STATUTORY INSTRUMENTS

1975 No. 1370

BUILDING AND BUILDINGS

The Building (Third Amendment) Regulations 1975

Made - - - -	*12th August* 1975
Laid before Parliament	*9th September* 1975
Coming into Operation	*1st December* 1975

The Secretary of State for the Environment, in exercise of the powers conferred by 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 (as extended by section 11 of the Fire Precautions Act 1971(c)) and now vested in him(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:—

Title and commencement

1. These regulations may be cited as the Building (Third Amendment) Regulations 1975 and shall come into operation on 1st December 1975.

Interpretation

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

(*a*) "the principal regulations" means the Building Regulations 1972(e) as amended by the Building (First Amendment) Regulations 1973(f) and the Building (Second Amendment) Regulations 1974(g), 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(h) 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

(*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 these 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, the installation of a fitting or the making of a material change of use.

(a) 1936 c. 49.
(b) 1961 c. 64.
(c) 1971 c. 40.
(d) S.I. 1970/1681 (1970 III, p. 5551).
(e) S.I. 1972/317 (1972 I, p. 1057).
(f) S.I. 1973/1276 (1973 II, p. 3839).
(g) S.I. 1974/1944 (1974 III, p. 6709).
(h) 1889 c. 63.

Amendment of the principal regulations

4. The principal regulations shall be amended as provided in these regulations.

5. In regulation A2 (Interpretation), in paragraph (7)(*a*) (as amended by the Building (First Amendment) Regulations 1973) there shall be substituted for the date "30th September 1972" the date "31st December 1974".

6. In the Table to regulation B3 (Short-lived or otherwise unsuitable materials) in relation to item 13 (as amended by the Building (First Amendment) Regulations 1973)—

(*a*) there shall be substituted for the entry in column (1) the following entry: "13. Asbestos-cement sheets and slates"; and

(*b*) there shall be substituted for the entries in columns (2) and (3) in each case the following entry:

"Unsuitable except asbestos-cement sheets and slates complying with BS 690: Part 2: 1971, BS 690: Part 3: 1973 or BS 690: Part 4: 1974".

7. In regulation B4 (Special treatment of softwood timber in certain areas) there shall be substituted for paragraph (1) the following paragraph:

"(1) This regulation shall apply only in the areas specified in Schedule 5.".

8. In paragraph (*a*) of regulation B5 (Deemed-to-satisfy provisions for the special treatment of softwood timber in certain areas) there shall be substituted for the reference "*BS 4072: 1966*" the reference "*BS 4072: 1974*".

9. In paragraph (*a*) of regulation C4 (Deemed-to-satisfy provisions for suspended timber floors) there shall be substituted for the reference "*BS 882: 1965*" the reference "*BS 882: Part 2: 1973*".

10. In paragraph (*d*) of regulation C5 (Deemed-to-satisfy provisions for floors of solid construction incorporating timber) there shall be substituted for the reference "*BS 4072: 1966*" the reference "*BS 4072: 1974*".

11. In paragraph (1)(*b*) of regulation D5 (Deemed-to-satisfy provisions for reinforced concrete foundations) (as substituted by the Building (Second Amendment) Regulations 1974) there shall be substituted for the reference "*CP 114: Part 2: 1969*" the reference "*CP 114: 1969*".

12. In paragraph (*c*) of regulation D7 (Deemed-to-satisfy provisions for strip foundations) there shall be substituted for the reference "*BS 882: 1965*" the reference "*BS 882: Part 2: 1973*".

13. In paragraph (1) of regulation D11 (Deemed-to-satisfy provisions for structural work of reinforced, prestressed or plain concrete) (as substituted by the Building (Second Amendment) Regulations 1974) there shall be substituted for sub-paragraph (*b*) the following sub-paragraph:

"(*b*) *in the case of work of reinforced, prestressed or precast concrete, CP 114: 1969, CP 115: 1969 or CP 116: 1969 (as read with CP 116: Addendum No. 1: 1970) whichever is appropriate.*".

14. In regulation D15 (Deemed-to-satisfy provisions for structural work of bricks, blocks or plain concrete) there shall be substituted for sub-paragraph (*b*) the following sub-paragraph:

"(*b*) *in the case of work comprising a wall constructed of bricks or blocks to which Schedule 7 applies, the thickness of such wall is determined in accordance with the rules of that schedule and the work in all other respects complies with CP 121: Part 1: 1973.*".

15. For regulation D17 (Deemed-to-satisfy provision for chimneys of bricks, blocks or plain concrete) there shall be substituted the following regulation:

"*Deemed-to-satisfy provision for chimneys of bricks, blocks or plain concrete*

D17.—(1) *The requirements of regulation D8 shall be deemed to be satisfied as to any wholly external part of a chimney or similar structure constructed of bricks, blocks or plain concrete which is not supported by adequate ties or otherwise made secure if its height measured from the level of the highest point in line of junction with the roof, gutter or other part of the building and from any higher level to the top of such external part (including, in the case of a chimney, any pot or other flue terminal) is not more than four-and-a-half times its width at that level.*

(2) *For the purpose of this regulation, the width of a chimney or similar structure at any level shall be taken to be the least horizontal dimension at that level which can be shown on an elevation of the chimney or structure from any direction.*".

16. In regulation D21 (Deemed-to-satisfy provisions for the structure of certain buildings constructed of reinforced, prestressed or plain concrete) (as substituted by the Building (Second Amendment) Regulations 1974)—

(*a*) in paragraph (1) there shall be substituted for sub-paragraph (*b*) the following sub-paragraph:

"(*b*) *in the case of work of reinforced, prestressed or precast concrete, the work complies with the recommendations relating to the effect of misuse or accident in clause 301 of CP 114: 1969, CP 115: 1969 or CP 116: 1969 (as read with CP 116: Addendum No. 1: 1970) whichever is appropriate and with all relevant recommendations relating to the provision of ties in that publication.*"; and

(*b*) in paragraph (4) there shall be substituted for the reference "*CP 116: Part 2: 1969*" the reference "*CP 116: 1969*".

17.—(1) In regulation E1 (Interpretation of Part E) (as substituted by the Building (First Amendment) Regulations 1973)—

(*a*) in paragraph (5)—

(i) there shall be substituted for the word "casing" the words "other part of a building"; and

(ii) there shall be substituted for the words "the Table" the words "Table 1"; and

(*b*) after paragraph (5) there shall be added the following paragraph:

"(6) Any reference in this Part to a plastics material of a designated type shall be construed as a reference to a material which falls within the description relevant to that type given in column (2) of Table 2 to this regulation and of which the appropriate number of specimens, if tested in accordance with BS 2782: 1970 by the method of test prescribed in column (3) of that Table, would comply with the test criteria prescribed in column (4) of that Table.".

(2) In the Table to regulation E1—

(*a*) there shall be substituted for the heading to the Table the heading "Table 1 to Regulation E1";

(*b*) in column (1) after the entry relating to item 5 and above the line preceding item 6, there shall be inserted the following entry:

"5A. Structure referred to in regulations E13(2)(*a*) and E13(3)(*b*)";

(*c*) in columns (1) to (5) there shall be inserted after the entries relating to items 2 to 5A the following entries:

(1)	(2)	(3)	(4)	(5)
5B Wall referred to in regulation E18 (6)(*b*)	exposure of garage side of wall to test by fire	*	*	*

and

(*d*) in the entry relating to item 10 in column (1), there shall be substituted for the word and reference "or E13(2)(*b*)" the references ", E13(2)(*c*), E13(3)(*c*)".

(3) There shall be added after Table 1 the following Table:

TABLE 2 to REGULATION E1
(Designation of plastics materials)

Type (1)	Description of material (2)	Method of test in accordance with BS 2782: 1970 (3)	Criteria (to be satisfied by each specimen used for test purposes unless otherwise prescribed) (4)
1	Any plastics material	102C	The softening point of the material (expressed as the arithmetic mean of the softening points of the two specimens used) does not exceed 120°C
2	Any plastics material which satisfies both tests	102C	The softening point of the material (expressed as the arithmetic mean of the softening points of the two specimens used) does not exceed 120°C
		508A	When tested in a thickness of 3 mm, the rate of burning does not exceed 50 mm/min
3	Polyvinyl chloride	508A	(i) The flame does not reach the first mark; and (ii) the duration of flame or after-glow after the removal of the burner does not exceed 5 seconds
4	Polyvinyl chloride	508C	The distance of travel of the flame does not exceed 75 mm
5	Polyvinyl chloride	508D	(i) The specimen flames or glows for not more than 5 seconds; (ii) any material dropped from the specimen does not continue to burn after reaching the base of the test apparatus; (iii) charring or scorching does not extend over an area exceeding 20% of the area of the underside of the specimen; and (iv) the length of the charred or scorched edge of the underside of the specimen does not exceed 50 mm

18. In regulation E7 (External walls) (as substituted by the Building (First Amendment) Regulations 1973) there shall be substituted for the words "purpose group III" in paragraph (1)(*c*) the words "purpose group II or III".

19. In regulation E10 (Protected shafts) there shall be inserted after paragraph (10) the following paragraph:

"(11) If a protected shaft contains a pipe conveying gas, the shaft shall be adequately ventilated direct to the external air.".

20. In paragraph (5) of regulation E11 (Fire-resisting doors) (as substituted by the Building (First Amendment) Regulations 1973) there shall be substituted for the reference "E13(2)(*b*)" the references "E13(2)(*c*), E13(3)(*c*)".

21. In regulation E12 (Penetration of elements of structure by pipes) (as substituted by the Building (First Amendment) Regulations 1973) there shall be omitted from paragraph (3)(*d*) the word "branch" and the words "for the passage of a stack pipe".

