STATUTORY INSTRUMENTS

1970 No. 1335

BUILDING AND BUILDINGS

The Building (Sixth Amendment) Regulations 1970

Made - - - -	*9th September* 1970
Laid before Parliament	*18th September* 1970
Coming into Operation	*1st November* 1970

The Minister of Housing and Local Government, in exercise of the powers conferred on him under sections 61 and 62 of the Public Health Act 1936**(a)**, as amended by section 11 of and Part III of Schedule 1 to the Public Health Act 1961**(b)** and section 4 of the Public Health Act 1961, and as read with the Transfer of Functions (Building Control) Order 1964**(c)** and the Transfer of Functions (Building Control and Historic Buildings) Order 1966**(d)**, 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, hereby makes the following regulations:—

PART I
GENERAL

Citation and commencement

1. These regulations may be cited as The Building (Sixth Amendment) Regulations 1970 and shall come into operation on 1st November 1970.

Interpretation

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

(*a*) "the principal regulations" means the Building Regulations 1965**(e)** as amended **(f)**, 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 schedule to, the principal regulations.

(2) The Interpretation Act 1889**(g)** shall apply for the interpretation of these regulations as it applies for the interpretation of an Act of Parliament.

Transitional provisions

3. These regulations shall not apply to any work which was—

(*a*) completed before the date of the coming into operation of these regulations; or

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(a) 1936 c. 49.
(b) 1961 c. 64.
(c) S.I. 1964/263 (1964 I, p. 457).
(d) S.I. 1966/692 (1966 II, p. 1558).
(e) S.I. 1965/1373 (1965 II, p. 3890).
(f) S.I. 1966/1144, 1967/1645, 1969/639, 1970/109 (1966 III, p. 2750; 1967 III, p. 4494; 1969 II, p. 1762; 1970 I, p. 480).
(g) 1889 c. 63.

(*b*) completed after that date in accordance with plans deposited with the local authority before that date, with or without any departure or deviation from those plans;

and for the purpose of this regulation "work" means the erection of a building, the alteration or extension of a building, the execution of works or the installation of a fitting.

PART II

AMENDMENTS OF THE PRINCIPAL REGULATIONS

4. In regulation A2 (General interpretation)—

(*a*) there shall be omitted from paragraph (1) the definition of "single storey building" and the words from "and" to "basement storeys" which immediately follow that definition;

(*b*) there shall be substituted for paragraph (4) the following paragraph:

"(4) In these regulations—

(*a*) "basement storey" (except in Part E) means a storey which is below the ground storey; or, if there is no ground storey, means a storey the floor of which is situated at such a level or levels that some point on its perimeter is below the level of the finished surface of the ground adjoining the building in the vicinity of that point;

"ground storey" (except in Part E) means a storey the floor of which is situated at such a level or levels that any given point on its perimeter is at or about but not below the level of the finished surface of the ground adjoining the building in the vicinity of that point; or, if there are two or more such storeys, means the higher or highest of these;

"single storey building" means a building consisting of a ground storey only;

"upper storey" means any storey other than a basement storey or ground storey; and

(*b*) unless the context otherwise requires, wherever these regulations describe a building or part by reference to a number of storeys, no account shall be taken of basement storeys."; and

(*c*) in sub-paragraph (5)(*b*) (as substituted by the Building (Fourth Amendment) Regulations 1969**(a)**)—

(i) in items (i) and (iii) for the date "31st May 1968" there shall be substituted the date "31st March 1970"; and

(ii) for item (ii) there shall be substituted the following item:

"(ii) any reference to BS 476: Part 1: 1953 is a reference to that publication without amendment;".

5. In regulation A8(1) (Application to material change of use) under Case C there shall be substituted for the words from "In Part E" to the end of the Case the following:

"In Part E (Structural fire precautions)—

(*a*) in every case other than those specified under sub-paragraphs (*b*) and (*c*):

all regulations

(a) S.I. 1969/639 (1969 II, p. 1762).

(*b*) in any case where the purpose group of a building or part of a building is changed to purpose group II and, after any alteration or extension associated with the change of use has been completed, the height of that building or (if separated as described in regulation E5(3)(*b*)) that part does not exceed 50 feet measured in accordance with regulation E3:

all regulations except regulations E7, E9(7), E10(4) and E12 and except that regulation E5(1) shall not apply so as to require a minimum period of fire resistance of more than one hour for an element of structure forming part of a basement storey

(*c*) in any case where the purpose group of a building or part of a building is changed to purpose group IV, V, VI, VII or VIII and, after any alteration or extension associated with the change of use has been completed, the height of that building or (if separated as described in regulation E5(3)(*b*)) that part does not exceed 50 feet measured in accordance with regulation E3:

all regulations except, in so far only as it relates to a compartment floor, regulation E9(7).".

