HOUSING.

Building Bye-Laws.

1928. No. 15.

Certain relaxations of Building Bye-Laws were made by the Ministry of Home Affairs by Order, dated 25th January, 1928, but as these Regulations ceased to be in force after 31st December, 1928, they are not printed at length in this volume. [Rules Publication Act (Northern Ireland) 1925, Sched., Art. 8.]

Grants.

THE HOUSING GRANT RULES (NORTHERN IRELAND), 1928.

1928. No. 22.

Rules.

The Ministry of Home Affairs for Northern Ireland, in pursuance of the powers conferred on it by the Housing Acts (Northern Ireland), 1890-1927, and of all other powers thereto enabling it, do hereby make the following Rules :—

Interpretation.

RULE I.—In these Rules, unless the contrary intention appears :

(*a*) The expression "Council" means a Rural District Council.

(*b*) The expression "persons or bodies of persons" shall mean persons or bodies of persons constructing houses in respect of which grants may be made under these Acts, but shall not be deemed to include any person or body of persons constructing houses as builders or contractors in pursuance of any contract entered into for such construction.

(*c*) The "Acts" mean the Housing Acts (Northern Ireland), 1890-1927.

(*d*) The "Ministry" means the Ministry of Home Affairs for Northern Ireland.

Measurement of superficial area.

RULE II.—The rules for the measurement of superficial area will be as follows :—

(*a*) The area will be measured within the external or containing walls of the house (so as to include the area of staircases, landings, interior walls, chimney breasts, bay windows and similar space) and, in the case of two-storey houses, will be the combined areas as so measured of the two storeys ; in the case of houses built in flats the space occupied by a staircase will not be included in measuring the area of a flat.

(*b*) Accommodation provided in an attic or storey formed in the roof will be included without regard to the use to which it may be intended to be put.

The area of so much of the attic as is less than 5 feet in height will be excluded in measuring the accommodation.

(*c*) Cellars will not be included.

(*d*) Outbuildings will be excluded if they are not an essential part of the house, but will be included if they provide accommodation which is necessary to the occupation of the house or is usually included within the containing walls of the house. Outbuildings are bulidings not communicating with the house which are outside the containing walls of the house, whether attached thereto or not. Examples of an outbuilding to be included are a w.c. or scullery. A tool shed, coal-house, wood shed, or bicycle shed would not be included, but where it appears from the method of construction that an outbuilding is intended to be subsequently used for accommodation usually provided within the containing walls of the house, the area of such outbuilding will be included. The area of an outbuilding to be included will be measured within the containing walls of that area.

(*e*) Covered area, such as the area of a verandah or porch, which is attached to but outside the containing walls of the house, will not be included as part of the area of the house, unless in the case of a porch being an enclosed porch, the area of which exceeds 30 square feet.

Planning and Standard of Construction.

RULE III.—Houses shall be constructed of brick, stone or concrete, or other form of construction previously sanctioned by the Ministry. The planning and standard of construction must comply with the requirements prescribed by Part II of Schedule II. of these Rules ; provided that grants will not be payable :—

(*a*) in respect of any house constructed by means of the conversion of an Army hut or similar structure ;

(*b*) in respect of any house which is constructed by the conversion, adaptation, or extension of an existing building ;

(*c*) in respect of any house which contains or is constructed for occupation with an office, shop, business premises, public garage, stable, or similar building.

Procedure.

RULE IV.—Persons or bodies of persons and local authorities* proposing to construct houses with a view to obtaining grants

*Local Authorities for the purposes of these Rules are Councils of County Boroughs and other Urban Districts and bodies of Town Commissioners.

and the officers of a local authority or a council shall observe the procedure outlined in Schedule I. to these Rules.

Definition of date of commencement.

RULE V.—A house shall be deemed to have been commenced on the day the actual construction of the foundations was begun. Excavation or the clearance of a site or cartage of materials thereto, is not deemed to be commencement of a house.

Questions.

RULE VI.—Any questions which may arise as to whether a grant is payable or any other questions as to the interpretation of these Rules shall be referred to and determined by the Ministry, whose decision shall be final.