22. In regulation E13 (Stairways) (as substituted by the Building Regulations (First Amendment) Regulations 1973) there shall be substituted for paragraph (2) the following paragraphs—

"(2) Any building of purpose group I which has three or more storeys shall be so designed and constructed as to comply with the following provisions—

(*a*) any internal stairway, together with 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 which has fire resistance of not less than the minimum period required by regulation E5 for elements of structure forming part of the storey in which it is situated;

(*b*) subject to paragraph (3), the space associated with the stairway and enclosed by the fire-resisting structure within the ground storey of the building shall extend to an external doorway which provides ready access to a place of safety outside the building (that is to say, a place in which persons would be in no danger from fire within the building); and

(*c*) any opening in the fire-resisting 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.

(3) The requirements of paragraph (2)(*b*) shall not apply if—

(*a*) the fire-resisting structure enclosing the stairway within the ground storey of the building contains two or more openings each of which affords a route to an external doorway which provides ready access to a place of safety outside the building;

(*b*) each such route is separated from any other such route by structure having not less fire resistance than the minimum period referred to in paragraph (2)(*a*); and

(*c*) any opening in such structure is fitted with a door which has fire resistance of not less than half an hour and complies with the requirements of regulation E11.".

23. In regulation E15 (Restriction of spread of flame over surfaces of walls and ceilings) (as substituted by the Building (First Amendment) Regulations 1973)—

(*a*) in paragraph (1)(*a*)—

(i) in the definition of "ceiling" there shall be omitted the word "skylight"; and

(ii) after the definition of "circulation space" there shall be inserted the following definition:

"rooflight" includes any domelight, lantern light, skylight or other element intended to admit daylight;";

(*b*) in paragraphs (1)(*c*) and (1)(*d*) there shall be omitted the words "or skylight";

(*c*) for the proviso to paragraph (1)(*e*) there shall be substituted the following proviso:

"Provided that the face of any plastics material Type 1 shall not be regarded as a surface of Class O unless—

(i) the material is bonded throughout to a substrate which is not a plastics material and the material in conjunction with the substrate satisfies the test criteria prescribed in (ii) above; or

(ii) the material satisfies the test criteria prescribed in (ii) above and is used as the lining of a wall so constructed that any surface which would be exposed if the lining were not present satisfies the said test criteria and is the face of any material other than a plastics material Type 1;";

(*d*) in paragraph (4)(*a*)(i) after the words "purpose group" there shall be inserted the figure "I,";

(*e*) in paragraph (4)(*a*)(ii) for the dimension "2.5m²" there shall be substituted the dimension "5m²";

(*f*) in paragraph (4)(*a*)(iii) for the dimension "3.5m" there shall be substituted the words "2.8m if each part is a rooflight which complies with the provisions of paragraph (5) or 3.5m in any other case";

(*g*) in paragraph (4)(*b*)(iv) for the proportion "15%" there shall be inserted the proportion "20%"; and

(*h*) after paragraph (4) there shall be added the following paragraph:

"(5) The provisions referred to in paragraph (4)(*a*)(iii) are—

(*a*) that the rooflight is so designed and installed that every part of the internal surface of the light-transmitting material is above the general plane of the ceiling by not less than one quarter of the greatest dimension of that material measured internally on plan; and

(*b*) that any exposed internal surface (other than the frame of the rooflight) between the light-transmitting material and the general plane of the ceiling is of a class not lower than that required for the surface of the ceiling.".

24. In regulation E16 (Exceptions permitting ceilings to consist of plastics materials) (as substituted by the Building (First Amendment) Regulations 1973)—

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

"(*a*) rigid sheeting of plastics material Type 3 if the face of the sheeting which is not the surface of the ceiling is exposed to the external air; or"; and

(*b*) in paragraph (3)—

(i) in sub-paragraph (*a*) there shall be substituted for the words from "polyvinyl" to "if" inclusive the words "plastics material Type 4 or 5 if"; and

(ii) in sub-paragraph (*b*) there shall be substituted for the words from "any" to "if" inclusive the words "plastics material Type 2 if".

25. In regulation E17 (Roofs) (as substituted by the Building (First Amendment) Regulations 1973)—

(*a*) there shall be substituted for paragraph (6) the following paragraph:

"(6) Nothing in this regulation shall prevent—

(*a*) any part of a roof being constructed of glass or rigid sheeting of plastics material Type 3 being in either case material which cannot be designated in accordance with regulation E1(4) if either—

(i) that part of the roof is not less than 6m from any boundary; or

(ii) that part of the roof is less than 6m from any boundary, and the roof is that of a garage, conservatory or outbuilding having a floor area not exceeding 40 m^2 (whether or not attached to or forming part of another building) or is the roof of, or a canopy over, a balcony, verandah, open carport, covered way or detached swimming pool; or

(*b*) any part of a roof being constructed of a layer of material described in column (1) of the Table to this regulation if—

(i) the inner surface of that layer constitutes part of a ceiling and complies with regulation E15(4);

(ii) the area of roof which separates that part from any other such part is covered by non-combustible material; and

(iii) that part is not less than the distance specified in that Table from any point on a boundary."; and

(*b*) there shall be added after paragraph (6) the following Table:

TABLE to REGULATION E17

(Minimum distance of certain parts of a roof from boundary)

Description of material (1)	Minimum distance from boundary (in m) (2)
1. Material designated AD, BD, CA, CB, CC, or CD or not capable of designation owing to low softening temperature	6
2. Material designated DA, DB, DC, or DD	22

26. In regulation F3 (Maximum U value of walls, floors and perimeter walling) (as introduced by the Building (Second Amendment) Regulations 1974) there shall be substituted for sub-paragraph (*b*) of paragraph (3) the following sub-paragraph:

"(*b*) the U value of any window opening situated in walling required to have a U value not exceeding 1.0 shall be assumed to be 5.7 if it has single glazing or 2.8 if it has double glazing; and".

27. There shall be substituted for Part H (Stairways and Balustrades) the Part set out in Schedule 1 to these regulations.

28. In regulation L1 (Application and interpretation of Part L) there shall be inserted in paragraph (1) after the definition of "flue pipe" the following definition:

"gas fire" means a flued appliance for heating one room, mainly by the emission of radiant heat, and not comprising any water heating component;".

29. In regulation L8 (Deemed-to-satisfy provisions regarding materials for the construction of flue pipes for Class I appliances)—

(*a*) in paragraph (*a*) there shall be substituted for the reference "*BS 41: 1964*" the reference "*BS 41: 1973*"; and

(*b*) in paragraph (*b*) there shall be substituted for the reference "*BS 835: 1967*" the reference "*BS 835: 1973*".

30. In regulation L16 (Deemed-to-satisfy provisions regarding materials for the construction of flue pipes for Class II appliances)—

(*a*) in paragraph (*b*) there shall be substituted for the reference "*BS 41: 1964*" the reference "*BS 41: 1973*";

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

"(*c*) *sheet metal flue pipes and fittings which comply with BS 715: 1970 excluding the reference to epoxy resin from Table 2 of that publication;*"; and

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

" (i) *comply with BS 835: 1973 or (except where they form a flue serving an incinerator) BS 567: 1973; and*".

31. In regulation M8 (Class II appliances), there shall be substituted for paragraph (5), the following paragraph:

"(5) Subject to the exceptions in respect of gas appliances contained in regulation M9, the appliance shall discharge into either—

(*a*) a flue in a chimney, appliance ventilation duct or flue pipe which complies with the relevant provisions of Part L relating to Class II appliances; or

(*b*) a flue in a chimney built under former control which complies with the relevant provisions of Part L relating to Class II appliances (excluding regulation L14); or

(*c*) in the case of a gas fire, a flue in a chimney which complies with the relevant provisions of Part L relating to Class I appliances (excluding, if the chimney were built under former control, regulation L6).".

32. Part Q shall be omitted.

33. In Part A of Schedule 1—

(*a*) in column (4), in the entry relating to Class 6 there shall be substituted for the words "section 221(1) of the Town and Country Planning

Act 1962(a)" the words "section 290(1) of the Town and Country Planning Act 1971(a);

(*b*) in column (1), for the entry relating to Class 7 there shall be substituted the following:

"A greenhouse (other than a building within Class 1 or a building wherein the primary purpose is the selling of goods by retail) having a ground storey only the floor of which is not more than 1.2m below the level of the adjoining ground and which—

(i) 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%;

(ii) is used solely for agriculture as defined in section 290(1) of the Town and County Planning Act 1971;

(iii) is wholly detached from any building which contains dwelling accommodation; and

(iv) is so situated that no part of it is within the permitted boundary of any building which is of purpose group I (other than a building described in regulation E20), purpose group II or purpose group III and has been or is being erected on land occupied in common with the greenhouse.

For the purpose of sub-paragraph (iv) hereof, "permitted boundary" means a notional line drawn round that other building at the least distance from every part of it which would ensure that, if the line were the actual boundary and that building were newly constructed, there would be no contravention of regulation E7 in relation to it"; and

(*c*) there shall be substituted for the footnote "**(a)** 1962 c. 38." the footnote "**(a)** 1971 c. 78.".

34. In Schedule 4—

(*a*) in sub-paragraph (i) of the preamble, there shall be substituted for the reference "BS 881 & 589: 1955" the reference "BS 881 & 589: 1974";

(*b*) in column (1) of Table 1, there shall be substituted for the words "Keruing, North Borneo" the words "Keruing, Sabah"; and

(*c*) in Table 3—

(i) in relation to item 1, there shall be substituted for the references "BS 144: 1954" in column (1) and "BS 913: 1954" in column (2) the references "BS 144: 1973" and "BS 913: 1973" respectively;

(ii) in relation to item 2, there shall be substituted for the reference "BS 913: 1954" in column (2) the reference "BS 913: 1973";

(iii) in relation to item 3, there shall be substituted for the reference "BS 4072: 1966" in columns (1) and (2) in each case the reference "BS 4072: 1974"; and

(iv) in relation to item 4, for the entry in column 1 there shall be substituted the following entry:

"4. Copper naphthenate Type 1 to BS 5056: 1974".

