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0.1 Application

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Application

0.1

0.1.1 Introduction

[The Building \(Scotland\) Act 2003](#) gives Scottish Ministers the power to make building regulations to:

- secure the health, safety, welfare and convenience of persons in or about *buildings* and of others who may be affected by *buildings* or matters connected with *buildings*;
- further the conservation of fuel and power; and
- further the achievement of sustainable development.

This document gives guidance on how to comply with these regulations.

This is one of two Technical Handbooks, one covering *domestic buildings* and the other non-domestic *buildings*. These Technical Handbooks have been issued by Scottish Ministers for the purpose of providing practical guidance with respect to the requirements of the provisions of the building regulations under a notice given in accordance with Section 4(2) of the Building (Scotland) Act 2003. Each Handbook has seven sections. Section 0, this section, is identical in both Handbooks. It covers general issues and sets out how and when the regulations apply to *buildings* and *works*.

Both Handbooks are published in three forms, as printed loose leaf sheets with an A4 binder, on a single CD-rom, and on the Scottish Building Standards Agency web-site. It is quite acceptable to download and print off individual parts or sections of the Handbooks and all future amendments and updates will be included on the web-site.

Sections 1 to 6 give guidance on how to achieve the standards set by the regulations, and there are different sets for *domestic buildings* and non-domestic *buildings*. The six sections each cover a number of related standards. They are:

Section 1	Structure
Section 2	Fire
Section 3	Environment
Section 4	Safety
Section 5	Noise
Section 6	Energy

Each of the six sections consists of an introduction and then guidance on the standards within the section. In the printed version the standard and some introduction information is given on a yellow page, while the guidance on how to comply with the standard is given in the succeeding white pages.

At the end of the Handbook, after section 6, there are the following:

Appendix A: Defined terms.

Appendix B: List of standards and other publications.

A full index (hard copy only as the electronic version has a search facility)

The Technical Handbooks are supported by a Procedural Handbook, published separately, which clarifies the intent of the [Building \(Scotland\) Procedures Regulations 2004](#).

0.1.2 [The Building \(Scotland\) Regulations 2004](#)

This Technical Handbook gives guidance on achieving the standards set in the Building (Scotland) Regulations. The standards themselves can be found

in schedule 5 to regulation 9, and are in the form of ‘expanded functional standards’. That is, the standards describe the functions a *building* should perform, such as ‘providing resistance to the spread of fire’, and are an expanded and more detailed form of the previous building standards regulations.

The Building (Scotland) Regulations made by the Scottish Ministers are subject to approval by the Scottish Parliament. The content of the regulations, so far as it relates to technical specifications, is also scrutinised by the European Commission (EC). The EC checks with all the other countries that have adopted the [Construction Products Directive](#) (CPD) to ensure that no barriers to trade in *construction* products are created, either directly or indirectly by the way products are described.

To meet the requirements of the CPD, materials and *construction* methods must be described by use of suitable European Standards wherever these exist. As there is a rolling programme of change to these National and European Standards, which includes conversion to, and the further provision of, ENs and harmonised ENs, the Handbooks have been designed to be readily updated. An explanation of the relevance and status of specific European and British standards referred to in the Handbooks is in the section concerned. There is also a list of the publications referred to in the Handbooks provided in Appendix B.

The arrangement of the sections within Handbooks relates directly to the Essential Requirements of the CPD (as published by the EC), which *construction works* are expected to satisfy when they have been properly designed and *built*. The arrangement is as follows:

Section 1	Structure	(EC - Mechanical resistance and stability)
Section 2	Fire	(EC - Safety in case of fire)
Section 3	Environment	(EC - Hygiene, health and the environment)
Section 4	Safety	(EC - Safety in use)
Section 5	Noise	(EC - Protection against noise)
Section 6	Energy	(EC - Energy, economy and heat retention)

0.1.3 The building standards system

The building regulations are enforced through the building standards system also established by the [Building \(Scotland\) Act 2003](#). This Act sets out the enabling powers that allow the Scottish Ministers to make, not only the building regulations, but also procedural regulations, fees regulations and the other supporting legislation needed to operate the system. The system is designed to ensure that new *buildings* and *works* achieve the objectives of *the Act* in terms of health, safety, welfare, convenience, conservation of fuel and power, and sustainable development.

The roles of those operating the building standards system are explained in detail in the guidance on the procedural regulations. Briefly, the duty to comply with the building regulations lies with the owner, or in some cases the client, for the *work*. Before *work* begins a building warrant must be obtained. For some simpler *works* a warrant is not required (see regulation 5 and schedule 3), but the regulations still apply. The owner or client again has the duty to comply. The role of issuing warrants and accepting completion certificates rests with verifiers, enforcement is by local authorities, and the system is overseen and updated by the Scottish Building Standards Agency

advised by the Building Standards Advisory Committee. This agency is an executive agency of the Scottish Executive Development Department; that is to say it is an integral part of the Scottish Executive and answers directly to the responsible Scottish Minister. These bodies are further explained in the guidance to the procedural regulations.

The building standards system is pre-emptive, ensuring so far as possible that the proposed *works* will comply with the regulations. It recognises that proposals can change during *construction*, so there are requirements for amendments to the proposals to be agreed and recorded. On completion, the owner or client must certify that the *works* have been *constructed* in accordance with the building warrant and the building regulations. The verifier will make reasonable inquiry to ensure the completion certificate is accurate before accepting the certificate. Usually an inspection of the *works* will be made, and on most projects some inspection of *work* in progress will also have been carried out. However verifiers cannot inspect all materials and *work* on every *building site*. It is the client that should put in place the contractual and practical arrangements needed to assure themselves that the desired quality of *work* has been achieved.

0.1.4 Status of Technical Handbooks

The regulations are mandatory, but the choice of how to comply lies with the *building* owner. This Technical Handbook has been issued by Scottish Ministers, through the Scottish Building Standards Agency, for the purpose of providing practical guidance with respect to the building regulations. If the guidance is followed in full then this should be accepted by the verifier as indicating that the building regulations have been complied with. However it is quite acceptable to use alternative methods of compliance provided they fully satisfy the regulations.

Failure to comply with the Technical Handbook does not render a person liable to civil or criminal procedures, but proof of compliance with the guidance may be relied on in any proceedings as tending to negative liability for an alleged contravention of the building regulations.

Following the advice in the Technical Handbooks is therefore likely to be the normal way of complying with the building regulations. However, a designer may put forward other ways of meeting the regulations, in the form of alternative solutions.

In due course other documents may be issued by Scottish Ministers to provide further guidance. Such guidance might deal with specific *building* types, or provide alternative methods of showing compliance with those provided in the Technical Handbooks.

0.1.5 Alternative solutions

The use of expanded functional standards, backed up by detailed guidance, provides a flexible system of control. Consideration of alternative solutions is assisted by the expansion of the functional standards previously used in the building standards regulations to clarify the necessary properties of each *building*. The need for a formal relaxation of standards is reduced as meeting the full details of given solutions is no longer mandatory. The professional judgment of the verifier, assisted by guidance on questions referred to Scottish Ministers, through the Scottish Building Standards Agency, decides whether a standard is met.

In considering alternative solutions, however, it is necessary to have regard to the details of this guidance. Where performance standards or policy statements are given, every part of the solution is expected to meet them. As a result, alternative solutions that appear suitable may not be acceptable in detail. For example, some of the solutions offered in relation to the English and Welsh building regulations, in the 'Approved Documents' (ADs), are not suitable because the levels of thermal insulation recommended are not the same. Similarly different approaches are taken to the control of fire size and the design of *compartmentation* which means that *constructions* meeting the AD on fire safety may not be acceptable. This will vary in time as both ADs and the Scottish Technical Handbooks are updated. Solutions based on other documents, such as British or European Standards, will have to be carefully evaluated to see if the Scottish standards are being met in an appropriate manner.

0.1.6 Domestic and non-domestic buildings

Where any *building* contains both domestic uses and non-domestic uses, the appropriate parts from each Technical Handbook will need to be used to ensure the standards are complied in full, for example a caretakers *flat* in an *office building*. However communal *rooms* or other areas in a block of *dwellings* that are exclusively associated with the *dwellings* should be considered using the domestic guidance. Examples of this might be a *room* used as an *office* for the operation of a *sheltered housing complex* or a lounge communal to a block of *dwellings*. It is also a general principle that where a *building* or part of a *building* might be seen as falling into more than one category it should be designed to meet the most stringent recommendations.

0.1.7 Latest changes

The following is a summary of the changes that have been introduced between 1 May 2006 and 30 April 2007. Very minor changes to text have not been included here.

regulations 1 & 2	unchanged, but restyling of presentation
schedule 1	rewording of type 1 to pick up new legislation
schedule 1	rewording of exceptions to type 20
clause 0.5.1	improved guidance on the interpretation of schedule 3
schedule 3	rewording of exceptions to type 1
schedule 3	rewording of type 2
schedule 3	rewording of exceptions to type 5
schedule 3	rewording of exceptions to type 6
schedule 3	omission of exception to type 7
schedule 3	rewording of type 19
schedule 4	insertion of new clauses 2 and 3 in measurement of areas
schedule 4	minor change to text in clause 4(a)
schedule 5	several standards amended (see intro to each section)
schedule 6	reworded: standards 6.1 & 6.9 do not apply to conversions
regulation 16	now included in Technical Handbook
regulation 17	new regulation to take account of EPBD

0.1.8 Updating

It is intended that this Technical Handbook will be updated annually. At that time replacement pages will be published for any guidance which has been

altered. It is not expected that the standards themselves will change each year, and as these are set in the building regulations these can only be changed with Parliamentary approval. Therefore it is anticipated that it is only the white pages in sections 1-6, rather than the yellow pages, which will be replaced regularly. It is expected that many users will wish to download the placements from the Scottish Building Standards Agency web site (www.sbsa.gov.uk) where they will be available free of charge.

To facilitate such updating, the pages in this Handbook are not numbered and reference to particular parts is provided through the system of section and clause numbers. The section and standard numbers are identical for both the domestic and non-domestic Handbooks. The clause numbers differ between the two Handbooks.

Every page is provided with a header/footer which records:

- domestic/non-domestic;
- section;
- standard;
- date of issue;
- clause number.

By providing this on each page it should be possible to copy particular pages independently and still be certain of their place in the appropriate Handbook.

0.1.9 Arrangement of section 0

Section 0 is arranged to follow the actual regulations. This sub-section provides an introduction to the building standards system. Sub-section 0.2 covers regulations 1 and 2 which are the citation, commencement and interpretation. Sub-sections 0.3 to 0.15 cover the significant technical regulations with each sub-section setting out and discussing the regulation with the same number (sub-section 0.3 covering regulation 3 etc.). Regulation 16 establishes which regulations cannot ever be relaxed by Scottish Ministers. These are the regulations on citation and commencement, interpretation, exempted buildings, work not requiring a warrant and the methods of measurement. Regulation 17 is new and has been introduced to help with the implementation of the [Energy Performance of Buildings Directive](#).

0.2 Citation, commencement and interpretation

- 0.2.1 Explanation of Regulation 1
- 0.2.2 Explanation of regulation 2

regulation

2

mandatory

Regulation 2 sets out the defined terms within the regulations. It is not reproduced in section 0; instead the terms have been incorporated in the list of defined terms which form Appendix A.

0.2.1 Explanation of Regulation 1

Regulation 1 is not reproduced above but contains the citation and commencement of the building regulations. They apply to *buildings* and *works* as defined in the [Building \(Scotland\) Act 2003](#), other than *works* exempted by regulation 3, schedule 1. The full text is:

Regulation 1

These regulations may be cited as the Building (Scotland) Regulations 2004 and shall come into force on 1 May 2005.

The Act defines a *building* as any structure or erection, whether temporary or permanent. This is very wide, but there are exceptions in *the Act* for:

- any *public road*; (including any bridge on which the road is carried);
- any *private road*; (bridges on *private roads* are not excluded in *the Act*);
- any sewer or water main vested in Scottish Water;
- any aerodrome runway;
- any railway line;
- any large raised reservoir within the meaning of the Reservoirs Act 1975;
- any wires and cables, their supports above ground and other apparatus used for telephonic or telegraphic communications.

The term *building* is, subject to context, taken to include a prospective *building*, a part of a *building* and, for extensions, alterations and *conversions*, it can mean the extension alone or the part subject to alteration or *conversion*. *Works* in relation to a *building* is defined in *the Act* as including *works* carried out in relation to the enclosure and preparation of the *site*. *Works* therefore includes all *construction*, demolition and *conversion work*, the provision of services fittings and equipment, and any *work* carried out in relation to the *site*.

The [Building \(Scotland\) Regulations 2004](#) apply to all *buildings* and *works* where an application for warrant is made on or after 1 May 2005. Some *buildings* and *works* do not require a warrant but are still *works* to which the regulations apply (see regulation 5 and schedule 3 which explain the kind of *works* that falls into this category). Such *works* commenced on *site* on or after 1 May 2005 must meet these regulations subject to the Building (Scotland) Act 2003 (Commencement No. 1, Transitional Provisions and Savings) Order 2004.

Buildings and *works* related to earlier warrant applications or exempt *works* commencing before 1 May 2005 are subject to previous building standards and procedures regulations, in particular the time by when these *works* must be completed. Previously exempt *works*, in particular any no longer exempt, must have been completed by 2 September 2005, otherwise the exemption falls and a warrant for any outstanding *work* may be required.

On completion of the *works*, before the period specified in the building warrant expires, a completion certificate must be submitted. If a completion certificate is submitted for *work* done without a warrant, the regulations that are applicable are those in force at the time of submission of the certificate, which may well be more onerous than those which would have applied when the *work* started. Fuller details of the arrangements for submitting warrant applications and completion certificates will be given in the guidance on the procedure regulations.

The building regulations also incorporate requirements previously set in separate Building Operations Regulations (regulations 13-15). These cover the provision of protective *works*, clearing of footpaths and securing of unoccupied *buildings*. When an application is made to a verifier other than the local authority (for example if the *building* were a military installation and the verifier was a government department), then the verifier will be required by the procedure regulations to inform the local authority of the application so that the local authority may, if they wish, consider the proposed arrangements for protective *works*.

0.2.2 Explanation of regulation 2

Regulation 2 sets out the defined terms within the regulations. It is not reproduced in section 0, instead the terms have been incorporated in the list of defined terms which form Appendix A. The Appendix also includes definitions from the [Building \(Scotland\) Act 2003](#) and those used in these Technical Handbooks.

All of the terms defined above, including those from the regulations, are in italics throughout the Handbooks.

In the determination of the description of a *building*, any use which is ancillary to another use or which is of a minor nature should be disregarded and the *building* taken to be that of the principal description. Minor uses within the *curtilage* of a *dwelling* may also be disregarded, for example a single-room *office* for use by up to two people. Notwithstanding the above, parts of a *building* may be considered to be of a separate description where the context requires (for example a caretakers *flat* should be taken separately from any other part of the *building* in which it is located).

A *dwelling* may include any surgeries, consulting rooms, *offices* or other accommodation, of a floor area not exceeding in the aggregate 50 square metres, forming part of the *dwelling* and used by an occupant of the *dwelling* in a professional or business capacity. A *dwelling* may provide bed and breakfast facilities provided this does not exceed two double bedrooms and is not in use for more than half of the year.

Where further guidance on *building* types is needed to define the proposals for particular *buildings*, it is included in the relevant section.

0.3 Exempted buildings and services, fittings and equipment

0.3.1 Explanation

0.3.2 Schedule 1

3	<p>regulation</p> <p>mandatory</p>	<p>(1) Regulations 8 to 12 shall not apply to any <i>building</i> or any services, fittings and equipment the whole of which falls into any one or more of the exempted types described in schedule 1.</p> <p>(2) The provision of -</p> <p>(a) services, fittings and equipment to, or the demolition or removal of, exempted <i>buildings</i> is exempt;</p> <p>(b) services, fittings and equipment to, or the demolition of, exempted services, fittings and equipment is exempt.</p> <p>(3) For the purposes of this regulation, for the avoidance of doubt, each such exempted type does not include any of the exceptions expressed in relation to that type.</p>
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0.3.1 Explanation

Regulation 3 and schedule 1 set out what *buildings* and *work* are exempted from the building regulations. The general principles applied to establish exemption are that the regulations do not need to apply where:

- other legislation covers the *buildings* or *work* (types 1 - 3);
- the *buildings* or *work* are covered by another regulation (type 4);
- the *buildings* or *work* are not normally frequented by people (types 5 - 8);
- the *buildings* or *work* are so separated that the regulations are largely inappropriate, and are likely in any case to be supervised by specialists including civil engineers (types 9 - 12);
- the *buildings* or *work* are sufficiently minor that they have little or no impact on the public interest and it is not in the public interest to seek to enforce the regulations (types 13 - 15 and 17 - 21);
- the *buildings* or *work* are temporary (type 16).

Particular care is necessary where exempted *work* is in the vicinity of, or attached to, an existing *building*. The level of compliance of the existing *building* with building regulations should not be adversely affected when exempt *works* are undertaken.

Where exempt *work* requires that alteration is made to an existing *building* to maintain the level of compliance with building regulations, a building warrant may be required. For example where it is intended to *construct* a porch, which falls within type 18, over an accessible entrance and a new accessible entrance is required.

0.3.2 Schedule 1

Exempted buildings and services, fittings and equipment

Type	Description	Exception
Buildings etc. controlled by other legislation	1. Any <i>building</i> in which explosives are manufactured or stored under a licence granted under the Manufacture and Storage of Explosives Regulations 2005.	
	2. A <i>building</i> erected on a <i>site</i> which is subject to licensing under the Nuclear Installations Act 1965.	A <i>dwelling</i> , <i>residential building</i> , <i>office</i> , canteen or visitor centre.
	3. A <i>building</i> included in the schedule of monuments maintained under section 1 of the Ancient Monuments and Archaeological Areas Act 1979.	A <i>dwelling</i> or <i>residential building</i> .
Protective works	4. Protective <i>works</i> subject to control by regulation 13.	
Buildings or work not frequented by people	5. A <i>building</i> into which people cannot or do not normally go.	A <i>building</i> within 6 metres or the equivalent of its height (whichever is the less) of the <i>boundary</i> . A wall or fence. A tank, cable, sewer, drain or other pipe above or below ground for which there is a requirement in these regulations.
	6. Detached fixed plant or machinery or a detached <i>building</i> housing only fixed plant or machinery, the only normal visits to which are intermittent visits to inspect or maintain the fixed plant or machinery.	A <i>building</i> within 1 metre of a <i>boundary</i> .
Agricultural and related buildings	7. An <i>agricultural greenhouse</i> or other <i>building</i> of mainly translucent material used mainly for commercial growing of plants.	A <i>building</i> used to any extent for retailing (including storage of goods for retailing) or exhibiting.
	8. A single-storey detached <i>building</i> used for any other form of <i>agriculture</i> , fish farming or forestry.	A <i>building</i> used to any extent for retailing (including storage for retailing) or exhibiting. A <i>building</i> exceeding 280 square metres in area. A <i>building</i> within 6 metres or the equivalent of its height (whichever is the less) of a <i>boundary</i> . A <i>dwelling</i> , <i>residential building</i> , <i>office</i> , canteen or visitor centre. A dungstead or farm effluent tank.