Stipulations with regard to Rules made on 7th July, 1925, now revoked

RULE VII.—The Rules made by the Ministry on the 7th day of July, 1925, under the provisions of the Housing Acts (Northern Ireland), 1890-1925, are hereby revoked, but nothing herein contained shall affect the right of any person, body of persons or local authority to claim a grant which they may have been entitled to claim under the provisions of the said Rules. Nothing in these Rules, however, shall enable any person, body of persons, or local authority who has received, or is entitled to receive, a grant under these Rules in respect of any house to claim a grant in respect of the same house under the Rules made by the Ministry on the 7th July, 1925.

Title.

RULE VIII.—These Rules may be cited as the Housing Grant Rules (Northern Ireland), 1928.

Given under the Seal of the Ministry of Home Affairs for Northern Ireland this 22nd day of February, in the Year of our Lord One Thousand Nine Hundred and Twenty-eight.

Geo. A. Harris,
Secretary.

(L.S.)

SCHEDULE I.

PROCEDURE WHICH MUST BE FOLLOWED IN REGARD TO HOUSES BUILT BY PRIVATE PERSONS OR BODIES OF PERSONS.

1. Plans shall be submitted to the County Borough Council, Urban District Council, Town Commissioners or Rural District Council in whose area the houses are proposed to be erected in the form required by the bye-laws (if any) in force with regard to new streets and buildings or by any local Act. In every case, whether bye-laws are in force or not, there shall be submitted to the Council (or Town Commissioners) concerned by the person or persons who propose to construct the houses :—

(*a*) A block plan (in duplicate) to a scale of 1/500, or other scale of not less than one inch to 44 feet, showing the lay-out, roads and sewers ; and

(*b*) Complete plans, sections and specifications (in duplicate) of the proposed house or houses, to a scale of not less than one inch to eight feet. The over-all dimensions, heights of ceilings, sizes of bearing and roof timbers should be shown in figures on the plan.

(*c*) An undertaking in writing made by an endorsement upon the plans that the standard of construction will be in accordance with Part II. of Schedule II. or equivalent thereto.

(*d*) Where any form of construction other than brick, stone or concrete approved by the Ministry is proposed, a description of the method to be adopted and an undertaking that the construction will be carried out strictly in the form approved and will comply with the conditions in Part II. of Schedule II. so far as they are applicable.

2. On receipt of such plans and other documents, the Council (or Town Commissioners) concerned shall cause them to be examined with all possible speed by their Surveyor or other qualified person specially authorised by them with the approval of the Ministry, and, subject to the compliance of the plans and specifications with the conditions set out in Schedule II. below, shall prepare, in triplicate, a Certificate (Certificate A) under the hand of their Clerk, Surveyor, or other duly authorised person, in the form set out in Schedule III. below. One copy of the Certificate, accompanied by one set of the plans, sections and specifications marked with the approval of the Council (or Town Commissioners) shall be issued to the person or body of persons concerned; the second copy of the Certificate, together with the duplicate set of plans, etc., will be retained by the Council (or Town Commissioners) as the case may be, and the third copy of the Certificate shall be forthwith forwarded to the Ministry.

The houses should not be commenced until the receipt of the certificate accompanied by the approved plans from the Council (or Town Commissioners) concerned. Before the foundations of the house or houses are laid notification should be sent to the Ministry intimating that it is proposed to lay the foundations, and specifying the date on which it is intended to lay them.

If any doubt, difficulty or dispute arises in regard to the issue or refusal to issue a certificate, the question may be referred by any of the parties concerned to the Ministry whose decision shall be final.

3. When houses have been completed in the area of a County Borough Council, Urban District Council or Town Commissioners, the person or body of persons constructing the houses shall apply to the Council (or Town Commissioners) concerned for a Certificate that they have been completed in a proper and workmanlike manner and that body shall at once cause the houses to be examined by their Surveyor or other qualified person specially authorised by them, and if satisfied shall issue a Certificate (Certificate B) in the form set out in Schedule IV. If the body concerned refuse or neglect to grant such a Certificate, any person aggrieved may appeal to the Ministry, and the Ministry, if satisfied that the Certificate has been unreasonably or wrongfully withheld, may issue the Certificate.

When houses have been completed in a Rural District the person or body of persons concerned shall apply to the Ministry† for Certificates of completion, enclosing with the application the relative Certificate A issued to them by the Council (or Town Commissioners) concerned.