35. For Schedule 5 there shall be substituted the schedule which is set out in Schedule 2 to these regulations.

36. In Schedule 6 (as substituted by the Building (Second Amendment) Regulations 1974)—

(*a*) in rule 1(*b*) there shall be substituted for the reference "*BS 881 & 589: 1955*" the reference "*BS 881 & 589: 1974*"; and

(*b*) in column (1) of the Table to rule 2 there shall be substituted for the entry "*Pine, pitch*" the entries "*Pine, Caribbean pitch*" and "*Pine, American pitch*".

37. For Schedule 7 there shall be substituted the schedule which is set out in Schedule 3 to these regulations.

38. In Schedule 8—

(*a*) in Part V A relating to encased steel stanchions—

(i) beneath the heading to the table, there shall be inserted the following note:

"(*Note: In the following table, figures in brackets are applicable only in relation to universal columns of serial size 203 × 203 (8 × 8) as designated in BS 4: Part 1: 1972*)"; and

(ii) in relation to item 4 in section (A) of the table and item 7 in section (B) of the table, there shall be substituted in each case for the figures "*44*", "*19*", "*15*", "*10*" and "*10*" the figures "(*70*)", "(*30*)", "(*25*)", "(*20*)", and "(*10*)" respectively;

(*b*) in Part V B relating to encased steel beams—

(i) beneath the heading to the table, there shall be inserted the following note:

"(*Note: In the following table, figures in brackets are applicable only in relation to universal beams of serial size 254 × 146 (10 × 5¾) as designated in BS 4: Part 1: 1972*)";

(ii) in relation to item 2 in section (A) of the table and item 4 in section (B) of the table, there shall be substituted in each case for the figures "*44*", "*19*", "*15*", "*10*" and "*10*" the figures "(*70*)", "(*30*)", "(*25*)", "(*20*)" and "(*10*)" respectively; and

(iii) in item 7 of section (B) of the table there shall be substituted for the reference "*BS 1105: 1963*" the reference "*BS 1105: 1972*"; and

(*c*) in Part VI relating to encased aluminium alloy stanchions and beams, there shall be omitted from section (A) of the table the whole of the entry relating to item 1.

39. In Table 1 in Part II of Schedule 9, in the sections relating to "Enclosing rectangle 21m high" and "Enclosing rectangle 24m high" there shall be substituted in each case for the figure "0.5" in the column under the sub-heading "20" the figure "1.0".

40. In Schedule 11 (as introduced by the Building (Second Amendment) Regulations 1974)—

(*a*) in Part I—

(i) in paragraph (*b*) of item 3 in Table 1, there shall be inserted after the word "*surface*" the words "*of the inner leaf*"; and

(ii) in column (1) of Table 2, there shall be substituted for the entry relating to item 5 the following entry:

"*5. Fibre building board: insulating board or bitumen impregnated insulating board*";

(b) in Part II, in column (1) of Table 4, there shall be substituted for the entry relating to item 3 the following entry:

"*3. Fibre building board; insulating board or bitumen impregnated insulating board*";

(*c*) in Part III, in relation to item 7 in Table 6—

(i) in column (2)(*b*) there shall be inserted the figure "*46*"; and

(ii) in column (2)(*c*) the figure "*46*" shall be omitted; and

(*d*) in Part IV—

(i) for sub-paragraph (*c*) of rule 2 there shall be substituted the following sub-paragraph:

"(*c*) $\dfrac{AaUa + AbUb + AcUc}{Aa + Ab + Ac} \leqslant 1.8$

where—

Aa is the area of walling required by regulation F3(1) to have a U value not exceeding 1.0 and window openings therein;

Ab is the area of walling required by regulation F3(1) to have a U value not exceeding 1.7;

Ac is the area of walling assumed in accordance with regulation F3(3)(a) to have a U value not exceeding 0.5;

Ua is the average U value of walling required to have a U value not exceeding 1.0 and window openings therein and is equal to—

$$\frac{5.7A_1 + 2.8A_2 + Uf\,Af}{A_1 + A_2 + Af}$$

where—

A_1 *is the aggregate area of window openings having single glazing;*

A_2 *is the aggregate area of window openings having double glazing;*

Af is the area of walling required to have a U value not exceeding 1.0; and

Uf is the actual U value of walling required to have a U value not exceeding 1.0;

Ub is the actual U value of walling required to have a U value not exceeding 1.7;

Uc is the value 0.5; and

$\leqslant$ *means "equal to or not greater than".*"; and

(ii) for rule 4 there shall be substituted the following rule:

"4. *For the purpose of this Part of this schedule—*

(*a*) *the area of walling shall be measured on its inner face;*

(*b*) *any reference to the area of walling required by regulation F3(1) to have a U value not exceeding 1.0 or 1.7, as the case may be, shall be construed as a reference to that area including the area of any opening therein which, in accordance with regulation F3(3)(c), is assumed to have a U value equivalent to that of the wall in which it is situated; and*

(*c*) *any reference to the area of perimeter walling shall be construed as a reference to that area including all openings therein.*".

41. For Schedule 13 (as introduced by the Building (First amendment) Regulations 1973 and as amended by the Building (Second Amendment) Regulations 1974) there shall be substituted the schedule which is set out in Schedule 4 to these regulations.

Regulation 27

SCHEDULE 1

PART TO BE SUBSTITUTED FOR PART H (STAIRWAYS AND BALUSTRADES) OF THE PRINCIPAL REGULATIONS

PART H

STAIRWAYS, RAMPS, BALUSTRADES AND VEHICLE BARRIERS

Interpretation of Part H

H1.—(1) In this Part—

"associated landing" means that portion of any floor, balcony, platform or similar place, or of any paving or ground, which is situated at the top or bottom of a stairway, ramp or stepped ramp;

"balcony" includes a gallery;

"balustrade" includes a wall, screen or railing;

"deemed length" has the meaning assigned by paragraph (2)(*a*);

"dwelling" means a house, flat or maisonette;

"flight" means that part of a stairway or stepped ramp which consists of a step or consecutive steps;

"going"—

(*a*) in relation to a tread, means the distance (measured on plan) between its nosing and the nosing of the tread, ramp or landing next above it; and

(*b*) in relation to a landing, means the distance (measured on plan) across the landing along the projection of the centre line of the flight, ramp or section thereof at the top or bottom of which the landing is situated;

"landing"—

(*a*) means a platform situated between consecutive flights of a stairway; and

(*b*) unless the context otherwise requires, includes an associated landing;

"length", in relation to a tread, means the least distance (measured on plan) between the sides of the tread;

"nosing" means the front edge of a tread and includes the edge of the top surface of any landing or ramp which is situated at the top of a flight;

"parallel tread" means a tread having a uniform width throughout that part of its length which is within the width of the stairway;

"pitch" means the angle between the pitch line and the horizontal;

"pitch line" means a notional line which connects the nosings of all treads in a flight with the nosing of the landing or ramp at the top of the flight, extends down to the landing or ramp at the bottom of the flight and (subject to the provisions in relation to head J in the Table to regulation H3) forms the greatest possible angle to the horizontal;

"ramp" means any part of a building which provides a route of travel for pedestrians or wheelchair users and has an inclined surface;

"rise" means the vertical distance—

(*a*) between two consecutive treads; or

(*b*) between a tread and the top surface of a landing or ramp immediately above or below that tread; or

(*c*) if a threshold forms or surmounts the nosing of a tread or landing, between the top of the threshold and the top surface of the tread or landing at the bottom of the step;

"small room" means any room having a floor area not exceeding $4m^2$ in the case of a building or compartment of purpose group I, II or III or $30m^2$ in any other case;

"stairway" means any part of a building which provides a route of travel and is formed by a single flight or by a combination of two or more flights and one or more intervening landings;

"step" does not include any threshold which—

(*a*) has a height not exceeding 40mm in the case of an internal doorway or 75mm in the case of an external doorway; or

(*b*) is provided for the purposes of regulation E18(6)(*c*);

"stepped ramp" means any part of a building which provides a route of travel and is formed by a combination of one or more flights and one or more ramps;

"tapered tread" means a tread which has a greater width at one side than at the other and a going which changes at a constant rate throughout its length;

"tread" means the upper surface of a step;

"vehicle park" does not include a car showroom, a garage or carport of purpose group I or a single storey building comprising two or more garages each of which has an area not exceeding 40m²; and

"width"—

(*a*) in relation to a tread, means the least distance from the nosing of the tread to the face of the riser or, if there is no riser, to the back edge of the tread; and

(*b*) in relation to a stairway, ramp or stepped ramp or section thereof, means its unobstructed width, that is to say, clear of handrails and other projections; and, for this purpose, no account shall be taken of any string not exceeding 30mm in thickness.

(2) For the purposes of this Part—

(*a*) if consecutive tapered treads are of different lengths, each such tread shall be deemed to have a length equal to the length of the shorter or shortest of those treads; and "deemed length" shall be construed accordingly;

(*b*) any reference to a specified purpose group shall be construed as a reference to that purpose group as designated in the Table to regulation E2;

(*c*) the purpose group of a building or compartment shall be determined in accordance with regulation E2 except that, if a building or compartment is used or intended to be used for more than one purpose, it shall be regarded as being of the purpose group appropriate to that one of the uses in relation to which this Part prescribes the most onerous standard; and

(*d*) any portion of a stairway, ramp or stepped ramp serving more than one compartment shall, if the compartments are of different purpose groups, be regarded as serving that one of the compartments in relation to which this Part prescribes the most onerous standard.

