roof void above an insulated ceiling shall be arranged—

(a) in accordance with the provisions of BS 5250: 1975: Clauses 22.8 to 22.16; or

(b) so as to be cross-ventilated by means of permanent vents not less than 0.3% of the roof plan area; or

(c) if associated with a pitched roof of square or rectangular plan, so as to be cross-ventilated by means of permanent vents situated on two opposite sides of the roof, such vents having an area equivalent to that of a continuous gap along those sides of width not less than—

(i) 10 mm where the roof pitch exceeds 15°; or

(ii) 25 mm where the roof pitch is 15° or less.

F6 Area of window openings

(1) Subject to the provisions of paragraph (2), the permitted area of single glazed window openings shall not exceed 12% of the area of the perimeter walling:

Provided that—

(a) the area of any double glazed window opening or part of such an opening may be twice the area permitted if such opening or part were single glazed; and

(b) the area of any treble glazed window opening or part of such an opening may be three times the area permitted if such opening or part were single glazed.

(2) Where the external walls of a dwelling have a U value of less than 0.6 $W/m^2°C$—

(a) the area of window openings may be increased to such an extent that the calculated rate of heat loss through the total area of external walls and window openings will not exceed the calculated rate of heat loss which would result if the external walls had a U value of 0.6 $W/m^2°C$ and the area of window openings were calculated in accordance with the provisions of paragraph (1); and

(b) for the purposes of this paragraph, single, double and treble glazed window openings shall be assumed to have U values of 5.7, 2.8 and 2.0 $W/m^2°C$ respectively.

(3) The area of perimeter walling shall be measured internally, between finished floor and ceiling levels and shall include all openings in the walling.".

27. In regulation L1 (Application and interpretation of Part L), in paragraph (1)—

(*a*) there shall be substituted for the definitions of "CLASS I APPLIANCE" and "CLASS II APPLIANCE" respectively the following definitions:

"CLASS I APPLIANCE MEANS—

(a) a solid fuel appliance or oil-burning appliance having in either case, an output rating not exceeding 45 kW; or

(b) an appliance which so burns gas as to simulate a solid fuel fire and has an input rating not exceeding 60kW, but is not provided with an integral flueway for conveying the products of combustion from the combustion space to any flue serving the appliance; or

(c) an incinerator having a refuse combustion chamber exceeding 0.03 m^3 but not exceeding 0.08 m^3 in capacity,

and Class I shall be construed accordingly;

CLASS II APPLIANCE means—

(a) any gas appliance having an input rating not exceeding 60 kW other than an appliance of the type described in paragraph (b) of the definition of Class I appliance; or

(b) an incinerator having a refuse combustion chamber not exceeding 0.03 m^3 in capacity,

and Class II shall be construed accordingly;"; and

(*b*) in the definition of "HIGH-RATING APPLIANCE", in paragraph (b) there shall be substituted for the figure "45" the figure "60".

28. In paragraph (1)(a) of regulation L6 (Chimneys for Class I appliances), in item (iii) there shall be substituted for the reference "BS 65 & 540: Part 1: 1971" the reference "BS 65: 1981".

29. For regulation L7 (Flue pipes for Class I appliances) there shall be substituted the following regulation:

"**L7 Flue pipes for Class I appliances**

(1) For the purposes of this regulation, the expression ROOF SPACE shall not include any void between the roof covering and any ceiling which is applied or fixed to the underside of the roof and is in a plane parallel to that of the roof covering.

(2) Except as provided by paragraph (3), no flue pipe serving a Class I appliance (whether encased or not) shall pass through any roof space, floor, internal wall or partition.

(3) Any such pipe described in paragraph (2) may pass through—

(a) a floor supporting a chimney so as to discharge vertically into the bottom of a flue in that chimney; or

(b) a wall forming part of a chimney so as to discharge into the side of a flue in that chimney.

(4) The cross-sectional area of any flue pipe serving a Class I appliance shall not be less than the cross-sectional area of the outlet of that appliance.

(5) No part of a flue pipe serving a Class I appliance shall make an angle above the horizontal of less than 45° except where it is necessary to discharge a back-outlet appliance into a fireplace, vertical flue or flue in a chimney by means of a connection which is accessible for cleaning and does not exceed 300 mm in overall length.".

30. In paragraph (a) of regulation L16 (Deemed-to-satisfy provisions regarding materials for the construction of flue pipes for Class II appliances) there shall be substituted for the reference *"BS 65 & 540: Part I: 1971"* the reference *"BS 65: 1981"*.

31. In regulation L22 (Insulated metal chimneys serving Class I or Class II appliances) there shall be substituted—

(*a*) for sub-paragraph (a) of paragraph (2) the following sub-paragraph:

"(a) the chimney shall be constructed of components complying with—

(i) BS 4543: Part 2: 1976 for solid fuel appliances; or

(ii) BS 4543: Part 2 or Part 3: 1976 for oil burning appliances;" and

(*b*) for sub-paragraph (d) of paragraph (2) the following sub-paragraph:

"(d) no combustible material shall be so placed as to be nearer to the outer surface of the chimney than the distance (X) adopted for the purposes of the test procedures specified in BS 4543: Part 1: 1976;".

32. In paragraph (5) of regulation M4 (Class I appliances) there shall be substituted for the words from "If" to "so placed that—" the words "If the appliance is installed upon or over a superimposed hearth, the appliance shall be so placed that—".

33. In regulation M8 (Class II appliances)—

(*a*) in paragraph (2) there shall be substituted for the reference "M9(1)(c)(ii)" the reference "M9(5)(b)";

(*b*) for paragraph (3) there shall be substituted the following paragraph:

"(3) Below the appliance there shall be a hearth of solid non-combustible material which—

(a) in the case of a back boiler (whether installed alone or in association with any other appliance)—

(i) is not less than 25 mm thick and is placed on non-combustible supports of a height not less than 25 mm; and

(ii) extends not less than 150 mm beyond the back and sides of the back-boiler or, if there is a wall within 150 mm from the appliance, up to that wall; and

(iii) extends to the front of the back-boiler; or

(b) in any other case—

(i) is not less than 12·5 mm thick;

(ii) extends not less than 150 mm beyond the back and sides of the appliance or, if there is a wall within 150 mm from the appliance, up to that wall; and

(iii) extends forward not less than 225 mm, measured horizontally beyond any flame or incandescent material that may be present within the appliance:

Provided that this paragraph shall not apply if the appliance—

(i) is so installed that no part of any flame or incandescent material that may be present within the appliance is less than 225 mm above the floor; or

(ii) is constructed to the same specification as that of the type test specimen which satisfied the appropriate test requirements set out in—

BS 1250: Part 1: 1966 Clause 14;
BS 5258: Part 1: 1975;
BS 5258: Part 2: 1975;
BS 5258: Part 3: 1975;
BS 5258: Part 4: 1977;
BS 5258: Part 5: 1975;
BS 5258: Part 6: 1975;
BS 5258: Part 7: 1977;
BS 5258: Part 8: 1980;
BS 5258: Part 10: 1980;
BS 5258: Part 11: 1980;
BS 5258: Part 12: 1980; or
BS 5386: Part 3: 1980;

whichever is relevant.";

(*c*) for the proviso to paragraph (4), there shall be substituted the following proviso:

"Provided that this paragraph shall not apply if the appliance is constructed to the same specification as that of the type test specimen which satisfied the appropriate test requirements set out in whichever is relevant of the publications referred to in proviso (ii) to paragraph (3).";

(*d*) in paragraph (5), after the words "Subject to" insert the words "the provisions of paragraph (5A) and";

(*e*) there shall be inserted after paragraph (5), the following paragraph:

"(5A) No appliance shall be installed so as to discharge into a flue in a chimney which is not constructed in accordance with the requirements of regulation L6(1)(a) or (b) or regulation L14(1)(a) or (b) unless—

(a) the flue connects with a debris catchment space having means of access for the removal of debris which—

(i) in the case of a gas fire, has a capacity of not less than $0.012m^3$ and a depth of not less than 250 mm below the lowest point of entry of the gas fire flue spigot into the chimney; or

(ii) in any other case, has a depth of not less than 250 mm below the lowest point of entry of the appliance flue into the chimney; or

(b) a flue liner is inserted in the chimney."; and

(*f*) there shall be substituted for paragraph (7) the following paragraph:

"(7) No Class II appliance other than a room-sealed appliance shall be installed in a bath or shower room.".

34. For regulation M9 (Exceptions permitting discharge of Class II gas appliances otherwise than into a flue) and the Table thereto there shall be substituted the following regulation and Table:

"M9 Exceptions permitting discharge of Class II gas appliances otherwise than into a flue

(1) Notwithstanding anything contained in regulation M8(5)—

(a) a room-sealed appliance may be installed in accordance with the provisions of paragraph (2); and

(b) an appliance other than a room-sealed appliance may be installed in accordance with the provisions of paragraph (3), (4), (5), (6), (7) or (8) whichever is relevant.