	Type	Description	Exception
Works of civil engineering construction	9.	A <i>work</i> of civil engineering <i>construction</i> , including a dock, wharf, harbour, pier, quay, sea defence work, lighthouse, embankment, river work, dam, bridge, tunnel, filter station or bed, inland navigation, reservoir, water works, pipe line, sewage treatment works, gas holder or main, electricity supply line and supports, any bridge embankment or other support to railway lines and any signalling or power lines and supports, and a fire practice tower.	A bridge or tunnel forming part of an <i>escape route</i> or an access route provided to meet a requirement of these regulations. A private sewage treatment works provided to meet a requirement of these regulations.
Buildings of a specialist nature	10.	A <i>building</i> essential for the operation of a railway including a locomotive or carriage shed, or for the operation of any other <i>work</i> of civil engineering contained in type 9 of this schedule and erected within the <i>curtilage</i> of such a railway or <i>work</i> .	A signalling and control centre for a railway or dock. A <i>building</i> to which the public is admitted, not being a <i>building</i> exempted by type 11 of this schedule. A <i>dwelling</i> , <i>residential building</i> , <i>office</i> , canteen, or warehouse.
	11.	A single- <i>storey</i> detached <i>road</i> or rail passenger shelter or a telephone kiosk which in so far as it is glazed complies with the requirements of regulation 9 and paragraph 4.8 of schedule 5.	A <i>building</i> having a floor area exceeding 30 square metres. A <i>building</i> containing a fixed combustion appliance installation.
	12.	A caravan or mobile home within the meaning of the Caravan Sites and Control of Development Act 1960, or a tent, van or shed within the meaning of section 73 of the Public Health (Scotland) Act 1897.	Any <i>wastewater</i> disposal system serving a <i>building</i> of this type.
Small buildings	13.	A detached single- <i>storey building</i> having an area not exceeding 8 square metres.	A <i>dwelling</i> or <i>residential building</i> . A <i>building</i> ancillary to and within the <i>curtilage</i> of a <i>dwelling</i> . A <i>building</i> within 1 metre of a <i>boundary</i> . A <i>building</i> containing a fixed combustion appliance installation or <i>sanitary facility</i> . A wall or fence.
Construction & development buildings	14.	A <i>building</i> used only by people engaged in the <i>construction</i> , demolition or repair of any <i>building</i> or structure during the course of that <i>work</i> .	A <i>building</i> containing sleeping accommodation.

	Type	Description	Exception
Temporary buildings	15.	A <i>building</i> used in connection with the letting or sale of any <i>building</i> under <i>construction</i> until such time as the letting or sale of all related <i>buildings</i> is completed.	A <i>building</i> containing sleeping accommodation.
	16.	A <i>building</i> which, during any period of 12 months, is either erected or used on a <i>site</i> – a. for a period not exceeding 28 consecutive days; or b. for a number of days not exceeding 60, and any alterations to such <i>buildings</i> .	
Buildings ancillary to houses	17.	A detached single- <i>storey building</i> ancillary to and within the <i>curtilage</i> of a <i>house</i> .	A <i>building</i> exceeding 8 square metres in area. A <i>building</i> within 1 metre of the <i>house</i> unless it is at least 1 metre from any <i>boundary</i> . A <i>building</i> containing sleeping accommodation. A <i>building</i> containing a <i>flue</i> , a fixed combustion appliance installation or <i>sanitary facility</i> . A wall or fence.
	18.	A single- <i>storey building</i> attached to an existing <i>house</i> , which is ancillary to the <i>house</i> and consists of a <i>conservatory</i> or <i>porch</i> which insofar as it is glazed complies with the requirements of regulation 9 and paragraph 4.8 of schedule 5.	A <i>building</i> exceeding 8 square metres in area. A <i>building</i> containing a <i>flue</i> , a fixed combustion appliance installation or <i>sanitary facility</i> . A <i>building</i> within 1 metre of a <i>boundary</i> .
	19.	A single- <i>storey building</i> which is detached, or is attached to an existing <i>house</i> and which is ancillary to the <i>house</i> and consists of a <i>greenhouse</i> , <i>carport</i> or <i>covered area</i> .	A <i>building</i> exceeding 30 square metres in area. A <i>building</i> containing a <i>flue</i> , a fixed combustion appliance installation or <i>sanitary facility</i> .
Buildings ancillary to flats or maisonettes	20.	A detached single- <i>storey building</i> ancillary to and within the <i>curtilage</i> of a <i>flat</i> or <i>maisonette</i> .	A <i>building</i> exceeding 8 square metres in area. A <i>building</i> within 1 metre of the <i>flat</i> or <i>maisonette</i> or within 3 metres of any other part of the <i>building</i> containing the <i>flat</i> or <i>maisonette</i> . A <i>building</i> within 1 metre of a <i>boundary</i> . A <i>building</i> containing a <i>flue</i> , a fixed combustion appliance installation or <i>sanitary facility</i> . A wall or fence. A swimming pool deeper than 1.2 metres.

	Type	Description	Exception
Paved areas	21.	A paved area or hardstanding	A paved area or hardstanding exceeding 200 square metres in area. A paved area forming part of an access to meet a requirement of these regulations.

0.4 Changes in the occupation or use of a building that cause the regulations to apply

- 0.4.1 Explanation
- 0.4.2 Schedule 2

regulation

4

mandatory

For the purposes of section 56(1) of *the Act* and these regulations, the changes in occupation or use of *buildings* set out in schedule 2 shall be *conversions* to the extent specified by regulation 12.

0.4.1 Explanation

The building regulations always apply where *construction* occurs, unless exempted by regulation 3, and *construction* includes alterations and extensions as well as entirely new *buildings*. When there is a *conversion* it will be necessary to seek a warrant and possibly to undertake *works* to improve the standards of the *building*, or part of the *building*, concerned.

Regulation 4 and schedule 2 set out what changes of occupation or use of a *building* are defined as *conversions* and for which the owner must obtain a warrant before making the change. The warrant for a *conversion* will only be granted if the standards set out in regulation 12 are achieved and this might well require *building works*.

Those changes of use or occupation listed in schedule 2 are those which are considered critical due to the risks involved. They relate to:

- a. *domestic buildings*, for example:
 - a hotel to a *dwelling* (type 1);
 - use of an attic space as a *room* within a *dwelling* (type 1);
 - use of a garage attached to a *dwelling* as a *room* (type 2);
 - sub-division of a *house* into two *flats* (type 3);
 - use of a *house* as *shared residential accommodation* (type 4);
- b. *residential buildings*, for example:
 - use of a hotel as *office* (type 5);
 - use of a hotel as a residential care home (type 6);
 - use of *offices* as a backpackers hostel (type 7);
- c. whether a *building* falls within the exemptions of schedule 1, for example:
 - use of a railway signal box as a *house* (type 8);
- d. public access to buildings, for example:
 - development of a retail trade in a storage *building* (type 9);
- e. division of a *building* into different occupancies, for example:
 - use of a single *shop* to provide space for two different occupancies (type 10).

Type 6 in schedule 2 refers to the significant alterations in the type and the number of expected occupants. A significant alteration of type could be considered to occur when there was a significant change in the mobility, the familiarity with *building*, or the awareness of danger, of the occupants. For example, significantly different types would include:

- patients receiving care and/or treatment in a residential care home/*hospital*;
- children in a residential institution or residential school;
- guest in a hotel;
- people held in lawful detention.

A significant alteration in number could be considered to occur where it amounted to an increase greater than 25%.

Type 9 in schedule 2 refers to allowing access by the general public where previously there was none. Access by the general public refers to permitting members of the general public to enter a *building* during opening hours and allowing them to access all parts of the *building*, other than those parts restricted to staff only.

For *conversions* it is the intention that the standards achieved in the *converted building* should be broadly similar to those achieved by entirely new *buildings*. Schedule 6 to regulation 12 guides the verifier as to where discretion is expected to be necessary. It identifies those standards where it is not expected to be *reasonably practicable* to have existing *buildings* fully comply. However for these standards improvement of the existing *building* is expected where it is *reasonably practicable*. This means that matters such as thermal insulation now have to be improved even if meeting the full standard is not practically achievable. Guidance on what is normally *reasonably practicable* is given in schedule 6 and in the individual sections. Guidance is also given on the treatment of historic *buildings*.

It is also relevant that the requirements of other legislation, for example regulations made under Health and Safety at Work or licensing legislation, will apply to changes of use, so that risk assessments of changed circumstances will provide protection to the occupants of *buildings*.

0.4.2 Schedule 2

Conversions to which the regulations apply

Type	Conversion
1.	Changes in the occupation or use of a <i>building</i> to create a <i>dwelling</i> or <i>dwellings</i> or a part thereof.
2.	Changes in the occupation or use of a <i>building</i> ancillary to a <i>dwelling</i> to increase the area of human occupation.
3.	Changes in the occupation or use of a <i>building</i> which alters the number of <i>dwellings</i> in the <i>building</i> .
4.	Changes in the occupation or use of a <i>domestic building</i> to any other type of <i>building</i> .
5.	Changes in the occupation or use of a <i>residential building</i> to any other type of <i>building</i> .
6.	Changes in the occupation or use of a <i>residential building</i> which involve a significant alteration to the characteristics of the persons who occupy, or who will occupy, the <i>building</i> , or which significantly increase the number of people occupying, or expected to occupy, the <i>building</i> .
7.	Changes in the occupation or use of a <i>building</i> so that it becomes a <i>residential building</i> .
8.	Changes in the occupation or use of an exempt <i>building</i> (in terms of schedule 1) to a <i>building</i> which is not so exempt.
9.	Changes in the occupation or use of a <i>building</i> to allow access by the public where previously there was none.
10.	Changes in the occupation or use of a <i>building</i> to accommodate parts in different occupation where previously it was not so occupied.

0.5 Buildings, work, services, fittings and equipment not requiring a warrant

0.5.1 Explanation

0.5.2 Schedule 3

regulation

5

mandatory

For the purposes of section 8(8) of the Act, any work which consists solely of a *building or conversion*, including the provision of services, fittings or equipment, of a kind specified in schedule 3, shall meet the standards required by regulations 8 to 12 but shall not, subject to the exceptions and conditions, require a warrant.

0.5.1 Explanation

Regulation 5 and schedule 3 specifies what *work* can be done without the need to obtain a building warrant. The categories of work permitted without warrant are generally more extensive than under previous Scottish building regulations. However such *work* must still comply with the regulations.

Building type 1

In particular, type 1 means considerably more *work* to or in *houses* does not need a warrant. This could include:

- *work* external to, but immediately adjoining, the *house* (e.g. patio, decking, wall, fence, steps or ramp);
- small penetrations of the *external walls* or roof (e.g. balanced flues, sanitary pipework, mechanical extract *ducts* or vent pipes);
- small attachments to the *external walls* (e.g. canopies or micro-renewables);
- erection, demolition or alteration of non-loadbearing partitions;
- electrical work;
- an en-suite bathroom or shower room (including associated drainage);
- a central heating system.

The exceptions are intended to safeguard against changes that might have significant effect, such as the removal of structural walls. The following list provides some examples of the various exceptions:

- increasing the floor area of the *house* (e.g. creation of a mezzanine floor or the infill of a stair well);
- demolition or alteration of the roof (e.g. forming a dormer window or *construction* of a masonry *chimney* through the roof);
- demolition or alteration of the *external walls* (e.g. slapping a new window or door, applying insulation to the *external wall* surface);
- demolition or alteration of an *element of structure* (e.g. removal of a loadbearing wall);
- *work* adversely affecting a *separating wall* (e.g. installing recessed electrical sockets);
- *work* involving a change to *wastewater* discharge (e.g. disconnection from the mains system).

The exception about increasing the floor area applies because there will be significant implications arising from such *work*. Other changes, such as the development of a *roof space* or a garage as habitable space are *conversions* in terms of regulation 4, a warrant is required and the standards also apply. Where a *roof space* has limited boarding inserted to allow access to services or to allow attic storage, or where the removal of a non-loadbearing wall creates a marginal increase in floor area these should not be considered as increasing the floor area.

Building type 2

Buildings, other than *domestic buildings* or *residential buildings*, where the public are not normally admitted are granted a similar concession in type 2, allowing many *offices* and factories for example, to make the kind of small

alterations necessary to accommodate changes in production or process. Again however, the *building work* done should be to the standard of the building regulations.

Thus, types 1 and 2 permit virtually any *work* to be carried out to 1 or 2 *storey houses* and to non-domestic *buildings* not more than 7.5 m high, other than the exceptions listed.

Building types 3 - 23

However the broad types described above are followed by types 3 to 23 covering more specific *work* that can be carried out to a wider range of *buildings* without restricting the *work* allowed by types 1 and 2. Types 3 to 23 begin with small *buildings*, particularly those within the *curtilage* of *dwelling*s (types 4 and 5). Note that some of these may now be in the *curtilage* of *flats* or *maisonettes* provided they are a sufficient distance from the *dwelling*s. A *sanitary facility* should not be considered to be a wet-floor shower room and such *work* is not intended to be covered by type 11.

Building types 24 - 26

Types 24 to 26 are different in that they cover work that is closer to a repair than new *work*. These replacements are therefore required to be to a standard no worse than the existing, rather than to the standard for completely new *work*.

Doors, windows and rooflights which are a complete replacement are not considered to be a repair and now have to meet the full requirements of the standards (see type 20). For historic *buildings*, where there is a specific need to match existing doors, windows or rooflights, the principle of 'like for like' may still be permitted.

0.5.2 Schedule 3

Description of building and work, including the provision of services, fitting and equipment, not requiring a warrant

Type	Description	Exception
A	on condition that types 1 – 23 in all respects and/or in the manner of their fitting meet any standards required by the regulations.	
1.	Any <i>work</i> to or in a <i>house</i> .	Any <i>work</i> which increases the floor area of the <i>house</i> . Any demolition or alteration of the roof, <i>external walls</i> or <i>elements of structure</i> . Any <i>work</i> involving underpinning. Any <i>work</i> adversely affecting a <i>separating wall</i> . Any <i>work</i> involving a change in the method of <i>wastewater</i> discharge. <i>Work</i> , not being <i>work</i> of types 3 to 26 below, to a <i>house</i> having a <i>storey</i> , or creating a <i>storey</i> , at a height of more than 4.5 metres.
2.	Any <i>work</i> to or in a non-residential <i>building</i> to which the public does not have access.	A non-residential <i>building</i> within which there is a <i>domestic</i> or <i>residential building</i> . Any <i>work</i> which increases the floor area of the <i>building</i> . Any demolition or alteration of the roof, <i>external walls</i> or <i>elements of structure</i> . Any <i>work</i> involving underpinning. Any <i>work</i> adversely affecting a <i>separating wall</i> . Any <i>work</i> involving a change in the method of <i>wastewater</i> discharge. <i>Work</i> , not being <i>work</i> of types 3 to 26 below, to a <i>building</i> having a <i>storey</i> , or creating a <i>storey</i> , at a height of more than 7.5 metres.

Type	Description	Exception
and, without prejudice to the generality of types 1 and 2 above,		
3.	A detached single- storey building, having an area exceeding 8 square metres but not exceeding 30 square metres.	A dwelling or residential building. A building ancillary to, or within the curtilage of, a dwelling. A building within 1 metre of a boundary. A building containing a fixed combustion appliance installation or sanitary facility. A swimming pool deeper than 1.2 metres
4.	A detached single- storey building, having an area exceeding 8 square metres but not exceeding 30 square metres, ancillary to and within the curtilage of a house.	A building within 1 metre of the house unless it is at least 1 metre from any boundary. A building containing a fixed combustion appliance installation or sanitary facility. A swimming pool deeper than 1.2 metres.
5.	A detached single- storey building, having an area exceeding 8 square metres but not exceeding 30 square metres, ancillary to and within the curtilage of a flat or maisonette.	A building within 1 metre of the flat or maisonette or within 3 metres of any other part of the building containing the flat or maisonette. A building within 1 metre of a boundary. A building containing a fixed combustion appliance installation or sanitary facility. A swimming pool deeper than 1.2 metres.
6.	Any work associated with a combustion appliance installation or other part of a heating installation, not being work of types 7 or 8 below.	Any work associated with a solid fuel appliance having an output rating more than 50 kW, an oil-firing appliance with an output rating more than 45 kW or a gas-fired appliance having a net input rating more than 70 kW. Any work associated with a chimney, flue-pipe or constructional hearth. Any work associated with an oil storage tank with a capacity of more than 90 litres, including any pipework connecting the tank to a combustion appliance providing space or water heating or cooking facilities. Any work adversely affecting a separating wall or separating floor.
7.	Any work associated with a balanced flue serving a room - sealed appliance.	

Type	Description	Exception
8.	Any <i>work</i> associated with pipework, radiators, convector heaters and thermostatic controls for, or associated with, type 6 above.	
9.	Any <i>work</i> associated with installing a <i>flue liner</i> .	
10.	Any <i>work</i> associated with refillable liquefied petroleum gas storage cylinders supplying, via a fixed pipework installation, combustion appliances used principally for providing space heating, water heating, or cooking facilities.	
11.	Any <i>work</i> associated with the provision of a single <i>sanitary facility</i> , together with any relevant branch soil or waste pipe.	Any <i>work</i> associated with a water closet, waterless closet or urinal.
12.	Any <i>work</i> associated with the relocation within the same <i>room</i> or space of any <i>sanitary facility</i> , together with any relevant branch soil or waste pipe.	
13.	Any <i>work</i> associated with the provision of an extractor fan.	
14.	Any <i>work</i> associated with a stairlift within a <i>dwelling</i> .	
15.	Any <i>work</i> associated with the provision of a notice or other fixture for which there is no requirement provided in these regulations.	
16.	Any <i>work</i> associated with an outdoor sign that is the subject to the Town and Country Planning (Control of Advertisements)(Scotland) Regulations 1984.	
17.	Any <i>work</i> associated with thermal insulating material to or within a wall, ceiling, roof or floor.	Any <i>work</i> associated with the application of thermal insulating material to the outer surface of an <i>external wall</i> .
18.	A wall not exceeding 1.2 metres in height, or a fence not exceeding 2 metres in height.	

Type	Description	Exception
19.	Any <i>work</i> associated with open raised external decking	Any decking at a height of more than 1.2 metres. Decking that forms part of any access provided to comply with the requirements in regulation 9 and paragraph 4.1 of schedule 5. Decking that forms any <i>escape route</i> other than from a flat or <i>maisonette</i> , provided to comply with the requirements in regulation 9 and paragraph 2.9 of schedule 5.
20.	A door, window or rooflight when the <i>work</i> includes replacing the frame.	
21.	A paved area or hardstanding exceeding 200 square metres in area. A paved area forming part of an access to meet a requirement of these regulations.	
22.	An electrical installation, including a circuit for telecommunication, alarm purposes or for the transmission of sound, vision or data, which operates at extra-low voltage (not exceeding 50 volts alternating current or 120 volts direct current, measured between conductors or to earth) and which is not connected directly or indirectly to an electricity supply which operates at a voltage higher than either of those specified above.	
23.	The construction of a ramp not exceeding 5 metres in length.	
B On condition that this work, service, fitting or equipment is to a standard no worse than that at present		
24.	Any <i>work</i> associated with the replacement of a fitting or equipment, in whole or in part, by another of the same general type, including a <i>sanitary facility</i> (together with any relevant branch soil or waste pipe), rainwater gutter or downpipe, solid fuel combustion appliance, electrical fixture, ventilation fan, <i>chimney</i> or <i>flue</i> outlet fitting or terminal, fire hydrant or main, lift or escalator, solid waste chute or container, <i>kitchen</i> fitments or other fitted furniture and ironmongery.	Any door, window or rooflight. Any oil firing or gas boiler

Type	Description	Exception
25.	Any <i>work</i> associated with the replacement in whole or in part, by material of the same general type, of flooring, lining, cladding, covering or rendering either internally or externally.	
26.	Any <i>work</i> to a door, window or rooflight, including <i>glazing</i> which is not a complete replacement falling within type 20 above.	

0.6 Limited life buildings

0.6.1 Explanation

regulation

6

mandatory

For the purposes of paragraph 3 of schedule 1 of *the Act* (which enables special provision to be made for *buildings* intended to have a limited life) a period of five years is hereby specified.

0.6.1 Explanation

Regulation 6 deals with *constructions* that are intended to have only a short life span on *site* and in view of this the mandatory standards and associated guidance give some concessions to such *buildings*. These concessions only apply to *buildings* which are not *dwellings*.

Standard 3.1 in schedule 5 allows a lesser standard for the treatment of the *site* of a *limited life building*, other than a *dwelling*.

Section 6: Energy, indicates that less demanding *U-values* can be adopted for the *insulation envelope* of certain types of *limited life buildings*, other than *dwellings* and *residential buildings*.

0.7 Measurements

- 0.7.1 Explanation
- 0.7.2 Schedule 4

regulation

7

mandatory

For the purpose of these regulations, measurements shall be made or calculated in accordance with schedule 4.

0.7.1 Explanation

Schedule 4 to regulation 7 specifies those methods of measurement that are necessary for the regulations themselves. In the Technical Handbooks certain additional measurements are also used, and references to additional methods of measurement specific to particular sections are included in the introductions to those sections.