6.—(1) In regulation B3 (Short-lived or otherwise unsuitable materials) there shall be substituted for paragraphs (1) and (2) the following paragraphs:

"(1) Section 53 of the Public Health Act 1936 (which enables local authorities to reject plans for the construction of buildings of materials specified in building regulations as being materials which are, in the absence of special care, liable to rapid deterioration, or are otherwise unsuitable for use in the construction of permanent buildings, or to impose a period after which such buildings must be removed and conditions as to their use) shall apply to—

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

(*b*) such materials as are described in the Table to this regulation, to the extent specified in paragraphs (2) and (3) of this regulation.

(2) The use for which the materials described in the Table to this regulation shall be deemed to be unsuitable is their use as the weather-resisting part of any external wall or roof, either without exception or with the exceptions specified in that Table.".

(2) In the Table to regulation B3—

(*a*) in the entry relating to item 5 there shall be substituted for the words "CP 144.101: 1961" the words "CP 144: Part 1: 1968"; and

(*b*) there shall be substituted for the entry numbered 6 the entry which is set out in Schedule 1 to these regulations.

(3) After Schedule 3 there shall be inserted the schedule referred to in column (2) of the entry numbered 6 in the Table to regulation B3, which is set out in Schedule 2 to these regulations.

7. In regulation C5 (Deemed-to-satisfy provisions for floors of solid construction incorporating timber) there shall be substituted for paragraph (*d*) the following paragraph:

"(*d*) *where the timber is fixed to wooden fillets embedded in concrete, the fillets are treated in accordance with the provisions of BS3452: 1962 or BS4072: 1966.*".

8. In regulation D9 (Deemed-to-satisfy provision for structural work of steel) there shall be substituted for the reference "*BS449: 1959*" the reference "*BS449: Part 1: 1970*".

9. For regulation D10 (Deemed-to-satisfy provision for structural work of aluminium) there shall be substituted the following regulation:

"*Deemed-to-satisfy provision for structural work of aluminium*

D10.—(1) *Subject to paragraph* (2), *the requirements of regulation D8 shall be deemed to be satisfied as to any structural work in one of the principal or supplementary aluminium alloys designated in section* 1.1 *of CP118: 1969 if the work complies with that publication.*

(2) *For the purposes of section* 5.3 *of CP118: 1969 the structure shall be classified as a safe-life structure.*".

10. In regulation E1(1) (Interpretation of Part E)—

(*a*) before the definition of "compartment" there shall be inserted the following definition:

" "basement storey" means a storey which is below the ground storey; or, if there is no ground storey, means a storey the floor of which is situated at such a level or levels that some point on its perimeter is more than 4 feet below the level of the finished surface of the ground adjoining the building in the vicinity of that point;"; and

(*b*) after the definition of "fire stop" there shall be inserted the following definition:

" "ground storey" means a storey the floor of which is situated at such a level or levels that any given point on its perimeter is at or about, or not more than 4 feet below, the level of the finished surface of the ground adjoining the building in the vicinity of that point; or, if there are two or more such storeys, means the higher or highest of these;".

11. In the Table to regulation E2 (Designation of purpose groups), in the entry in the third column relating to purpose group I, there shall be omitted the words from "not comprising" to the end of the entry.

12.—(1) In regulation E4 (Provision of compartment walls and compartment floors)—

(*a*) there shall be omitted from paragraph (1) the words "(other than a single storey building)"; and

(*b*) there shall be substituted for sub-paragraph (*d*) of paragraph (3) the following sub-paragraph:

"(*d*) any floor immediately over a basement storey if such storey—

(i) forms part of a building of purpose group I which has three or more storeys or a building or compartment of purpose group III or V; and

(ii) has an area exceeding 1,000 square feet.".

(2) There shall be substituted for the Table to regulation E4 the table set out in Schedule 3 to these regulations.

13.—(1) In regulation E5(2)(*c*) (Fire resistance) (as inserted by the Building (Second Amendment) Regulations 1966(**a**)), there shall be substituted for the words "a single storey building" the words "a building having one storey".

(2) There shall be substituted for Table A to regulation E5 the table set out in Schedule 4 to these regulations.

14. In regulation E6(7) (Tests of fire resistance) there shall be substituted for the words "Any floor above the ground storey of a house falling within purpose group I" the words "In any building of purpose group I which has two storeys, the floor of the upper storey".