General requirements for stairways, ramps and stepped ramps

H2.—(1) Any stairway, ramp or stepped ramp shall comply with the following requirements insofar as they are relevant—

(*a*) subject to paragraph (2)(*a*), there shall be a landing at the top and bottom of—

(i) any stairway;

(ii) any ramp which does not form part of a stepped ramp; and

(iii) any stepped ramp;

(*b*) subject to paragraph (2)(*b*), any such landing and any landing situated between consecutive flights of a stairway shall be level and free from obstruction;

(*c*) over the whole width of any stairway, ramp or stepped ramp (including its associated landings) there shall be clear headroom of not less than 2m measured vertically from the pitch line or, where there is no pitch line, from the top surface of any ramp or landing;

(*d*) if any flight or ramp is subdivided into sections—

(i) the width of each section shall be not less than 1m; and

(ii) a handrail shall be provided between adjacent sections;

(*e*) subject to paragraph 2(*c*), no door, shutter or threshold shall be placed across any flight or ramp or (except a wicket gate) between any landing and any flight or ramp;

(*f*) if any stairway, ramp or stepped ramp (other than one which is external and serves exclusively one dwelling) is intended to serve as a means of escape or might be so used—

(i) equipment for artificially lighting all parts thereof (including its associated landings) shall be installed; and

(ii) any such installation shall either incorporate means whereby the lighting may be controlled by any person using the stairway, ramp or stepped ramp or means whereby the lighting may be caused to operate whenever light is required by such a person; and

(*g*) if any tread, ramp or landing is permitted by regulation H3 or H4 to be formed of slats or perforated material and is so formed, no opening in any part of the upper surface thereof within the width of the flight, ramp or landing shall exceed 20mm in width.

(2) Notwithstanding the requirements of paragraphs (1)(*a*), (1)(*b*) and (1)(*e*) respectively—

(*a*) the provision of a landing between an external doorway of a building and a stairway or ramp shall not be required if—

(i) the door opens inwards; and

(ii) the total rise of the stairway or ramp does not exceed 600mm;

(*b*) a landing of even ground or paving at the top or bottom of an external flight or ramp may slope at a gradient not exceeding 1 in 12; and

(*c*) a door or shutter may be placed in line with a single step which provides access to a shop window or small room.

Further requirements for stairways

H3.—(1) Subject to the provisions of paragraph (2), any stairway (including its associated landings) shall comply with the requirements set out in the Table to this regulation insofar as they are relevant.

(2) For the purposes of paragraph (1), any stairway serving a building or compartment of purpose group II or VII in respect of which column (4) of the Table to this regulation is relevant to part and column (5) is relevant to the remainder shall be considered as a stairway to which column (4) is relevant to the whole if the part to which column (4) is relevant is the part furthest from the nearest accessible way out of the building.

(3) Any stairway shall be so constructed that—

(*a*) there are not more than 36 rises in consecutive flights without a change in the direction of travel of 30° or more;

(*b*) the pitch of any flight is not greater than the pitch of any other flight which is further from the nearest accessible way out of the building; and

(*c*) if it is exposed to the weather, the total rise from the bottom to the top of the stairway does not exceed 6m.

(4) Any flight shall be so constructed that—

(*a*) subject to the provisions of paragraph (5), each tread (irrespective of whether its nosing is straight or curved on plan) is either a parallel tread or a tapered tread;

(*b*) subject to the provisions of paragraph (6), the rise of any step is uniform throughout its length and is the same as the rise of every other step in the flight;

(*c*) each tread is level;

(*d*) the width of each tread, measured at any part, is not less than the going of the tread at that part;

(*e*) the length of each tread is not less than the width of the stairway;

(*f*) the nosing of any tread which has no riser below it overlaps on plan the back edge of the tread next below it by not less than 15mm;

(*g*) all parallel treads have the same going;

(*h*) all consecutive tapered treads have—

(i) the same going measured at the centre of the length (or, if applicable, the deemed length) of each tapered tread;

(ii) the same rate of taper; and

(iii) their narrow ends at the same side of the flight; and

(*j*) if the flight forms part of a building of purpose group I, a building or compartment of purpose group II used by persons under the age of five years or a building or compartment of purpose group III, there is no open rise or opening in a riser of such size as would permit the passage through it of a sphere having a diameter of 100mm.

(5) Notwithstanding the requirements of paragraph (4)(*a*), either side or both sides of the two treads at the bottom of a flight may be rounded or splayed if the tread otherwise complies with the requirements for a parallel or tapered tread.

(6) The requirements of paragraph (4)(*b*) shall not apply to a step which is at the top or bottom of a flight and adjoins ground or paving outside a building if that step has a rise measured at the centre of the flight which is the same as the rise of the other steps in the flight.

(7) The treads and landings of any stairway to which column (4) of the Table to this regulation relates shall not be constructed of slats or perforated material.

TABLE TO REGULATION H3
(Specific requirements for stairways)

Head	Building or compartment of purpose group I or III— Any stairway within a dwelling or serving exclusively one dwelling	Building or compartment of purpose group I or III— Any stairway for common use in connection with two or more dwellings	Building or compartment of purpose group II or VII— Any stairway— (*a*) within or serving a building or compartment of purpose group II other than a stairway for use solely by staff; or (*b*) serving a part of a building or compartment of purpose group VII more than 100m² in area and used for assembly purposes	Building or compartment of purpose group II, III, IV, V, VI, VII or VIII— Any stairway other than a stairway to which either column (2), (3) or (4) relates
(1)	(2)	(3)	(4)	(5)
A. Width of stairway (subject to the provisions of Part EE)	Not less than— (*a*) 600mm in the case of a stairway providing access only to— (i) one room, not being a living room or kitchen; or (ii) a bathroom and a watercloset; or (*b*) 800mm in any other case	Not less than 900mm	Not less than 1m	Not less than— (*a*) 800mm in the case of a stairway within or serving a part of a building or compartment which is not capable of being used or occupied by more than 50 persons; or (*b*) 1m in any other case
B. Additional requirements for stairways over 1.8m in width	—	—	Each flight to be so subdivided into sections that each section is— (*a*) not less than 1m nor more than 1.8m in width; and (*b*) separated from any other such section by a handrail complying with the requirements set out against head K	Each flight to be so subdivided into sections that each section is— (*a*) not less than 1m nor more than 1.8m in width; and (*b*) separated from any other such section by a handrail complying with the requirements set out against head K

C. Pitch of flight	Not exceeding 42°	Not exceeding 38°	—	—
D. Number of rises per flight This requirement shall not apply to any step giving access to a dais, stage, shop window or a small room only or situated at an external doorway	Except at the bottom of a stairway, not fewer than 2 nor more than 16	Not fewer than 2 nor more than 16	Not fewer than 3 nor more than 16	Not fewer than 3 nor more than 16
E. Height of rise	Not less than 75mm nor more than 220mm	Not less than 75mm nor more than 190mm	Not less than 75mm nor more than 180mm	Not less than 75mm nor more than 190mm
F. Going of step (subject to the provisions of head J)	Not less than 220mm	Not less than 240mm	Not less than 280mm	Not less than 250mm
G. Aggregate of the going and twice the rise of a step (subject to the provisions of head J). This requirement shall not apply to a flight which has only one rise	Not less than 550mm nor more than 700mm	Not less than 550mm nor more than 700mm	Not less than 550mm not more than 700mm	Not less than 500mm nor more than 700mm
H. Going of landings (subject to the provisions of Part EE)	Not less than the width of the stairway	Not less than the width of the stairway	Not less than the width of the stairway or (if the stairway is subdivided) the width of the wider or widest section	Not less than the width of the stairway or (if the stairway is subdivided) the width of the wider or widest section
J. Tapered treads	(*a*) The going of any part of a tread within the width of the stairway to be not less than 75mm *(*b*) The going to be not less than 220mm *(*c*) The aggregate of the going and twice the rise to be not less than 550mm nor more than 700mm	(*a*) The angle (measured on plan) formed by the nosing of the tread and the nosing of the tread or landing immediately above it to be not more than 15° *(*b*) The going to be not less than 240mm *(*c*) The aggregate of the going and twice the rise to be not less than 550mm nor more than 700mm	(*a*) The angle (measured on plan) formed by the nosing of the tread and the nosing of the tread or landing immediately above it to be not more than 15° *(*b*) The going to be not less than 280mm *(*c*) The aggregate of the going and twice the rise to be not less than 550mm nor more than 700mm	(*a*) The going of any part of a tread within the width of the stairway to be not less than 75mm (*b*) The angle (measured on plan) formed by the nosing of the tread and the nosing of the tread or landing immediately above it to be, in the case of a stairway 1m or more

TABLE TO REGULATION H3 (*continued*)

(1)	(2)	(3)	(4)	(5)
J. Tapered treads (*continued*)	*(d) The pitch to be not more than 42°	*(*d*) The pitch to be not more than 38°		in width, not more than 15° *(*c*) The going to be not less than 250mm *(*d*) The aggregate of the going and twice the rise to be not less than 550mm nor more than 700mm
	*For the purposes of (*b*), (*c*) and (*d*) above, the going, rise and pitch shall be measured at the central points of the length (or, where applicable, the deemed length) of a tread if the stairway is less than 1m in width, or at points 270mm from each end of the length (or where applicable the deemed length) of a tread if the stairway is 1m or more in width	*For the purposes of (*b*), (*c*) and (*d*) above, the going, rise and pitch shall be measured at points 270mm from each end of the length (or where applicable the deemed length) of a tread	*For the purposes of (*b*) and (*c*) above, the going and rise shall be measured at points 270mm from each end of the length (or where applicable the deemed length) of a tread	*For the purposes of (*c*) and (*d*) above, the going and rise shall be measured at the central points of the length (or, where applicable, the deemed length) of a tread if the stairway is less than 1m in width, or at points 270mm from each end of the length (or, where applicable, the deemed length) of a tread if the stairway is 1m or more in width
K. Handrails These requirements shall not apply to any side of a flight formed by fixed seating	Irrespective of the purpose group of the building or compartment— (*a*) any flight with a total rise of more than 600mm shall be provided with a handrail— (i) on each side of the flight if the width of the flight is 1m or more; and (ii) on the side where the tapered treads have the greater going if the flight is less than 1m in width and contains tapered treads; and (iii) on at least one side in any other case; and (*b*) any such handrail shall— (i) be so designed as to afford adequate means of support to persons using the flight (ii) be continuous for the length of the flight (except that any handrail need not extend beside the two steps at the foot of a stairway) (iii) be securely fixed at a height of not less than 840mm nor more than 1m (measured vertically above the pitch line); and (iv) be terminated by a scroll or other suitable means			

Further requirements for ramps

H4.—(1) Subject to the provisions of paragraph (2), any ramp (including its associated landings) shall comply with the requirements set out in the Table to this regulation insofar as they are relevant.