0.7.2 Schedule 4

Measurements

Area

1. Measurement of area shall be taken to the innermost surfaces of enclosing walls or, on any side where there is no enclosing wall, to the outermost edge of the floor on that side.
2. A *room* excludes any built-in fixture extending from the floor to the ceiling.

In the case of a *dwelling*, a *room* excludes any part where the height is
3. less than 1.5 metres.

Height and depth

4. The height of -
 - a. a *building* shall be taken to be the height from the surface of the ground to the underside of the ceiling of the topmost *storey* or, if the topmost *storey* has no ceiling, one-half of the height of the roof above its lowest part; and
 - b. a *storey* above the ground or the depth of a *storey* below the ground shall be taken to be the vertical height or depth as the case may be from the ground to the upper surface of the floor of the *storey*, and the expressions "a *storey* at a height" and "a *storey* at a depth" shall be construed accordingly.
5. In the measurement of height or depth from ground which is not level the height or depth shall be taken to be the mean height or depth, except that –
 - a. for the purpose of types 1, 2, 3, 4, 5, 18 or 19 of schedule 3; and
 - b. for any other purpose where the difference in level is more than 2.5 metres,

the height or depth shall be taken to be the greatest height or depth.

General

6. Except where the context otherwise requires, measurements shall be horizontal and vertical.
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0.8 Durability, workmanship and fitness of materials

- 0.8.1 Explanation
- 0.8.2 Durability
- 0.8.3 Workmanship
- 0.8.4 Fitness of materials

<p>regulation</p> <p>8</p> <p>mandatory</p>	<p>(1) Work to every <i>building</i> designed, <i>constructed</i> and provided with services, fittings and equipment to meet a requirement of regulation 9 to 12 must be carried out in a technically proper and workmanlike manner, and the materials used must be durable, and fit for their intended purpose.</p> <p>(2) All materials, services, fittings and equipment used to comply with a requirement of regulations 9 to 12 must, so far as <i>reasonably practicable</i>, be sufficiently accessible to enable any necessary maintenance or repair <i>work</i> to be carried out.</p>
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0.8.1 Explanation

Regulation 8 requires that materials, fittings and components used in the *construction* of *buildings* should be suitable for their purpose, correctly used or applied, and sufficiently durable, taking account of normal maintenance practices, to meet the requirements of these regulations. For example, external timber cladding for low-rise *buildings* that is readily accessible and replaceable need not be as durable as that which is to be used at a higher level on medium-rise *buildings*.

It also implements the intention of the [Construction Products Directive](#), that specification of *construction* products should not be used to effectively bar the use of *construction* products or processes from other European countries. The relevant countries are those in the European Union, and those who in the European Economic Area Act of 1993 agreed to adopt the same standards

The guidance below details a variety of published standards and specifications recognised by the States within the European Economic Area which provide an acceptable standard of suitability and fitness. Traditional *constructions*, when supported by adequate technical descriptions, may also be appropriate.

The intention is to provide adequate flexibility to accommodate new techniques as well as proven traditional practices. This guidance ensures proper acceptance of products which satisfy the essential requirements of the [Construction Products Directive](#) and the [Fixing and Use of CE Marks Directive](#), to avoid barriers to trade. For example, products bearing a CE mark (European Mark of Conformity) must be accepted as meeting regulation requirements where the declared performance satisfies the requirement and the product is being correctly used. A verifier may only reject CE marked products if the declared performance on the accompanying declaration does not meet the regulation requirement or if the documentation is incomplete. If the verifier rejects a product the relevant trading standards officer must be notified (this is a requirement of the Construction Product Regulations). This will enable the UK government, where necessary, to notify the European Commission. A fuller explanation of CE marking is given in the booklet '[CE Marking under the Construction Products Directive](#)', published by the Department of the Environment Transport and the Regions (DETR) in 2001.

The Technical Handbooks are arranged to equate with the six Essential Requirements of the [Construction Products Directive](#). This should aid assessment of products against the regulation requirements. There may, however be other Directives applicable to certain products or *constructions*.

Marks showing compliance with these are for the purpose of that Directive, not to indicate compliance with the Essential Requirements, or our regulations. For example, a self contained *smoke alarm*, manufactured in accordance with the Electro Magnetic Compatibility Directive should be accepted as satisfying requirements only insofar as they relate to prevention of electromagnetic disturbances by, and prevention against disturbances to, such *smoke alarms*.

0.8.2 Durability

The EC is introducing durability requirements into European Standards (ENs) for *construction* products. Durability is not a term defined in this guidance, but it has been defined by the EC: the ability of a *building* material, fitting, component, or part thereof to perform its required function over a period of time and under influence of agents. 'Agents' are factors that may affect the durability of a product and include: exposure conditions, temperature, humidity, water, UV radiation, abrasion, chemical attack, biological attack, corrosion, weathering, frost, freeze-thaw, and fatigue.

Subject to normal maintenance, a product should enable properly designed and executed *works* to fulfill the Essential Requirements for an economically reasonable period of time (i.e. the working life of the product).

Durability is thus dependent on the intended use of the product and its service conditions. The assessment of durability can relate to the product as a whole or to its performance characteristics, insofar as these play a significant part with respect to the fulfillment of the Essential Requirements. In either case, the underlying assumption is that the performance will meet or exceed minimum acceptable values (thresholds) throughout its working life. The assessment of durability of *construction* products may use performance based methods, descriptive solutions, or a combination of both.

Levels of durability can in theory be set only by reference to criteria laid down in the harmonised test procedures. At present most harmonised ENs are prescriptive, giving for example a minimum thickness of material rather than a level of performance, e.g. that the product must last at least x number of years. The EC have the issue under consideration and it is likely that there will be a move towards performance standards. Until the EC have issued definitive guidance, reference can be made to BS 7543, which covers the durability of *building* elements, products, and components.

0.8.3 Workmanship

The term workmanship has been included so that references to methods of establishing workmanship can be included in the Technical Handbooks. For example, where performance depends on the *construction* being carried out with a crucial standard of workmanship, say in the *construction* of *dwelling separating walls*, it will prove useful to consider the information provided in the British Standard. It is not the intention that verifiers check workmanship generally, (certainly not of aesthetic matters such as finishes), but that where proper workmanship is essential to meeting the building standards verifiers have criteria against which it may be assessed.

Some methods of establishing workmanship are:

- compliance with BS 8000: Workmanship on building sites;
- compliance with an equivalent technical specification which may include a national technical specification of other Member States, which are contracting parties to the European Economic Area;

- the workmanship is specified for a material, fitting, or component covered by a national or European Certificate issued by a European Technical Approvals issuing body, and the conditions of use are in accordance with certificate;
- the workmanship may be covered by an equivalent technical approval (including a technical approval of another Member State of the Organisation for Technical Approval, EOTA), that provides an equivalent level or performance and the conditions of use are in accordance with terms of the technical approval;
- the workmanship is covered by a scheme, which complies with relevant recommendations of BS EN ISO 9000: Quality Management and quality assurance standards (there are also independent schemes of accreditation and registration of installers of materials and products that provide a means of ensuring that the *work* has been carried out by knowledgeable contractors to an appropriate standard);
- by use of past experience (where it can be shown by experience, such as a *building* in use, that the method of workmanship is capable of performing the function for which it is intended);
- by use of recognised test methods.

0.8.4 Fitness of materials

Subject to the paragraph below, it is recommended that the requirement of regulation 8 is met by using materials, fittings, and components, or parts thereof which comply with any of the following standards:

- a. the standard (whether British Standard or otherwise) specified in the Technical Handbooks;
- b. a relevant code of practice of a national standards institution or equivalent body of any Member State within the European Economic Area;
- c. a relevant international standard recognised in any Member State within the European Economic Area;
- d. a relevant specification acknowledged for use as a standard by a public authority of any Member State within the European Economic Area;
- e. traditional procedures of manufacture of a Member State within the European Economic Area where these are the subject of written technical description sufficiently detailed to permit assessment of materials, fittings, and components, or parts thereof for the use specified; or
- f. for materials, fittings, and components or parts thereof, of an innovative nature subject to an innovative process of manufacture and which fulfil the purpose provided for by the specified standard, a European Technical Approval or specification sufficiently detailed to permit assessment.

The standard code of practice, specification, technical description of European Technical Approval referred to in b to f above must provide in use levels of safety, suitability and fitness for purpose equivalent to those recommended in the Technical Handbooks, referred to in paragraph a, in so far as such levels are not inconsistent with the Essential Requirements set out in the CPD.

Where materials, fittings, and components are used on the basis of a standard, code of practice, specification, technical description or European Technical Approval, testing and sampling may be carried out as specified in or applicable to such standard, code of practice, specification, technical description or European Technical Approval.

Where testing is carried out within a Member State within the European Economic Area, such test shall be carried out by an appropriate organisation offering suitable and satisfactory evidence of technical and professional competence and independence. The requirements shall be satisfied if the organisation is accredited in a State within the European Economic Area in accordance with BS 7501 and BS 7502, and/or BS ENs: 17025, 45002, 45003, 45004, 45011, 45012, 45013, and 45014.

www.wrap.org.uk

The Waste and Resources Action Programme offers guidance on the use of recycled materials and products containing recyclate. It is acceptable to use such materials as a measure to further sustainable development provided that they are durable and fit for their intended purpose.

0.9 Building standards applicable to construction

0.9.1 Explanation

0.9.2 Schedule 5

regulation

9

mandatory

Construction shall be carried out so that the work complies with the applicable requirements of schedule 5.

0.9.1 Explanation

Regulation 9 and schedule 5 are the heart of the building standards system as they set out what must be achieved in *building work*. The standards are given in full along with the associated guidance on compliance in sections 1 – 6 of the Technical Handbooks. The sections relate directly to the Essential Requirements, as published by the EC, which *buildings* and *works* are expected to satisfy when they have been properly designed and *built*.

The six sections are:

Section 1	Structure	(EC - Mechanical resistance and stability)
Section 2	Fire	(EC - Safety in case of fire)
Section 3	Environment	(EC - Hygiene, health and the environment)
Section 4	Safety	(EC - Safety in use)
Section 5	Noise	(EC - Protection against noise)
Section 6	Energy	(EC - Energy, economy and heat retention)

The Essential Requirements are also subject to overall requirements related to durability, which are covered in regulation 8.

The guidance on suitable provision to meet the building regulation standards is given without assurance that any other legislative or administrative requirement might apply more onerous standards.

In considering which standards apply, where more than one is relevant to any *building work* all the standards should be met.

0.9.2 Schedule 5

The mandatory standards in schedule 5 are given in the six sections of this Handbook (structure, fire safety, environment, safety, noise and energy) and are therefore not repeated here.

0.10 Building standards applicable to demolition

0.10.1 Explanation

regulation

10

mandatory

- (1) **Every *building* to be demolished must be demolished in such a way that all service connections to the *building* are properly closed off and any neighbouring *building* is left stable and watertight.**
- (2) **When demolition *work* has been completed and, where no further *work* is to commence immediately, the person who carried out that *work* shall ensure that the *site* is –**
- (a) **immediately graded and cleared; or**
 - (b) **provided with such fences, protective barriers or hoardings as will prevent access thereto.**

0.10.1 Explanation

Regulation 10 sets out the mandatory requirements when undertaking demolition *work*.

The building regulations do not control the method or process of demolition. This is the responsibility of the [Health and Safety Executive](#) and is covered under other legislation.

What the building regulations do seek to control is the area which is left after demolition has been completed, and the state of any surrounding *buildings* affected by the demolition. Any adjacent *buildings* must be left safe and watertight and all service connections must be properly sealed. Unless it is intended to *build* on the cleared *site* without delay, it must be left in a safe condition. This might be achieved by *site* clearance and grading, or by ensuring adequate perimeter enclosures.

**0.11 Building standards applicable to the provision of services,
fittings and equipment**

0.11.1 Explanation

regulation

11

mandatory

Every service, fitting or piece of equipment provided so as to serve a purpose of these regulations shall be so provided in such a way as to further those purposes.

0.11.1 Explanation

Regulation 11 requires that every service, fitting or piece of equipment provided so as to serve a purpose of the regulations should be designed, installed, and commissioned in such a way as to fulfill those purposes.

0.12 Building standards applicable to conversions

0.12.1 Explanation

0.12.2 Schedule 6

regulation

12

mandatory

Conversion shall be carried out so that the building as converted complies with the applicable requirements of schedule 6.

0.12.1 Explanation

Certain changes of use or occupation were defined as *conversions* in schedule 2 and are therefore subject to the building regulations. Regulation 12 requires that in these cases the *building* shall meet the requirements of schedule 6. However it is recognised that this is not *reasonably practical* in many existing *buildings*. Therefore the schedule also lists those standards where a lower level of provision may well be sufficient. It is essential to establish with the verifier where meeting the standards in full is not *reasonably practicable*, and early discussion will be necessary. The individual sections of the Handbooks give further details.

For historic *buildings*, the classification of the *building* should influence the extent to which improvement is required, depending on whether the classification is for the outside, the inside, all parts, etc.

0.12.2 Schedule 6

Every *conversion*, to which these regulations apply, shall meet the requirements of the following standards in schedule 5:

- a. standards 2.1, 2.3, 2.5, 2.9, 2.10, 2.11, 2.13, 2.14, 2.15 in section 2, fire;
- b. standards 3.5, 3.6, 3.7, 3.8, 3.9, 3.11, 3.12, 3.13, 3.14, 3.17, 3.18, 3.20, 3.21, 3.22, 3.23, 3.24, 3.25, 3.26, in section 3, environment;
- c. standards 4.5, 4.6, 4.7, 4.9, 4.11, 4.12 ; in section 4, safety and
- d. the standards in section 5, noise; and
- e. standards 6.7, 6.8, 6.10 in section 6, energy.

Every *conversion*, to which these regulations apply, shall meet the requirements of the following standards in schedule 5 in so far as is *reasonably practicable*, and in no case be worse than before the *conversion*:

- a. the standards in section 1, structure;
- b. standards 2.2, 2.4, 2.6, 2.7, 2.8, 2.12, in section 2, fire;
- c. standards 3.1, 3.2, 3.3, 3.4, 3.10, 3.15, 3.16, 3.19, in section 3, environment;
- d. standards 4.1, 4.2, 4.3, 4.4, 4.8, 4.10; in section 4, safety; and
- e. standards 6.2, 6.3, 6.4, 6.5, 6.6, in section 6, energy.

0.13 Provision of protective works

0.13.1 Explanation

regulation

13

mandatory

- (1) No person shall carry out *work* unless the following provisions of this regulation are complied with.
- (2) Subject to paragraph (3), where *work* is to be carried out on any *building site* or *building* which is within 3.6 metres of any part of a road or other place to which members of the public have access (whether or not on payment of a fee or charge) there shall, prior to commencement of the *work*, be erected protective works so as to separate the *building site* or *building* or that part of the *building site* or *building* on which *work* is to be carried out from that road or other place.
- (3) Nothing in paragraph (2) shall require the provision of protective *works* in any case where the local authority is satisfied that no danger to the public is caused, or is likely to be caused, by the *work*.
- (4) The protective *works* referred to in the preceding paragraphs are all or any of –
 - (a) providing hoardings, barriers or fences;
 - (b) subject to paragraph (5), where necessary to prevent danger, providing footpaths outside such hoardings, barriers or fences with safe and convenient platforms, handrails, steps or ramps, and substantial overhead coverings;
 - (c) any other protective *works* which in the opinion of the local authority are necessary to ensure the safety of the public, all of such description, material and dimensions and in such position as the local authority may direct.
- (5) Nothing in paragraph(4)(b) shall require the provision of a platform, handrail, step or ramp –
 - (a) where no part of the existing footpath is occupied by the protective *works* or in connection with the *work*;
or
 - (b) where that part of an existing footpath remaining unoccupied affords a safe means of passage for people, and is of a width of not less than 1.2 metres or such greater width as the local authority may direct.
- (6) Any protective *works* shall be so erected as to cause no danger to the public and shall be maintained to the satisfaction of the local authority.
- (7) Subject to paragraph (8), any protective *works* shall be removed –
 - (a) in the case of a *building* which has been *constructed* by virtue of a warrant, not more than 14 days or such longer period as the local authority may direct from the date of acceptance of the certificate of

- completion; and**
- (b) in any other case, on completion of the *work*.**
- (8) Nothing in paragraphs (1) to (7) of this regulation shall prohibit the removal of the protective *works* or any part thereof prior to the completion of the *work* where the local authority is satisfied that no danger to the public is caused or is likely to be caused as a result of their removal.**
- (9) Any protective *works* shall be illuminated, and any such *works* which project on to or over that part of a road which is not a pavement or footpath shall be provided with such markings, as in the opinion of the local authority are necessary to secure the safety of the public.**
- (10) Where *work* has been carried out without the provision of protective *works*, or where *work* on a *building site* has stopped or a *building site* has been abandoned, a local authority may require the *site owner* to carry out protective *works*.**

0.13.1 Explanation

Regulation 13 requires that *building sites* are fenced off in such a way as to protect the public. It also provides powers to deal with *building sites* where *work* has for any reason ceased and the Health and Safety at Work etc. Act provisions are no longer applicable.

0.14 Clearing of footpaths

0.14.1 Explanation

regulation

14

mandatory

Where any *work* is being carried out on a *building site* or *building*, any neighbouring footpath (including any footpath provided so as to form part of the protective *works*) shall be regularly cleaned and kept free of *building* debris and related materials by the person carrying out the *work*, to the satisfaction of the local authority.

0.14.1 Explanation

Regulation 14 requires the keeping free from mud or dust footpaths adjacent to *building sites*.

0.15 Securing of unoccupied and partially completed buildings

0.15.1 Explanation

regulation

15

mandatory

- (1) Subject to paragraph (2) a person carrying on *work* shall ensure that any *building* which is partly *constructed* or partly demolished or which has been completed but not yet occupied is, so far as *reasonably practicable*, properly secured or closed against unauthorised entry at all times when *work* thereon is not in progress.
- (2) Nothing in paragraph (1) shall apply to any *work* where the local authority is satisfied that adequate supervision of the *building* is being or will be maintained for the purpose of securing the *building*.

0.15.1 Explanation

Regulation 15 requires that all *building sites* where there are unfinished or partially complete *works* are kept safe and secure.

0.16 Relaxations

0.16.1 Explanation

regulation

16

mandatory

No direction may be given under section 3(2) of *the Act* in relation to regulations 1 to 3, 5 and 7.

0.16.1 Explanation

Regulation 16 sets out the regulations that cannot be relaxed.

0.17 **Continuing requirements**

0.17.1 Explanation

0.17.2 Implementation

<p>regulation</p> <p>17</p> <p>mandatory</p>	<p>(1) Subject to paragraph (2), the owners of <i>buildings</i> shall ensure that –</p> <p>(a) every air-conditioning system within a <i>building</i> is inspected at regular intervals; and</p> <p>(b) appropriate advice is given to the users of the <i>buildings</i> on reducing the energy consumption of such an air-conditioning system.</p> <p>(2) This regulation shall not apply to –</p> <p>(a) air-conditioning systems with a total effective output rating of less than 12 kW; or</p> <p>(b) air-conditioning systems solely for processes within a <i>building</i>.</p> <p>(3) In terms of section 2 of the Building (Scotland) Act 2003 the provisions of paragraph (1) are a designated provision in respect of which there is a continuing requirement imposed on the owners of <i>buildings</i>.</p>
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0.17.1 Explanation

Regulation 17 requires the owners of an air-conditioned *building* to have such plant regularly inspected and to provide advice to the users of the *building* on related energy efficiency improvement *work* and how to operate the system efficiently. This regulation implements the terms of Article 9 of [Directive 2002/91/EC](#) on the energy performance of buildings (EPBD).

Scope

The regulation relates only to larger, fixed air-conditioning systems and does not cover portable systems. It also relates to comfort cooling of people in a *building* but does not cover any other system, such as cooling solely used in a manufacturing, trade or mechanical process. For example, a system only cooling computer equipment would be exempt. A number of individual systems each 12 kW or less, but taken together totalling more than 12 kW, within one *building* or fire-separated part of a *building*, would only qualify for inspection if they are linked by way of a central control.