(2) A room-sealed appliance may be installed in any room or internal space so as to discharge directly into the external air if—

(a) the inlet and outlet of the appliance are incorporated in a terminal which is designed to allow free intake of combustion air and free discharge of the products of combustion and to prevent the entry of any matter which might restrict the inlet or outlet; and

(b) where the outlet is wholly or partly beneath any ventilation opening, permanent vent, inlet to a ventilation system or similar opening, no part of the outlet is within 300 mm measured vertically from the bottom of that opening; and

(c) where the outlet of the appliance is less than 2 m above the level of any adjacent ground, balcony, flat roof or place to which any person has access, the outlet is protected by a guard of durable and non-combustible material.

(3) Any oven, hotplate or grill, or any combination thereof comprising a gas cooker, may be installed so as to discharge into the room in which it is situated if the room has a volume not less than $6m^3$ and means of ventilation complying with the requirements of paragraph (9).

(4) A gas heater having an input rating which does not exceed 2kW may be installed in a drying or airing cupboard situated in any room or internal space other than a bath or shower room if—

(a) the room—

(i) being a bedroom or bed-sitting room, has a volume of not less than 21 m^3; or

(ii) in any other case, has a volume not less than $6m^3$; and

(b) the room or space has a means of ventilation which complies with the requirements of paragraph (9).

(5) A gas heater of any size may be installed in a drying or airing cupboard situated in any room or internal space, other than a bedroom, bed-sitting room, bath or shower room if—

(a) (i) the room or space has a ventilation opening; and

(ii) the cupboard has an outlet into a flue which has a cross-sectional area of not less than 12,000 mm² and complies with the provisions of Part L relating to flues serving Class II appliances; or

(b) (i) the cupboard has an inlet and an outlet connected to an appliance ventilation duct constructed in compliance with the provisions of Part L; and

(ii) the door of the cupboard, when opened, operates automatically to close the inlet and outlet.

(6) A water heating gas appliance may be installed in a bedroom or bed-sitting room if—

(a) the room has a ventilation opening and a volume not less than 21 m³; and

(b) the appliance is provided to serve a hand-basin or sink and is either—

(i) an instantaneous water heater having an input rating not exceeding 12 kW; or

(ii) a storage water heater having an input rating not exceeding 3 kW and a storage capacity not exceeding 9 litres.

(7) A water heating gas appliance may be installed in any room or internal space other than a bedroom, bed-sitting room, bath or shower room, if—

(a) the room or internal space has a volume not less than 6 m³ and means of ventilation complying with the requirements of paragraph (9); and

(b) the appliance is not provided to heat water for a bath and comprises—

(i) an instantaneous water heater having an input rating not exceeding 12 kW; or

(ii) a storage water heater having an input rating not exceeding 3 kW or, if the storage capacity does not exceed 45 litres, having an input rating not exceeding 4.5 kW; or

(iii) a wash-boiler or washing-machine having an input rating not exceeding 6 kW; or

(iv) a water heating appliance (other than an instantaneous water heater, storage water heater, wash-boiler or washing-machine) having an input rating not exceeding 3 kW.

(8) One or more space heating gas appliances may be installed in any room or internal space other than a bedroom, bed-sitting room, bath or shower room, if—

(a) the room or internal space has a volume not less than 6m³ and means of ventilation complying with the requirements of paragraph (9); and

(b) the total input rating of the appliance or appliances does not exceed—

(i) if installed in a room, 50 W per cubic metre of space in that room; or

(ii) if installed in an internal space other than a room, 100 W per cubic metre of that space.

(9) The requirements as to means of ventilation to which reference is made in paragraphs (3), (4)(b), (7)(a) and (8)(a) are that the room or internal space shall have—

(a) a ventilation opening; and

(b) a permanent vent which—

(i) communicates directly with the external air; and

(ii) has an unobstructed cross-sectional area measured in square millimetres, which is not less than the minimum area specified in columns (2) to (5) of the Table to this regulation, according to the type of the appliance indicated in column (1) of the said Table, where the volume of the room or internal space measured in cubic metres, in which the appliance is installed, accords with the specifications set out in the said columns (2) to (5).

Table to Regulation M9

Minimum unobstructed area of permanent vent

	Volume of room or internal space (in m³)			
	(2) 6 to < 9	(3) 9 to < 11	(4) 11 to < 21	(5) 21 or more
Type of flueless appliance	Minimum unobstructed cross-sectional area of permanent vent (in mm²)			
(1)	(2)	(3)	(4)	(5)
1. Oven, hotplate or grill or any combination thereof comprising a gas cooker	6500*	3500*	—	—
2. Instantaneous water heater	3500	3500	—	—
3. Storage water heater	9500	9500	3500	—
4. Wash boiler or washing machine	9500	9500	3500	—
5. Fixed space heater in a room	9500×	9500×	9500×	9500×
6. Fixed space heater not in a room	9500+	9500+	9500+	9500+
7. Gas heater in drying or airing cupboard	9500	9500	9500	9500

Notes

If two or more flueless appliances are installed in the same room the total required vent area shall be the aggregate of the appropriate areas in columns (2) to (5).

< means 'less than'.

* If the room containing the appliance has a door which opens directly to the external air no permanent vent is required.

× If the input rating exceeds 3kW, an additional 3500 mm² per extra kW or part thereof is required.

\+ If the input rating exceeds 6 kW, an additional 3500 mm² per extra 2 kW or part thereof is required.

35. After Part P (Sanitary conveniences) there shall be inserted the Part set out in Schedule 1 to these regulations.

36. After Part Q (Control of space and water heating systems) (as inserted by these regulations) there shall be inserted the Part set out in Schedule 2 to these regulations.

37. For Schedule 1 (Amendments to publications to which specific reference is made in these regulations) there shall be substituted the schedule which is set out in Schedule 3 to these regulations.

38. For Schedule 2 (Partially exempted buildings) there shall be substituted the schedule which is set out in Schedule 4 to these regulations.

39. In Schedule 3 (Giving of notice and deposit of plans)

(*a*) in rule B there shall be substituted for the reference "regulation A5(2)" the reference "regulation A5(1)(a)";

(*b*) in rule C—

(i) there shall be substituted for the words "A5(2) if compliance with the provisions of regulation A10 is required by Part A of Schedule 2" the words "A5(1)(a) if regulation A10 so requires"; and

(ii) in item 2 there shall be inserted after the words "class of exemption in" the words "Part II of";

(*c*) in rule E, there shall be substituted for item 6A (as inserted by regulation 11 of the Building (First Amendment) Regulations 1978(**a**)) the following item:

"6A. Calculations for the purposes of regulation F3, F6, FF3 or FF4 other than calculations to determine the U value of any part of a wall, floor or roof which is constructed in accordance with the provisions of regulation F4 or FF4 (b)(iii).."; and

(*d*) in rule F, there shall be substituted for item 2 the following item:

"2. Particulars of the works or fittings so far as necessary to establish whether they comply with all such requirements of these regulations as apply to them except those in Parts Q and R.".

40. In Schedule 5 (Short-lived or otherwise unsuitable materials)—

(*a*) in Table 1—

(i) in item 4 there shall be substituted for the reference "CP 221: 1960" the reference "BS 5262: 1976";

(ii) in item 6(a) there shall be substituted for the reference "Type 200 of BS 3083: 1959" the reference "Type 600 of BS 3083: 1980";

(*b*) in Table 2, in item 4(a) there shall be substituted for the reference "Type 200 of BS 3083: 1959" the reference "Type 600 of BS 3083: 1980".

41. In Schedule 7 (Rules for satisfying requirements as to structural stability of certain walls) in paragraph (1)(b) of rule 12 in Part III there shall be substituted for the reference "BS 1243: 1972" the reference "BS 1243: 1978".

(**a**) S.I. 1978/723.

42. In Schedule 8 (Notional periods of fire resistance)—

(*a*) in the Note to Part V: A (Encased steel stanchions) there shall be substituted for the reference "BS 4: Part 1: 1972" the reference "BS 4: Part 1: 1980"; and

(*b*) in the Note to Part V: B (Encased steel beams) there shall be substituted for the reference "BS 4: Part 1: 1972" the reference "BS 4: Part 1: 1980".

43. In Schedule 9 (Notional designations of roof coverings)—

(*a*) in the Note to Part I there shall be substituted for the reference to "BS 747: Part 2: 1970" the reference "BS 747: 1977"; and

(*b*) in the Note after Part IV(B) there shall be substituted for the reference to "BS 747: Part 2: 1970" the reference "BS 747: 1977".