15. In regulation E7 (External walls)—

(*a*) there shall be substituted for paragraph (2) the following paragraph:

"(2)(*a*) Any external wall which constitutes, or is situated within a distance of 3 feet from any point on, the relevant boundary or is a wall of a building which exceeds 50 feet in height shall—

(i) be constructed wholly of non-combustible materials apart from any external cladding which is not required by paragraph (3) of this regulation to be non-combustible or any internal lining which complies with regulation E14; and

(ii) be so constructed as to attain any fire resistance required by this Part without assistance from any combustible material permitted by this sub-paragraph:

Provided that the requirements of this sub-paragraph shall not apply to—

(i) an external wall of a building which is within the limits of size indicated by the letter "x" in Part 1 of Table A to regulation E5 or of a building which is not divided into compartments and is within the limits of size indicated by the letter "z" in Part 2 of that table if, in either case, that building does not exceed 50 feet in height;

(ii) an external wall of a building or part of purpose group III which consists of flats or maisonettes if that building has not more than three storeys or that part is separated as described in regulation E5(3)(*b*) and has not more than three storeys;

(iii) an external wall of a part of a building if that wall is situated 3 feet or more from the relevant boundary and that part is separated as described in regulation E5(3)(*b*) and does not exceed 50 feet in height.

(*b*) Any beam or column forming part of, and any structure carrying, an external wall which is required to be constructed of non-combustible materials shall comply with the provisions of sub-paragraph (*a*) as to non-combustibility."; and

(*b*) sub-paragraph (*c*) of paragraph (3) shall be omitted.

16. In regulation E8(4)(*c*) (Separating walls) there shall be substituted for item (i) the following item:

"(i) each of the buildings separated by the separating wall is a building of purpose group I having not more than three storeys;".

(**a**) S.I. 1966/1144 (1966 III, p. 2750).

17. In regulation E9(7)(*a*) (Special requirements as to compartment walls and compartment floors) (as amended by the Building (Third Amendment) Regulations 1967(**a**)) there shall be substituted for the proviso the following proviso:

"Provided that the requirements of this sub-paragraph shall not apply to—

(*a*) the following walls and floors in a building or part of purpose group III which consists of flats or maisonettes—

(i) if that building has three storeys or that part is separated as described in regulation E5(3)(*b*) and has three storeys, any wall or floor other than a wall within a basement storey or a floor immediately over a basement storey;

(ii) if that building has four storeys or that part is separated as described in regulation E5(3)(*b*) and has four storeys, any floor other than a floor immediately over a basement storey; and

(*b*) any existing floor in a building or part of purpose group IV, V, VI, VII, or VIII which is altered or extended if, after alteration or extension, that building does not exceed 50 feet in height or that part is separated as described in regulation E5(3)(*b*) and does not exceed 50 feet in height.".

18. In regulation E10 (Protected shafts), there shall be substituted for paragraph (4) the following paragraph:

"(4)(*a*) Any protecting structure which is required by regulation E5 to have fire resistance of one hour or more shall be constructed wholly of non-combustible materials apart from any surface finish which complies with the requirements of regulation E14:

Provided that the requirements of this sub-paragraph shall not apply to protecting structure which is situated within the ground storey or an upper storey of a building or part of purpose group III consisting of flats or maisonettes if that building has three storeys or that part is separated as described in regulation E5(3)(*b*) and has three storeys.

(*b*) Any beam or column forming part of, and any structure carrying, protecting structure which is required to be constructed of non-combustible materials shall itself comply with the provisions of sub-paragraph (*a*) as to non-combustibility.".

19. In regulation E11(2) (Fire-resisting doors) there shall be substituted for the words from "Any door" to "shall" the words "Any door which is required by the provisions of regulation E9(1)(*a*)(i), E12(2)(*b*) or E16(5)(*c*)(ii) to have fire resistance of not less than half an hour shall".

20. For regulation E12 (Stairways) (as substituted by the Building (Third Amendment) Regulations 1967) there shall be substituted the following regulation:

"E12.—(1) Every stairway (including any landing thereof) which forms part of a building shall, whether the stairway is internal or external, be constructed of non-combustible materials except—

(*a*) an internal stairway which is situated—

(i) within a maisonette; or

(a) S.I. 1967/1645 (1967 III, p. 4494).