0.17.2 Implementation

Continuing requirement
Relaxation direction

The regulation imposes a continuing requirement that means inspections are required not only throughout the life of a new *building*, but also for the life of an existing *building*, for as long as it has an air-conditioning system. In the early stages of implementation, it is proposed that relaxation directions will be used to manage phased introduction of inspections. The first of these directions will commence on the 1 May 2007. Such directions will be displayed on the SBSA website and referred to as the Building (Scotland) Act 2003 (Air-conditioning Systems) Relaxation Direction(s).

Inspection frequency

For completely new air-conditioning systems, the first inspection should be no later than 5 years after the acceptance of the completion certificate for the *building work*. For existing systems, inspection will normally be carried out at 3 yearly intervals. However, the accredited expert doing the inspection does have the discretion to extend that frequency up to 5 years, for existing systems that demonstrate excellent levels of efficiency.

Guidance on inspection Prior to the initial air-conditioning inspections being undertaken, in line with the frequency given in the paragraph above, the SBSA will provide guidance on the scope of the inspection and how the inspection-findings should be presented to the user of the *building*.

1.0 Introduction

- 1.0.1 Background
- 1.0.2 Aims
- 1.0.3 Latest changes
- 1.0.4 Relevant legislation
- 1.0.5 Alternative approaches
- 1.0.6 Annexes

Introduction

1.0

1.0.1 Background

The structure of a *building* is fundamental to ensuring the safety of people in or around buildings and of existing buildings and can be affected by a number of factors inside and outside the *building* including environmental factors. These factors should be considered to prevent the collapse, excessive deformation or the disproportionate collapse of buildings.

Climatic conditions

The climatic conditions in Scotland including temperature, snow, wind, driving rain and flooding and the impact of climate change should be carefully considered in the assessment of loadings and in the structural design of buildings.

Disproportionate collapse

The methodology for assessing the risk of disproportionate collapse and a framework of additional measures commensurate to the level of risk and consequences of such collapse to all buildings in accordance with the forthcoming Structural Eurocode BS EN 1991-1-7: 2006 Accidental Actions is set out in the following reports:

- a. 'Guidance on Robustness and Provision against Accidental Actions' dated July 1999';
- b. 'Calibration of Proposed Revised Guidance on meeting Compliance with the Requirements of Building Regulation Part A3'.

www.communities.gov.uk

These documents are available on the website of the Department for Communities and Local Government.

Standing Committee on Structural Safety (SCOSS)

www.scoss.org.uk

The Standing Committee on Structural Safety (SCOSS) which reports to the Presidents of the Institutions of Civil Engineers and Structural Engineers to identify in advance trends and developments which might contribute to increasing risks relating to structural safety has set up a UK wide reporting system on structural safety issues, Confidential Reporting on Structural Safety (CROSS).

[Appraisal of existing structures](#)

Guidance relevant to conversions is given in 'Appraisal of Existing Structures', 1996 published by the Institution of Structural Engineers. Where this report refers to 'design checks' the choice of various partial factors should be made to suit the individual circumstances of each case.

1.0.2 Aims

The intention of this section is to ensure that the structure of a *building* does not pose a threat to the safety of people in or around buildings and of existing buildings as a result of:

- a. loadings;
- b. the nature of the ground;
- c. collapse or deformations;
- d. stability of the *building* and other buildings;
- e. climatic conditions;
- f. materials;
- g. structural analysis;
- h. details of construction;
- i. safety factors.

Loads used in structural calculations should take account of possible dynamic, concentrated and peak load effects that may occur.

1.0.3 Latest changes

The following is a summary of the changes that have been introduced between 1 May 2005 and 30 April 2007.

- 1.0.1 References added for disproportionate collapse, SCOSS and existing structures
- 1.0.5 Reference added for forthcoming Guidance to Stone Masonry
- 1.0.6 Annexes
- 1.1.0 Key issues on nature of the ground and stability of other buildings
- 1.1.1 Reference to specialist advice
- 1.1.2-1.1.3 Updated references to British Standards
- 1.1.4 New guidance on nature of the ground
- 1.1.5 New guidance on stability of other buildings
- 1.2.0-1.2.5 Updated guidance on disproportionate collapse covering all buildings

Annexes 1.A to 1.F Small buildings structural guidance.

1.0.4 Relevant legislation

<p>Safety of Sports Grounds Act 1975 Fire Safety and Safety of Places of Sport Act 1987</p>	<p>When designing or verifying sports grounds, reference should be made to the Guide to Safety at Sports Grounds (fourth edition 1997). The guide has no statutory force but many of its recommendations will be given force of law at individual grounds by their inclusion in safety certificates issued under the Safety of Sports Grounds Act 1975 or the Fire Safety and Safety of Places of Sport Act 1987.</p>
<p>Guide to Safety at Sports Grounds (fourth edition 1997)</p>	<p>Chapter 4 and 14 of the Guide to Safety at Sports Grounds (fourth edition 1997) provides guidance on permanent and temporary structures at sports grounds and makes recommendations for designers to follow including minimising the risk of disproportionate collapse and designing stadia on the basis of risk assessments having regard to the likely hazards, for example, if the stadium is intended to be used as a venue for pop concerts.</p>
<p>Section 89 of the Civic Government (Scotland) Act 1982</p>	<p>Section 89 of the Civic Government (Scotland) Act 1982 requires that no person shall use or permit the use of a raised structure for seating or standing accommodation unless such use has been approved by the local authority. Certain raised structures are exempt from this including any structure that has been granted a building warrant.</p>
<p>Dynamic performance and testing of grandstands</p>	<p>Guidance on the ‘Dynamic performance requirements for permanent grandstands subject to crowd action’ November 2001 and Dynamic testing of grandstands and seating decks, June 2002 has been published by the Institution of Structural Engineers as a supplement to the Guide to Safety at Sports Grounds (fourth edition 1997)</p>
<p>Temporary demountable structures</p>	<p>The Institution of Structural Engineers has published guidance on the ‘Procurement, design and use of Temporary demountable structures’ (second edition 1999) such as grandstands, marquees and stage structures. Towers and masts to support media facilities are also included. The guidance is intended to assist event organisers, venue owners, local authorities, contractors and suppliers of demountable structures and for competent persons who are responsible for their design.</p>

1.0.5 Alternative approaches

Where alternative approaches to the structural design are proposed other than using the guidance contained in this section, the structural design should take account of all of the factors identified in clause 1.0.2 above. For example, care should be taken where alternative numerical values are placed on factors of safety as this may have a detrimental effect on the overall stability of the structure.

Structural Eurocodes in the UK

As part of the European Union's desire to remove technical barriers to trade, a series of European Codes of Practice in the field of civil and structural engineering known as Structural Eurocodes are being published by CEN, the Standards body for Europe. Like other harmonised European standards, each member of the European Union set their own 'Nationally Determined Parameters' (NDP's). Structural Eurocodes should only be used as an alternative to British Standards provided the National Annexes have been published.

There will be a period of co-existence during which time Structural Eurocodes and national codes (i.e. British Standards) should be considered equivalent. The period of co-existence will commence from the date the last package of standards (i.e. concrete, steel, timber, masonry, etc.) is made available from CEN to the British Standards Institution. It is anticipated that this period should commence in 2007 and end in 2010 when British Standards would be withdrawn and thereafter only the Structural Eurocodes would be referenced as guidance in meeting section 1: Structure.

[Implementation of Structural Eurocodes](#)

For more detailed guidance on the background and implementation of Eurocodes, see 'Implementation of Structural Eurocodes in the UK' (February 2003) produced by the Office of the Deputy Prime Minister (now Department for Communities and Local Government) on behalf of the United Kingdom and '[The National Strategy for Implementation of the Structural Eurocodes: Design Guidance](#)' (April 2004) produced by the Institution of Structural Engineers.

Scottish Ministers are planning to publish '[Guidance on Stone Masonry](#)' during 2007 which will give guidance in the use of stone masonry.

1.0.6 Annexes

The Small *buildings* structural guidance (SBSG) which provides structural guidance to designers of small *domestic buildings* is contained within the following annexes to this section:

Annex 1.A	General
Annex 1.B	Stability
Annex 1.C	Foundations
Annex 1.D	Masonry walls
Annex 1.E	Timber frame walls
Annex 1.F	Timber floors and roofs

1.1 Structure

- 1.1 Functional standard
- 1.1.0 Introduction
- 1.1.1 General
- 1.1.2 Loading
- 1.1.3 Design and construction
- 1.1.4 Nature of the ground
- 1.1.5 Stability of existing buildings

<p style="text-align: center;">standard</p> <p style="font-size: 2em; text-align: center;">1.1</p> <p style="text-align: center;">mandatory</p>	<p>Every <i>building</i> must be designed and <i>constructed</i> in such a way that the loadings that are liable to act on it, taking into account the nature of the ground, will not lead to:</p> <p>(a) the collapse of the whole or part of the <i>building</i>;</p> <p>(b) deformations which would make the <i>building</i> unfit for its intended use, unsafe, or cause damage to other parts of the <i>building</i> or to fittings or to installed equipment; or</p> <p>(c) impairment of the stability of any part of another <i>building</i>.</p>
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1.1.0 Introduction

Loadings	The effect of the loads acting on a <i>building</i> should be assessed both separately and in various combinations with each other to ensure the <i>building</i> can be designed to transmit these loads safely to the ground.
Nature of the ground	The stability of a <i>building</i> and other existing <i>buildings</i> in the vicinity can be affected by ground conditions which should be investigated and assessed to ensure that the ground can safely support the <i>building</i> .
Collapse	The collapse of the whole or part of a <i>building</i> is clearly a matter of the highest importance with respect to public safety. The design and <i>construction</i> of <i>buildings</i> should take into account all contributing factors such as loads, climatic conditions, partial safety factors for materials and loads and design methodology to ensure that it will have an acceptable probability that it will not collapse (ultimate limit state) during its design lifetime.
Deformations	Similarly deformations of <i>buildings</i> while not leading to an ultimate collapse can lead to public safety concerns particularly where they become unfit or unsafe for use. This can become apparent in several ways ranging from cracking, movement or springiness of floors, doors or windows not opening or closing, damage to pipes and other services within the <i>building</i> . The design and <i>construction</i> of a <i>building</i> should ensure that, by taking into account the factors set out above, the <i>building</i> does not fail in normal use (serviceability limit state).
Stability of existing <i>buildings</i>	The stability of existing <i>buildings</i> can be affected if the design and <i>construction</i> of a new <i>building</i> does not take into account any potential impacts on existing <i>buildings</i> . This could lead to a risk of collapse or damage to existing <i>buildings</i> with a consequent risk to public safety. Examples of potential impacts would be ground conditions or funnelling of wind. A new requirement has been added to the standard requiring this matter to be taken into account.
<i>Conversions</i>	In the case of <i>conversions</i> , as specified in regulation 4, the <i>building</i> as <i>converted</i> shall meet the requirements of this standard in so far as is <i>reasonably practicable</i> , and in no case be worse than before the <i>conversion</i> (regulation 12, schedule 6).

1.1.1 General

In order to be safe, a *building* should be capable of resisting all loads acting on it as a result of its intended use and geographical location. To achieve this, the structure of a *building* should be designed with margins of safety to ensure that the mandatory functional standard has been met.

In clause (b) of standard 1.1 deformations are not intended to cover aesthetic damage such as shrinkage and other minor cracking.

Specialist advice

Specialist advice from chartered engineers or other appropriately qualified persons should be sought if the designer is in any doubt about the loads acting on a *building* or how these loads can be accommodated by the structure and safely transmitted to the ground.

Reference can be made to the updated wind and snow loading maps contained in the following Building Research Establishment reports:

- a. 'Wind loading on traditional dwellings-Amendment of simplified design guidance for the Scottish Office Small Buildings Guide' (1999) (Project number CV4071);
- b. 'Proposed revision of the simplified roof snow load map for Scotland' (2003) (Client report number 211-878).

Consideration should be given to guidance in other sections of the Technical Handbook that can influence the structural design of a *building*.

1.1.2 Loading

The loads to which a *building* will be subjected should be calculated in accordance with the following British Standards:

- a. for *dead loads* and *imposed loads* (excluding roof loads), BS 6399-1: 1996;
- b. for imposed roof loads, BS 6399-3: 1988;
- c. for *wind loads*, BS 6399-2: 1997;
- d. for loading of any *building* for *agriculture*, BS 5502-22: 2003;
- e. for earth retaining structures (e.g. basements), BS 8002: 1994;
- f. any greater load to which the *building* is likely to be subjected.

1.1.3 Design and construction

The structural design and *construction* of a *building* should be carried out in accordance with the following British Standards:

- a. for *foundations*, BS 8004: 1986;
- b. for structural *work* of reinforced, prestressed or plain concrete, BS 8110-1: 1997, BS 8110-2: 1985 and BS 8110-3: 1985;
- c. for structural *work* of steel, BS 5950-1: 2000, BS 5950-2: 2001, BS 5950-5: 1998, BS 5950-6: 1995, BS 5950-7: 1992 and BS 5950-8: 2003;
- d. for structural *work* of composite steel and concrete *construction*, BS 5950-3.1: 1990 and BS 5950-4: 1994;
- e. for structural *work* of aluminium, BS 8118-1: 1991 and BS 8118-2: 1991; for the purpose of section 7.2 of BS 8118-1: 1991, the structure should be classified as a safe-life structure;
- f. for structural *work* of masonry, BS 5628-1: 2005, BS 5628-2: 2005 and BS 5628-3: 2005;
- g. for structural *work* of timber, BS 5268-2: 2002, BS 5268-3: 2006 and BS 5268-6.1: 1996;
- h. for earth retaining structures (e.g. basements), BS 8002: 1994
- i. for structural design of low rise *buildings*, BS 8103-1: 1995, BS 8103-2: 2005, BS 8103-3: 1996 and BS 8103-4: 1995.

1.1.4 Nature of the ground

The *foundations* of *buildings* should be designed to sustain and transmit the loadings to the ground in such a manner that there will be no ground movement which will impair the stability of the *building*. All aspects of the nature of the ground should be taken into consideration including ground movement caused by:

- swelling, shrinkage or freezing of the subsoil; or
- landslip or subsidence (other than subsidence arising from shrinkage).

There may be known or recorded conditions of ground instability, such as that arising from landslides, disused mines or unstable strata which, if ignored, could have an adverse effect on a *building*. Such conditions should be taken into account in the design and *construction* of the *building* and its *foundations*.

www.communities.gov.uk

Attention is drawn to Planning Policy Guidance Note 14 (PPG 14) [Development on unstable land](#). Although PPG 14 contains specific reference to England & Wales, it does set out the broad planning and technical issues relating to development on unstable land.

Information on the scale and nature of problems arising from mining instability, natural underground cavities and adverse *foundation* conditions is available from the following:

www.bgs.ac.uk

- British Geological Survey, Murchison House, West Mains Road, Edinburgh, EH9 3LA;
- The Coal Authority, 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG.

www.coalminingreports.co.uk

Information can also be obtained from local authorities who hold Building Standards Registers and other relevant records.

If it is considered that a geotechnical investigation should be carried out, BS 5930: 1999 deals with the investigation of *sites* for the purpose of assessing their suitability for the *construction* of the *work* including obtaining information on the geotechnical conditions of the ground on the *site*. It provides recommendations on certain constraints or problems that can affect a *site*, including geotechnical aspects.

1.1.5 Stability of existing buildings

The stability of existing *buildings* may be affected by a new *building* located in its vicinity. The design and *construction* of the new *building* should take into account the effect on existing *buildings* in accordance with BS 8004: 1986.

The following factors can also affect the stability of an existing *building* and should be taken into account:

- dead and *imposed loads* from the new *building*;
- *wind loads* including funnelling effects from the new *building*;
- pressure bulb extending below existing *building*;
- changes in groundwater level;
- loss of fines during pumping operations or climatic conditions.

1.2 Disproportionate collapse

- 1.2 Functional standard
- 1.2.0 Introduction
- 1.2.1 Disproportionate collapse
- 1.2.2 Determine building risk group
- 1.2.3 Assess additional measures
- 1.2.4 Design and construct additional measures
- 1.2.5 Other sources of guidance

standard

1.2

mandatory

Every *building* must be designed and *constructed* in such a way that in the event of damage occurring to any part of the structure of the *building* the extent of any resultant collapse will not be disproportionate to the original cause.

Ronan Point

1.2.0 Introduction

This standard was introduced in the United Kingdom following the disaster at Ronan Point on 16 May 1968. The scope of this standard which was previously restricted to *buildings* of 5 or more *storeys* was extended in 2005 to require designers to consider accidental overloading and the possibility of progressive collapse to all *buildings* and the guidance has now been expanded to provide guidance for all *buildings*.

Explanation of terms

Nominal length of load-bearing wall construction should be taken as:

- in the case of a reinforced concrete wall, the distance between lateral supports subject to a length not more than 2.25 x *storey* height;
- in the case of an external masonry wall, or timber or steel stud wall, the length measured between vertical lateral supports;
- in the case of an internal masonry wall, or timber or steel stud wall, a length not more than 2.25 x *storey* height.

Storey height is the distance from the underside of one floor to the underside of the floor immediately above.

Basement storey is a *storey* which is below the level of the ground *storey* and in the case of a sloping ground level is wholly below the lowest ground level around the *building* .

Key element is a structural member upon which the stability of the remainder of the structure depends and should be capable of sustaining an accidental design loading of 34 kN/m² applied in the horizontal and vertical directions (in one direction at a time) to the member and any attached components such as cladding, having regard to the ultimate strength of such components and their connections. Such accidental design loading should be assumed to act simultaneously with 1/3rd of all normal characteristic loading (i.e. wind and *imposed loading*).

Load bearing wall construction includes masonry cross-wall *construction* and walls comprising close centred timber or lightweight steel section studs.

Educational building is any *building* used for educational purposes including kindergartens, schools, colleges and university *buildings* .

Buildings accessible to the general public is intended to include *buildings* where members of the public can enter during normal opening hours and are allowed to access all parts of the *building* , other than those parts restricted to staff only.

Conversions

In the case of *conversions* , as specified in regulation 4, the *building* as *converted* shall meet the requirements of this standard in so far as is *reasonably practicable* , and in no case be worse than before the *conversion* (regulation 12, schedule 6).

1.2.1 Disproportionate collapse

A *building* which is susceptible to disproportionate collapse is one where the effects of accidents and, in particular, situations where damage to small areas of a structure or failure of single elements could lead to collapse of major parts of the structure.

Buildings should be provided with a level of robustness by adopting the principles of risk analysis, categorising *buildings*, taking into account both the risk of the hazard and its consequences and providing additional measures commensurate to the level of risk and consequences of such collapse of the *building*.

To ensure that *buildings* are designed and *constructed* to sustain a limited extent of damage or failure without a disproportionate level of collapse from an unspecified cause, the following procedure should be followed:

- determine *building* risk group;
- assess additional measures;
- design and *construct* additional measures.

1.2.2 Determine building risk group

The issues to be considered with respect to assessing the risk group of a *building* are its occupancy level, use, the number of *storeys* and floor areas.

The risk of an extreme event such as an explosion or other incident occurring would not be decreased simply by providing these measures and there is no certainty that demolition or *building* alteration would be carried out in accordance with good practice but the consequences of such an incident occurring would be considerably reduced.