4. County Borough Councils, Urban District Councils and Town Commissioners shall keep a register of applications made to them and of Certificates A. and B. issued by them, and shall give a serial number to each of the Certificates A and also to each of the Certificates B. A Rural District Council shall observe the same procedure as regards Certificates A. issued by them.

5. The Council in whose area houses are proposed to be built may require the applicant to give an undertaking in writing to pay to them, in respect of any expenses incurred by them in the examination of plans and any other work involved in connection with the application, a fee not exceeding £3 3s. 0d. (three guineas) for each type of house for which separate plans are required, provided that where more than three houses are to be erected to the same plan a fee not exceeding £1 1s. 0d. (one guinea) per house may be charged. The fee will be payable to the Urban Authority when Certificate B. is applied for, and to a Rural District Council when Certificate A. is issued.

6. When any person or body of persons constructing houses has received both the Certificates A. and B., he or they shall forward to the Ministry each of the original Certificates with a written application made on the back of Certificate B. in the form set out in Schedule IV. (Claim for Grant) for the grant claimed to be payable.

7. The Ministry if and when satisfied as to the correctness of the application will pay the amount of the grant, and will notify the Council or (Town Commissioners) concerned that the application has been approved. Upon receipt

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†Address :—Secretary, Ministry of Home Affairs (Local Government Department), Ocean Buildings, Belfast.

of this notification, the Council (or Town Commissioners) concerned shall pay such grant or make such loan to the person or body of persons concerned as may have been determined by the resolution passed by such Council (or Town Commissioners) under the Acts.

The Council (or Town Commissioners) concerned may further make arrangements for the remission of rates in respect of the houses concerned for whatever period may have been determined by the resolution passed by the Council (or Town Commissioners) concerned in accordance with the provisions of Section 3 of the Housing Act (Northern Ireland), 1925, as amended.

PROCEDURE IN REGARD TO HOUSES CONSTRUCTED BY LOCAL AUTHORITIES UNDER THE ACTS.

The proposals of County Borough Councils, Urban District Councils or Town Commissioners in regard to the construction of houses under the Acts shall be submitted to the Ministry in accordance with the procedure already in force with regard to applications for sanction to loans for carrying out Schemes under the Housing of the Working Classes Acts. Lay-out plans, house plans, &c., should be submitted in duplicate.

A formal certificate of approval of such proposals will be issued to the Local Authority by the Ministry when the Scheme is sanctioned.

When the houses have been completed a Certificate (Certificate B.) similar in form to that issued to private persons by the Council (or Town Commissioners) will be issued by the Ministry to the Council (or Town Commissioners) concerned if the Ministry is satisfied that they have been completed in a proper and workmanlike manner and in accordance with the conditions prescribed in the Acts and in the Rules made by the Ministry. Upon receipt of the Certificate the Local Authority shall make application for the grant payable on the form printed on the back of the Certificate.

SCHEDULE II.

CONDITIONS PRESCRIBED BY THE MINISTRY OF HOME AFFAIRS AS TO THE PLANNING AND CONSTRUCTION OF HOUSES IN RESPECT OF WHICH GRANTS MAY BE MADE UNDER THE HOUSING ACTS (NORTHERN IRELAND), 1890-1927.

In so far as the provisions of any building bye-laws are inconsistent with the conditions in this Schedule, such provisions shall not apply in respect of houses which comply with these conditions.

PART I.—PLANNING.

(*a*) *Site.*—The site must be reasonably dry. If there is any reason to apprehend flooding the ground floor must be raised to such a level as shall prevent water entering the house.

(*b*) *Number of Houses per acre.*—The standard to be aimed at should be not more than 30 houses to the acre, but on land partly developed, it will be within the discretion of the local authority to allow a larger number: provided that in no case shall the number of houses per acre exceed 40 without the express authority of the Ministry. The houses shall be set back not less than 30 feet from the centre of the street; but this requirement may be dispensed with by the Ministry in any particular case if it is satisfied, on the representation of the local authority concerned, that exceptional circumstances exist which render rigid adherence to the requirement undesirable.