(ii) within any storey which comprises elements of structure for which the fire resistance required by this Part is less than one hour; or

(iii) within the ground storey or an upper storey of a building or part of purpose group III which consists of flats or maisonettes if that building has not more than three storeys or that part is separated as described in regulation E5(3)(*b*) and has not more than three storeys; or

(iv) within a building or compartment of purpose group V but not within a protected shaft; or

(*b*) an external stairway which is situated between the ground and a floor or flat roof the level of which, at the head of the stairway, is not more than 20 feet above the finished surface of the ground adjoining the foot of the stairway:

Provided that nothing in this paragraph shall have the effect of prohibiting the addition of any combustible material to the upper surface of any stairway or landing.

(2) In any building of purpose group I which has three or more storeys, any internal stairway (including any hall or landing associated therewith and any part of a floor which affords passage between flights of the stairway) shall be separated from all other parts of the building by structure complying with the following requirements—

(*a*) the structure shall have fire resistance for not less than the minimum period required by regulation E5 for elements of structure forming part of the storey in which it is situated; and

(*b*) any opening in the structure which gives access to a habitable room or kitchen shall be fitted with a door which has fire resistance of not less than half an hour and complies with the requirements of regulation E11.

21. In the Table to regulation E14 (Restriction of spread of flame over surfaces of walls and ceilings) there shall be substituted for the entry relating to purpose group I the entry which is set out in Schedule 5 to these regulations.

22. In regulation E14A(2)(*b*) (Exceptions permitting use of ceiling panels of plastics materials) (as inserted by the Building (Fourth Amendment) Regulations 1969) after the words "method 102C of" there shall be substituted for the words "BS2782: Part 5: 1965" the words "BS2782: Part 1: 1965".

23. In regulation L1(2)(*a*) (Application and interpretation of Part L) there shall be inserted after the words "Regulation L2(1)(*a*)" the words "and (6)".

24. In regulation L2 (General structural requirements) there shall be added after paragraph (5) the following paragraph:

"(6) If a flue serves an appliance which burns solid fuel or oil or is an incinerator, an opening into the flue shall be constructed so as to enable the flue to be cleaned and shall be fitted with a close-fitting cover of non-combustible material:

Provided that the requirements of this paragraph shall not apply if, while the appliance is in position, the flue is accessible for cleaning through the appliance or (if the flue communicates with a fireplace recess) through the appliance or the fireplace recess.".

25. In regulation L21(1)(*b*) (Outlets of flues for Class II appliances) there shall be inserted after the word "situated" the word "externally".

26. In regulation M3(*c*) (High-rating appliances) there shall be substituted for the words "regulation L2(1), (2) and (3)" the words "regulation L2(1), (2), (3) and (6)".

27. In regulation M7 (Class II appliances) there shall be added after paragraph (5) the following paragraph:

"(6) An appliance which is required by paragraph (4) to discharge into a flue shall not be installed in a bathroom unless—

(*a*) the appliance is a room-sealed appliance; or

(*b*) (i) the appliance has an input rating not exceeding 40,000 British Thermal Units per hour and does not heat water for a bath; and

(ii) the room has a permanent vent which communicates directly with the external air and has an unobstructed cross-sectional area which is not less than that of the flue or 12 square inches whichever is the greater:

Provided that the requirements of sub-paragraph (*b*)(i) shall not apply if—

(i) the appliance is an instantaneous water heater which is installed by way of replacement of an existing appliance of that type; and

(ii) the operation of the appliance cannot be controlled by a tap situated outside the room.".

28. In regulation M8(1)(*d*) (Exceptions permitting discharge of Class II gas appliances otherwise than into a flue)—

(*a*) there shall be inserted after the word "situated" the words "has a capacity exceeding 200 cubic feet and"; and

(*b*) the proviso shall be omitted.

29. In Schedule 1, in column (1) of Part A—

(*a*) in the entry relating to Class 6, there shall be substituted for the words "A single storey building" the words "A building having one storey"; and

(*b*) in the entry relating to Class 7, there shall be substituted for the words "A single storey glasshouse" the words "A glasshouse having one storey".

30.—(1) In Part A of Schedule 3 there shall be substituted for the note the following:

"The "accompanying plans" means such drawings and/or particulars as will show the nature, extent and effect on the project as a whole of the dispensation or relaxation applied for. The application should indicate why it is considered that the operation of the regulation(s) is unreasonable.".

(2) In Part B of Schedule 3 there shall be subsituted for note 1 the following:

"1. The "accompanying plans" means such drawings and/or particulars as will show the nature, extent and effect on the project as a whole of the dispensation or relaxation applied for.".