Risk group	Building type
1	<i>Agricultural</i> and related <i>buildings</i> [1];
2A	Hotels not more than 4 <i>storeys</i> [2]; <i>Shared residential accommodation, residential care buildings</i> and other <i>residential buildings</i> all not more than 4 <i>storeys</i> ; <i>Offices</i> not more than 4 <i>storeys</i> ; <i>Factories (class 2)</i> not more than 3 <i>storeys</i> ; <i>Shops</i> and enclosed shopping centres not more than 3 <i>storeys</i> and each <i>storey</i> area of not more than 2000 m ² [4]; <i>Single storey educational buildings</i> [3]; <i>Assembly buildings</i> (other than <i>educational buildings</i>), <i>entertainment buildings</i> and other <i>buildings</i> accessible to the general public all not more than 2 <i>storeys</i> and each <i>storey</i> area not more than 2000 m ² [4].
2B	Hotels [2], <i>shared residential accommodation, residential care buildings</i> and other <i>residential buildings</i> all more than 4 <i>storeys</i> but not more than 15 <i>storeys</i> ; <i>Educational buildings</i> ; more than 1 <i>storey</i> but not more than 15 <i>storeys</i> [3] ; <i>Shops and</i> enclosed shopping centres not more than 3 <i>storeys</i> and with each <i>storey</i> area more than 2000m ² [4] or; more than 3 <i>storeys</i> but not more than 15 <i>storeys</i> ; <i>Hospitals</i> not more than 3 <i>storeys</i> ; <i>Offices</i> more than 4 <i>storeys</i> but not more than 15 <i>storeys</i> ; <i>Assembly buildings</i> (other than <i>educational buildings</i>), <i>entertainment buildings</i> and other <i>buildings</i> accessible to the general public all not more than 2 <i>storeys</i> and all with each <i>storey</i> area more than 2000 m ² but not more than 5000 m ² [4]; <i>Open sided car parks</i> and <i>storage buildings</i> (class 2) not more than 6 <i>storeys</i> .
3	Every Non- domestic <i>building</i> not covered in risk groups 1, 2A and 2B; <i>Grandstands</i> accommodating more than 5000 spectators; <i>Storage buildings</i> (class 1), <i>Factories</i> (class 1)

Notes

1. *Agricultural* and related *buildings* unless exempt under clauses 7 and 8 of Schedule 1 of the Building (Scotland) Regulations 2004.
2. Hotels in risk group 2A have been identified separately from *residential buildings*.
3. *Educational buildings* in risk groups 2A and 2B have been identified separately from *assembly buildings* .
4. For the purposes of this table
 - Where a *gallery* area is not more than 20% of the plan area of the *building* or 20 m² whichever is the less then it should be ignored for the purposes of calculating the *storey* area;
 - Where the *gallery* area is more than 20% but not more than 50% of the plan area of the *building* or 20 m² whichever is the less then the floor area of the *gallery* should be added to the floor area in calculating the floor area;
 - Where the *gallery* area is more than 50% of the plan area of the *building* then the *gallery* should be considered to be a separate *storey* in calculating the number of *storeys* .

The nomenclature of the risk groups 1, 2A, 2B and 3 is synonymous with the consequence classes in Table A.1–Categorisation of consequence classes of BS EN 1991-1-7: 2006.

In determining the number of *storeys* in a *building*, *basement storeys* may be excluded provided such *basement storeys* fulfil the robustness of risk group 2B *buildings*.

For *buildings* intended for more than one type of use the risk group should be that pertaining to the most onerous risk group (e.g. 2 *storey flats* above 1 *storey shops* should be taken as 3 *storey shops* and fall within risk group 2A non-domestic).

1.2.3 Assess additional measures

The additional measures which should be provided vary extensively according to *building* type and use and the actual measures should be designed in accordance with the relevant sections of design codes. For example, high rise hotels or *flats* or *assembly buildings* or grandstands require a different degree of protection than for low rise *buildings* or storage warehouses.

The additional measures which should be applied to *buildings* of the risk groups derived from the above table are set out below:

For risk group 1 *buildings*

Provided the *building* has been designed and *constructed* in accordance with the rules given in this Technical Handbook, or other guidance referenced under section 1, for complying with standard 1.1 in normal use, no additional measures are likely to be necessary.

For Risk Group 2A *buildings*

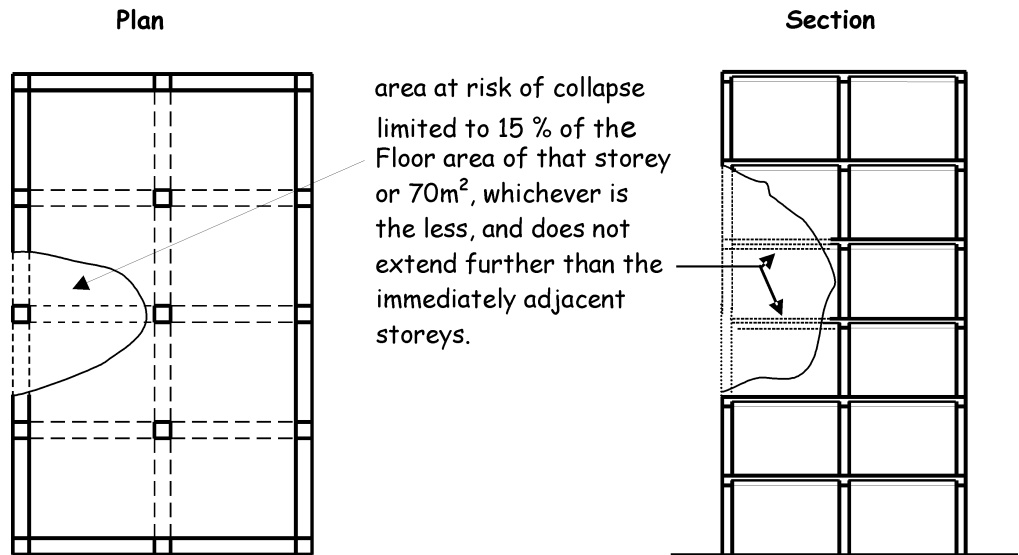
Provide effective horizontal ties, or effective anchorage of suspended floors to walls, for framed and load-bearing wall *construction*.

For Risk Group 2B
buildings

Provide effective horizontal ties for framed and load-bearing wall *construction*, together with effective vertical ties, in all supporting columns and walls.

Alternatively, check that upon the notional removal of each supporting column and each beam supporting one or more columns, or any nominal length of load-bearing wall (one at a time in each *storey* of the *building*) the *building* should remain stable and that the area of floor at any *storey* at risk of collapse should be not more than 15% of the floor area of that *storey* or 70 m², whichever is the less and does not extend further than the immediate adjacent *storeys* (see diagram below).

Where the notional removal of such columns and lengths of walls would result in an extent of damage in excess of the above limit, then such elements should be designed as 'key elements'.



For risk group 3
buildings

A systematic risk assessment of the *building* should be carried out, taking into account all the normal hazards that can be foreseen as far as possible together with any abnormal hazards.

Critical situations for design should be selected that reflect the conditions that can be foreseen as far as possible during the life of the *building*.

The structural form and concept and any protective measures should then be chosen and the detailed design of the structure and its elements undertaken in accordance with the recommendations in the codes and standards in clause 1.2.4.

1.2.4 Design and construct additional measures

The structural design and *construction* to take account of the additional measures including horizontal and vertical ties and checking the integrity of the *building* following the notional removal of vertical members and the design of key elements, should be carried out in accordance with the following:

- a. for structural *work* of reinforced, prestressed or plain concrete, BS 8110-1: 1997 and BS 8110-2: 1985;
- b. for structural *work* of steel, BS 5950-1: 2000;
- c. for structural *work* of masonry, BS 5628-1: 2005, BS 5628-2: 2005 and BS 5628-3: 2005.

Note that the British Standards for concrete and timber are being updated to incorporate the risk based approach for disproportionate collapse.

1.2.5 Other sources of guidance

Additional guidance has been produced by organisations providing more detailed information on disproportionate collapse as follows:

- a. [Technical Guidance Note – ‘The Building Regulations 2004 Edition – England and Wales Requirement A3 – Disproportionate Collapse’](#), National House Building Council (NHBC);
- b. [Technical Bulletin Number 3 ‘Design Guidance for Disproportionate Collapse’](#), UK Timber Frame Association;
- c. [‘Masonry Design for Disproportionate Collapse Requirements under Regulation A3 of the Building Regulations \(England & Wales\)’](#), Brick Development Association;
- d. [‘Guidance on meeting the Robustness Requirements in Approved Document A’](#), Steel Construction Institute.

The above guidance is based on England & Wales Regulation A3 and should be interpreted in relation to standard 1.2. In particular, references to *building* classes should be risk groups and the *building* types and occupancy should be interpreted as the *building* types set out in the table to clause 1.2.2.

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2.0 Introduction

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Introduction

2.0

2.0.1 Aims

Life safety is the paramount objective of fire safety. Non-domestic *buildings* should be designed and *constructed* in such a way that the risk of fire is reduced and if a fire does occur, there are measures in place to restrict the growth of fire and smoke to enable the occupants to escape safely and fire-fighters to deal with fire safely and effectively.

In the event of an outbreak of fire, it is important that the occupants are warned as soon as possible. The guidance to standard 2.11 provides recommendations for the installation of alarm and detection systems in *buildings* where people may be asleep or where there is a particularly high risk.

Property protection is not covered by building regulations. However the added benefit of some life safety measures will provide a degree of property protection. The building regulations are concerned with the protection of people from the dangers inherent in *buildings*, rather than protecting the owners of *buildings* from any economic loss which might occur. Therefore it is important for designers and owners of *buildings* to understand that following this guidance will not necessarily provide sufficient fire protection from the total destruction of the *building* and the subsequent economic loss. Although beyond the scope of this guidance, the adoption of good fire safety practices should be encouraged to reduce the risk of fire occurring in the first place. Fire prevention will not only save lives, but will reduce environmental pollution.

The standards and guidance in this section are designed to work together to provide a balanced approach for fire safety. Where a *building* element, material, component, or other part of a *building* is covered by more than one standard, the more demanding guidance should be followed.

In order to achieve these objectives, the *building* elements, materials, components or other parts of the *building* identified in the guidance should follow the appropriate performance levels that are recommended throughout the guidance.

Guidance in this Technical Handbook may not be appropriate for the following *buildings* as they are rarely designed and *constructed*:

- *buildings* with a *storey* at a height of more than 60 m; and
- enclosed shopping centres with malls on 3 or more *storeys*.

In such cases, the alternative approach as described in clause 2.0.6 should be followed.

Mixed-use *buildings*

In the case of a mixed use *building* containing non-domestic and domestic accommodation, reference should be made to the Technical Handbook for *domestic buildings* as well as the guidance contained in this Handbook.

2.0.2 Explanation of terms

Relevant Authority

Relevant authority in this Handbook means a fire and rescue authority which is not specified in a scheme made under section 2(1) of the Fire (Scotland) Act 2005 or a joint fire and rescue board constituted by such a scheme.

Buildings accessible to the general public

Buildings accessible to the general public is intended to include *buildings* where members of the public can enter during normal opening hours and are allowed to access all parts of the *building*, other than those parts restricted to staff only.

Protected routes of escape	Protected routes of escape include: <i>escape routes</i> in a central core (clause 2.9.13), fire and smoke control in corridors (clause 2.9.16), <i>flat roofs</i> and <i>access decks</i> (clause 2.9.17), <i>galleries</i> with <i>rooms</i> enclosed below (clause 2.9.18), openings in floors (clause 2.9.19), <i>places of special fire risk</i> (clause 2.9.20), <i>protected lobbies</i> (clause 2.9.21), <i>protected zones</i> (see clause 2.9.22), <i>rooms</i> and <i>toilets</i> and washrooms in <i>protected zones</i> (clause 2.9.23), external <i>escape stairs</i> (clause 2.9.24), <i>escape stairs</i> in <i>basements</i> (clause 2.9.26) and auditoria (clause 2.9.27). This list is not exhaustive and is not intended to cover all parts of a <i>building</i> providing protected routes of escape. For example, <i>compartment walls</i> and <i>compartment floors</i> also protect routes of escape but are covered by the guidance to standard 2.1.
External areas	A roof, an external balcony, or an enclosed courtyard open to the external air, where the area is more than 8 m ² and to which there is access for a purpose other than maintenance, should be regarded as a <i>room</i> .
Circulation areas	Circulation areas in non-domestic <i>buildings</i> include <i>unprotected zones</i> or areas in a <i>room</i> or space which provide access to an <i>exit</i> and may be permanently demarcated from any space intended for human occupation.
Rainscreen cladding and overcladding	In the guidance to standard 2.4 cavities, reference to ‘rainscreen cladding’ and ‘overcladding’ has been replaced by ‘ <i>external wall</i> and roof cladding’ where appropriate.

2.0.3 Latest changes

There were no major changes made to this section between 1 May 2007 and 30 April 2008 but a few minor corrections have been made. A summary of these corrections can be found on the [2008 Technical Handbooks](#) website page.

2.0.4 Relevant legislation

It is important to be aware that there is other legislation, apart from building regulations, imposing requirements for means of escape in case of fire and other fire safety measures. It is therefore recommended that consultation with those responsible for such legislation takes place before the application for building warrant is finalised. Any necessary fire safety measures requiring additional *building work* can then be included in the application.

[Fire \(Scotland\) Act 2005 as amended](#)

The Fire (Scotland) Act 2005 includes requirements that a relevant authority (see clause 2.0.2) shall take all reasonable measures for securing that an adequate supply of water will be available for use, in the case of fire.

Part 3 of the 2005 Act introduces a fire safety regime which applies to non-domestic *buildings*. The regime does not generally apply to *domestic buildings* but may apply where staff are employed or members of the general public have access e.g. a dental surgery within a *dwelling*. The regime will also apply to *domestic buildings* which are licensed as Houses in Multiple Occupation and to some *domestic buildings* where certain care services are provided. Those domestic premises covered by Part 3 of the 2005 Act are defined in section 78 of the Act. Persons with obligations under the Act require to carry out a fire safety risk assessment which may require additional fire safety precautions to reduce the risk to life in case of fire. For example, measures to reduce the risk and spread of fire, means of escape, fire-fighting equipment, fire detection and warning, instruction and training. Other measures are prescribed by regulation. The risk assessment should be kept under review.

[www.infoscotland.com/
firelaw](http://www.infoscotland.com/firelaw)

There is (sector specific) guidance for various *building* uses on compliance with Part 3 of *the Act*. This guidance can be found using the link to the firelaw website

In many premises, existing fire safety measures have been incorporated in accordance with *building* regulations however it is possible for a higher standard to be applied as a consequence of a fire safety risk assessment.

Section 71 of the 2005 Act makes it clear that terms, conditions or restrictions in licences, including statutory certification or registration schemes, are to have no effect if they relate to fire safety requirements or prohibitions which are or could be imposed under Part 3 of the 2005 Act.

[Fire Safety \(Scotland\)
Regulations 2006](#)

The Fire Safety (Scotland) Regulations 2006 are made under the Fire (Scotland) Act 2005 and contain provisions which are part of the fire safety regime. These regulations must be considered along with Part 3 of the 2005 Act. The regulations contain further requirements in respect of fire safety risk assessment and obligations on dutyholders.

[Health and Safety at
Work etc Act 1974](#)

Section 70 of the Fire (Scotland) Act 2005 restricts the application of Part 1 of the Health and Safety at Work etc Act 1974 and any regulations or orders made under it in relation to general fire safety. There are exceptions; firstly where a single enforcing authority enforces both pieces of legislation and secondly, in respect of sites where the Control of Major Accident Hazards Regulations 1999 (COMAH) apply.

[The Management of
Health and Safety at
Work Regulations 1999](#)

The Management of Health and Safety at Work Regulations 1999 require all employers to assess the risks to workers and any others who may be affected by their work or business. The objective is to identify preventative and protective measures and implement corrective action as appropriate. However, in general, these regulations do not apply to general fire safety by virtue of the restriction in section 70 of the Fire (Scotland) 2005 Act.

[The Health and Safety
\(Safety Signs and
Signals\)
Regulations 1996](#)

The Health and Safety (Safety Signs and Signals) Regulations 1996 impose requirements in relation to fire *exit* and directional signs. In addition, the Fire (Scotland) Regulations 2006 requires emergency routes and *exits* to be indicated by signs. Advice on fire safety signs is given in the HSE publication, 'Safety signs and signals: Guidance on Regulations – The Health and Safety (Safety Signs and Signals) Regulations 1996'. Guidance is also available in BS 5499: Part 1: 2002, and BS 5499: Part 4: 2000 on graphical symbols, fire safety signs and *escape route* signing.

[The Construction
\(Design and
Management\)
Regulations 1994](#)

The Construction (Design and Management) Regulations 1994 are intended to protect people working in *construction* and others who may be affected by their activities. The regulations require the systematic management of projects from concept to completion and throughout the life cycle of the structure, including eventual demolition. The CDM Regulations require designers and those who control or carry out *construction work* to identify hazards associated with their designs or *work* (including risk from fire) and plan to eliminate, reduce or control the risks. (The regulations are currently under review).

[Dangerous Substances
and Explosive
Atmosphere Regulations
2002](#)

The Dangerous Substances and Explosive Atmospheres Regulations 2002 require the risks from substances with flammable, explosive or oxidizing properties to be properly controlled. This can include particular requirements in respect of design and *construction* in which substances are present or in the vicinity. The regulations are enforced by the HSE, or for certain types of

premises, the local authority. In general, these regulations do not apply to general fire safety as a result of similar provisions being imposed by the Fire Safety (Scotland) Regulations 2006.

Construction (Health, Safety and Welfare) Regulations 1996

The Construction (Health, Safety and Welfare) Regulations 1996 (currently under review) apply to the *construction* activity itself and *construction sites*. The regulations require precautions to be taken to prevent injury from fire and suitable and sufficient arrangements to enable persons to reach a *place of safety* should a fire occur. To assist those involved in the *construction* activity to comply with the fire safety requirements of these regulations, the HSE has issued guidance 'Fire safety in construction work' (HSG 168). The HSE has responsibility for enforcing these regulations unless the *construction* activity is in a *building* that remains occupied. In such circumstances, the Fire (Scotland) Act 2005 enforcing authority has responsibility for enforcement. The new fire safety regime introduced by the 2005 Act also applies to *construction sites*, there is therefore dual application in respect of fire safety.

For *construction* projects with lower fire risks such as low-rise *housing* developments, guidance is provided in HSE Information sheet CIS51 'Construction fire safety'.

Safety of Sports Grounds Act 1975 and the Fire Safety and Safety of Places of Sport Act 1987

When designing or verifying sports grounds, it is appropriate to use the guide to Safety at Sports Grounds (Fourth Edition 1997). The guide has no statutory force but many of its recommendations will be given force of law at individual grounds by their inclusion in safety certificates issued under the Safety of Sports Grounds Act 1975 or the Fire Safety and Safety of Places of Sport Act 1987.

The Safety of Sports Grounds Act 1975 is amended by article 7 of the Fire (Scotland) Act 2005 (Consequential Modifications and Savings) Order 2006 so that a condition of a safety certificate for a sports ground may not require a person to contravene Part 3 of the 2005 Act or regulations made under it and requires the local authority to amend such a certificate if it would have that effect.

The Fire Safety and Places of Sports Act 1987 is amended by article 13 of the Fire (Scotland) Act 2005 (Consequential Modifications and Savings) Order 2006 so that a condition of a safety certificate for a regulated stand may not require a person to contravene Part 3 of the 2005 Act or regulations made under it and requires the local authority to amend such a certificate if it would have that effect.

The Licensing (Scotland) Act 1976

The Licensing (Scotland) Act 1976 (currently under review) contains provisions relating to applications for new liquor licences or to existing licensed premises being altered or extended. The types of licence are: public house; off-sale; hotel; restricted hotel; restaurant; refreshment and entertainment licences. The licensing authority need to assess the suitability of the premises for its intended purpose before a licence is granted. The licensing authority consult appropriate bodies such as police and fire authorities, planning, building standards and food hygiene, before making their decision. Section 71 of the Fire (Scotland) Act 2005 restricts the extent to which licensing can apply to fire safety.

Civic Government (Scotland) Act 1982

The Civic Government (Scotland) Act 1982 contains provisions for public entertainment licences. Similarly to liquor licences, the appropriate bodies are consulted before a licence is granted. The Act has been amended by the

Fire (Scotland) Act 2005 (Consequential Modifications and Savings) Order 2006 to prevent fire safety conditions being imposed where Part 3 of the Fire (Scotland) Act 2005 applies.

Civic Government
(Scotland) Act 1982
(Licensing of Houses in
Multiple Occupation)
Order 2000 as amended

The domestic Technical Handbook should be used for Houses in Multiple Occupation (HMOs) that are *dwelling*s and the non-domestic Technical Handbook should be used for all other HMOs. It should be noted that HMOs may also require to be licensed under the Civic Government (Scotland) Act 1982 - Order 2000. To be classified as a House in Multiple Occupation, the accommodation must be the only or principal residence of 3 or more people from different families. Guidance is provided in the publication '[Mandatory Licensing of Houses in Multiple Occupation: Guidance for Licensing Authorities, 2004](#)' which includes information on the licensing scheme and benchmark standards. HMOs which require a licence are also subject to Part 3 of the Fire (Scotland) Act 2005 .