44. For Schedule 11 (Thermal insulation) there shall be substituted the schedule which is set out in Schedule 5 to these regulations.

45. In Schedule 11A (Conservation of fuel and power in buildings other than dwellings), as inserted by regulation 13 of the Building (First Amendment) Regulations 1978, in column (1) of Table 1 and Table 4 respectively there shall be substituted for the entry 2.(b) the following entry:

"(b) the cavity is partially filled by insulating material attached to either of its boundary faces so as to preserve a residual airspace at least 20 mm wide or the insulating material is attached to the room face of the inner leaf; and

(i) the inner leaf is of brickwork; or

(ii) the inner leaf is of concrete blocks or slabs conforming to the limit in column (3) or (4); or".

SCHEDULE 1 Regulation 35

NEW PART TO BE INSERTED AFTER PART P (SANITARY CONVENIENCES) OF THE PRINCIPAL REGULATIONS

PART Q

Control of space and water heating systems

Q1 Application

(1) This Part shall apply only in so far as it is necessary for the purpose of furthering the conservation of fuel and power.

(2) Subject to the provisions of paragraphs (1) and (3), this Part shall apply to—

(a) the installation of any heating system (whether by way of new work or by way of replacement) provided to serve a floor area which exceeds 125 m^2 in a building; and

(b) an extension to an existing heating system where such an extension is provided to serve a further floor area which exceeds 125m^2 in a building in addition to any area served by the existing system.

(3) This Part shall not apply to any heating system or extension thereto provided solely for the purpose of serving—

(a) a house falling within purpose group I; or

(b) a flat or maisonette,

or any combination of these, together with any associated common parts.

Q2 Interpretation

In this Part—

HEATING SYSTEM means any integral system, provided in a building for the purpose of space or water heating, together with any hot water storage vessels, other than a system provided for the purpose of heating or storing water exclusively or otherwise for industrial purposes.

Q3 Control of output from space heating systems

(1) Where the provisions of regulation Q1(2)(a) apply, provision shall be made for the purpose of regulating the output from a space heating system by the fitting of a thermostat—

(a) inside the building, for each system or section of the system which is designed to be independently controlled; and

(b) outside the building, where the system is designed to provide hot water from a central source for use in radiators or non-mechanical convectors.

(2) Where the provisions of regulation Q1(2)(b) apply and any controls of the existing heating system are inadequate for the purpose described in this paragraph or are not fitted, provision shall be made for the purpose of regulating the output from the extension to the system by the fitting of a thermostat—

(a) inside the building for the extension to the system or any section thereof which is designed to be independently controlled; and

(b) outside the building where the extension to the system is designed to provide hot water from a central source for use in radiators or non-mechanical convectors.

Q4 Control of intermittent heating

(1) Subject to the provisions of paragraphs (3), (4) and (5), where the provisions of regulation Q1(2)(a) apply and the intended use of the building or part of the building does not require continuous heating, the heating system shall be fitted with a form of automatic control which has the capability of ensuring that the temperature conditions normal for the intended use of the building or part are maintained only during periods when the building or part is occupied for that use.

(2) Subject to the provisions of paragraphs (3), (4) and (5), where the provisions of regulation Q1(2)(b) apply and the intended use of the part or parts of the building for which the extension is provided does not require continuous heating and any controls of the existing heating system do not have the capability described in this paragraph or are not fitted, the extension shall be fitted with a form of automatic control which has the capability of ensuring that the temperature conditions normal for the intended use of such part or parts are maintained only during periods when the part is or parts are occupied for that use.

(3) Where this Part applies and the output rating of any heating system or of any extension to a heating system is 100 kW or less, it shall be sufficient for the purpose of this regulation to provide an automatic switch which is capable of both shutting down and starting up the system or extension at pre-set times.

(4) Nothing in this regulation shall apply to an individual room or space heater with an output rating of 10 kW or less.

(5) Nothing in this regulation shall prohibit the installation of controls to prevent damage to the structure, services, fittings, equipment or contents of any building by low temperature, excessive humidity or condensation.

Q5 Control of the operational selection of boilers

(1) Where the provisions of regulation Q1(2)(a) apply, any heating system which includes two or more interconnected gas or oil fired boilers of an aggregate output rating exceeding 100 kW shall be provided with automatic controls which have the capability of—

(a) shutting down and starting up the boilers so that only that number of boilers sufficient for maintaining the temperature conditions and hot water supply normal for the intended use of the building or any part of the building is in operation at any one time; and

(b) reducing the flow of water through any boiler which is shut down.

(2) Where the provisions of regulation Q1(2)(b) apply and the extension to the heating system includes two or more interconnected gas or oil fired boilers of an aggregate output rating exceeding 100 kW, the extension

shall be fitted with automatic controls which have the capability of—

(a) shutting down and starting up the boilers included in the extension so that only that number of such boilers sufficient for maintaining the temperature conditions and hot water supply normal for the intended use of the part or parts of the building for which the extension is provided is in operation at any one time; and

(b) reducing the flow of water through any boiler included in the extension which is shut down.

Q6 Control of temperature of stored hot water

Where this Part applies, provision shall be made for the purpose of regulating the temperature of any contents of any hot water storage vessel by the provision of—

(a) a thermostat fitted to the storage vessel; and

(b) in the case of any hot water storage vessel having a capacity which exceeds 150 litres, an automatic switch which has the capability of stopping and starting a supply of heat to any contents of the vessel at pre-set times.

Regulation 36 SCHEDULE 2

NEW PART TO BE INSERTED AFTER PART Q (CONTROL OF SPACE AND WATER HEATING SYSTEMS) OF THE PRINCIPAL REGULATIONS

Part R

Thermal insulation of pipes, ducts and storage vessels

R1 Application and interpretation

(1) This Part shall apply only in so far as it is necessary for the purpose of furthering the conservation of fuel and power.

(2) Subject to the provisions of paragraphs (1) and (3), this Part shall apply in relation to the installation or complete replacement of, or extension to any system comprising pipes, ducts or storage vessels or any combination of these where such pipes, ducts or storage vessels are intended to carry or store heated gases or fluids in the heating system of any building.

(3) This Part shall not apply to—

(a) any pipe or duct, the transmission of heat from which is designed to contribute to any space heating of an area of a building through which it passes;

(b) any pipe or duct in a building or part of a building comprising a house falling within purpose group I, or a flat or maisonette or any combination of these, where such pipe or duct is contained in any room, passage, stairway, cupboard, intermediate floor or internal wall of the building or part of the building;

(c) any items, including flexible connections, structural supports, valve handles and control equipment provided for the support or operation of a system or any extension thereto comprising pipes, ducts or storage vessels or any combination of these;

(d) any pipe, duct or storage vessel intended to carry or store fluids or gases, heated exclusively or otherwise, for industrial purposes; or

(e) any pipe provided for the purpose of supplying heated water to a tap or other outlet where the outside diameter, measured in millimetres, and corresponding length, measured in metres, of the pipe, conform with the specifications set out in columns (1) and (2) respectively of the Table to this regulation.

Table to Regulation R1

Outside diameter of pipe (in mm) (1)	Maximum length of pipe (in m) (2)
1. Not more than 12	20
2. More than 12 but not more than 22	12
3. More than 22 but not more than 28	8
4. More than 28	3

R2 Conservation of fuel and power

Where this Part applies, any pipes, ducts or storage vessels shall be so thermally insulated as to provide adequate resistance to the transmission of heat, any loss of which therefrom would entail an increase in the consumption of fuel or power necessary to enable temperature conditions normal for any supply of heated gases or fluids carried or stored therein to be maintained.

R3 Deemed-to-satisfy provisions for the conservation of fuel and power

(1) In this regulation THERMAL CONDUCTIVITY *has the meaning assigned to it in BS 5422: 1977.*

(2) For the purposes of this regulation heat loss shall be calculated in accordance with BS 5422: 1977.

(3) The requirements of regulation R2, in so far as they relate to any pipe or duct, shall be deemed to be satisfied if—

(a) the thickness and type of insulation provided is in accordance with BS 5422: 1977; or

(b) the heat loss (expressed in W/m^2) from each pipe is not greater—

(i) for a pipe whose diameter (measured in millimetres) is listed in column (1) of the Table to this regulation, than the value shown in column (2) of the Table for a pipe of that diameter;

(ii) for a pipe whose diameter (measured in millimetres) is of an intermediate size not shown in that Table, than the value calculated from that Table by means of linear interpolation; or

(c) each duct, irrespective of its size, is thermally insulated so that the heat loss is not greater than 30 W/m^2; or

(d) preformed, loose wrap or mat mineral fibre (glass or rock), cellular plastic or any other material with a thermal conductivity of not more than 0.07 $W/m°C$ is provided as insulation, having—

(i) for a pipe with an outside diameter of less than 50 mm, a thickness equal to the outside diameter of the pipe; or

(ii) for a pipe with an outside diameter equal to or greater than 50 mm and for a duct of any size, a thickness not less than 50 mm.