(2) For the purposes of paragraph (1), any ramp serving a building or compartment of purpose group II or VII in respect of which column (4) of the Table to this regulation is relevant to part and column (5) is relevant to the remainder shall be regarded as a ramp to which column (4) is relevant to the whole if the part to which column (4) is relevant is the part furthest from the nearest accessible way out of the building.

(3) Any ramp to which column (4) of the Table to this regulation relates shall not be constructed of slats or perforated material.

TABLE TO REGULATON H4
(Specific requirements for ramps)

Head	Building or compartment of purpose groups I or III— Any ramp within a dwelling or serving exclusively one dwelling	Building or compartment of purpose groups I or III— Any ramp for common use in connection with two or more dwellings	Building or compartment of purpose groups II or VII— Any ramp— (*a*) within or serving a building or compartment of purpose group II other than a ramp for use solely by staff; or (*b*) serving a part of a building or compartment of purpose group VII more than 100m² in area and used for assembly purposes	Building or compartment of purpose groups II, III, IV, V, VI, VII or VIII— Any ramp other than a ramp to which either column (2), (3) or (4) relates
(1)	(2)	(3)	(4)	(5)
A. Width of ramp (subject to the provisions of Part EE)	Not less than— (*a*) 600mm in the case of a ramp providing access only to— (i) one room, not being a living room or kitchen; or (ii) a bathroom and a watercloset; or (*b*) 800mm in any other case	Not less than 900mm	Not less than 1m	Not less than— (*a*) 800mm in the case of a ramp within or serving a part of a building or compartment which is not capable of being used or occupied by more than 50 persons; or (*b*) 1m in any other case
B. Slope of ramp	Not more than 1 in 12	Not more than 1 in 12	Not more than 1 in 12	Not more than 1 in 12

C. Going of landings (subject to the provisions of Part EE)	Not less than the width of the ramp	Not less than the width of the ramp	Not less than the width of the ramp or (if the ramp is subdivided) the width of the wider or widest section	Not less than the width of the ramp or (if the ramp is subdivided) the width of the wider or widest section
D. Handrails These requirements not to apply to any side of a ramp, if the side is formed by fixed seating	Irrespective of the purpose group of the building or compartment— (*a*) any ramp with a total rise of more than 600mm shall be provided with a handrail— (i) on each side if the width of the ramp is 1m or more; and (ii) on at least one side in any other case; and (*b*) any such handrail shall— (i) be so designed as to afford adequate means of support to persons using the ramp; (ii) be continuous for the length of the ramp; (iii) be securely fixed at a height of not less than 840mm nor more than 1m (measured vertically above the top surface of the ramp); and (iv) be terminated by a scroll or other suitable means			

Further requirements for stepped ramps

H5. Any stepped ramp (including its associated landings) shall be so constructed that—

(*a*) any flight and any associated landing situated at the top or bottom of a flight complies with the relevant requirements of regulation H3;

(*b*) any ramp and any associated landing situated at the top or bottom of a ramp complies with the relevant requirements of regulation H4; and

(*c*) the length of any ramp is not less than 1m nor more than 2m measured along the centre line of the route of travel.

Guarding of stairways, ramps, stepped ramps, landings, balconies and other places

H6.—(1) A balustrade shall be provided in each of the following positions—

(*a*) at each side of any flight or ramp except (if there is no opening or hole in the ground or floor near the bottom of the stairway)—

(i) beside the two steps at the bottom of a stairway; or

(ii) beside a stairway with a total rise of not more than 600mm; and

(*b*) at the perimeter of each of the following wherever such provision is necessary to ensure reasonable safety for persons having access thereto—

(i) any landing or floor;

(ii) any part of a balcony, platform, roof, vehicle park or other place to which persons have access for purposes other than maintenance or repair;

(iii) any rooflight in such a part of a roof;

(iv) the ground or paving adjacent to any area into which an external stairway or ramp descends to an extent exceeding 600mm (measured vertically) below the level of that ground or paving.

(2) Any balustrade required by paragraph (1) shall be so designed and constructed as to comply with the following provisions—

(*a*) subject to paragraph (3), the height of the balustrade (measured vertically from the pitch line in the case of a balustrade guarding a flight or from the top surface of the place guarded in any other case) shall be not less than the height prescribed in the Table to this regulation;

(*b*) the balustrade shall be capable of resisting the appropriate load specified in Table 3 of CP3: Chapter V: Part 1: 1967;

(*c*) any glazed part of the balustrade shall be formed of glass blocks, toughened glass or laminated safety glass; and

(*d*) if the balustrade forms part of a building of purpose group I, a building or compartment of purpose group II used by persons under the age of five years or a building or compartment of purpose group III, there shall be no opening in the balustrade of such size as would permit the passage through it of a sphere having a diameter of 100mm except (in the case of a balustrade guarding a flight) any triangular opening formed by a tread, a rise and the bottom edge of the balustrade if that bottom edge is not more than 50mm above the pitch line.

(3) Notwithstanding the requirements of paragraph (2)(*a*), the top of a portion of any balustrade guarding a landing at the top of a flight or ramp may be continuous with, and at the same angle as, the top of a balustrade guarding that flight or ramp.

TABLE TO REGULATION H6
(Minimum height of balustrade)

Description of balustrade (1)	Minimum height of balustrade (2)
1. Balustrade (including any superimposed padded rest) which guards a balcony in a building of purpose group VII and is immediately in front of fixed seating	790mm
2. Balustrade guarding a flight which is within a dwelling or serves only one dwelling	840mm
3. Balustrade guarding a flight other than a balustrade described in item 2	900 mm
4. Balustrade guarding a ramp, landing or floor which is within a dwelling or serves only one dwelling	
5. Any balustrade not described in items 1 to 4	1.1 m

Vehicle barriers

H7. Any floor or roof used as a vehicle park and any part of a building used as a vehicular route thereto shall be guarded (except across any entrance or exit) at every part of the perimeter of the area so used which is at or above the level of any adjacent floor, vehicular route, street or ground by a barrier complying with clause 9 of CP3: Chapter V: Part 1: 1967.

Regulation 35

SCHEDULE 2

NEW SCHEDULE TO BE SUBSTITUTED FOR SCHEDULE 5 TO THE PRINCIPAL REGULATIONS

Regulation B4

SCHEDULE 5

AREAS IN WHICH SPECIAL TREATMENT OF SOFTWOOD TIMBER IS REQUIRED

The following areas are those in which the provisions of regulation B4 (Special treatment of softwood timber in certain areas) apply—

The District of Bracknell
The Borough of Elmbridge
The District of Runnymede
The Borough of Spelthorne
The Borough of Surrey Heath
The Borough of Woking
The Borough of Guildford other than the area of the former borough of Guildford
The District of Hart other than the area of the former urban district of Fleet
In the Borough of Rushmoor the area of the former urban district of Farnborough
The District of Waverley other than the areas of the former borough of Godalming and the urban district of Haslemere
In the Royal Borough of Windsor and Maidenhead the Parishes of Old Windsor, Sunningdale and Sunninghill

SCHEDULE 3 Regulation 37

NEW SCHEDULE TO BE SUBSTITUTED FOR SCHEDULE 7 TO THE PRINCIPAL REGULATIONS

SCHEDULE 7 Regulations D15 and D16

RULES FOR SATISFYING REQUIREMENTS AS TO STRUCTURAL STABILITY OF CERTAIN WALLS

PART I: APPLICATION, INTERPRETATION AND RULE FOR MEASUREMENT

Application

1.—(1) *Subject to the conditions specified in paragraph (2) in respect of the building and in paragraph (3) in respect of the wall, the provisions of this schedule shall apply to any external wall, separating wall or internal loadbearing wall which—*

(a) forms part of—

(i) the ground storey or an upper storey of a residential building having not more than three storeys; or

(ii) a small building or annexe described in rule 14; and

(b) is of a type more particularly described in Part III of this schedule.