Regulation of Care
(Scotland) Act 2001

The Scottish Commission for the Regulation of Care is responsible for regulating a diverse range of care services some of which are delivered in non-domestic buildings (e.g. care homes, nurseries, independent *hospitals*, hospices, residential schools, secure accommodation) and some in *domestic buildings* (e.g. childminding, supported accommodation, adult placement services). The services are inspected by the Commission against national care standards issued by Scottish Ministers some of which include physical standards for the premises. Where the applicant for a warrant intends to use or provide such a service, they should consult the Commission for advice.

2.0.5 Annexes

2.A: Additional guidance for residential care buildings

2.B: Additional guidance for hospitals

2.C: Additional guidance for enclosed shopping centres

Certain types of *buildings* pose particular risks and require particular solutions. Additional guidance for three specific *building* types are grouped in 3 annexes; *residential care buildings* in annex 2.A; *hospitals* in annex 2.B and enclosed shopping centres in annex 2.C. Where an enclosed shopping centre has a mall on 3 or more *storeys*, the alternative approach described in clause 2.0.6 should be used.

The intention behind the annexes is to help designers and verifiers find the information they require quickly when designing or vetting such *buildings*. It is important to remember that the guidance in the annexes is in addition and supplementary to the guidance to standards 2.1 to 2.15.

Annex 2.D: Resistance to fire

Resistance to fire is expressed in terms of fire resistance duration and reference throughout this document to a short, medium or long fire resistance duration, are explained in annex 2.D. The performance levels include properties such as loadbearing capacity, integrity and insulation.

Annex 2.E: Reaction to fire

Construction products are expressed as *non-combustible* low, medium, high or very high risk and explained in annex 2.E. The performance levels include properties such as the ease of ignition and the rate at which the product gives off heat when burning. This document does not give detailed guidance on other properties such as the generation of smoke, fumes and flaming droplets/particles.

Annex 2.F: Vulnerability of roof coverings

Roof coverings are expressed in terms of low, medium or high vulnerability and explained in annex 2.F. The performance levels relate to the capability of a roof to resist penetration from fire and flame spread when the external surface is exposed to radiation and flames.

2.0.6 Alternative approaches

Fire safety engineering

Fire safety engineering can provide an alternative approach to the fire safety measures contained in this Technical Handbook. It may be the only practical way to achieve a satisfactory level of fire safety in some large and complex *buildings*, and in *buildings* containing multiple uses such as airport terminals.

Fire safety engineering may also be suitable for solving a problem with any aspect of the design which otherwise follows the guidance in this Handbook. Alternative fire safety measures include for example, the use of automatic fire detection, suppression and ventilation systems in conjunction with passive fire protection. It is reasonable to demonstrate compliance with the functional standards by alternative means and in such cases, the verifier and the relevant authority (see clause 2.0.2) should be consulted early in the design process.

Existing *buildings*

It may be appropriate to vary the guidance contained in this Handbook when assessing the guidance against the constraints in existing *buildings* or in *buildings* which are listed in terms of their architectural or historic interest. In such cases, it would be appropriate to take into account a range of fire safety features, some of which are dealt with in this Handbook and some of which are not addressed in any detail.

BS 7974: 2001 and International Fire Engineering Guidelines, 2005

Fire engineering designs can be complex and many require extensive use of engineering judgment. The following documents are cited to ensure that the guidance given encompasses best practice worldwide:

- BS 7974: 2001 [Application of fire safety engineering principles to the design of buildings](#); or
- [International Fire Engineering Guidelines](#), 2005 (IFEG).

The use of either document assumes that those carrying out or assessing a fire engineering approach have sufficient technical training, knowledge and experience to understand fully the dangers involved.

The objectives of any fire safety strategy should be established first and may include for example life safety, business continuity or multi-functional usage.

Designers and verifiers have to be aware of the importance of a sensitivity analysis. The analysis should include an assessment of any system failure. This will help to ensure that the fire safety objectives have been met.

Many owners and occupiers do not understand the long term effects on the *building* operations when a performance based design is accepted as an alternative to the guidance provided in the Technical Handbooks. BS 7974 and IFEG assume that all aspects of the fire engineering strategy are capable of being maintained and deployed over the lifetime of the *building*. If for example, alterations are found to be necessary due to changes to the *building* layout, the original strategy may need to be re-evaluated to ensure the fire safety provisions have not been compromised. For this reason, the fire strategy could form the basis of any fire safety risk assessment required under Part 3 of the Fire (Scotland) Act 2005.

Fire safety engineering involves the use of scientific based calculations and/or statistical information to demonstrate an adequate level of safety for a specific *building*, structure or installation. In this regard the fire safety strategy is based on performance rather than prescription. Therefore fire safety engineering is about the need to evaluate the fire hazard, assess the risks, understand the consequences and to offer fire safety strategies and designs to show how the objectives have been met. The 'tools' that support fire engineering can include calculation methods, which are used to demonstrate that under a worst reasonable case (e.g. a fire in an atrium base where a smoke exhaust fan fails to operate) untenable conditions will not occur during the evacuation period.

It is recognised that fire engineering is still a rapidly developing field and as such does not have the standardised codes for approaching and solving problems compared to other engineering disciplines. Both documents aim to provide a structured framework for assessing the interaction between, *buildings*, people and fire, and to facilitate innovation in design without compromising safety. They provide information on how to undertake a detailed analysis of specific aspects of fire safety engineering in *buildings*.

In practice, both frameworks provide a flexible but formalised engineering approach to fire safety which can be applied to new or existing *buildings* to show that the functional standards have been met.

BS 7974: 2001 Application of fire safety engineering principles to the design of buildings is supported by 8 published documents:

- Part 0: Guide to the design framework and fire safety engineering procedures;
- Part 1: Initiation and development of fire within the enclosure of origin;
- Part 2: Spread of smoke and toxic gases within and beyond the enclosure of origin;
- Part 3: Structural response and fire spread beyond the enclosure of origin;
- Part 4: Detection of fire and actuation of fire protection systems;
- Part 5: Fire service intervention;
- Part 6: Human factors: Life safety strategies – Occupant evacuation, behaviour and condition; and
- Part 7: Probabilistic risk assessment.

International Fire Engineering Guidelines have been developed for use in the fire engineering design and approval of *buildings*. The objectives of the guidelines are to:

- a. provide a link between the regulatory system and fire engineering;
- b. provide guidance for the process of engineering; and
- c. provide guidance on available methodologies.

The IFEG sub-systems bear a very close resemblance to the sub-systems used in BS: 7974 and are set out below:

- fire initiation and development and control;
- smoke development and spread and control;
- fire spread and impact and control;
- fire detection, warning and suppression;
- occupant evacuation and control; and
- fire services intervention.

Clause 1.3.2 of IFEG states that “Typically, each *building* project is unique and similarly, each fire engineering evaluation is unique. It is not sensible, therefore, to set down detailed guidance on how the fire safety analysis should be undertaken. Instead, it is the responsibility of the fire engineer to plan the analysis for the particular project, based on the decisions taken during the preparation of the fire engineering brief as discussed in Chapter 1.2.”

Places of lawful detention

Places of lawful detention, such as prisons, present particular problems. The guidance contained in this Handbook can be supplemented by reference to the Scottish Prison Service Design Standard 24 and with the Scottish Prison Service Fire Safety Manual. Due to the unique nature of the design of prisons, it may be necessary to use fire safety engineering as an alternative approach in some cases.

2.0.7 Method of measurement

The following guidance on measurements are unique to section 2: Fire of the Handbooks and should be read in conjunction with the measurements specified in schedule 4 to regulation 7 as set out in section 0: General.

Plant *storeys*

For the purpose of measuring the height above ground to the top most *storey* of a *building*, roof-top plant areas and any top *storeys* consisting solely of plant rooms, should be excluded.

openwork floor

An openwork floor is a floor with an open mesh decking which allows smoke to pass through. It is common to *construct* multi-level openwork floors around high bay racking systems. In such cases, the total *storey* area should be taken to be the total area of all openwork floors within that *storey*, including the floor area taken up by the racking system. Therefore, each level should be measured independently to the innermost surface of the enclosing walls and then added together to give the total *storey* area.

Area

The area of:

- a. a *compartment* should be taken to be the total floor area of all *storeys* within that *compartment*;
- b. an enclosed shopping centre with a mall should be taken to be the total floor area of all *storeys* within that enclosed shopping centre;
- c. a *storey* should be taken to be the total area of all floors within that *storey*, including the floor area of any *gallery* or openwork floor.

General

Any measurement of parts of a *building in different occupation* or in different *compartments* should be taken separately, except for the purposes of calculating the total floor area of an enclosed shopping centre with a mall.

2.1 Compartmentation

- 2.1 Functional standard
- 2.1.0 Introduction
- 2.1.1 Maximum compartment areas
- 2.1.2 Automatic fire suppression
- 2.1.3 Smoke and heat exhaust ventilation systems
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- 2.1.16 Fire resisting ceilings

standard
2.1
mandatory

Every *building* must be designed and *constructed* in such a way that in the event of an outbreak of fire within the *building*, fire and smoke are inhibited from spreading beyond the *compartment* of origin until any occupants have had the time to leave that *compartment* and any fire containment measures have been initiated.

Limitation:

This standard does not apply to *domestic buildings*.

2.1.0 Introduction

The aim of *compartmentation* is to inhibit rapid fire spread within the *building* by reducing the fuel available in the initial stages of a fire. The intention is to limit the severity of the fire which in turn should help the occupants to evacuate the *building* and assist fire service personnel with fire-fighting and rescue operations. This is achieved by dividing the *building* into a series of fire tight boxes termed *compartments* which will form a barrier to the products of combustion; smoke, heat and toxic gases.

The use of a *building*, the height of the topmost *storey*, the inclusion of automatic fire suppression systems and the fire resistance duration will determine the maximum area of the *compartments* within a *building*. Designers may also choose to *construct compartments* based on client and aesthetic needs. For example, the designer may use *compartmentation* to classify the *building* into different uses or to reduce travel distances (see clause 2.9.2).

Common guidance

The guidance in clauses 2.1.14 (Openings and service penetrations), 2.1.15 (Junctions) and 2.1.16 (Fire resisting ceilings) is common, not only to *compartmentation*, but also to the relevant guidance in standards 2.2 *separation*, 2.4 *cavities*, 2.9 *escape* and the relevant guidance contained in the annexes. To avoid duplication, these clauses are referred to throughout the Handbook and the reader is prompted to return to these common clauses whenever it is considered appropriate.

Annexes

Due to the special fire precautions within *residential care buildings*, *hospitals* and enclosed shopping centres, additional guidance is grouped in the annexes. The intention is to help designers and verifiers find the information they require quickly when designing or vetting such *buildings*. However, it is important to remember that the guidance in the annexes is in addition and supplementary to the guidance to standards 2.1 to 2.15. For additional guidance on:

- *residential care buildings*, see annex 2.A;
- *hospitals*, see annex 2.B;
- enclosed shopping centres, see annex 2.C.

Conversions

In the case of *conversions*, as specified in regulation 4, the *building* as converted shall meet the requirement of this standard (regulation 12, schedule 6).

2.1.1 Maximum compartment areas

A *building*, or part of a *building*, with a total *storey* area more than the limits given in the tables below should be sub-divided by *compartment walls* and, where appropriate, *compartment floors*. The minimum fire resistance duration (see annex 2.D) can be obtained from the tables below (see also clause 2.1.4).

In most cases, a single-storey *building* poses less of a life risk to the occupants or to fire service personnel than a multi-storey *building*, therefore a greater *compartment* size can be *constructed*.

Single-storey buildings and compartmentation between single-storey and multi-storey buildings where appropriate.

Building Use	Maximum total area of any compartment (m²)	Minimum fire resistance duration for compartmentation (if any)
<i>Assembly building</i>	6,000 [1]	Long
<i>Entertainment building</i>	2,000 [1]	Medium
<i>Factory (Class 1)</i>	33,000 [1]	Long [3]
<i>Factory (Class 2)</i>	93,000 [1]	Long [3]
<i>Office</i>	4,000 [1]	Medium
<i>Open sided car park</i>	Unlimited	Not relevant
<i>Residential care building, hospital</i>	1,500	Medium
<i>Residential building (other than a residential care building and hospital)</i>	2,000	Medium
<i>Shop</i>	2,000 [2]	Long
<i>Storage building (Class 1)</i>	1,000 [1]	Long
<i>Storage building (Class 2)</i>	14,000 [1]	Long [3]

Notes:

1. Areas may be doubled where there is an automatic fire suppression system (see clause 2.1.2);
2. Unlimited provided there is an automatic fire suppression system (see clause 2.1.2);
3. A medium fire resistance duration *compartment wall* or *compartment floor* may be provided between the single-storey part and the multi-storey part provided the multi-storey part does not exceed the limitations for medium fire resistance duration in the following table covering multi-storey *buildings* (see also clause 2.1.4).

Multi-storey buildings

Building Use	Maximum total area of any compartment (m ²)	Maximum area of an individual storey within a compartment (m ²)	Minimum fire resistance duration for compartmentation and elements of structure (see standard 2.3) where appropriate			
			Basements	The topmost storey of a building is at a height of not more than 7.5 m above ground	The topmost storey of a building is at a height of not more than 18 m above ground	The topmost storey of a building is at a height of more than 18 m above ground
<i>Assembly building</i>	1,500 [1]	1,500 [1]	Medium	Short	Medium	Long [2]
	3,000 [1]	1,500 [1]	Medium	Medium	Medium	Long [2]
	6,000 [1]	3,000 [1]	Long	Long	Long	Long
<i>Entertainment building</i>	1,000 [1]	1,000 [1]	Medium	Short	Medium	Long [2]
	2,000 [1]	2,000 [1]	Medium	Medium	Medium	Long [2]
	4,000 [1]	2,000 [1]	Long	Long	Long	Long
<i>Factory (Class 1)</i>	500 [1]	500 [1]	Medium	Medium	Medium	Long [2]
	6,000 [1]	3,000 [1]	Long	Long	Long	Long
<i>Factory (Class 2)</i>	2,000 [1]	2,000 [1]	Medium [4]	Medium [4]	Medium [4]	Medium [4]
	15,000 [1]	7,500 [1]	Long	Long	Long	Long
<i>Office</i>	2,000 [1]	2,000 [1]	Medium [4]	Short	Medium [4]	Long [2]
	4,000 [1]	4,000 [1]	Medium [4]	Medium [4]	Medium [4]	Long [2]
	8,000 [1]	4,000 [1]	Long	Long	Long	Long
<i>Open sided car park</i>	Unlimited	Unlimited	Medium	Short	Short	Medium
<i>Residential care building, hospital</i>	1,500	1,500	Medium	Medium	Medium	Long [2]
<i>Residential building (other than a residential care building and hospital)</i>	1,000	1,000	Medium	Short	Medium	Long [2]
	2,000	2,000	Medium	Medium	Medium	Long [2]
<i>Shop</i>	500 [1]	500 [1]	Medium [4]	Short	Medium [4]	Long [2]
	1,000 [1]	1,000 [1]	Medium [4]	Medium [4]	Medium [4]	Long [2]
	2,000 [3]	1,000 [3]	Long	Long	Long	Long
<i>Storage building (Class 1)</i>	200 [1]	200 [1]	Medium	Medium	Medium	Long [2]
	1,000 [1]	500 [1]	Long	Long	Long	Long
<i>Storage building (Class 2)</i>	500 [1]	500 [1]	Medium [4]	Medium [4]	Medium [4]	Medium [4]
	5,000 [1]	2,500 [1]	Long	Long	Long	Long

Notes:

1. Areas may be doubled where there is an automatic fire suppression system (see clause 2.1.2);

2. Medium fire resistance duration for *compartment walls*;
3. Unlimited provided there is an automatic fire suppression system (see clause 2.1.2)
4. See *buildings* with different uses (clause 2.1.4)

2.1.2 Automatic fire suppression

Where it is intended to install automatic fire suppression systems, guidance can be obtained in the following publications:

- BS 5306: Part 2: 1990 or BS EN 12845: 2004 for sprinkler systems;
- BS 5306: Part 4: 2001; for carbon dioxide systems;
- BS 5306: Part 6: Section 6.1: 1988 for low expansion foam systems;
- BS 5306: Part 6: Section 6.2: 1989 for medium and high expansion foam systems; and
- BS 5306: Part 7: 1988 for powder systems.

Selection of system is discussed in BS 5306: Part 0: 1986. BS 5306: Part 2: 1990 or BS EN 12845: 2004 and should be read in conjunction with the Technical Bulletins contained in the '[Rules for Automatic Sprinkler Installations](#)' LPC1994.

2.1.3 Smoke and heat exhaust ventilation systems

Enclosed shopping centres

A smoke and heat exhaust ventilation system (SHEVS) should be installed in the mall of an enclosed shopping centre and in *shops* with a *storey* area more than 1,300 m². Guidance on SHEVS is provided in clause 2.C.1 of Annex 2.C.

Large *shops*

Similarly, large *shops* (other than in enclosed shopping centres), with a *compartment* area more than 5,600 m² should also be provided with SHEVS. Whilst annex 2.C relates to enclosed shopping centres, the guidance in clause 2.C.1 of annex 2.C may also be used for large *shops*.

2.1.4 Buildings with different uses

Buildings with different uses should be divided by *compartment walls* and *compartment floors*. However, *compartmentation* need not be provided if the overall *building* attains the highest of the performance levels described in the guidance to standards 2.1, 2.3 and 2.6. The intention is to allow design flexibility without reducing the risk to life safety. This is done by removing the need for *compartmentation* in a *building* or parts of a *building* where the overall *building* follows the more demanding guidance. For example, a *compartment wall* between a production area in a *factory* and part of the *building* used for storage need not be provided where an assessment of the overall *building* has been carried out for both uses and:

- the limits for *compartmentation* have not been exceeded (see clause 2.1.1); and
- the most demanding fire resistance duration of the *elements of structure* has been followed (see clause 2.3.1); and
- the most severe minimum distance to the relevant *boundary* has been followed (see guidance to standard 2.6).

However, certain *buildings* are considered to present a lower level of risk to life safety and as a result, are given special consideration even where *compartmentation* between different uses is necessary. The *buildings* referred to are *offices*, *shops*, *factories (Class 2)* or *storage buildings (Class 2)*. Where the affected parts of the *building* are in the same occupation (see clause 2.2.2), short fire resistance duration is sufficient in lieu of medium fire resistance duration provided an automatic fire suppression system (see clause 2.1.2) is installed on both sides of the *compartment wall*, or on the

storeys above and below the *compartment floor* where appropriate.

2.1.5 Residential buildings

In a *residential building*, every upper *storey* and every *basement storey* should form a separate *compartment*.

2.1.6 High rise buildings

Every floor at a *storey* height of more than 18 m above the ground should be a *compartment floor*.

2.1.7 Basements

Where a *building* has a *basement storey*, the floor of the *ground storey* should be a *compartment floor*. However, where the *building* comprises one *basement storey* and not more than 2 other *storeys*, and no *storey* has an area more than 280 m², a *compartment floor* need not be provided.

Where a *building* has a *basement storey* at a depth of more than 10 m, every *basement storey* should form a separate *compartment*.

2.1.8 Places of special fire risk

Paint spraying

A *place of special fire risk* should be enclosed by *compartment walls* with a medium fire resistance duration. However, this does not apply to a paint spray booth or to a *room* where cellulose or other flammable liquid spray is used, having a floor area not more than 100 m², *constructed* of prefabricated factory-made panels and is *constructed* in accordance with the recommendations in the Health and Safety Executive Guidance Note PM25 'Vehicle finishing units fire and explosion hazards'.

Hazardous liquids

Where a *place of special fire risk* contains any appliance or equipment using hazardous liquid, any opening in a wall or floor dividing it from the remainder of the *building* should be *constructed* in such a manner that, in the event of any liquid spillage, the *room* will contain all the liquid in the appliance or equipment, plus 10%. See Section 3, Environment for guidance on catch pits (bunds) for the storage of oil within a *building*.