(4) The requirements of regulation R2, in so far as they relate to any storage vessel shall be deemed to be satisfied—

(a) if the thickness and type of insulation provided is in accordance with BS 5422: 1977; or

(b) such vessel complies with the requirements of BS 3456: Section 2.7: 1970 or BS 5615: 1978; or

(c) such vessel, irrespective of its size, is thermally insulated so that the heat loss is not greater than 90 W/m².

Table to Regulation R3

Maximum permitted rates of heat loss from pipes

Outside diameter of pipe (in mm)	Heat loss (in W/m²)
(1)	(2)
10	675
20	400
30	280
40	220
50 or greater	175

SCHEDULE 3 Regulation 37

NEW SCHEDULE TO BE SUBSTITUTED FOR SCHEDULE 1 TO THE PRINCIPAL REGULATIONS

SCHEDULE 1

Regulation A4(5)(c)(ii)

Amendments to publications to which specific reference is made in these regulations

Table 1: British Standards

Publication	Amendment slip		Context
	Serial number	Reference number	
(1)	(2)	(3)	(4)
BS 4: Part 1: 1980	1	AMD 1785	Schedule 8, Part V, section A, Note Schedule 8, Part V, section B, Note
BS 41: 1973	—	—	L8(a) L16(b)
BS 65: 1981	1	AMD 1202	L6(1)(a)(iii) L16(a)
BS 144: 1973	1	AMD 1427	Schedule 5, Table 5, item 1
BS 449: Part 2: 1969	1	AMD 416	D9
	2	AMD 523	Schedule 8, Part V,
	3	AMD 661	section A(A), item 1(b)
	4	AMD 1135	Schedule 8, Part V,
	5	AMD 1787	section B(A), item 1(b)
Addendum No. 1 (April 1975) to BS 449: Part 2: 1969	1	AMD 1765	
	2	AMD 1929	
Supplement No. 1 (PD3343) to BS 449: Part 1: 1970	1	AMD 734	
BS 476: Part 1: 1953	1	AMD 409	E1(5), proviso (a)
	2	AMD 686	Table 1 to E1, subheading E15(1)(f), proviso
BS 476: Part 3: 1958	1	PD 3276	E1(6)
BS 476: Part 4: 1970	1	AMD 2483	A4(1)
BS 476: Part 6: 1968	1	AMD 549	E7(4), proviso
	2	AMD 3192	E7(5)(c)(ii) E14(6)(c)(vi) E15(1)(e)(ii)
BS 476: Part 7: 1971	—	—	E15(1)(f)

Schedule 1

Table 1: British Standards – continued

Publication	Amendment slip		Context
	Serial number	Reference number	
(1)	(2)	(3)	(4)
BS 476: Part 8: 1972	1	AMD 1873	E1(5) Table 1 to E1, subheading Table 1 to E1, footnote ¶
BS 567: 1973	—	—	L16(e)(i)
BS 690: Part 2: 1971	—	—	Schedule 5, Table 1, item 2 Schedule 5, Table 2, item 2
BS 690: Part 3: 1973	1	AMD 1619	Schedule 5, Table 1, item 2 Schedule 5, Table 2, item 2
BS 690: Part 4: 1974	1	AMD 3220	Schedule 5, Table 1, item 2 Schedule 5, Table 2, item 2
BS 715: 1970	1 2	AMD 3284 AMD 3517	L16(c)
BS 747: 1977	—	—	Schedule 9, Part I, Note Schedule 9, Part IV, Note
BS 835: 1973	—	—	L8(b) L16(e)(i)
BS 881 & 589: 1974	—	—	Schedule 5, preamble, (a) Schedule 6, rule 1(c)
BS 882, 1201: Part 2: 1973	1	AMD 1780	C4(a) D7(c)
BS 913: 1973	—	—	Schedule 5, Table 5, items 1 and 2
BS 1105: 1972	—	—	Schedule 8, Part V, section B(B), item 7
BS 1142: Part 2: 1971	—	—	Schedule 5, Table 1, item 3
BS 1181: 1971	—	—	L6(1)(a)(i) L14(1)(a)(iii)
BS 1243: 1978	1	AMD 3651	Schedule 7, rule 12(1)(b)
BS 1250: Part 1: 1966	—	—	M8(3)(b), proviso (ii) M8(4), proviso (until and including the 31st March 1982)
BS 1297: 1970	—	—	Schedule 6, rule 2(b)(ii)

Schedule 1

Table 1: British Standards – continued

Publication	Amendment slip		Context
	Serial number	Reference number	
(1)	(2)	(3)	(4)
BS 2750: 1956	1	PD 5065	G6(2)
BS 2782: 1970	1 2 3	AMD 936 AMD 999 AMD 1524	E1(7) Table 2 to E1
BS 2989: 1975	—	—	Schedule 5, Table 1, item 6(a) Schedule 5, Table 2, item 4(a)
BS 3051: 1972	—	—	Schedule 5, Table 5, item 2
BS 3083: 1980	—	—	Schedule 5, Table 1, item 6(a) Schedule 5, Table 2, item 4(a)
BS 3452: 1962	—	—	C5(d)
BS 3456: Section 2.7: 1970	1	AMD 882	R3(4)(b)
BS 3590: 1970	—	—	Schedule 8, Part VII, footnote‡ Schedule 8, Part VIII, footnote 'A'
BS 4011: 1966	1	AMD 1775	Schedule 7, rule 2(2)
BS 4072: 1974	1	AMD 2530	B4(a) C5(d) Schedule 5, Table 5, item 3
BS 4471: Part 1: 1978	—	—	A4(6)(b)(ii)
BS 4514: 1969	1 2 3 4	AMD 712 AMD 1288 AMD 2719 AMD 3562	Table to E12, specification (b)
BS 4543: Part 1: 1976	—	—	L22(2)(d)
BS 4543: Part 2: 1976	1 2	AMD 2794 AMD 3475	L22(2)(a)
BS 4543: Part 3: 1976	1 2	AMD 2981 AMD 3476	L22(2)(a)
BS 4876: 1972	1 2	AMD 2147 AMD 3175	M5(1)
BS 4978: 1973	1 2 3 4	AMD 1869 AMD 2508 AMD 2730 AMD 2935	Schedule 6, rule 1(d)

Schedule 1

Table 1: British Standards – continued

Publication	Amendment slip		Context
	Serial number	Reference number	
(1)	(2)	(3)	(4)
BS 5056: 1974	—	—	Schedule 5, Table 5, item 4
●BS 5250: 1975	1	AMD 3025	F5(a)
●BS 5258: Part 1: 1975	1	AMD 3348	M8(3), proviso (ii)
●BS 5258: Part 2: 1975	1	AMD 3285	M8(3), proviso (ii)
●BS 5258: Part 3: 1975	—	—	M8(3), proviso (ii)
●BS 5258: Part 4: 1977	—	—	M8(3), proviso (ii)
●BS 5258: Part 5: 1975	—	—	M8(3), proviso (ii)
●BS 5258: Part 6: 1975	—	—	M8(3), proviso (ii)
●BS 5258: Part 7: 1977	—	—	M8(3), proviso (ii)
●BS 5258: Part 8: 1980	—	—	M8(3), proviso (ii)
●BS 5258: Part 10: 1980	—	—	M8(3), proviso (ii)
●BS 5258: Part 11: 1980	—	—	M8(3), proviso (ii)
●BS 5258: Part 12: 1980	—	—	M8(3), proviso (ii)
BS 5262: 1976	1	AMD 2103	Schedule 5, Table 1, item 4
BS 5306: Part 2: 1979	1	AMD 3586	E4(1), proviso Table to E5, part 1, footnote y
●BS 5386: Part 3: 1980	—	—	M8(3), proviso (ii)
●BS 5422: 1977	1	AMD 2599	R3(1) R3(2) R3(3)(a) R3(4)(a)
●BS 5615: 1978	—	—	R3(4)(b)

Note to Table 1

Throughout Table 1 the symbol ● beside an entry indicates that, for the purposes of these regulations, such an entry is only relevant on and after 1st April 1982, the latter being the date of the coming into operation of the provisions referred to in column (4) of the said table.