31. In Schedule 7—

(*a*) in rule 7(1)(*a*)(i) there shall be substituted for the words "*a single storey building*" the words "*a building of one storey*";

(*b*) in rule 11(6)(*a*) there shall be substituted for the words "*a single storey private dwelling house*" the words "*a dwelling house having one storey*"; and

(*c*) in rule 12(*a*) there shall be substituted for the words "*a single storey building*" the words "*a building having one storey*".

32. In Part V of Schedule 8 there shall be substituted for the words "*BS449: 1959*" in item (A)1(*b*) of table A (Encased steel stanchions) and in item (A)1(*b*) of table B (Encased steel beams) the words "*BS449: Part 1: 1970*".

33. In rule 8 of Part IV of Schedule 9 there shall be substituted for the words "does not exceed 25 feet in height" the words "has not more than three storeys".

34. For Schedule 10 there shall be substituted the schedule which is set out in Schedule 6 to these regulations.

Regulation 6(2)(*b*)

SCHEDULE 1

NEW ENTRY TO BE SUBSTITUTED FOR THE ENTRY NUMBERED 6 IN THE TABLE TO REGULATION B3 OF THE PRINCIPAL REGULATIONS

(1)	(2)	(3)
6. Timber boarding	Unsuitable except boarding which— (*a*) is manufactured from— (i) the heartwood of timber specified in Table 1 to Schedule 3A; or (ii) timber specified in Table 2 to Schedule 3A subjected to a preservative treatment specified in Table 3 to Schedule 3A; and (*b*) has in either case, a thickness of not less than— (i) in the case of feather-edge boarding, $\frac{5}{8}$ inch at the thicker edge and $\frac{1}{4}$ inch at the thinner edge; or (ii) in all other cases, $\frac{5}{8}$ inch	Unsuitable without exception

SCHEDULE 2

Regulation 6(3)

NEW SCHEDULE TO BE INSERTED AFTER SCHEDULE 3 TO THE PRINCIPAL REGULATIONS

SCHEDULE 3A

Table to Regulation B3

Note: In this schedule—

(i) standard names in accordance with BS 881 & 589: 1955 are used throughout; and

(ii) "vacuum impregnation" means a treatment in which the timber is placed in a closed container subjected to a vacuum and then flooded with preservative before the vacuum is released.

TABLE 1

SPECIES OF TIMBER FOR USE IN NATURAL STATE

HARDWOODS (1)			SOFTWOODS (2)
Afrormosia	Idigbo	Meranti, dark red	Cedar, western red
Afzelia	Iroko	Meranti, light red	Sequoia
Agba	Kapur	Niangon	
Dahoma	Kempas	Oak, European	
Danta	Keruing, Indonesian	Opepe	
Gedu nohor	Keruing, Malayan	Sapele	
Guarea	Keruing, North Borneo	Teak	
Gurjun, Andaman	Keruing, Sarawak	Utile	
Gurjun, Burma	Mahogany, African		
Gurjun, Indian	Makoré		

TABLE 2

SPECIES OF TIMBER FOR USE AFTER BEING SUBJECTED TO A PRESERVATIVE TREATMENT PRESCRIBED IN TABLE 3

HARDWOODS (1)	SOFTWOODS (2)		
Abura	Fir, Douglas	Redwood (European) or Scots pine	Spruce, Sitka
Elm	Hemlock, western		Whitewood or European spruce
	Larch, European		
	Larch, Japanese		

TABLE 3

PRESERVATIVE TREATMENTS FOR TIMBER

Type of preservative (1)	Method of application (2)
1. Coal tar oil to BS 144: 1954	In accordance with BS 913: 1954
2. Coal tar oil to BS 3051: 1958	(*a*) In accordance with BS 913: 1954; or (*b*) in the case of redwood (European) or Scots pine, steeping for not less than one hour
3. Copper/chrome/arsenic composition to BS 4072: 1966	In accordance with BS 4072: 1966
4. Copper naphthenate: a solution containing not less than 2.75 per cent, expressed as copper, in a suitable organic solvent	(*a*) Vacuum impregnation; or (*b*) in the case of redwood (European) or Scots pine, steeping for not less than one hour
5. Pentachlorophenol: a solution containing not less than 5 per cent in a suitable organic solvent	
6. Tri-butyl-tin-oxide: a solution containing not less than 0.5 per cent in a suitable organic solvent	

SCHEDULE 3 Regulation 12(2)

NEW TABLE TO BE SUBSTITUTED FOR
TABLE TO REGULATION E4
OF THE PRINCIPAL REGULATIONS

TABLE TO REGULATION E4

(Dimensions of buildings and compartments)