(2) *The conditions in respect of the building to which reference is made in paragraph (1) are—*

(a) that the design wind speed (Vs) for the building, derived in accordance with regulations D2(2)(c) from the basic wind speed (V) multiplied by factors S1, S2 and S3, does not exceed 44m/sec if, for the purposes of determining factor S2—

(i) Class B building size is assumed; and

(ii) allowance is made for the height above ground of the building if it is situated on or near a cliff or escarpment;

(b) that the imposed load on any floor, ceiling or roof of the building, determined in accordance with the provisions of regulation D2, does not exceed—

(i) 2.0 kN/m² distributed or 1.8 kN concentrated on any floor above the ground storey; or

(ii) 0.25 kN/m² distributed and 0.9 kN concentrated, or alternatively 720 N/m² distributed, on any ceiling; or

(iii) 0.75 kN/m² distributed or 0.9 kN concentrated on any roof; and

(c) that the building is so designed that—

(i) no part of any wall or roof thereof is higher than 15m above the level of the lowest finished surface of the ground adjoining the building; and

(ii) at the level of the finished surface of the ground adjoining the building and at any higher level, the width of the building and the width of any wing thereof which projects more than twice its own width from the remainder of the building are at least one half of the height of the building and one half of the height of the wing respectively, measured in either case from that level to the highest part of any wall or roof thereof; and

(iii) the area of each storey or, if the building is sub-divided by buttressing walls complying with rule 4(1) and (3), the area of each sub-division does not exceed 70 m² if the area is wholly bounded by walls each of which complies with rule 4(1) and (3), 11, 12, 13 or 14 or 30m² if the area is bounded by such walls on all but one side.

(3) *The conditions in respect of the wall to which reference is made in paragraph (1) are—*

(a) that the wall is constructed—

(i) in the case of an external wall or separating wall, either as a solid wall or cavity wall of bricks or blocks properly bonded and solidly put together with mortar or as a solid wall of stone, flints, clunches of bricks or other burnt or vitrified material laid otherwise than in horizontal beds or courses and solidly put together with mortar; or

(ii) in the case of an internal loadbearing wall other than a separating wall, as a solid wall of such bricks or blocks;

(b) (subject to rule 14(1)(d)) that each end of the wall is bonded or otherwise securely tied to a buttressing wall, pier or chimney;

(c) that the wall does not exceed 12m in height or length;

(d) that the wall in each storey of its height extends the full height of that storey;

(e) that the wall does not support floor members having a span exceeding 6m measured between the centres of their bearings or other forms of support given to the members;

(f) that, if the level of the finished surface of the ground or the surface of the site concrete at one side of the wall differs from that at the other side of the wall, the thickness of the wall (being a solid wall or a cavity wall having the cavity filled with fine concrete) or the sum of the thicknesses of the leaves of the wall (being any other cavity wall) is not less than one quarter of that difference, the thickness being measured in either case at the higher level;

(g) that the wall (except when transmitting wind load) does not sustain or transmit any lateral thrust other than that due to the circumstances described in sub-paragraph (f); and

(h) that the wall does not transmit a combined dead load and imposed load exceeding 70 kN/m at its base.

Interpretation

2.—(1) *In this schedule unless the context otherwise requires—*

"base" in relation to a wall means the underside of that part of the wall which immediately rests upon the footings or foundations or other structure by which the wall is carried;

"buttressing wall" includes a return wall;

"floor lateral support" has the meaning assigned by paragraph (3);

"pier" includes a buttress;

"required thickness" means the thickness required by these rules;

"roof lateral support" has the meaning assigned by paragraph (3);

"separating wall" means a wall or part of a wall which is common to two adjoining buildings each of which is of a type described in rule 1(1)(a);

"supported wall" means a wall to which support is afforded by a buttressing wall, pier or chimney or by floor lateral support or roof lateral support as the case may be;

"wall" shall be construed in accordance with rule 4(2); and

"width" in relation to a building or wing of a building means at any level the least horizontal dimension of the building or wing which can be shown at that level on an elevation of its wall structure from any direction.

(2) *Notwithstanding the provisions of regulation A2(11)(b)(iv), if a wall or other assembly is to be constructed of bricks or blocks which do not comply with a British Standard but have modular dimensions derived from BS 4011: 1966 and a size limit prescribed in this schedule applies to a dimension of that wall or assembly which would be determined by one of the dimensions of a brick or block, that dimension may deviate from the prescribed size limit by an amount not exceeding the deviation from work size permitted by a British Standard which relates to bricks or blocks, as the case may be, of the same material.*

(3) *For the purposes of this schedule, "floor lateral support" and "roof lateral support" mean support afforded to a wall so as to restrict movement of that wall in either direction at right angles to its length by a floor or roof, as the case may be, which—*

(*a*) *is adequate as a frame or diaphragm to transfer lateral forces to the buttressing walls, piers and chimneys of the building; and*

(*b*) *holds or restrains the supported wall by connections which comply with the specification given in the Table to this rule or by other means which are not less capable of transmitting lateral forces.*

Table to Rule 2

(Specification of connections)

Description of floor (1)	*Description of roof* (2)	*Specification of connection between floor or roof and supported wall* (3)	*Circumstances to which reference is made in column (3)* (4)
1. Concrete floor	*1. Concrete roof*	*1. Irrespective of the direction of span of the floor or roof, a bearing onto the supported wall of not less than 90mm—* *(a) throughout the length of the wall; or* *(b) if the circumstances described in column (4) are relevant, throughout the length of each portion of the wall which is situated on either side of the opening*	*The circumstances to which reference is made in column (3) are as follows—* *(a) the supported wall is an external wall or separating wall part of which is adjacent to an opening in a floor or roof for a stairway or other purpose;* *(b) the opening extends for a distance not exceeding 3m measured parallel to the wall; and* *(c) there is no other interruption of the lateral support*
2. Concrete or timber floor	*2. Concrete or timber roof*	*2. Mild steel anchors which have a minimum cross-section of 30mm × 5mm and are provided so as to anchor the floor or roof to the supported wall—* *(a) at intervals of not more than 2m in buildings having not more than two storeys or 1.25m in any other case; or* *(b) if the circumstances described in column (4) are relevant, at such intervals on either side of the opening as will result in the provision of as many anchors as would be provided if there were no opening*	

3. Floor which— *(a) forms part of a house having not more than two storeys; and* *(b) has timber members spanning so as to penetrate into the supported wall at intervals of not more than 1.2m*	*3. Roof which—* *(a) has a pitch of 15° or more;* *(b) is tiled or slated;* *(c) is of a type known by local experience to be resistant to damage by wind gusts;* *(d) has timber members spanning onto the supported wall at intervals of not more than 1.2m*	*3. Bearing by each timber member of not less than 90mm—* *(a) throughout the length of the wall; or* *(b) if the circumstances described in column (4) are relevant, throughout the length of each portion of the wall which is situated on either side of the opening*	
4. Floor which forms a junction with the supported wall, such wall being an internal wall other than a separating wall	*4. Roof which forms a junction with the supported wall, such wall being either—* *(a) an external wall; or* *(b) an internal wall other than a separating wall*	*4. Abutment by the floor or roof on both sides of the supported wall throughout the length of that wall*	

Rule for the measurement of the height of a storey and the height and length of a wall

3.—(1) *For the purposes of this schedule, the height of a storey and the height and length of a wall shall be measured in accordance with this rule.*

(2) *The height of the ground storey of a building shall be measured from the base of the wall and the height of an upper storey shall be measured from the level of the underside of the floor of that storey in each case to whichever of the following levels is appropriate—*

(*a*) *the level of the underside of the floor next above it; or*

(*b*) *if there is no such floor and the storey does not comprise a gable, the level of the roof lateral support; or*

(*c*) *if there is no such floor and the storey comprises a gable—*

(*i*) *the level midway between the base of the gable and the top of the roof lateral support along the line of the roof slope; or*

(*ii*) *if, in addition to roof lateral support along the line of the roof slope, there is lateral support at or about the level of the ceiling, the level of that lateral support.*

(3) *The height of a wall shall be measured—*

(*a*) *in the case of a wall not comprising a gable, from its base to the highest point excluding any parapet which does not exceed 1.2m in height; or*

(*b*) *in the case of a separating wall comprising a gable, from its base to the base of the gable; or*

(*c*) *in the case of any other wall comprising a gable, from its base to a level midway between the base of the gable and the top thereof.*

(4) *The length of a wall shall be measured from the centre of the buttressing wall, pier or chimney at one end of the wall to the centre of the buttressing wall, pier or chimney at the other end of the wall.*

PART II: DESIGN AND CONSTRUCTION OF WALLS TO WHICH SCHEDULE 7 APPLIES

Provision of buttressing walls, piers and chimneys

4.—(1) *Any wall to which this schedule applies shall be bonded or otherwise securely tied at each end to a buttressing wall, pier or chimney which—*

(*a*) *is so designed and constructed as to afford lateral support to that wall from the base to the top of that wall;*

(*b*) *is constructed of materials having not less resistance to crushing than that required for the materials of which the supported wall is constructed and is solidly put together with mortar; and*

(*c*) *notwithstanding paragraph (3), is of such a size as will ensure the stability of the supported wall.*

(2) *If buttressing walls, piers or chimneys are bonded or otherwise securely tied to any wall to which this schedule applies intermediately between those provided at the ends of that wall in accordance with paragraph (1)—*

(*a*) *that wall shall be deemed to be divided thereby into distinct lengths;*

(*b*) *each such distinct length shall for the purposes of this schedule be deemed to be a wall; and*

(*c*) *any reference in this schedule to a wall to which this schedule applies shall be construed as a reference to each such distinct length.*

(3) *Any such buttressing wall shall—*

(*a*) *be bonded or otherwise securely tied at one end to the supported wall and at the other end to a buttressing wall, pier or chimney;*

(*b*) *measure in length, from the centre of the supported wall to the centre of that buttressing wall, pier or chimney, not less at any level than one sixth of the height of the supported wall measured from that level to the top of the supported wall;*

(*c*) *if it is not a wall to which rule 11, 12, 13 or 14 applies, measure in thickness not less than the greater of the following dimensions—*

(*i*) *one half of the thickness prescribed for a wall of the same height and length by rule 11 less 5mm; or*

(ii) *75mm if it forms part of a house and the supported wall does not as a whole exceed 6m in height and 10m in length; or*