(*c*) *Sizes of Rooms.*—The Local Authority or Council may, subject to the provisions in these Rules, exercise discretion as to the sizes of rooms to be permitted having regard to the circumstances and the character of the plan, but the Ministry points out that rooms of the following sizes which have been regarded as affording a desirable standard can be obtained within the limits permitted :—

Living room	about	132 sq. feet.
First Bedroom	„	110 „
Second „	„	90 „
Third Bedroom not less than 63 sq. feet.		

(*d*) *Height of rooms.*—No house shall be approved which contains a living room or bedroom of a less height than 8 feet. In the case of a room partly in the roof, the height of the ceiling shall be not less than 8 feet for at least two-thirds of the floor area.

(*e*) *Baths and W.C.'s.*—A house for which a sufficient water supply is available must be provided with a W.C., and, as a rule, with a bath. The Local Authority may dispense with the fitting of a bath if space for its future installation is provided. Where no sewerage is available a pail or other suitable closet must be provided.

(*f*) It shall be open to the Local Authority, where it appears to them desirable, to approve proposals with regard to the level, width, and construction of streets which do not comply in all respects with the building bye-laws in force.

(*g*) It shall be open to the Local Authority, where it appears to them desirable to permit the drainage of not more than 14 houses in any one case by a common drain.

PART II.*—CONSTRUCTION WHEN HOUSES ARE BUILT IN BRICK, STONE, CONCRETE OR OTHER FORM OF CONSTRUCTION APPROVED BY THE MINISTRY (SEE RULE III).

Houses shall comply with the standard of construction required by the following specification. It is intended, however, that the normal methods and materials which are customary in each particular district shall be adopted to the extent that such methods and materials do not fall below the standard hereby prescribed.

Specification.

Foundations.—Where the nature of the soil so requires, suitable foundations of concrete must be provided not less than 6 inches thick and 9 inches wider than the bases of the walls; the concrete to be composed of one part of Portland cement made to British standard to not more than seven parts of a good clean aggregate.

Surface Concrete.—Where the nature of the soil so requires, a bed of cement concrete 4 inches thick, or of an approved tar concrete 3 inches thick, is to be laid and well consolidated over the whole area covered by the house.

Drains.—The drains, sanitary work and plumbing are to be laid out and constructed to the approval of the Local Authority.

Bricks.—All bricks are to be good, hard and well-burnt.

Mortar.—Mortar is to be composed of one part of good lime and not more than three parts of clean sharp sand, or of one part of Portland cement made to British standard to five parts of sand.

Brickwork.—No main external brick wall is to be less than 9 inches thick if solid, or, if hollow, than two 4½-inch brick walls with a 2-inch cavity and with galvanized iron ties, two at least for every superficial yard. In exposed positions, external solid walls must be rendered in cement or finished rough cast. All division ground floor walls carrying upper floor joists are to be 4½ inches thick of brick or cement concrete. The joints of all brickwork are to be filled solid with mortar and well flushed up.

Ventilation.—Provision must be made for thorough ventilation under all ground floors constructed of wood.

Damp courses.—Lay adequate damp courses the full thickness of all walls.

Rendering.—Roughly render with cement mortar the faces of brickwork or walling over smoke flues passing through floors, ceilings and in roof spaces.

At least 4½ inches of fire proof cover must be provided between a flue and any woodwork.

Stone walls.—Stone walling, at least 18 inches in thickness, may be substituted for brickwork.

Roof coverings.—Roofs must be covered with tiles, slates, or other fire-resisting material, approved by the Ministry.

Flashing.—Where brickwork or stonework rises above the roof level proper lead flashing of at least 3 lbs. to the square foot must be provided.

Trap-doors.—In every house a suitable trap-door must be provided to afford access to the roof space.

Division walls.—Division walls in all cases must be carried up to the level of the slates.

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*Amended by S.R.O. 1928. No. 78 (page 119 *infra.*)

Concrete Houses.

Concrete Houses must be built in accordance with the Ministry's Standard Specification, a copy of which may be obtained on application to the Ministry, or to a special method of construction previously approved by the Ministry.

Timber.

General.—Timber in general must be straight, close grained, free from decay, and suitable in durability for the purpose intended.

All timber must be reasonably free from sapwood and waney edges. It shall not contain any loose, large, dead or rotten knots, or knots approximately one quarter the width of face in question.