Purpose group	Height of building	Limits of dimensions	
		Floor area of storey in building or compartment (in thousand square feet)	Cubic capacity of building or compartment (in thousand cubic feet)
(1)	(2)	(3)	(4)
Part 1—Buildings other than single storey buildings			
II (Institutional)	Any height	20	No limit
III (Other residential)	Not exceeding 90 feet	30	300
" " "	Exceeding 90 feet	20	200
V (Shop)	Any height	20	250
VI (Factory)	Not exceeding 90 feet	No limit	1,000
" "	Exceeding 90 feet	20	200
VIII (Storage and general)	Not exceeding 90 feet	No limit	750
" " " "	Exceeding 90 feet	10	No limit
Part 2—Single storey buildings			
II (Institutional)	Any height	30	No limit
III (Other residential)	Any height	30	No limit

Regulation 13(2)

SCHEDULE 4

NEW TABLE TO BE SUBSTITUTED FOR

TABLE A TO REGULATION E5

OF THE PRINCIPAL REGULATIONS

TABLE A TO REGULATION E5

(Minimum periods of fire resistance)

Note: In this Table—

"cubic capacity" means the cubic capacity of the building or, if the building is divided into compartments, the compartment of which the element of structure forms part;

"floor area" means the floor area of each storey in the building or, if the building is divided into compartments, the compartment of which the element of structure forms part;

"height" has the meaning assigned to that expression by regulation E5(3)(*b*).

Part 1—Buildings other than single storey buildings

Purpose group	Maximum dimensions ("N/L" indicates that no limit is applicable)			Minimum period of fire resistance (in hours) for elements of structure(*) forming part of—		
	Height (in feet)	Floor area (in thousand square feet)	Cubic capacity (in thousand cubic feet)	Ground storey or upper storey	Basement storey	
(1)	(2)	(3)	(4)	(5)	(6)	
I						
House having not more than three storeys	N/L	N/L	N/L	½	1(*a*)	x
House having four storeys ..	N/L	2·5	N/L	1(*b*)	1	
House having any number of storeys	N/L	N/L	N/L	1	1½	
II	90	20	N/L	1	1½	
	over 90	20	N/L	1½	2	

(1)	(2)	(3)	(4)	(5)	(6)	
III						
Building or part(†) having not more than two storeys	N/L	5	N/L	½	1	x
Building or part(†) having three storeys	N/L	2·5	N/L	1(*b*)	1	
Building having any number of storeys	90	30	300	1	1½	
Building having any number of storeys	N/L	20	200	1½	2	
IV	25	2·5	N/L	0	1(*c*)	x
	25	5	N/L	½	1	
	50	N/L	125	1(*b*)	1	
	90	50	500	1	1½	
	N/L	N/L	N/L	1½	2	
V	25	1·5	N/L	0	1(*c*)	x
	25	5	N/L	½	1	
	50	N/L	125	1(*b*)	1	
	90	10	250	1	2	
	N/L	20	250	2	4	y
VI	25	2·5	N/L	0	1(*c*)	x
	25	N/L	60	½	1	
	50	N/L	150	1(*b*)	1	
	90	N/L	300	1	2	
	90	N/L	1,000	2	4	
	over 90	20	200	2	4	
VII	25	2·5	N/L	0	1(*c*)	x
	25	5	N/L	½	1	
	50	N/L	125	1(*b*)	1	
	90	50	500	1	1½	
	N/L	N/L	N/L	1½	2	
VIII	25	1·5	N/L	0	1(*c*)	x
	25	3	N/L	½	1	
	50	N/L	60	1(*b*)	1	
	50	N/L	125	1	2	
	90	N/L	250	2	4	
	90	N/L	750	4	4	
	over 90	10	N/L	4	4	

Notes to Part 1

For the purpose of regulation E5(1), the period of fire resistance to be taken as being relevant to an element of structure is the period included in column (5) or (6), whichever is appropriate, in the line of entries which specifies dimensions with all of which there is conformity or, if there are two or more such lines, in the topmost of those lines.

(*) A floor which is immediately over a basement storey shall be deemed to be an element of structure forming part of a basement storey.

(†) The expression "part" means a part which is separated as described in regulation E5(3)(*b*).

(*a*) The period is half an hour for elements forming part of a basement storey which has an area not exceeding 500 square feet.

(*b*) This period is reduced to half an hour in respect of a floor which is not a compartment floor, except as to the beams which support the floor or any part of the floor which contributes to the structural support of the building as a whole.