Schedule 1

Table 2: British Standard Codes of Practice

Publication	Amendment slip		Context
	Serial number	Reference number	
(1)	(2)	(3)	(4)
CP 3: Chapter IV: Part 1: 1971	1	AMD 851	E23
	2	AMD 1007	
	3	AMD 1889	
	4	AMD 2708	
CP 3: Chapter IV: Part 2: 1968	—	—	E23
CP 3: Chapter IV: Part 3: 1968	1	PD 6407	E23
CP 3: Chapter V: Part 1: 1967	1	AMD 141	D2(2)(a)
	2	AMD 587	D2(2)(b)
	3	AMD 1024	H6(2)(b)
			H7
CP 3: Chapter V: Part 2: 1972	—	—	D2(2)(c)
CP 101: 1972	1	AMD 1754	D6
	2	AMD 2471	
CP 110: Part 1: 1972	1	AMD 1553	D5(1)(a)
	2	AMD 1881	D11(1)(a)
	3	AMD 2289	D19(1)(a)
	4	AMD 3451	
CP 110: Part 2: 1972	—	—	D5(1)(a)
			D11(1)(a)
CP 110: Part 3: 1972	—	—	D5(1)(a)
			D11(1)(a)
CP 111: 1970	1	AMD 744	D13(a)
	2	AMD 2031	
CP 112: Part 2: 1971	1	AMD 1265	D12(a)
	2	AMD 1845	D12(b)(ii)
	3	AMD 1887	Schedule 6, rule 1(b)
	4	AMD 3180	
	5	AMD 3278	
CP 112: Part 3: 1973	—	—	D12(c)
CP 114: 1969	1	AMD 1241	D5(1)(b)
	2	AMD 1552	D11(1)(b)
	3	AMD 1923	D19(1)(b)
	4	AMD 2304	
CP 115: 1969	1	AMD 1242	D11(1)(b)
	2	AMD 1551	D19(1)(b)
	3	AMD 1922	
	4	AMD 2305	

Schedule 1

Table 2: British Standard Codes of Practice – continued

Publication	Amendment slip		Context
	Serial number	Reference number	
(1)	(2)	(3)	(4)
CP 116: 1969	1	AMD 1239	D11(1)(b)
	2	AMD 1550	D19(1)(b)
	3	AMD 1924	D19(4)
	4	AMD 2306	
CP 116: Addendum No. 1: 1970	—	—	
CP 117: Part 1: 1965	—	—	D16
CP 118: 1969	1	AMD 1129	D10(1) D10(2)
CP 121: Part 1: 1973	1	AMD 1751	D13(b)
	2	AMD 2022	
CP 144: Part 3: 1970	1	AMD 2527	Schedule 5, Table 2, item 3 Schedule 9, Part IV B, item 1
CP 2004: 1972	1	AMD 1755	D4

Table 3: Other publications

Publication	Amendment	Context
(1)	(2)	(3)
Standard Grading Rules for Canadian Lumber 1979 published by the National Lumber Grades Authority	—	Schedule 6, rule 1(e)
Standard Industrial Classification (Third Edition 1968) issued by the Central Statistical Office	—	Schedule 2, Part II, Class 9

SCHEDULE 4 Regulation 38

NEW SCHEDULE TO BE SUBSTITUTED FOR SCHEDULE 2 TO THE PRINCIPAL REGULATIONS

SCHEDULE 2

Regulation A5

Wholly and partially exempted buildings

Part I: Wholly exempted buildings

Class	Description of wholly exempted building
(1)	(2)
1.	A building the construction of which is subject to the Explosives Acts 1875 and 1923(a)
2.	A building (other than a building comprising one or more dwellings or a building used for office or canteen accommodation) erected on a site in respect of which a licence under the Nuclear Installations Act 1965(b) is for the time being in force
3.	A building (other than a building comprising one or more dwellings or a building used for office or showroom accommodation) erected in connection with any mine or quarry
4.	A building used solely for housing radio or television transmitting equipment, which— (i) is normally unattended; (ii) does not exceed 4m in height or 150m³ in capacity; (iii) is either constructed wholly of non-combustible material or is not less than 2 m from any building to which these regulations apply; and (iv) is not erected over a public sewer
5.	A single storey hut, shed, shelter, kiosk or similar building which— (i) does not accommodate a watercloset, chemical closet or earthcloset fitting; (ii) does not exceed 9m² in area; (iii) is either constructed wholly of non-combustible material or is not less than 2m from any building to which these regulations apply; and (iv) is not erected over a public sewer
6.	An air supported structure which— (i) does not exceed 15m in length or diameter; (ii) has alternative means of escape; (iii) is not less than 2m from any building to which these regulations apply; and (iv) is used solely in connection with a house falling within purpose group I
7.	An air supported structure which— (i) after deflation is re-erected in accordance with plans previously approved and with any conditions imposed in connection with the approval of those plans; and (ii) is used for the same purpose as that for which it was previously erected
8.	A building used exclusively for the accommodation of workers engaged temporarily in agricultural activities other than those so engaged in connection with a permanent exhibition site

(a) 1875 c. 17; 1923 c. 17, amended by S.I. 1974/1885.
(b) 1965 c. 57; relevant amending instrument is S.I. 1974/2056.

Schedule 2

Part I: Wholly exempted buildings – continued

Class	Description of wholly exempted building
(1)	(2)
9.	A building (including an exhibition stand and a stand provided for viewing a display) which is erected— (i) on a site; or (ii) within another building, for not more than twenty eight consecutive days
10.	A tent or marquee
11.	A moveable dwelling to which section 269 of the Public Health Act 1936(a) or any similar provision of a local Act applies
12.	Mobile accommodation used in a static condition, including a houseboat, caravan or railway carriage
13.	A dock, wharf, pier, lighthouse, dam, reservoir, railway line, airfield pavement, canal (including locks and other structures associated therewith), oil rig, tunnel, bridge, street, path, ramp, stairway, walkway or work of public utility other than any part of any of these which forms part of, gives support to or gains support from, a building to which these regulations apply; sewage disposal works other than associated buildings designed to house plant or provide covered accommodation for persons
14.	A tower mast not attached to a building to which these regulations apply; a structure or erection (other than a chimney) not incorporating any covered space with headroom exceeding 1.5 m, except where the structure or erection is attached to or within a building to which these regulations apply
15.	Plant or machinery, unless such plant or machinery is part of a structure which is provided with weather-resisting cladding
16.	Amusement, playground or fairground equipment, including a swing or roundabout
17.	Scaffolding or falsework used in association with the carrying out of engineering or construction operations
18.	Storage racking not incorporating a floor
19.	Street furniture including street barriers, traffic lights, traffic signs and other similar structures or erections
20.	A fence, wall or gate not forming part of a building to which these regulations apply
21.	An external storage tank, not being a septic tank, settlement tank, cesspool or tower silo

(a) Section 269(5)(ii) was repealed by the Caravan Sites and Control of Development Act 1960 (c. 62), section 30(1); section 269(7) was amended by the Criminal Justice Act 1967 (c. 80), section 92 and Schedule 3, Part I; section 269(8) was amended by the Public Health Act 1961 (c. 64), section 11 and Schedule 1, Part III.

Part II: Partially exempted buildings

Class	Description of partially exempted building	Substantive requirements with which compliance is required		
		As to materials	As to buildings	As to works and fittings
(1)	(2)	(3)	(4)	(5)
1.	A single storey building (not being a building within Class 5 or a building used for any trade or business) which— (i) is used by day only for private occupation or used exclusively for recreational purposes (such as a summer-house, poultry-house, aviary, greenhouse, conservatory, orchardhouse, boathouse, coal-shed, garden tool shed, potting shed or cycle shed); (ii) is wholly detached from any other building; and (iii) has a floor area not exceeding 30m²	Regulation B1 (in so far as it relates to work to which any regulation listed in column (4) or (5) applies)	Part E and regulation K3(3) unless the building is not less than 2 m from any building which is within the same boundaries and is either of purpose group I (other than a building described in regulation E2(2)) or is of purpose group II or III	Part N (except in relation to surface water drainage) Part P
2.	A building which is used only in connection with and during the construction, alteration, extension or repair of any building or other work by persons engaged on that work	Regulation B1 (in so far as it relates to work to which any regulation listed in column (4) or (5) applies)	Parts C and D (unless the building is a single storey building) Part L (unless the building is a single storey building and does not include any sleeping accommodation)	Part M (unless the building is a single storey building and does not include any sleeping accommodation) Part N (except in relation to surface water drainage) Part P