(*iii*) *90mm in any other case; and*

(*d*) *be so designed and constructed that—*

(*i*) *no opening or recess (other than an opening or recess not exceeding 0.6m² in area) is nearer to the point of junction with the supported wall than 550mm; and*

(*ii*) *the number, size and position of any openings or recesses in the wall are not such as to impair the lateral support afforded to the supported wall.*

(4) *Any such pier shall—*

(*a*) *extend from the base of the supported wall to the roof lateral support or, if there is no such support, to the top of that wall;*

(*b*) *at any level project from the supported wall to a distance not less than twice the required thickness of that wall at that level;*

(*c*) *have a width of not less than 190mm; and*

(*d*) *at any level have a horizontal sectional area (excluding that portion of the supported wall which is bonded to or within the pier) of not less than that of a pier having a projection and width equal to twice the required thickness of the wall at that level.*

(5) *Any such chimney shall have—*

(*a*) *a horizontal sectional area (excluding any fireplace opening or flue) of not less than the area required by paragraph (4) for a pier; and*

(*b*) *an overall thickness of not less than twice the required thickness of the supported wall.*

Loading

5. *Any load carried by a wall to which this schedule applies shall be properly distributed.*

Openings and recesses

6.—(1) *Adequate means of supporting the superstructure shall be provided over every opening and recess in any wall to which this schedule applies.*

(2) *The number, size and position of openings or recesses in any such wall shall not be such as to impair the stability of the wall or any adjoining wall or any part thereof.*

(3) *Without prejudice to the requirements of paragraph (2), in any wall to which this schedule applies—*

(*a*) *at each side of every opening or recess there shall be provided a length of wall not less in extent (measured parallel to the length of the wall) than one sixth of the width of the opening of recess;*

(*b*) *any part of the wall between two openings or recesses shall be not less in length than one sixth of the combined width of both openings or recesses; and*

(*c*) *the aggregate width of all openings and recesses formed at any one level shall not exceed two-thirds of the length of the wall at that level.*

Chases

7.—(1) *The number, size or position of chases in any wall to which this schedule applies shall not be such as to impair the stability of the wall or any part of the wall.*

(2) *Without prejudice to the requirements of paragraph (1)—*

(a) *no vertical chase shall be formed in any such wall to a greater depth than one-third of the thickness of the wall or, if the wall is a cavity wall, of that leaf of the wall in which the chase is formed; and*

(b) *no horizontal chase shall be formed in any such wall to a greater depth than one sixth of the thickness of the wall or, if the wall is a cavity wall, of that leaf of the wall in which the chase is formed.*

Overhanging

8. *The extent to which any part of a wall to which this schedule applies overhangs a part below it shall not be such as to impair the stability of the wall or any part of the wall.*

Bricks and blocks

9.—(1) *Bricks or blocks used in any wall to which this schedule applies (other than a wall constructed of materials to which reference is made in rule 11(3)(b)) shall—*

(a) *be composed of—*

(i) *burnt clay, siliceous sand and lime, crushed siliceous rock and lime, or concrete (including aerated concrete or concrete made with lightweight aggregate); or*

(ii) *square-dressed natural stone laid on natural bed;*

(b) *have an aggregate volume of solid material not less than 50% of the total volume of the brick or block calculated from its overall dimensions; and*

(c) *have a resistance to crushing (expressed in newtons per square millimetre of gross horizontal area) of not less than—*

(i) *5 N/mm², being bricks, or 2.8 N/mm², being blocks, if the height of each storey in which the wall or part thereof is situated does not exceed 2.7m and the bricks or blocks are used for the construction of any wall of a residential building having one or two storeys or a separating wall, internal loadbearing wall or the inner leaf of an external wall in each case forming part of the uppermost two storeys of a residential building having three storeys; or*

(ii) *7 N/mm² in any other circumstances.*

(2) *For the purposes of this rule, aerated concrete and concrete made with lightweight aggregate shall be deemed to be solid material.*

Mortar

10. *Mortar used in any wall to which this schedule applies shall be—*

(a) *cement-lime mortar composed of Portland cement (either ordinary, rapid-hardening or blast furnace), calcium lime (either non-hydraulic or semi-hydraulic) and fine aggregate in the proportion (measured by volume of the materials when dry) of one part of cement, one part of lime and not more than six parts of fine aggregate; or*

(b) *any other type of mortar of equivalent or greater strength.*

PART III: THICKNESS OF WALLS TO WHICH SCHEDULE 7 APPLIES

Thickness of certain external walls and separating walls

11. (1) *Subject to paragraph (2), this rule shall apply to any external wall or separating wall which—*

(a) *is constructed as a solid wall of materials to which paragraph (3) refers; and*

(b) *is provided with roof lateral support throughout its length and, if the length of the wall exceeds 3m, floor lateral support at the top of each storey.*

(2) *This rule shall not apply to—*

(a) *any parapet to such a wall; or*

(*b*) *any part of an external wall which is constructed as a bay for, or as a gable over, a bay window and is situated above the level of the cill of the lowest window opening in that bay.*

(3) *The thickness of any such wall—*

(*a*) *if constructed of bricks or blocks, shall (subject to rule 14) be not less than the thickness specified in column (3) of the Table to this rule according to its height and length; or*

(*b*) *if constructed of stone, flints, clunches of bricks or other burnt or vitrified material, shall be not less than one and one third times the thickness required by this paragraph for a wall constructed of bricks or blocks; and*

(*c*) *in addition and irrespective of the materials of which it is constructed—*

(*i*) *in any storey, shall be not less than one sixteenth part of the height of that storey; and*

(*ii*) *in any part, shall be not less than the thickness of any other part of the wall which that part supports.*

Table to Rule 11

(*Minimum thickness of certain external walls and separating walls*)

Height of wall (*1*)	*Length of wall* (*2*)	*Minimum thickness of wall* (*3*)
Not exceeding 3.5m	*Nor exceeding 12m*	*190mm for the whole of its height*
Exceeding 3.5m but not exceeding 9m	*Not exceeding 9m*	*190mm for the whole of its height*
	Exceeding 9m but not exceeding 12m	*290mm from the base for the height of one storey, and 190mm for the rest of its height*
Exceeding 9m but not exceeding 12m	*Not exceeding 9m*	*290mm from the base for the height of one storey, and 190mm for the rest of its height*
	Exceeding 9m but not exceeding 12m	*290mm from the base for the height of two storeys, and 190mm for the rest of its height*

Thickness of certain cavity walls

12.—(1) *This rule shall apply to any external wall or separating wall which is constructed as a cavity wall of two leaves, each leaf being constructed of bricks or blocks, and complies with the following conditions—*

(*a*) *the wall is provided with roof lateral support throughout its length and, if the length of the wall exceeds 3m, floor lateral support at the top of each storey;*

(*b*) *the leaves are each not less than 90mm in thickness at any level and are securely tied together by ties complying with BS 1243: 1972 or other not less suitable ties, the ties being placed at distances apart not exceeding 900mm measured horizontally and 450mm measured vertically; and, in addition, there is provide as near as practicable to any opening a tie to every 300mm of height if the leaves are not connected by a bonded jamb;*

(*c*) *the width of the cavity at any level is neither less than 50mm nor more than—*

(*i*) *100mm if vertical-twist type ties are used and are placed at distances apart not exceeding 750mm measured horizontally and 450mm measured vertically; or*

(*ii*) *75mm in any other case; and*

(*d*) *if the height of courses does not permit the spacing of cavity ties in accordance*

with sub-paragraph (b) or (c), the spacing is varied but the number of ties per unit area is maintained.

(2) *The sum of the thickness of the two leaves of any such wall and 10mm shall not be less than the thickness which would be required by rule 11 for a solid wall of the same height and length.*

Thickness of certain internal loadbearing walls

13.—(1) *This rule shall apply to any internal loadbearing wall (not being a separating wall) which—*

(a) *is constructed as a solid wall of bricks or blocks; and*

(b) *has floor or roof lateral support at the top of each storey.*

(2) *The thickness of any such wall shall comply with the following provisions—*

(a) *if the wall is situated otherwise than as described in sub-paragraph (b), the sum of the thickness of that wall and 5mm shall not be less than half the thickness which would be required by rule 11 for an external wall or separating wall of the same height and length; or*

(b) *if the wall is situated in the lowest storey of a building having three storeys, the thickness of that wall shall not be less than the thickness required by sub-paragraph (a) or 140mm whichever is the greater.*

Thickness of external walls of certain small buildings and annexes

14.—(1) *This rule shall apply to any external wall which—*

(a) *forms part of—*

(i) *a building having one storey other than a residential building if the width of that building (measured in the direction of the span of the roof) does not exceed 9m and the height of its walls does not exceed 3m; or*

(ii) *an annexe (which expression includes a porch, verandah, loggia, conservatory, greenhouse, garage, tool shed, fuel store, watercloset, lavatory, wash-house or other outbuilding) if such annexe does not exceed 3m in height and forms part of or is attached to a residential building, whether or not it opens directly into that building;*

(b) *is constructed as a solid wall of bricks or blocks;*

(c) *is not subjected to any load other than wind load and the distributed load of the roof of the building or annexe of which it forms part; and*

(d) *(unless it is a wall of less than 2.5m in height and length) is bonded at each end and intermediately to buttressing walls or piers which—*

(i) *are so placed that the wall is divided into distinct lengths each of which does not exceed 3m; and*

(ii) *are of such size as will ensure the stability of the supported wall and are in any case not less than 190mm square in horizontal section.*

(2) *Notwithstanding rule 11(3)(a), the thickness of any such external wall may be not less than 90mm.*

Thickness of parapets

15. *The thickness of any parapet to a wall to which this schedule applies shall not be less than the greater of the following dimensions—*

(a) *one quarter of its height; and*

(b) *if the parapet is of solid construction, the thickness of the wall on which it is carried or 190mm whichever is the less; or*