(*c*) No fire resistance is required if the elements form part of a basement storey which has an area not exceeding 500 square feet.

x The items thus marked are applicable only to buildings, not to compartments, except in relation to purpose group III (Other residential); see also regulations E7(2)(*a*) proviso (i) and E8(7)(*a*).

y If the building is fitted throughout with an automatic sprinkler system which complies with the relevant recommendations of CP402.201: 1952, any maximum limits specified in columns (3) and (4) shall be doubled.

TABLE A TO REGULATION B5—*continued*

(Minimum periods of fire resistance)

Part 2—*Single storey buildings*

Purpose group (1)	Maximum floor area (in thousand square feet) —("N/L" indicates no limit is applicable) (2)	Minimum period of fire resistance (in hours) for elements of structure (3)	
I	N/L	½	z
II	30	½	z
III	30	½	z
IV	30 N/L	½ 1	z
V	20 30 N/L	½ 1 2	z
VI	20 30 N/L	½ 1 2	z
VII	30 N/L	½ 1	z
VIII	5 10 30 N/L	½ 1 2 4	z

Notes to Part 2

For the purpose of regulation E5(1), the period of fire resistance to be taken as being relevant to an element of structure is the period included in column (3) in the line of entries which specifies the floor area with which there is conformity or, if there are two or more such lines, in the topmost of those lines.

z See regulations E7(2)(*a*) proviso (i) and E8(7)(*a*).

SCHEDULE 5 Regulation 21

NEW ENTRY TO BE SUBSTITUTED FOR THE ENTRY RELATING TO PURPOSE GROUP I IN THE TABLE TO REGULATION E14 OF THE PRINCIPAL REGULATIONS

(1)	(2)	(3)	(4)	(5)
I (Small Residential)—				
House having not more than two storeys	40	3	(Wall) 1 (Ceiling) 3	(Wall) 1 (Ceiling) 3
Any other house	40	3	1	0

Regulation 34

SCHEDULE 6

NEW SCHEDULE TO BE SUBSTITUTED FOR SCHEDULE 10 TO THE PRINCIPAL REGULATIONS

Regulation E1(2)

SCHEDULE 10

NOTIONAL DESIGNATIONS OF ROOF COVERINGS

PART 1: PITCHED ROOFS COVERED WITH SLATES OR TILES

COVERING MATERIAL (1)	*SUPPORTING STRUCTURE* (2)	*DESIGNATION* (3)
1. *Natural slates* 2. *Asbestos-cement slates* 3. *Clay tiles* 4. *Concrete tiles*	1. *Timber rafters with or without underfelt, sarking, boarding, wood wool slabs, compressed straw slabs, plywood, wood or flax chipboard, or fibre insulating board*	*AA*
5. *Bitumen felt strip slates (asbestos or fibre based)*	2. *Timber rafters and boarding, plywood, wood wool slabs, compressed straw slabs, wood or flax chipboard, or fibre insulating board*	*CC*
6. *Bitumen felt strip slates Type 2E, with underlayer of bitumen felt Type 2B or 2C*	3. *Timber rafters and boarding, plywood, wood wool slabs, compressed straw slabs, wood or flax chipboard, or fibre insulating board*	*BB*

Note: Any reference in this Part of the Schedule to bitumen felt strip slates or to underfelt is a reference to materials of this description complying with BS 747: 1968.

PART II: PITCHED ROOFS COVERED WITH PREFORMED SELF-SUPPORTING SHEETS

DETAILS OF COVERING		*SUPPORTING STRUCTURE*	*DESIGNATION*
MATERIAL	*CONSTRUCTION*		
(1)	(2)	(3)	(4)
Corrugated sheets of— (*i*) *galvanised steel;* (*ii*) *aluminium;* (*iii*) *composite steel and asbestos; or* (iv) *asbestos-cement*	1. *Single-skin without underlay or with underlay of—* (*i*) *asbestos insulating board;* (*ii*) *plasterboard;* (*iii*) *fibre insulating board;* (*iv*) *compressed straw slab; or* (*v*) *wood wool slab*	*Structure of timber, steel or concrete*	*AA*
	2. *Double-skin without interlayer or with interlayer of—* (*i*) *resin-bonded glass fibre;* (*ii*) *bitumen-bonded glass fibre;* (*iii*) *mineral wool slab or blanket;* (*iv*) *polystyrene; or* (*v*) *polyurethane*	*Structure of timber, steel or concrete*	*AA*