Part II: Partially exempted buildings – continued

Class	Description of partially exempted building	Substantive requirements with which compliance is required		
		As to materials	As to buildings	As to works and fittings
(1)	(2)	(3)	(4)	(5)
3.	A building being— (i) any monument specified in the Schedule to the Ancient Monuments Protection Act 1882(**a**); or (ii) any monument for the time being specified in a list published under section 12 of the Ancient Monument Consolidation and Amendment Act 1913(**b**)	Regulation B1 (in so far as it relates to work to which any regulation listed in column (4) or (5) applies)	Part L	Part M Part N Part P
4.	A building which— (i) is used, for a limited period only, in connection with the sale or letting of buildings or building plots in the course of the development of an estate; (ii) is erected on or in close proximity to the estate; and (iii) is wholly detached from any other building	Regulation B1 (in so far as it relates to work to which any regulation listed in column (4) or (5) applies)	Parts C and D (unless the building is a single storey building) Part L (unless the building is a single storey building, does not include any sleeping accommodation and is not less than 2 m from any building to which these regulations apply)	Part M (unless the building is a single storey building, does not include any sleeping accommodation and is not less than 2 m from any building to which these regulations apply) Part N (except in relation to surface water drainage) Part P
5.	A single storey building which— (i) is used as a garage or open carport; (ii) is wholly detached from any other building; and (iii) has a floor area not exceeding 30 m²	Regulation B1 (in so far as it relates to work to which any regulation listed in column (4) or (5) applies)	*Part E (subject, where applicable, to regulation E18 or E19) *Regulation K3(3) *Part L	*Part M Part N (except in relation to surface water drainage) Part P

			*unless the building is either— (i) wholly constructed of non-combustible materials; or (ii) is not less than 2 m from any building which is within the same boundaries and is either of purpose group I (other than a building described in regulation E2(2)) or is of purpose group II or III	
6.	A single storey building (not being a building within Class 1, 7, 8 or 9) which— (i) is used exclusively for the storage of materials or products, for the accommodation of plant or machinery, for the housing of livestock or for agriculture; (ii) is a building wherein the only persons habitually employed are engaged solely in the general care, supervision, regulation, maintenance, storage or removal of the materials, products, plant, machinery or livestock in the building; and (iii) is wholly detached from any other building	Regulation B1 (in so far as it relates to work to which regulation B3 or any regulation listed in column (4) or (5) applies) Regulation B3	Parts C and D (unless— (i) the building is used solely for the housing of livestock or for agriculture; or (ii) the building has a capacity not exceeding 100 m^3) Part E (except regulation E15) Regulation K3(3) Part L	Part M Part N Part P
7.	A building, including an air supported structure, (not being a building within Class 1) which— (i) is used exclusively for the housing of livestock or for agriculture, including the storage of plant, machinery, materials or products for these purposes but excluding the packing, grading, sorting or the exhibition or retail selling of goods;	Regulation B1 (in so far as it relates to work to which any regulation listed in column (5) applies)		Part N (except in relation to surface water drainage, waste water and trade effluent) Part P

(a) 1882 c. 73.

(b) 1913 c. 32; part of section 12(1) and the whole of section 12(2) were repealed by the Ancient Monuments Act 1931 (c. 16), section 17(3) and Schedule 3.

Part II: Partially exempted buildings – continued

Class	Description of partially exempted building	Substantive requirements with which compliance is required		
		As to materials	As to buildings	As to works and fittings
(1)	(2)	(3)	(4)	(5)
7.—continued				
	(ii) has a maximum height from the lowest floor to the junction of the walls and roof not exceeding— (a) 25 m in the case of a tower silo for grain or animal feed; (b) 6·5 m in the case of a single storey structure, other than a tower silo for grain or animal feed; and (c) 4·5 m in any other case; (iii) has, unless it is a tower silo, exits of such number and so situated as to provide adequate alternative means of escape in case of fire and to ensure that the distance from any point in the building to an exit is not more than 30 m; and (iv) is situated not less than one and a half times the overall height of the building from the relevant boundary (as defined in regulation E1(1)) and from any other building which is within the same boundaries and contains sleeping accommodation			
8.	A building, including an air supported structure, used as a greenhouse (not being a building within Class 1 or a building wherein the primary purpose is the packing, exhibition or retail selling of goods) which—	Regulation B1 (in so far as it relates to work to which any regulation listed in column (5) applies)		Part N (except in relation to surface water drainage) Part P

	(i) has a ground storey only, the floor of which is not more than 1.2 m below the level of the adjoining ground; (ii) has not less than three-quarters of its total external area comprised of glass (including glazing bars) or of a single or double skin of plastics material having a total light transmission of not less than 65%; and (iii) is situated not less than 7 m or the height of the building, whichever is the less, from the relevant boundary (as defined in regulation E1(1)) and from any building which is within the same boundaries and contains dwelling accommodation			
9.	A building which— (i) is used exclusively for the accommodation of plant or machinery designed for any of the processes specified against Minimum List Headings 262, 271, 272, 276, 277, 278, 279.2 and 279.4 of the Standard Industrial Classification (Third Edition) 1968 issued by the Central Statistical Office (whether or not such plant or machinery forms part of the structure); (ii) forms part of and is within the curtilage of a works; (iii) is a building wherein the only persons habitually employed are engaged solely in the general care, supervision, regulation or maintenance of such plant or machinery; and (iv) is wholly detached from any other building	Regulation B1 (in so far as it relates to work to which regulation B3 or any regulation listed in column (4) or (5) applies) Regulation B3	Parts C and D (unless the building is a single storey building having a capacity not exceeding 100m³) Regulations E5 and E6 (unless the building is so situated that each side may, in accordance with regulation E7, consist entirely of an unprotected area) Regulations E7 and E17 Regulation K3(3) Part L	Part M Part N Part P

Regulation 44

SCHEDULE 5

NEW SCHEDULE TO BE SUBSTITUTED FOR SCHEDULE 11 TO THE PRINCIPAL REGULATIONS

SCHEDULE 11

Deemed-to-satisfy provisions

Regulation F4

Thermal insulation of dwellings

Part I: Interpretation of Schedule 11—

1. In this Schedule THERMAL CONDUCTIVITY—
   (a) means the quantity of heat which passes in unit time through unit area of a homogeneous flat slab of unit thickness when unit difference of temperature is established between its faces, expressed in W/m°C; and
   (b) in the case of any material containing cement, refers exclusively to the thermal conductivity of that material having a moisture content of 3% by volume.

2. In column (1) of each Table in Parts II, III and IV, any reference to an insulating material shall be construed as a reference to any one of the materials described in the Table to this rule.

Table to Rule 2: Insulating materials

Type	Description
(1)	(2)
A	Wood wool slab (density not exceeding 500 kg/m³)
B	Fibre building board; insulating board or bitumen impregnated insulating board Perlite granules
C	Cellular glass
D	Mineral fibre quilt or loose fill Urea formaldehyde foam cavity fill
E	Mineral fibre slab or rigid mat Expanded polystyrene insulating board or loose fill
F	Polyurethane core to laminated board
G	Exfoliated vermiculite loose fill
H	Corkboard
J	Autoclaved aerated concrete (density not exceeding 500 kg/m³)

3. If, in addition to the component parts described in column (1) of any Table in Part II, III or IV, the construction of a wall, floor or roof includes any one of the surface finishes described in column (1) of the Table to this rule, the minimum thickness of insulating material specified in column (5) of the relevant Table in Part II, III or IV (or if there are no entries in that column, the minimum thickness specified in column (2) of that Table) shall be taken to be reduced by the percentage in column (2) of the Table to this rule.

Schedule 11

Table to Rule 3: Reduction of minimum thickness

Description of internal surface finish (1)	Percentage reduction (2)
1. Dense plaster	2
2. Lightweight plaster	6
3. Plasterboard on dabs, strips or battens	20
4. Insulating plasterboard on battens	30

4. If the density or thermal conductivity of a material is required to conform to a limit specified in column (3) or (4) in any Table in Part II, III or IV and the value is intermediate between two adjacent values specified in the relevant column, the appropriate minimum thickness of insulating material for the purposes of column (5) of that Table (or, if there are no entries in that column, the minimum thickness specified in column (2) of that Table) may, at the option of the person intending to erect the building, be determined by linear interpolation.

5. If, in addition to the component parts described in column (1) of the Table to Part IV, a roof includes a layer of fibre insulating board at least 12 mm thick interposed between expanded polystyrene insulating board and the roof covering or screed, the relevant minimum thickness of expanded polystyrene insulating board specified in column (5), type E, of the said Table may be reduced by 8 mm.