2.1.9 Fire-fighting shafts

A fire-fighting shaft is an enclosure protected from fire in adjoining accommodation and contains an *escape stair*, a fire-fighting lobby at every *storey* at which the fire-fighting shaft can be entered from the accommodation. The shaft may also contain a fire-fighting lift together with its machine room (see clause 2.14.4).

These shafts are used in high *buildings*, deep *buildings* and in certain *shops* or *storage buildings* to assist fire service personnel to carry out fire-fighting and rescue operations.

The enclosing structure of a fire-fighting shaft should have a long fire resistance duration. However, where the *elements of structure* in a *building* have a medium fire resistance duration, then the fire-fighting shaft need only have a medium fire resistance duration. A *self-closing fire door* in the enclosing structure of a fire-fighting shaft need only attain a medium fire resistance duration (see diagram to clause 2.14.3).

2.1.10 Smoke venting shafts

A smoke venting shaft should be enclosed by *compartment walls* with a medium fire resistance duration, other than at the smoke inlets and smoke outlets to the shaft.

2.1.11 Lift wells

A lift well should be enclosed by *compartment walls* with a medium fire resistance duration and, where the lift well is not the full height of the *building*, a *compartment floor* with a medium fire resistance duration (see also capping systems in clause 2.1.15). A *compartment wall* is not needed between a lift well and a *protected zone*. Where a lift is installed, the landing controls and lift car controls should be of a type that do not operate on heat or pressure resulting from a fire.

Platform lifts

A platform lift following the guidance in BS 6440: 1999 (see section 4:safety), need not be enclosed by *compartment walls* or *compartment floors*.

2.1.12 Combustibility

A *compartment wall* or *compartment floor* can be *constructed* of combustible materials having a low, medium, high or very high risk (see annex 2.E) provided the *compartment wall* or *compartment floor* has the appropriate fire resistance duration. However *compartment walls* and *compartment floors* in *hospitals* (see annex 2.B), should be *constructed* from materials which are *non-combustible*.

2.1.13 Supporting structure

Where an *element of structure* provides support to a *compartment wall* or *compartment floor* which attracts a higher fire resistance duration, the supporting *element of structure* should have at least the same period of fire resistance.

2.1.14 Openings and service penetrations

General

Compartment walls and *compartment floors* (including a fire resisting ceiling) are intended to prevent fire passing from one *compartment* to another. Openings and service penetrations through these walls or floors can compromise their effectiveness and should be kept to a minimum. The *solum* and *roof space* should not be forgotten. Openings and service penetrations should be carefully detailed and *constructed* to resist fire. This can be achieved by following the guidance below.

A ***self-closing fire door*** with the same fire resistance duration as the *compartment wall* should be installed in accordance with the recommendations in the Building Hardware Industry Federation, Code of Practice, 'Hardware for Timber Fire and Escape Doors' Issue 1, November 2000. Whilst metal and plastic doors are excluded from this publication the same general principles could be applied. For metal doorsets, reference should be made to the 'Code of Practice for fire resisting metal doorsets' published by the Door and Shutter Manufacturers' Association, 1999.

In some instances a *self-closing fire door* with a short fire resistance duration may be installed. For example, a *self-closing fire door* with a medium fire resistance duration may be installed in the enclosing structure of a firefighting shaft with a long fire resistance duration (see clause 2.1.9).

A lockable door to a cupboard or service *duct* where the cupboard or the service *duct* have a floor area not more than 3 m², need not be self-closing.

Hold open devices

Self-closing fire doors can be fitted with hold open devices as specified in BS 5839: Part 3: 1988 provided the door is not an *emergency door*, a *protected door* serving the only *escape stair* in the *building* (or the only

escape stair serving part of the *building*) or a *protected door* serving a firefighting shaft.

It is important that hold open devices deactivate on operation of the fire alarm therefore some *buildings* will need automatic fire detection to be installed. Electrically operated hold open devices should therefore deactivate on operation of:

- an automatic fire alarm system designed and installed in accordance with BS 5839: Part 1: 2002 (Category L5) determined on the basis of a risk assessment (see clauses 2.0.4); and
- any loss of power to the hold open device, apparatus or switch; and
- a manually operated switch fitted in a position at the door.

An example of a Category L5 fire alarm system could incorporate only 2 smoke detectors, one installed on each side of the door and positioned at least 500 mm and not more than 3 m from the door.

As an alternative to the above hold open device, an acoustically activated door release mechanism and floor plate complying with BS EN 1155: 1997 may be installed on a risk assessment basis (see clause 2.0.4). An example of this could be in the case of *residential care building* or *hospital* where the residents rely on walking aids to move around the *building*.

However, this type of hold open device is not suitable for use in the following circumstances where:

- the door is an *emergency door*, a *protected door* serving the only *escape stair* in the *building* (or the only *escape stair* serving part of the *building*) or a *protected door* serving a fire-fighting shaft; or
- a Category M fire alarm system as defined in BS 5839: Part 1: 2002 is installed in the *building*; or
- the initial fire alarm warning signal is intended to alert staff only.

Additional guidance on the siting and coverage of fire detectors is contained in clause 22 of BS 5839: Part 1: 2002.

Automatically motorised fire shutters

Fire shutters should not be installed in the enclosing structure of a *protected zone* (see also clauses 2.9.7 and 2.9.31). However they may be used for the protection of service openings and ventilation *ducts*. Automatic motorised fire shutters should be fitted with audible and visual warning devices that operate on fire detection prior to activation of the fire shutter. However, this is only necessary where there is a risk of people moving under the shutter in the event of an outbreak of fire within the *building*.

The visual warning devices should be fitted on both sides of the opening where the movement of people below the shutter is possible from both directions. Sensors should also be fitted that, when activated, temporarily halt the activation of the shutter. Automatic fire shutters should not be activated by a fire alarm signal from a remote location or out-with the fire alarm zone.

Fire shutters in *compartment walls*

A fire shutter which is not motorised may be fitted in a *compartment wall* provided the shutter has the same fire resistance duration as the *compartment wall* (see table to Annex 2.D). Since a shutter activated by a fusible link or other heat sensitive device is not considered to be a threat to the occupants, warning devices need not be fitted.

Fire shutters in
compartment floors

Where an opening in a *compartment floor* contains a stair (but not an *escape stair*) and not more than 2 escalators:

- a horizontal fire shutter may be installed which maintains the fire resistance duration of the *compartment floor* and is activated by a fusible link or other heat-sensitive device positioned to detect fire in the lower *compartment*; or
- vertical fire shutters may be installed at each floor level (other than the topmost *storey*) which maintains the fire resistance duration of the *compartment floor* and are activated by smoke detection positioned to detect smoke in the lower *compartment*.

Escalators

Where an escalator passes through the opening, it should come to a controlled halt before the fire shutter is activated.

A chimney or flue-pipe should be *constructed* so that, in the event of a fire, the fire resistance duration of the *compartment wall* or *compartment floor* is maintained.

A service opening (other than a ventilating duct) which penetrates a *compartment wall* or *compartment floor* should be *fire-stopped* providing at least the appropriate fire resistance duration for the wall or floor. This may be provided by:

- a casing which has at least the appropriate fire resistance from the outside; or
- a casing which has at least half the appropriate fire resistance from each side; or
- an automatic heat activated sealing device that will maintain the appropriate fire resistance in respect of integrity for the wall or floor regardless of the opening size.

Fire stopping of the following services passing through a *compartment wall* or *compartment floor* need not be provided for:

- a pipe or a cable with a bore, or diameter, of not more than 40 mm; or
- not more than four 40 mm diameter pipes or cables that are at least 40 mm apart and at least 100 mm from any other pipe; or
- more than four 40 mm diameter pipes or cables that are at least 100 mm apart; or
- a pipe which has a bore of not more than 160 mm and is of iron, steel or copper, or of a material capable of withstanding 800°C without allowing flames or hot material to pass through the wall of the pipe; or
- a branch pipe of a bore of not more than 110 mm connected to a vertical drainage or water service pipe, *constructed* from aluminium, aluminium alloy, or uPVC to BS 4514: 1983 (1998).

Where a pipe connects to another pipe which attracts a more demanding fire resistance duration, and is within 1 m from the *compartment wall* or *compartment floor*, the pipe should be *fire-stopped* to the more demanding guidance.

A ventilating duct passing through a *compartment wall* or *compartment floor* should be *fire-stopped* in accordance with BS 5588: Part 9: 1999. Section 6 of BS 5588: Part 9: 1999 provides guidance on design and *construction* including fire resisting enclosures, fire resisting ductwork and the use and activation of fire dampers.

Fire-stopping

Fire-stopping may be necessary to close an imperfection of fit or design tolerance between *construction* elements and components, *service openings* and ventilation *ducts*. Proprietary *fire-stopping* products including intumescent products, should be tested to demonstrate their ability to maintain the appropriate fire resistance under the conditions appropriate to their end use.

Minimal differential movement

Where minimal differential movement is anticipated, either in normal use or during fire exposure proprietary *fire-stopping* products may be used. The following materials are also considered appropriate: cement mortar; gypsum based plaster; cement or gypsum based vermiculite/perlite mixes; mineral fibre; crushed rock and blast furnace slag or ceramic based products (with or without resin binders).

Greater differential movement

Where greater differential movement is anticipated, either in normal use or during fire exposure, the use of proprietary *fire-stopping* products may be used.

Preventing displacement

To prevent displacement, materials used for *fire-stopping* should be reinforced with, or supported by, *non-combustible* materials where the unsupported span is more than 100 mm and where non-rigid materials are used. However, this is not necessary where it has been shown by test that the materials are satisfactory within their field of application.

2.1.15 Junctions

General

The basic principle is that junctions between *compartment walls* and *compartment floors* (including fire resisting ceilings, see clause 2.1.16) and other parts of the *building* should be designed and *constructed* to prevent a fire in one *compartment* flanking the wall, floor or ceiling and entering an other *compartment* at the junctions including any solum space or *roof space* (see annex 2.B for additional guidance on *hospitals*).

Therefore, the *building* elements, materials or components should not be built into, or carried through or across the ends of, or over the top of a *compartment wall* in such a way as to impair the fire resistance between the relevant parts of the *building*.

Junctions with walls

Where a *compartment wall* or *compartment floor* (including a fire resisting ceiling, see clause 2.1.16) forms a junction with an *external wall*, a *separating wall*, another *compartment wall* or a wall or screen used to protect routes of escape (see clause 2.0.2), the junction should maintain the fire resistance of the *compartment wall* or *compartment floor*.

Junctions with roofs

Where a *compartment wall* forms a junction with a roof, the junction should maintain the fire resistance duration of the *compartment wall* in accordance with the following:

- where the roof has a combustible substrate, the wall should project through the roof to a distance of at least 375 mm above the top surface of the roof; or
- where the wall is taken to the underside of a *non-combustible* roof substrate, the junction should be *fire-stopped* and the roof covering should be low vulnerability (see guidance to standard 2.8) for a distance of at

- least 1.7 m to each side of the centre-line of the wall; or
- in the case of a pitched roof covered by slates nailed directly to sarking and underlay, the junction between the sarking and wall-head should be *fire-stopped* as described in BRE Housing Defects Prevention Unit [Defect Action Sheet \(Design\)](#) February 1985 (DAS 8); or
- in the case of a pitched roof covered by slates or tiles fixed to tiling battens and any counter-battens, the junction between the tiles or slates and the underlay should be fully bedded in cement mortar (or other *fire-stopping* material, see clause 2.1.14) at the wall-head.

Junctions with fire resisting ceilings

Where a *compartment wall* (or *sub-compartment wall*) does not extend to the full height of the *building*, the wall should form a junction with a *compartment floor*.

Non-full height walls

However, this may not always be the most practical solution. At the topmost *storey* of a *building* for example it is possible for the *compartment wall* (or *sub-compartment wall*) to form a junction with a fire resisting ceiling (see clause 2.1.16), (including a suspended ceiling) or a localised capping system, provided the fire resistance duration is maintained and the junction between the wall and ceiling is *fire-stopped*.

Capping system

To ensure that occupants will be protected during evacuation and to protect fire service personnel during fire-fighting and rescue operations, a localised capping system could be *constructed* at the head of a *protected zone* or a lift shaft. The system should be fire protected on both sides and be sufficiently robust to protect against premature collapse of the roof structure. There is currently no fire test from the top-side of a capping system, the assumption being that if the test satisfies the fire resistance duration from the underside then it will also satisfy the same criteria from the top-side using the same *construction*.

2.1.16 Fire resisting ceilings

Where a fire resisting ceiling, including a suspended ceiling, contributes to the fire resistance duration of a *compartment floor* or is part of a *construction* as described in clause 2.1.15, the ceiling should be *constructed* in accordance with the following recommendations:

- the ceiling should not be easily demountable;
- openings and service penetrations in the ceiling should be protected in accordance with clause 2.1.14;
- junctions with the ceiling should follow the guidance in clause 2.1.15;
- the ceiling lining should follow the guidance to standard 2.5;
- the ceiling may contain an access hatch which, when closed, will maintain the fire resistance duration of the ceiling.

However, the guidance in this clause should not be applied to fire resisting ceilings protecting the load-bearing capacity of a floor only. In such cases, the *compartment wall* should be taken through the ceiling and floor to form a continuous and complete barrier to fire between the relevant *compartments*.

2.2 Separation

- 2.2 Functional standard
- 2.2.0 Introduction
- 2.2.1 Separating walls and separating floors
- 2.2.2 Buildings in different occupation
- 2.2.3 Buildings with common occupation
- 2.2.4 Combustibility
- 2.2.5 Supporting structure
- 2.2.6 Openings and service penetrations
- 2.2.7 Junctions

standard

2.2

mandatory

Every *building*, which is divided into more than one area of *different occupation*, must be designed and *constructed* in such a way that in the event of an outbreak of fire within the *building*, fire and smoke are inhibited from spreading beyond the area of occupation where the fire originated.

2.2.0 Introduction

Buildings or parts of a *building* in *different occupation* pose particular problems in terms of fire safety. This is because one occupier usually does not have any control over the activities or working practices of their co-occupiers and in such cases, *separating walls* and *separating floors* are recommended.

The intention of *separation* is to limit fire growth and thereby give adjoining occupiers more time to escape before they are threatened by fire or smoke.

Enclosed shopping centres

Due to the special fire precautions within enclosed shopping centres, additional guidance is grouped in the annex 2.C. The intention is to help designers and verifiers find the information they require quickly when designing or vetting such *buildings*. However, it is important to remember that the guidance in the annexes is in addition and supplementary to the guidance to standards 2.1 to 2.15.

Conversions

In the case of *conversions*, as specified in regulation 4, the *building* as *converted* shall meet the requirements of this standard in so far as is *reasonably practicable*, and in no case be worse than before the *conversion* (regulation 12, schedule 6).

2.2.1 Separating walls and separating floors

Separating walls and *separating floors* should have a medium fire resistance duration (see annex 2.D). However, there are some situations where the wall or floor will demand a greater fire resistance. For example, where the *separating floor* is also an *element of structure* in a *building* where the topmost *storey* is at a height of more than 18 m, long fire resistance duration would be necessary in most cases (see clause 2.1.1).

2.2.2 Buildings in different occupation

A *separating wall* or *separating floor* should be provided between parts of a *building* where they are in *different occupation*.

Multi-occupied *building*

However, it is possible to have no *separating walls* or *separating floors* between the *different occupiers* of a multi-occupied *building* when the *building* is under a single management regime. For example, multi-occupied *offices* with a shared reception and *sanitary facilities* may be regarded as being in the same occupation. In such cases, the *building* should have a common fire alarm system/evacuation strategy and the same occupancy profile (see clause 2.9.3). This philosophy is in effect very similar to individual departments within one large organisation. However, where each unit is under the control of an individual tenant, employer or self-employed person, *separating walls* and *separating floors* should be provided between the areas intended for *different occupation*.

Speculative development

Where a speculative development is intended to be multi-occupied but the extent of management control is not known, the *building* should be regarded as being occupied by different persons.

2.2.3 Buildings with common occupation

A *separating wall* or *separating floor* with a medium fire resistance duration should be provided between parts of a *building* where one part is in single occupation and the other is in communal occupation. However this is not necessary between:

- part of a *building* in single occupation and a common external stair, access balcony or *access deck*;
- a *shop* and a mall (see annex 2.C).

2.2.4 Combustibility

Exclusions from *non-combustibility*

Every part of a *separating wall* or *separating floor* (other than a floor finish such as laminate flooring) should be of materials that are *non-combustible*. However, this is not necessary where the *building* does not have any *storey* at a height of more than 18 m and the separation is between:

- a *shop* or *office* and a *dwelling* above the *shop* or *office* in the same occupation where there is no other *dwelling* above the *shop* or *office*, and the area of the *shop* or *office* is not more than 1½ times the area of the *separating floor*; or
- units of *shared residential accommodation*; or
- a *dwelling* and a unit of *shared residential accommodation*.

To reduce the risk of a fire starting within a combustibile *separating wall* or a fire spreading rapidly on or within the wall *construction*:

- insulation material exposed in a cavity should be of low risk or *non-combustible* materials (see annex 2.E); and
- the internal wall lining should be *constructed* from material which is low risk or *non-combustible*; and
- the wall should contain no pipes, wires or other services.

2.2.5 Supporting structure

Where an *element of structure* (see clause 2.3.0) provides support to a *non-combustible separating wall* or *separating floor*, the supporting element of structure should also be *constructed* from *non-combustible* materials.

Where an *element of structure* provides support to a *separating wall* or *separating floor* which attracts a higher period of fire resistance, the supporting *element of structure* should have at least the same period of fire resistance.

2.2.6 Openings and service penetrations

Guidance on the fire protection of openings and service penetrations is provided in clause 2.1.14. However *self-closing fire doors* should not be installed in *separating walls* other than in the situation described in clause 2.2.3 or where the *building* is in the same occupation but in different use. A fire shutter should not be installed in a *separating wall* or *separating floor*.

2.2.7 Junctions

Where a *separating wall* or *separating floor* meets an *external wall*, another *separating wall*, a *compartment wall* or any other wall or screen used to protect routes of escape (see clause 2.0.2), the junction should maintain the fire resistance duration of the *separating wall* or *separating floor*. Where a *separating wall* forms a junction with a roof or a fire resisting ceiling (see clause 2.1.16), the junction should be *constructed* in accordance with the recommendations in clause 2.1.15.

2.3 Structural protection

- 2.3 Functional standard
- 2.3.0 Introduction
- 2.3.1 Elements of structure
- 2.3.2 Combustibility
- 2.3.3 Supporting structure
- 2.3.4 Openings and service penetrations
- 2.3.5 Junctions

standard

2.3

mandatory

Every *building* must be designed and *constructed* in such a way that in the event of an outbreak of fire within the *building*, the load-bearing capacity of the *building* will continue to function until all occupants have escaped, or been assisted to escape, from the *building* and any fire containment measures have been initiated.

2.3.0 Introduction

In order to prevent the premature collapse of the load-bearing structural elements of a *building*, appropriate levels of fire resistance duration (see annex 2.D) should be provided to all *elements of structure*. The purpose of structural fire protection is:

- to minimise the risk to the occupants, some of whom may not evacuate the *building* immediately; and
- to reduce the risk to fire-fighters who may be engaged in fire-fighting or rescue operations.

It is essential that during a fire the *elements of structure* should continue to function. They should remain capable of supporting and retaining the fire protection to floors, escape routes and fire access routes, until all occupants have escaped, been assisted to escape by staff or been rescued by the fire service.

The added benefit to structural fire protection means that the risk to people in the vicinity of the *building* or in adjoining *buildings* from collapse of the structure is reduced.

Elements of structure

An *element of structure* is part of a *building* which is part of a structural frame (beams and columns), load-bearing (other than part which is only self-load bearing), a floor, or supports a floor. An example of part of the structure that is only self load-bearing could be a lintel in a non load-bearing wall. A roof structure should not be considered as an *element of structure* unless the roof provides support to an *element of structure* or which performs the function of a floor.