(c) *if the parapet is of cavity construction, the thickness of the wall on which it is carried or the least thickness required by rule 12 whichever is the less.*

SCHEDULE 4 Regulation 41

NEW SCHEDULE TO BE SUBSTITUTED FOR SCHEDULE 13 (AS INTRODUCED BY THE BUILDING (FIRST AMENDMENT) REGULATIONS 1973 AND AS AMENDED BY THE BUILDING (SECOND AMENDMENT) REGULATIONS 1974) TO THE PRINCIPAL REGULATIONS;

SCHEDULE 13 Regulation A2(7)(*b*)

AMENDMENTS TO PUBLICATIONS TO WHICH SPECIFIC REFERENCE IS MADE IN THE BUILDING REGULATIONS 1972 AS AMENDED

Table A. British Standards

Publication (1)	Amendment slip		Context (4)
	Serial number (2)	Reference number (3)	
BS 4: Part 1: 1972	—	—	Schedule 8, Part V, Section A Schedule 8, Part V, Section B
BS 41: 1973	—	—	L 8(*a*) L 16(*b*)
BS 65 & 540: Part 1: 1971 ..	—	AMD 1202	L 6(1)(*a*)(iii) L 16(*a*)
BS 144: 1973	1	AMD 1427	Schedule 4, Table 3, item 1
BS 449: Part 2: 1969	1 2 3 4	AMD 416 AMD 523 AMD 661 AMD 1135	D 9 Schedule 8, Part V, section A(A), item 1(*b*) Schedule 8, Part V, section B(A), item 1(*b*)
Supplement No. 1 (PD 3343) to BS 449: Part 1: 1970 ..	1	AMD 734	
Addendum No. 1 (PD 4064) to BS 449: Part 1: 1970 ..	1 2	PD 4390 AMD 735	
BS 476: Part 1: 1953	1 2	AMD 409 AMD 686	E 1(5), proviso (i) Table 1 to E 1 E 15(1)(*f*), proviso
BS 476: Part 3: 1958	1	PD 3276	E 1(4)
BS 476: Part 4: 1970	—	—	A 2(1)
BS 476: Part 6: 1968	1	AMD 549	E 7(4), proviso E 15(1)(*e*)(ii)
BS 476: Part 7: 1971	—	—	E 15(1)(*f*)
BS 476: Part 8: 1972	—	—	E 1(5) Table 1 to E 1
BS 567: 1973	—	—	L 16(*e*)(i)
BS 690: Part 2: 1971	—	—	Table to B 3, item 13
BS 690: Part 3: 1973	—	—	Table to B 3, item 13
BS 690: Part 4: 1974 ..	—	—	Table to B 3, item 13
BS 715: 1970	—	—	L 16(*c*)

Table A. British Standards (continued)

Publication (1)	Amendment slip: Serial number (2)	Amendment slip: Reference number (3)	Context (4)
BS 747: Part 2: 1970	—	—	Schedule 10, Part I, Note Schedule 10, Part IV(B), Note
BS 835: 1973	—	—	L 8(*b*) L 16(*e*)(i)
BS 881 & 589: 1974	—	—	Schedule 4, preamble, (i) Schedule 6, rule 1(*b*)
BS 882: Part 2: 1973	—	—	C 4(*a*) D 7(*c*)
BS 913: 1973	—	—	Schedule 4, Table 3, items 1 and 2
BS 1105: 1972	—	—	Schedule 8, Part V, section B(B), item 7
BS 1142: Part 2: 1971	—	—	Table to B 3, item 7
BS 1181: 1971	—	—	L 6(1)(*a*)(i) L 14(1)(*a*)(iii)
BS 1243: 1972	—	—	Schedule 7, rule 12(1)(*b*)
BS 1250: Part 1: 1966	—	—	M 8(3)(*b*)(ii) M 8(4), proviso
BS 1297: 1970	—	—	Schedule 6, rule 2(*c*)
BS 2750: 1956	1	PD 5065	G 6(2)
BS 2782: 1970	1 2 3	AMD 936 AMD 999 AMD 1524	E 1(6) Table 2 to E 1
BS 2989: 1967	—	—	Table to B 3, item 12
BS 3051: 1972	—	—	Schedule 4, Table 3, item 2
BS 3083: 1959	—	—	Table to B 3, item 12
BS 3452: 1962	—	—	C 5(*d*)
BS 3590: 1970	—	—	Schedule 8, Part VII, footnote † Schedule 8, Part VIII, footnote "A"
BS 4011: 1966	—	—	Schedule 7, rule 2(2)
BS 4072: 1974	—	—	B 5(*a*) C 5(*d*) Schedule 4, Table 3, item 3
BS 4471: Part 1: 1969	1	AMD 750	A 2(11)(*b*)(ii)
BS 4514: 1969	1 2	AMD 712 AMD 1288	Table to E 12, specification (*b*)
BS 4543: 1970	1 2	AMD 749 AMD 919	L 22(2)(*a*) L 22(2)(*d*)

Table A. British Standards (continued)

Publication (1)	Amendment slip: Serial number (2)	Amendment slip: Reference number (3)	Context (4)
BS 4876: 1972	—	—	M 5(1)
BS 4978:1973	—	—	Schedule 6, rule 2(*b*)
BS 5056: 1974	—	—	Schedule 4, Table 3, item 4

Table B. British Standard Codes of Practice

Publication (1)	Amendment slip: Serial number (2)	Amendment slip: Reference number (3)	Context (4)
CP 3: Chapter IV: Part 1: 1971	1 2	AMD 851 AMD 1077	EE 4
CP 3: Chapter IV: Part 2: 1968	—	—	EE 4
CP 3: Chapter IV: Part 3: 1968	1	PD 6407	EE 4
CP 3: Chapter V: Part 1: 1967	1 2 3	AMD 141 AMD 587 AMD 1024	D 2(2)(*a*) D 2(2)(*b*) H 6(2)(*b*) H 7
CP 3: Chapter V: Part 2: 1972	—	—	D 2(2)(*c*)
CP 101: 1972	—	—	D 6
CP 110: Part 1: 1972	1	AMD 1553	D 5(1)(*a*) D 11(1)(*a*) D 21(1)(*a*)
CP 110: Part 2: 1972	—	—	D 5(1)(*a*) D 11(1)(*a*)
CP 110: Part 3: 1972	—	—	D 5(1)(*a*) D 11(1)(*a*)
CP 111: Part 2: 1970	1	AMD 744	D 15(*a*)
CP 112: Part 2: 1971	1	AMD 1265	D 14(*a*) and (*b*)
CP 112: Part 3: 1973	—	—	D 14(*c*)
CP 114: 1969	1 2	AMD 1241 AMD 1552	D 5(1)(*b*) D 11(1)(*b*) D 21(1)(*b*)
CP 115: 1969	1 2	AMD 1242 AMD 1551	D 11(1)(*b*) D 21(1)(*b*)
CP 116: 1959	1 2	AMD 1239 AMD 1550	D 11(1)(*b*) D 21(1)(*b*) D 21(4)

Table B. British Standard Codes of Practice (continued)

Publication (1)	Amendment slip: Serial number (2)	Amendment slip: Reference number (3)	Context (4)
CP 116: Addendum No. 1: 1970	—	—	D 11(1)(*b*) D 21(1)(*b*) D21(4)
CP 117: Part 1: 1965	—	—	D 18
CP 118: 1969	1	AMD 1129	D 10(1) D 10(2)
CP 121: Part 1: 1973	—	—	D 15(*b*)
CP 144: Part 3: 1970	—	—	Table to B 3, item 5 Schedule 10, Part IVB, item 1
CP 221: 1960	—	—	Table to B 3, item 11
CP 402.201: 1952	1 2 3	PD 2998 PD 4054 PD 5724	E 4(1), proviso Table to E 5, Part 1, footnote y
CP 2004: 1972	—	—	D 4

Table C. Other Publications

(1)	(2)	(3)	(4)
*Standard Industrial Classification, Third Edition, 1968 ..	—	—	Schedule 1, Part A, Class 8

* Issued by Central Statistical Office.

Signed by authority of
the Secretary of State.
12th August 1975.

R. Freeson,
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 1972. They come into operation on 1st December 1975, 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 deal with—

(*a*) the substitution of a revised Part H (Stairways, Ramps, Balustrades and Vehicle Barriers). The revised Part introduces a number of changes in the technical requirements and its application is widened to control the design of stairways and ramps in all classes of buildings (regulation 27 and Schedule 1);

(*b*) the substitution of a revised Schedule 7 (Rules for satisfying requirements as to structural stability of certain walls). The revised rules differ substantially from those which they replace in two respects; they are applicable, in the main, only in relation to walls which form part of residential buildings having not more than three storeys and they take account of factors affecting the overall stability of a building which have become particularly significant in view of modern construction methods (Regulation 37 and Schedule 3);

(*c*) reductions in the height to width ratio specified in Part D (Structural stability) from 6:1 to 4½:1 for the construction of the external part of chimneys of bricks, blocks or plain concrete (regulation 15);

(*d*) the introduction of a requirement in Part E (Structural fire precautions) that the fire resisting structure enclosing the stairway in a house having three or more storeys shall be extended at ground level to an external doorway leading to a place of safety outside the building unless there are separate alternative routes from the enclosure to places of safety (regulation 22);

(*e*) changes in Part E introducing less onerous requirements for the use of rooflights in buildings (regulations 23 and 25); and

(*f*) the deletion of Part Q (Ashpits, wells, tanks and cisterns) (regulation 32).

There are also a number of minor amendments for other purposes including the bringing up to date as at 31st December 1974 of references to various technical publications which are incorporated with the Building Regulations 1972 as amended.

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