Twist open shakes, cross shakes, upsets and splits will not be permitted.

All timber shall be properly seasoned and shall receive proper protection against the weather.

The timber used for external door frames, window frames and sashes shall be good quality red deal.

Home-grown timber for carcassing.—Home-grown timber may be used for carcassing, if of approved quality and thoroughly seasoned.

Spacing of timber.—All joists and rafters are to be spaced not more than 14 inches apart, centre to centre.

Floor joists.—The wood floors are to be constructed with joists of the following scantlings or of equal strength and suitable depths :—

	Dimensions. Inches.		Inches.
Length between bearings not exceeding 5 feet ..	4	×	$1\frac{1}{2}$
,, ,, ,, 6 ,, ..	$4\frac{1}{2}$	×	$1\frac{1}{2}$
,, ,, ,, 8 ,, ..	6	×	$1\frac{1}{2}$
,, ,, ,, 10 ,, ..	7	×	$1\frac{1}{2}$
,, ,, ,, 12 ,, ..	8	×	$1\frac{1}{2}$
,, ,, ,, 14 ,, ..	9	×	$1\frac{1}{2}$

Trimmers and trimming joists are to be twice the thickness of the ordinary joists. One row of herring-bone strutting is to be provided for a span exceeding eight feet.

Roofs.—The roofs are to be constructed with rafters of the following scantlings or of equal strength and suitable depths :—

	Dimensions. Inches.		Inches.
Length unsupported not exceeding 4 feet ..	3	×	$1\frac{1}{2}$
,, ,, ,, 5 ,, ..	$3\frac{1}{2}$	×	$1\frac{1}{2}$
,, ,, ,, 6 ,, ..	4	×	$1\frac{1}{2}$
,, ,, ,, 8 ,, ..	$4\frac{1}{2}$	×	$1\frac{1}{2}$

Where necessary, suitable braces, purlins, hips and valleys are to be provided.

Plastering.—The walls and ceilings of living rooms and bedrooms shall be plastered, or otherwise finished to the approval of the Local Authority.

Eaves gutters.—Eaves gutters are to be cast iron, the joints made in red lead and bolted, fixed on suitable brackets, or screwed to rafters or fascias.

Down pipes.—All the down pipes are to be cast iron.

Soil pipes.—All the soil and ventilating pipes are to be $3\frac{1}{2}$ inches cast iron dipped in Dr. Angus Smith's solution, the joints caulked and run with lead.

SCHEDULE III.

GRANTS TO PRIVATE PERSONS CONSTRUCTING HOUSES.
CERTIFICATE A.

To be prepared in Triplicate.
One Copy to be forwarded at once to the Ministry.

CERTIFICATE OF APPROVAL OF PROPOSALS TO CONSTRUCT HOUSES UNDER THE HOUSING ACTS (NORTHERN IRELAND), 1890-1927.

NOTE.—This Certificate must be carefully preserved by the person or body

of persons to whom it is granted, and must be sent to the Ministry of Home Affairs for Northern Ireland together with the first Certificate B issued in respect of the houses certified therein.

To* Certificate No.

of

This is to certify that the Council have approved the block plans, house plans and sections, and the method of construction proposed, as submitted to them on the

day of 192 by

of , in respect of the houses described below ;

And that the said plans and sections and method of construction comply with the conditions prescribed by the Ministry as to the planning and construction of houses, in respect of which grants may be made under the aforesaid enactments.

And that, subject to the conditions set out below, the person(s) named above appears to the Council to be eligible for the grants which the Ministry of Home Affairs may make under the Housing Acts (Northern Ireland) 1890-1927.

SCHEDULE.

Locality and Description of Houses.	No. of Houses.	Particulars of accommodation.	Superficial area. sqr. feet.	Method of construction.†	Grant payable.
(The Locality and description must be sufficient for identification)		Living Room ..... and ..... bedrooms.			£ per house.

The conditions referred to above are as follows :—

(*a*) The construction of the houses must be commenced within the period specified in the Acts.

(*b*) The houses when completed must be certified by the said Council§ or, on appeal, by the Ministry of Home Affairs, to have been completed in a proper and workmanlike manner and to be fit for occupation.

(*c*) If the houses are not so completed before the 1st day of April, 1929, no grant will be payable.