PART III: PITCHED OR FLAT ROOFS COVERED WITH FULLY SUPPORTED MATERIAL

COVERING MATERIAL (1)	*SUPPORTING STRUCTURE* (2)	*DESIGNATION* (3)
1. *Aluminium sheet* 2. *Copper sheet* 3. *Zinc sheet* 4. *Lead sheet*	1. *Timber joists and—* (*i*) *tongued and grooved boarding; or* (*ii*) *plain edged boarding*	*AA**
5. *Mastic asphalt*	2. *Steel or timber joists with deck of—* (*i*) *wood wool slab;* (*ii*) *compressed straw slab;* (*iii*) *wood or flax chipboard; or* (*iv*) *fibre insulating board*	*AA*
	3. *Concrete or clay pot slab (cast in situ or precast); or non-combustible deck of steel, aluminium or asbestos-cement (with or without insulation)*	*AA*

**Note:* *Lead sheet supported by timber joists and plain edged boarding shall be deemed to be of designation BA.*

PART IV: ROOFS COVERED WITH BITUMEN FELT

PART IV(A): FLAT ROOFS COVERED WITH BITUMEN FELT

Any bitumen felt roofing specification applied to the roof deck materials prescribed in the Table in Part IV(B) and having a surface finish of (a) bitumen bedded stone chippings covering the whole surface to a depth of not less than ½ inch, (b) bitumen bedded tiles of a non-combustible material, (c) sand and cement screed or (d) macadam, shall be deemed to be of designation AA.

PART IV(B): PITCHED ROOFS COVERED WITH BITUMEN FELT

DETAILS OF FELT			*COMBUSTIBLE DECK*			*NON-COMBUSTIBLE DECK*		
Number of layers	*Type of upper layer*	*Type of underlayer or layers*	*Deck of either of the following (having minimum thickness stated) plywood (¼ in); wood or flax chipboard (½ in); T & G boarding (¾ in nom); or PE boarding (⅞ in nom)*	*Deck of compressed straw slab*	*Deck of screeded wood wool slab*	*Asbestos-cement or steel single-skin or cavity deck (without overlay or with overlay of fibre insulating board)*	*Aluminium single-skin or cavity deck (without overlay or with overlay of fibre insulating board)*	*Concrete or clay pot slab (cast in situ or precast)*
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
1. *Two or three layers built-up in accordance with CP 114: Pt 1: 1968*	1. *Type 1E*	*Type 1B, C or D*	*CC*	*AC*	*AC*	*AC*	*AC*	*AB*
	2. *Type 2E*	*Type 1B, C or D (Minimum weight 30lb/12yd2)*	*BB*	*AB*	*AB*	*AB*	*AB*	*AB*
	3. *Type 2E*	*Type 2B or C*	*AB*	*AB*	*AB*	*AB*	*AB*	*AB*
	4. *Type 3E*	*Type 3B or G*	*BC*	*AC*	*AB*	*AB*	*AB*	*AB*
2. *Single layer*	*Type 1E*		*CC*	*AC*	*AC*	*AC*	*CC*	*AC*

Note: Any reference to bitumen felt of a specified type is a reference to bitumen felt as so designated in BS 747: 1968.

Given under the official seal of the Minister of Housing and Local Government on 9th September 1970.

(L.S.) *Peter Walker*,
Minister of Housing and Local Government.

EXPLANATORY NOTE

(This Note is not part of the Regulations.)

These Regulations make further amendments to the Building Regulations 1965. They come into operation on 1st November 1970 but do not apply to work which has been completed, or for which plans have been deposited with a local authority, before that date.

The principal amendments are as follows:—

(*a*) regulation 6(1) introduces a new provision which enables a local authority to reject a proposal to erect an air supported structure or to fix a period on the expiration of which it must be removed and to impose conditions as to its use;

(*b*) regulation 6(2)(*b*) and (3) introduce a revised specification for timber boarding which is unsuitable for use in the construction of the weather-resisting parts of an external wall or roof of a permanent building;

(*c*) regulations 10-21 make amendments to the regulations relating to structural fire precautions—

(i) to achieve a more appropriate application of the regulations to buildings having one or more basement storeys in addition to a ground storey, to buildings on sloping sites and to three-storey houses and three-storey blocks of flats or maisonettes;

(ii) to permit timber floors to remain in certain circumstances when the use of a building is changed or a building is altered or extended; and

(iii) to require any stairway in a house of three or more storeys to be enclosed by structure having specified fire resistance; and

(*d*) regulations 27 and 28 impose restrictions upon the installation of flued gas appliances in bathrooms and prohibit the installation of flue-less water heating gas appliances other than room-sealed appliances in places having a capacity of 200 cubic feet or less.

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