Part II: Specifications relating to walls

Table 1: Walls required to have a U value not exceeding 0.6 W/m²°C

(1) Description of wall	(2) Minimum thickness (in mm)	(3) Maximum density (in kg/m³)	(4) Maximum thermal conductivity (in W/m°C)	(5) Minimum thickness (in mm) of insulating material referred to in column (1) according to type					
				A	B	C	D	E	F
1. Any wall not precisely specified in this Table—									
(a) of solid or composite construction containing insulating material; or				126	89	74	59	52	37
(b) of composite construction containing insulating material and enclosing an airspace not less than 20 mm wide				111	79	65	52	46	33
2. A cavity wall comprising an outer leaf of brickwork and an inner leaf either of brickwork or of solid concrete blocks or slabs, each leaf conforming to the limit in column (2); and									
(a) the cavity is completely filled by insulating material; and									
(i) the inner leaf is of brickwork; or	100			99	70	58	47	41	29
(ii) the inner leaf is of concrete blocks or slabs conforming to the limit in column (3) or (4); or	100	2300	1.63	111	79	65	52	46	33
	100	1700	0.76	105	74	62	49	43	31
	100	1400	0.51	99	70	58	47	41	29
	100	1100	0.34	91	64	54	43	38	27
	100	750	0.22	78	55	46	36	32	23
(b) the cavity is partially filled by insulating material attached to either of its boundary faces so as to preserve a residual airspace at least 20 mm wide or the insulating material is attached to the room face of the inner leaf; and									

(i) the inner leaf is of brickwork; or	100			84	59	50	40	35	25
(ii) the inner leaf is of concrete blocks or slabs conforming to the limit in column (3) or (4); or	100	2300	1.63	96	68	56	45	39	28
	100	1700	0.76	90	63	53	42	37	26
	100	1400	0.51	84	59	50	40	35	25
	100	1100	0.34	76	54	45	36	31	22
	100	750	0.22	62	44	37	29	27	18
(c) the insulating material is separated from the inner face of the inner leaf by an airspace not less than 20 mm wide; and									
(i) the inner leaf is of brickwork; or	100			69	49	41	32	28	20
(ii) the inner leaf is of concrete blocks or slabs conforming to the limit in column (3) or (4)	100	2300	1.63	80	57	47	40	33	24
	100	1700	0.76	74	53	44	35	31	22
	100	1400	0.51	69	49	41	32	28	20
	100	1100	0.34	61	43	36	29	25	18
	100	750	0.22	47	33	28	22	19	14
3. A solid wall, rendered externally, consisting of solid cast concrete or solid concrete blocks or slabs and conforming to the limit in column (2) and to the limit in column (3) or (4); and									
(a) insulating material is attached directly to the inner face; or	200	2300	1.63	117	83	69	55	48	34
	200	1700	0.76	106	75	62	50	43	31
	200	1400	0.51	97	68	57	45	40	28
	200	1100	0.34	82	58	48	38	33	24
	200	750	0.22	56	39	33	26	23	16
(b) insulating material is separated from the inner face by an airspace not less than 20 mm wide	200	2300	1.63	102	72	60	48	42	30
	200	1700	0.76	91	64	53	43	37	27
	200	1400	0.51	81	57	48	38	33	24
	200	1100	0.34	66	47	39	31	27	19
	200	750	0.22	40	28	24	19	17	12

Part II: Specifications relating to walls – continued

Table 1: Walls required to have a U value not exceeding 0.6 W/m²°C – continued

(1) Description of wall	(2) Minimum thickness (in mm)	(3) Maximum density (in kg/m³)	(4) Maximum thermal conductivity (in W/m°C)	(5) Minimum thickness (in mm) of insulating material referred to in column (1) according to type					
				A	B	C	D	E	F
4. A wall, rendered externally, of solid cast concrete or solid concrete blocks or slabs conforming to the limit in column (3) or (4)—									
(a) in a single leaf conforming to the limit in column (2); or	848 565 357	1400 1100 750	0.51 0.34 0.22						
(b) in two leaves of similar thickness and composition, separated by a cavity not less than 20 mm wide, the two leaves together conforming to the limit in column (2)	706 470 301	1400 1100 750	0.51 0.34 0.22						
5. A composite wall containing a cavity not less than 20 mm wide and comprising—									
(a) an external cladding of metal, glass or plastics sheet; and									
(i) insulating material and an internal lining of gypsum plasterboard secured to studding; or						69	55	48	34
(ii) an inner leaf of solid cast concrete or solid concrete blocks or slabs conforming to the limit in column (2) and to the limit in column (3) or (4); or	667 444 288	1400 1100 750	0.51 0.34 0.22						

(b) an external veneer of single-leaf brickwork or of tiles or weatherboarding secured on battens with a background of breather paper and counter-battens sufficient to preserve the required cavity; and								
(i) insulating material and an internal lining of gypsum plasterboard secured to studding; or				63	50	44	31
(ii) an inner leaf of solid cast concrete or solid concrete blocks or slabs conforming to the limit in column (2) and to the limit in column (3) or (4)	621 414 268	1400 1100 750	0.51 0.34 0.22				

Part II: Specifications relating to walls – continued

Table 2: Walls required to have a U value not exceeding 1.0W/m²°C

(1) Description of wall	(2) Minimum thickness (in mm)	(3) Maximum density (in kg/m³)	(4) Maximum thermal conductivity (in W/m°C)	(5) Minimum thickness (in mm) of insulating material referred to in column (1) according to type					
				A	B	C	D	E	F
1. Any wall not precisely specified in this Table—									
(a) of solid or composite construction containing insulating material; or				70	49	41	33	29	21
(b) of composite construction containing insulating material and enclosing an airspace not less than 20 mm wide				54	38	32	26	22	16
2. A cavity wall comprising an outer leaf of brickwork and an inner leaf either of brickwork or of solid concrete blocks or slabs each leaf conforming to the limit in column (2); and									
(a) the cavity is completely filled by insulating material; and									
(i) the inner leaf is of brickwork; or	100			42	31	25	20	17	13
(ii) the inner leaf is of concrete blocks or slabs conforming to the limit in column (3) or (4); or	100	2300	1.63	54	41	32	26	23	16
	100	1700	0.76	47	36	28	23	20	14
	100	1400	0.51	42	31	25	20	17	13
	100	1100	0.34	34	26	20	16	14	10
	100	750	0.22		16	13	10	9	6
(b) the cavity is partially filled by insulating material attached to either of its boundary faces so as to preserve a residual airspace at least 20 mm wide or the insulating material is attached to the room face of the inner leaf; and									

(i) the inner leaf is of brickwork; or	100			27	20	16	13	11	8
(ii) the inner leaf is of concrete blocks or slabs conforming to the limit in column (3) or (4); or	100	2300	1.63	36	27	21	17	15	11
	100	1700	0.76	32	24	19	16	13	10
	100	1400	0.51	27	20	16	13	11	8
	100	1100	0.34		13	10	8	7	5
	100	750	0.22		no requirement				
(c) the insulating material is separated from the inner face of the inner leaf by an airspace not less than 20 mm wide; and									
(i) the inner leaf is of brickwork; or	100				9	7	6	5	3
(ii) the inner leaf is of concrete blocks or slabs conforming to the limit in column (3) or (4)	100	2300	1.63		16	13	10	9	6
	100	1700	0.76		13	10	8	7	5
	100	1400	0.51		9	7	6	5	3
	100	1100	0.34		no requirement				
	100	750	0.22		no requirement				
3. A solid wall, rendered externally, consisting of solid cast concrete or solid concrete blocks or slabs and conforming to the limit in column (2) and to the limit in column (3) or (4); and									
(a) insulating material is attached directly to the inner face; or	200	2300	1.63	57	43	34	27	24	17
	200	1700	0.76		36	28	23	20	14
	200	1400	0.51		28	22	19	16	11
	200	1100	0.34		18	14	12	10	7
	200	750	0.22		no requirement				
(b) insulating material is separated from the inner face by an airspace not less than 20 mm wide	200	2300	1.63		32	25	20	18	13
	200	1700	0.76		24	19	16	13	10
	200	1400	0.51		17	13	11	9	7
	200	1100	0.34		no requirement				
	200	750	0.22		no requirement				
4. A wall, rendered externally, of solid cast concrete or solid concrete blocks or slabs conforming to the limit in column (3) or (4)—									
(a) in a single leaf conforming to the limit in column (2); or	460	1400	0.51						
	307	1100	0.34						
	196	750	0.22						