(*d*) The houses must comply with the standards of planning and construction prescribed in Schedule II. to the Rules made by the Ministry of Home Affairs.

(*e*) The houses to which this Certificate refers shall be open to inspection by any duly authorised Officer of the Council or of the Ministry of Home Affairs at any time before the grant is made.

*The persons named in the Certificate shall be the persons as defined in Rule I (b) of the Rules made by the Ministry.

†*e.g.*, Brick, stone, concrete or any approved method of construction. If available, the trade name of the method should be given.

§In the case of a Rural District Council by the Ministry.

(*f*) The Ministry of Home Affairs may in any case where they are not satisfied that the necessary conditions have been complied with refuse to make the grant of £80 or £100 as the case may be.

Given under my hand this day of 192

(Signed).....

‡Clerk of the
‡Surveyor to the
‡Authorised Officer of the } ....Council.

SCHEDULE IV.

GRANTS TO PRIVATE PERSONS CONSTRUCTING HOUSES.

CERTIFICATE B.

To be prepared in Triplicate.
One Copy to be forwarded at once to the Ministry.

CERTIFICATE THAT HOUSES CONSTRUCTED UNDER THE HOUSING ACTS (NORTHERN IRELAND) 1890-1927, HAVE BEEN COMPLETED IN A PROPER AND WORKMANLIKE MANNER.

Certificate No.....

NOTE.—This certificate must be carefully preserved by the person or body of persons to whom it is issued, and must be sent to the Ministry of Home Affairs for Northern Ireland in support of any claim that may be made for a grant.

To.....
of.....

This is to certify that each of the following houses comprised in Certificate A. numbered.....which was granted on.....19.....
by the.....Council, was completed fit for occupation on the date set opposite to its description below.

That the houses have been measured by me, or under my instructions, in accordance with the Rules prescribed by the Ministry of Home Affairs for Northern Ireland, and that the superficial area of each of the houses as so measured is that set opposite to its description below.

That the houses have been constructed in a proper and workmanlike manner and in compliance with the requirements as to size, materials, type of construction, &c., prescribed by the Acts and by the Ministry of Home Affairs in the Rules above referred to.

That the houses are of entirely new construction, and do not contain or are not constructed for occupation with an office, shop, business premises, public garage, stable, or similar building.

And that the houses are of a type for which a loan period of not less than sixty years is allowed by the Ministry of Home Affairs, or which has been specially approved by the Ministry.

*Locality and Description of Houses.	Date of Commencement.	Date of Completion.	Superficial Area. sq. feet.	No. of Houses.	Total Amount of Grants for which eligible. £

‡Strike out inappropriate words.
*The locality and description must be sufficient for identification.

Given under my hand this.....day of.....19.....

(Signed).....

Surveyor or other authorised Officer to the } .....Council.

If this Certificate does not include all the houses comprised in the Certificate A referred to, this should be clearly stated.

CLAIM FOR GRANT.

(NOTE.—Certificate A must accompany this claim unless it has already been lodged with and retained by the Ministry.)
To the Secretary,

Ministry of Home Affairs for Northern Ireland,
(Local Government Department),
Ocean Buildings, Belfast.

I / WE, being the person / body of persons to whom the foregoing certificate has been granted, hereby make application for payment of grant(s) amounting to £..... claimed by me / us under the Housing Acts (Northern Ireland), 1890-1927, in respect of the houses covered by the foregoing Certificate B.

I / WE certify that I / WE have not received or am / are entitled to receive any other Government contribution in respect of the houses included in the foregoing Certificate, nor do I / WE intend to claim any other such contribution.

Signature(s) :—

.....Signed by person

..... } or body of persons.

Address.....

.....

Date.....

THE HOUSING GRANTS (AMENDMENT) RULES (NORTHERN IRELAND), 1928.

1928. No. 78.

Whereas the Ministry of Home Affairs for Northern Ireland in pursuance of the powers conferred on it by the Housing Acts (Northern Ireland), 1890-1927, and of all other powers thereto enabling it, on the 22nd February, 1928, made Rules* (hereinafter referred to as " the principal Rules ") prescribing the conditions

*See S.R.O. 1928. No. 22 (p. 115 *supra*).