Part II: Specifications relating to walls – continued

Table 2: Walls required to have a U value not exceeding 1.0 W/m²°C – continued

(1) Description of wall	(2) Minimum thickness (in mm)	(3) Maximum density (in kg/m³)	(4) Maximum thermal conductivity (in W/m°C)	(5) Minimum thickness (in mm) of insulating material referred to in column (1) according to type					
				A	B	C	D	E	F
4.—continued									
(b) in two leaves of similar thickness and composition, separated by a cavity not less than 20 mm wide, the two leaves together conforming to the limit in column (2)	340 226 146	1400 1100 750	0.51 0.34 0.22						
5. A composite wall containing a cavity not less than 20 mm wide and comprising—									
(a) an external cladding of metal, glass or plastics sheet; and									
(i) insulating material and an internal lining of gypsum plasterboard secured to studding; or						32	26	22	16
(ii) an inner leaf of solid cast concrete or solid concrete blocks or slabs conforming to the limit in column (2) and to the limit in column (3) or (4); or	326 218 141	1400 1100 750	0.51 0.34 0.22						
(b) an external veneer of single-leaf brickwork or of tiles or weatherboarding secured on battens with a background of breather paper and counter-battens sufficient to preserve the required cavity; and									
(i) insulating material and an internal lining of gypsum plasterboard secured to studding; or						28	23	20	14
(ii) an inner leaf of solid cast concrete or solid concrete blocks or slabs conforming to the limit in column (2) and to the limit in column (3) or (4)	230 153 99	1400 1100 750	0.51 0.34 0.22						

Part III: Specifications relating to floors

Table : Floors exposed to the external air required to have a U value not exceeding 0.6 W/m²°C

(1) Description of floor	(2) Minimum thickness (in mm)	(3) Maximum density (in kg/m³)	(4) Maximum thermal conductivity (in W/m°C)	(5) Minimum thickness (in mm) of insulating material referred to in column (1) according to type					
				A	B	C	D	E	F
1. Floor of slabs or hollow beams of dense concrete conforming to the limit in column (2) with—									
(a) insulating material in direct contact with the upper or lower surface of the floor; or	100					68	54	47	34
(b) insulating material separated by an airspace not less than 20 mm wide from the upper or lower surface of the floor	100					57	46	40	29
2. Floor of slabs or beams of autoclaved aerated concrete conforming to the limit in column (2) and to the limit in column (3) or (4) with—									
(a) no additional insulation; or	250	600	0.18						
(b) insulating material in direct contact with the upper or lower surface of the floor; or	200	600	0.18	27	19	16	13	11	8
	150	600	0.18	50	36	30	24	21	15
	100	600	0.18	74	52	44	35	31	22
(c) insulating material separated by an airspace not less than 20 mm wide from the upper or lower surface of the floor	200	600	0.18	9	6	5	4	4	3
	150	600	0.18	32	23	19	15	13	10
	100	600	0.18	56	40	33	26	23	16

Part IV: Specifications relating to roofs

Table: Roofs required to have a U value not exceeding 0.35 W/m²°C

(1) Description of roof	(2) Minimum thickness (in mm)	(3) Maximum density (in kg/m³)	(4) Maximum thermal conductivity (in W/m°C)	(5) Minimum thickness (in mm) of insulating material referred to in column (1) according to type (Dimensions in brackets indicate the minimum thickness required when one side of an enclosed space is faced with bright reflective foil)								
				A	B	C	D	E	F	G	H	J
1. Any roof not precisely specified in this Table which contains insulating material							108	95	68	176		450
2. Pitched roof of slates or tiles on sarking felt or sarking paper (or a pitched or flat roof of any waterproof material on boarding not less than 16 mm thick) having a ventilated space between the underside of the roof and a separate ceiling to the room below with—												
(a) insulating material in direct contact with that ceiling; or							94	82	59	152	98	
(b) insulating material separated from either surface of the ceiling by an enclosed air space							76 (70)		54 (50)		91 (84)	
3. Pitched or flat roof of asbestos-cement or metal decking with fibre insulating board not less than 12.5 mm thick below the roof finish (or a weather-proof deck of wood wool slabs not less than 50 mm thick) with—												

	(a) insulating material in contact with the roof covering, the top of the decking or the soffit of the decking; or					80	57	96
	(b) insulating material separated from the soffit of the decking by an enclosed air space					74	53	89 (82)
4.	Pitched or flat roof of dense concrete hollow or solid beams or slabs screeded to an average thickness of not less than 40 mm with—							
	(a) insulating material in contact with the roof covering or the soffit of the concrete members; or				125	88	63	105
	(b) insulating material separated from the soffit of the concrete members by an enclosed air space					81 (75)	58 (54)	98 (91)
5.	Pitched or flat roof of autoclaved aerated concrete slabs conforming to the limits in columns (2) and (3) with insulating material in contact with the roof covering or with the top of the concrete slabs	100	650	173	130	77	55	91

Signed by authority
of the Secretary of State
16th September 1981.

John Stanley,
Minister for Housing and Construction,
Department of the Environment.

EXPLANATORY NOTE

(This Note is not part of the Regulations.)

These Regulations make further amendments to the Building Regulations 1976 which apply throughout England and Wales apart from Inner London. Regulations 1 to 6, 8, 9(a), 10 to 19, 21 to 23, 28, 30 to 32, 37 to 39(a) and (b), 40 to 43 and 45 come into operation on 1st December 1981 and the remainder on 1st April 1982.

The principal amendments are:—

(*a*) Regulations 6 and 38 respectively substitute a new regulation A5 (Application and exemptions) and a new Schedule 2 (Wholly and partially exempted buildings). Section 74(1)(*a*) of the Health and Safety at Work etc. Act 1974 (meaning of "building") is brought into effect as respects the existing building regulations by these regulations, as provided for by article 4(*a*) of the Health and Safety at Work etc. Act 1974 (Commencement No. 4) Order 1977 (S.I. 1977/294), these regulations making provision for exemptions in pursuance of the substituted section 61(5) of the Public Health Act 1936. The said regulation A5 and Schedule 2 take into account the very wide meaning of "building" in the said section 74(1)(*a*) and wholly exempt from building regulation control certain buildings, structures and erections falling within the statutory meaning which are not considered to be apt subjects of such control. They also extend the degree of exemption from building control to certain minor buildings.

(*b*) Regulation 12 substitutes an amended regulation A13 (Exercise of power of dispensation or relaxation) so as to give local authorities wider delegated powers of dispensing with or relaxing the building regulations and these powers extend to their own building operations. Only the power to dispense with or relax regulation E4 (Provision of compartment walls and compartment floors) for buildings or compartments exceeding 7000 m^3 in capacity is reserved to the Secretary of State.

(*c*) Regulation 20 amends regulation E9(1)(c) so as to prevent the recirculation of smoke through ventilation ducts within certain buildings.

(*d*) Regulation 24 substitutes an amended regulation F3 which introduces higher thermal insulation requirements for the walls, floors and roofs of dwellings and regulations 25 and 44 respectively introduce a substituted regulation F4 (Deemed-to-satisfy provisions regarding thermal insulation) and Schedule 11 which have been revised in the light of these changes. Regulation 26 introduces two new regulations, F5 and F6. The former specifies requirements to limit condensation risks and the latter limits the area of window openings so as to conserve fuel and power.

(*e*) Regulations 27 and 33 amend regulations L1 (Application and interpretation of Part L) and M8 (Class II appliances) respectively, for reasons of safety. Regulations 29 and 34 substitute an amended regulation L7 (Flue pipes for Class I appliances) and an amended regulation M9 (Exceptions permitting discharge of Class II gas appliances otherwise than into a flue) respectively, also for reasons of safety.

(*f*) Regulation 35 of, and Schedule 1 to, these regulations introduce a new Part, Part Q, requiring controls to be fitted to space and water heating systems and extensions thereto in buildings, with certain exceptions, so as to conserve fuel and power.

(*g*) Regulation 36 of, and Schedule 2 to, these regulations introduce a new Part, Part R, requiring, with certain exceptions, the thermal insulation of pipes, ducts and storage vessels intended to carry or store heated gases or fluids in the heating system of buildings, so as to conserve fuel and power. In so far as it applies to non-industrial buildings this Part operates to give effect in relation to England and Wales other than Inner London to the first paragraph of Article 2 of Council Directive 78/170 EEC (O.J. No. L52, 23.2.1978, pp. 32–33) which provides:

> "Member States shall take all necessary measures to ensure that economically justifiable insulation of the distribution and storage system is made compulsory in new non-industrial buildings, both as regards heating fluid and domestic hot water.".

There are also a number of minor amendments for other purposes including the bringing up to date as at 30th April 1981 of references to various technical publications which are incorporated with the Building Regulations 1976 as amended.

The following publications referred to in these regulations may be obtained from the sources indicated:—

(*a*) British Standards and British Standard Codes of Practice may be obtained from the British Standards Institution, 2 Park Street, London, W1A 2BS;

(*b*) The Standard Grading Rules for Canadian Lumber 1979 may be obtained from The National Lumber Grades Authority, 1055 West Hastings Street, Vancouver, British Columbia, Canada; and

(*c*) The Standard Industrial Classification (Third Edition 1968) may be obtained from The Central Statistical Office, Great George Street, London, SW1P 3AQ.

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