Conversions

In the case of *conversions*, as specified in regulation 4, the *building* as *converted* shall meet the requirement of this standard (regulation 12, schedule 6).

2.3.1 Elements of structure

An *element of structure* may perform more than one function and it is important that the appropriate guidance related to all the different functions, is followed.

The *elements of structure* in a *building* should have at least the fire resistance duration as set out in the tables to clause 2.1.1.

However, the following *elements of structure* need not be provided with any fire resistance for structural protection:

- an *element of structure* in a single-storey *building* which does not form part of, or provide support to, a *separating wall*, *compartment wall*, a *sub-compartment wall* in a *residential care building* or *hospital*, a wall or screen used to protect routes of escape (see clause 2.0.2) or an *external wall* which attracts a fire resistance (as in the guidance to standard 2.6);
- a floor consisting of removable panels situated directly above a floor which is an *element of structure*;
- a *gallery* floor other than a *gallery* floor which is wholly or partly enclosed below (see clause 2.9.18);
- an openwork floor;
- a catwalk (including a lighting bridge);
- the lowest floor of a *building*.

2.3.2 Combustibility

An *element of structure* may be *constructed* from combustible material i.e. material which is low, medium, high or very high risk, (see annex 2.E) provided the *element of structure* has the appropriate fire resistance duration.

Where an *element of structure* provides support to another *element of structure* which is *non-combustible* the supporting *element of structure* should also be *constructed* from materials which are *non-combustible* (see annex 2.E).

2.3.3 Supporting structure

Where an *element of structure* provides support to another *element of structure* which attracts a higher period of fire resistance, the supporting element of structure should have at least the same period of fire resistance.

2.3.4 Openings and service penetrations

In general, openings and service penetrations in *elements of structure* need not be protected from fire unless there is the possibility of structural failure. However, where a large opening or a large number of small openings are formed, careful detailing particularly at the edge of the opening or service penetration should be carried out in order to maintain the load-bearing capacity of the *element of structure*. If in doubt, edge protection should be provided.

2.3.5 Junctions

The detailing of junctions between relevant parts of a *building* is described in clauses 2.1.15, 2.1.16, 2.2.7, 2.4.9 and 2.9.32. *Fire-stopping* of other junctions is generally not necessary. The important criteria to consider is the ability of the *element of structure* to maintain its load-bearing capacity in a fire in accordance with the fire resistance duration set out in the tables to clause 2.1.1 (see also annex 2.D).

2.4 Cavities

- 2.4 Functional standard
- 2.4.0 Introduction
- 2.4.1 Cavity barriers
- 2.4.2 Dividing up cavities
- 2.4.3 Roof space cavities above undivided spaces
- 2.4.4 Cavities above ceilings in residential buildings (other than residential care buildings and hospitals)
- 2.4.5 Fire resisting ceilings as an alternative to cavity barriers
- 2.4.6 Combustibility
- 2.4.7 Supporting structure
- 2.4.8 Openings and service penetrations
- 2.4.9 Junctions

standard

2.4

mandatory

Every *building* must be designed and *constructed* in such a way that in the event of an outbreak of fire within the *building*, the unseen spread of fire and smoke within concealed spaces in its structure and fabric is inhibited.

2.4.0 Introduction

Fire and smoke spread in concealed spaces is particularly hazardous because fire can spread quickly throughout a *building* and remain undetected by the occupants of the *building* or by fire service personnel. Ventilated cavities generally promote more rapid fire spread around the *building* than unventilated cavities due to the plentiful supply of replacement air. *Buildings* containing sleeping accommodation pose an even greater risk to life safety and demand a higher level of fire precautions. For these reasons, it is important to control the size of cavities and the type of material in the cavity.

Large air plenums present difficulties due to the very nature of their design and an alternative approach (see clause 2.0.6) may be the only viable alternative.

The guidance for protection to cavities should not be assessed in isolation and reference should be made to the guidance to standard 2.6 for spread to neighbouring *buildings* and the guidance to standard 2.7 for fire spread on *external walls*.

Cavity

A cavity is a concealed space enclosed by elements of a *building* (including a suspended ceiling) or contained within a *building* element, but not a *room*, cupboard, circulation space, stair enclosure, lift well, *flue* or a space within a chute, *duct*, pipe or conduit. For the purposes of this guidance, a cavity includes a *roof space*, a service riser or any other space used to run services around the *building*.

Reference to surfaces in a cavity is intended to include the surface of the enclosing envelope of the cavity (including insulation material) but excludes timber roof trusses or lintols, joist ends, pipes, conduits or cables.

Residential care buildings and hospitals

Due to the special fire precautions within *residential care buildings* and *hospitals*, additional guidance is grouped in the annexes. The intention is to help designers and verifiers find the information they require quickly when designing or vetting such *buildings*. However, it is important to remember that the guidance in the annexes is in addition and supplementary to the guidance to standard 2.1 to 2.15. For additional guidance on:

- *residential care buildings*, see annex 2.A;
- *hospitals*, see annex 2.B.

Conversions

In the case of *conversions*, as specified in regulation 4, the *building* as *converted* shall meet the requirements of this standard in so far as is *reasonably practicable*, and in no case be worse than before the *conversion* (regulation 12, schedule 6).

2.4.1 Cavity barriers

A *cavity barrier* means any *construction* provided to seal a cavity against the penetration of fire and smoke or to restrict its movement within the cavity.

In order to inhibit fire spread in a cavity, every cavity within a *building* should have *cavity barriers* with at least a short fire resistance duration (see annex 2.D) installed around the edges of the cavity. This includes for example, around the head, jambs and cill of an external door or window opening. A *cavity barrier* should also be installed between a *roof space* and any other *roof space* or between a cavity and any other cavity such as at the wall-head between a wall cavity and a *roof space* cavity.

However, *cavity barriers* are not necessary at a junction between 2 cavity walls each comprising 2 leaves of masonry or concrete at least 75 mm thick.

Sealing cavities can sometimes create difficulties, especially where *construction* techniques rely on through ventilation of the cavity (see section 3: Environment) or where the detailing should take into account the effect of thermal bridging (see section 6: Energy).

2.4.2 Dividing up cavities

Measurements

Cavities should be measured either horizontally or vertically, as the case maybe, along the centre-line of the cavity and not diagonally.

General

Every cavity should be divided by *cavity barriers* so that the maximum distance between *cavity barriers* is not more than 20 m where the cavity has surfaces which are *non-combustible* or low risk materials, or 10 m where the cavity has surfaces which are medium, high or very high risk materials. However, for *roof space* cavities above an undivided space the guidance in clause 2.4.3 should be followed. Additional guidance for *buildings* containing a sleeping risk (other than *residential care buildings* and *hospitals*) is also provided in clause 2.4.4.

Exclusions

Cavity barriers are not necessary to divide a cavity:

- a. formed by 2 leaves of masonry or concrete at least 75 mm thick; or
- b. in a ceiling void between a floor and a ceiling *constructed* in accordance with the guidance in clause 2.4.5; or
- c. between a roof and a ceiling *constructed* in accordance with the guidance in clause 2.4.5; or
- d. below a floor next to the ground where the cavity is either inaccessible or is not more than 1 m high; or
- e. formed by *external wall* or roof cladding, where the inner, outer or other exposed surfaces of the cladding are low risk materials or *non-combustible* attached to a masonry or concrete *external wall* or a concrete roof, and where the cavity contains only *non-combustible* material (see also the guidance to standard 2.7); or
- f. between a floor which is an *element of structure* (see clause 2.3.0), and a raised floor consisting of removable panels.

2.4.3 Roof space cavities above undivided spaces

Undivided spaces

The need to provide *cavity barriers* in a *roof space* above undivided (or open plan) spaces is less important than that in clause 2.4.2. This is because *roof spaces* are regarded as having a low fire risk and the occupants in an undivided (or open plan) space should be aware of any fire developing. In such cases, the occupants should be able to make their escape in the early stages of the fire growth. However, where there is sleeping accommodation,

the material exposed in the cavity and the size of a cavity, should be controlled due to the nature of the risk. In such cases the limits set in the table below should not be exceeded.

Combination of divided and undivided spaces

It is also possible to install *cavity barriers* in *roof spaces constructed* in accordance with a combination of the guidance for divided and undivided spaces. For example, rooms adjoining a large open plan *room* can be separated from the open plan *room* by installing *cavity barriers* in the *roof space* between the two spaces. This will allow the 2 *roof spaces* to be assessed independently.

Recommended distance between cavity barriers in roof spaces above undivided spaces (m)

	Where surfaces are non-combustible or low risk materials (m)	Where surfaces are medium, high or very high risk materials (m)
Intended for sleeping	20	15
Not intended for sleeping	No limit [1]	20

Notes:

1. Limit of 20 m should be applied in *residential care buildings* and *hospitals*.

A ceiling *constructed* in accordance with the guidance in clause 2.4.5 may be provided as an alternative to installing cavity barriers.

2.4.4 Cavities above ceilings in residential buildings (other than residential care buildings and hospitals)

Divided spaces with a sleeping risk

Where a *roof space* cavity or a ceiling void cavity extends over a *room* intended for sleeping, or over such a *room* and any other part of the *building*, *cavity barriers* should be installed on the same plane as the wall. The intention is to contain the fire within the *room* of fire origin allowing occupants in other parts of the *building* to make their escape once the fire alarm has activated (see guidance to standard 2.11). However, in cases where this is not the most practical solution, a fire resisting ceiling can be installed as an alternative to *cavity barriers* (see clause 2.4.5).

The risk of fire spread above ceilings in *residential care buildings* and *hospitals* is covered by the additional guidance for *sub-compartmentation* in annex 2.A and annex 2.B.

2.4.5 Fire resisting ceilings as an alternative to cavity barriers

Where a fire resisting ceiling is provided as an alternative to *cavity barriers* as in clauses 2.4.2b, 2.4.2c, 2.4.3 and 2.4.4, the ceiling should have at least short fire resistance duration and be *constructed* in accordance with the guidance in clause 2.1.16.

2.4.6 Combustibility

Cavity barriers and ceilings provided as an alternative to *cavity barriers* generally do not need to be *constructed* of *non-combustible* material unless they perform more than one function such as a *cavity barrier* that is also a *non-combustible separating wall*.

High rise *buildings*

In a *building* with a *storey height* of more than 18 m, thermal insulation material situated or exposed within an *external wall cavity*, or in a cavity formed by *external wall cladding*, should be *constructed of non-combustible materials* (see Annex 2.E). However, this does not apply to insulation in a cavity that is between 2 leaves of masonry or concrete at least 75 mm thick, and which has a *cavity barrier* around all openings in the wall and at the top of the wall head (see also the guidance to standard 2.6 and standard 2.7).

2.4.7 Supporting structure

A *cavity barrier* should be fixed so that its performance is not affected by:

- movement of the *building* due to subsidence, shrinkage or thermal collapse in a fire of any services penetrating it;
- failure in a fire of its fixings;
- failure in a fire of any material or element of structure which it abuts.

However where a *cavity barrier* is installed in a *roof space*, there is no need to protect roof members that support the *cavity barrier*.

2.4.8 Openings and service penetrations

A *cavity barrier* and a ceiling provided as an alternative to a *cavity barrier* may contain a *self-closing fire door* (or a hatch in the case of a ceiling), or a service opening *constructed* in accordance with the guidance in clause 2.1.14.

2.4.9 Junctions

All *cavity barriers* should be tightly fitted to rigid *construction*. Where this is not possible as in the case of a junction with slates, tiles, corrugated sheeting or similar materials, the junction should be *fire-stopped*. See clause 2.1.15 for additional guidance on junctions and clause 2.1.14 for additional guidance on *fire-stopping* materials.

Where a wall, floor or other part of a *building* with a fire resistance duration abuts a structure containing a cavity, a *cavity barrier* should be installed so as to extend the line of the structure. However, this is not necessary where the cavity is:

- formed by 2 leaves of masonry or concrete at least 75 mm thick;
- formed by an *external wall* or roof cladding, where the inner, outer or other exposed surfaces of the cladding are *non-combustible* or low risk materials, and attached to a masonry or concrete *external wall* or a concrete roof, and where the cavity contains only *non-combustible* or low risk material (see also the guidance to standard 2.7);
- in a wall which has a fire resistance duration for load-bearing capacity only.

2.5 Internal linings

- 2.5 Functional standard
- 2.5.0 Introduction
- 2.5.1 Internal linings
- 2.5.2 Assessment of linings
- 2.5.3 Plastic glazing
- 2.5.4 Thermoplastic material
- 2.5.5 Thermoplastic materials in ceilings
- 2.5.6 Thermoplastic materials in rooflights
- 2.5.7 Thermoplastic materials in light fittings with diffusers
- 2.5.8 Sandwich panels

standard

2.5

mandatory

Every *building* must be designed and *constructed* in such a way that in the event of an outbreak of fire within the *building*, the development of fire and smoke from the surfaces of walls and ceilings within the area of origin is inhibited.

2.5.0 Introduction

The *building* contents are likely to be the first items ignited in a fire and are beyond the scope of this guidance. Materials used in walls and ceilings can however, significantly affect the spread of fire and its rate of growth. Fire spread on internal linings in escape routes is particularly important because rapid fire spread in *protected zones* and *unprotected zones* could prevent the occupants from escaping.

Conversions

In the case of *conversions*, as specified in regulation 4, the *building* as *converted* shall meet the requirement of this standard (regulation 12, schedule 6).

2.5.1 Internal linings

Wall and ceiling surfaces mean the substrate or lining material including any treatment thereof to restrict flame spread, but excludes any decorative wallpaper or paints. Whilst it is accepted that such wallpaper or paints are not controlled by the guidance, multiple layers applied to the face of a wall or ceiling surface can increase flame spread and hence the fire growth rate. For this reason, multiple layers are not recommended when carrying out refurbishment work involving the re-decoration of wall and ceiling surfaces.

Every *room*, fire-fighting shaft, *protected zone* or *unprotected zone*, should have wall and ceiling surfaces with a reaction to fire which follows the guidance in the table below.

Reaction to fire of wall and ceiling surfaces (see annex 2.E)

Building	Residential care buildings and hospitals	Shops	All other buildings
<i>Room</i> not more than 30 m ²	Medium risk [2]	High risk	High risk
<i>Room</i> more than 30 m ²	Low risk [3]	Medium risk [4]	Medium risk
<i>Unprotected zone</i>	Low risk	Low risk [5]	Medium risk
<i>Protected zone</i> and fire-fighting shaft [1]	Low risk	Low risk	Low risk

Notes:

1. Including any *toilet* or washroom within a *protected zone*.
2. High risk in a *room* not greater than 4 m²
3. Ceilings may be medium risk.
4. Low risk in *storage buildings (Class 1)*
5. In an enclosed shopping centre, structural timbers supporting *glazing* that forms part of a *shop* front, unit signs and stallboard risers can be *constructed* of materials which are low, medium or high risk provided they are not more than 20% in total, of the area of the *shop* front.

Limitations on higher risk surfaces

In a *room*, any part of the wall may be of one risk category higher than that recommended in the table above, but not very high risk, where the total area of those parts in any one *room* is not more than half the floor area of the *room*. This is subject to a maximum of 20 m² in *residential buildings* and 60 m² in non-residential *buildings*.

In a *building* solely housing livestock, the surfaces of *unprotected zones* may have any level of reaction to fire, except very high risk.

2.5.2 Assessment of linings

Wall and ceiling linings should be assessed for their reaction to fire characteristics.

Wall linings

The following wall surfaces should be included in the assessment:

- *glazing* except *glazing* in doors; and
- any part of a ceiling which slopes at an angle of more than 70° to the horizontal.

However the following surfaces need not be taken into account:

- doors and door frames;
- window frames and frames in which *glazing* is fitted;

- skirtings and facings, cover moulds, picture rails, and similar narrow members; and
- fireplace surrounds, mantle shelves and fitted furniture.

Ceiling linings

The following ceiling surfaces should be included in the assessment:

- the surface of *glazing*;
- any part of a wall which slopes at an angle of 70° or less to the horizontal.

However the following surfaces need not be taken into account:

- ceiling hatches and their frames;
- the frames of windows or rooflights and the frames in which *glazing* is fitted;
- facings, cover moulds, picture rails, and similar narrow members.

2.5.3 Plastic glazing

External windows and internal *glazing to rooms* (but not to *protected zones* or *unprotected zones*) may be fitted with plastic *glazing* materials which are:

- rigid solid PVC (uPVC); or
- polycarbonate rigid solid sheet at least 3 mm thick; or
- multiskin polycarbonate sheet at least 10 mm thick overall which has low or medium risk.

2.5.4 Thermoplastic material

Thermoplastic materials in ceilings, rooflights and lighting diffusers provide a significant hazard in a fire. Burning droplets can rapidly increase the fire growth rate and the smoke produced is normally dense and toxic which combine to produce extremely hazardous conditions. For these reasons, thermoplastic material should not be used in *protected zones* or fire-fighting shafts. However, thermoplastic materials may still be used with limited application for some ceilings (see clause 2.5.5), rooflights (see clause 2.5.6) or light fittings with diffusers (see clause 2.5.7).

A thermoplastic material means any synthetic material that has a softening point below 200° C when tested in accordance with Method 120A in BS 2782: Part 1: 1990. Thermoplastic materials can be further classified into the 3 categories, TP(a) rigid, TP(a) flexible or TP(b) semi-rigid.

Rigid thermoplastic

TP(a) rigid means:

- rigid solid (solid as distinct from double or multiple-skin) polycarbonate sheet at least 3 mm thick; or
- multi-skinned rigid sheet made from unplasticised pvc or polycarbonate which has low or medium risk for reaction to fire; or
- any other rigid thermoplastic product, a specimen of which (at the thickness of the product as put on the market), when tested in accordance with Method 508A in BS 2782: 1970 (1974) performs so that the test flame extinguishes before the first mark, and the duration of the test flame extinguishes before the first mark, and the duration of flaming or afterglow does not exceed 5 seconds following removal of the burner.

Flexible thermoplastic	<p>TP(a) flexible means:</p> <p>flexible products not more than 1 mm thick which satisfy the Type C provisions of BS 5867: Part 2: 1980 (1993) when tested in accordance with Test 2 in BS 5438: 1989 (1995) with the flame applied to the surface of the specimens for 5, 15, 20 and 30 seconds respectively, but excluding cleansing procedure.</p>
Semi-rigid thermoplastic	<p>TP(b) semi-rigid means:</p> <ul style="list-style-type: none">• a rigid solid polycarbonate sheet product not more than 3 mm thick, or multiple-skin polycarbonate sheet products which do not qualify as TP(a) by test; or• other products which, when a specimen of the material more than 1.5 mm and not more than 3 mm thick is tested in accordance with Method 508A in BS 2782: 1970 (1974), has a rate of burning which is not more than 50 mm/minute.

2.5.5 Thermoplastic materials in ceilings

A ceiling *constructed* from thermoplastic materials, either as a suspended or stretched skin membrane with a TP(a) flexible classification should be supported on all sides and should not exceed 5 m². However, this does not apply to a ceiling which has been satisfactorily tested as part of a fire resisting ceiling system. A ceiling with a TP(a) flexible classification should not be installed in the ceiling of a *protected zone* or fire-fighting shaft.

Subject to clauses 2.5.6 and 2.5.7, the use of thermoplastic materials with a TP(a) rigid or TP(b) semi-rigid classification is unlimited.

2.5.6 Thermoplastic materials in rooflights

Thermoplastic materials (other than TP(a) flexible) may be used in rooflights subject to the recommendations in the table and diagram below.

Thermoplastic rooflights should also be *constructed* in accordance with the guidance to standard 2.8.

2.5.7 Thermoplastic materials in light fittings with diffusers

Thermoplastic materials may be used in light fittings with diffusers. Where the lighting diffuser forms an integral part of the ceiling, the size and disposition of the lighting diffusers should be in accordance with the table and diagram below.

However, where the lighting diffusers forms an integral part of a fire resisting ceiling system which has been satisfactorily tested, the amount of thermoplastic material is unlimited.

Where light fittings with thermoplastic diffusers do not form an integral part of the ceiling, the amount of thermoplastic material is unlimited provided the lighting diffuser is designed to fall out of its mounting when softened by heat.

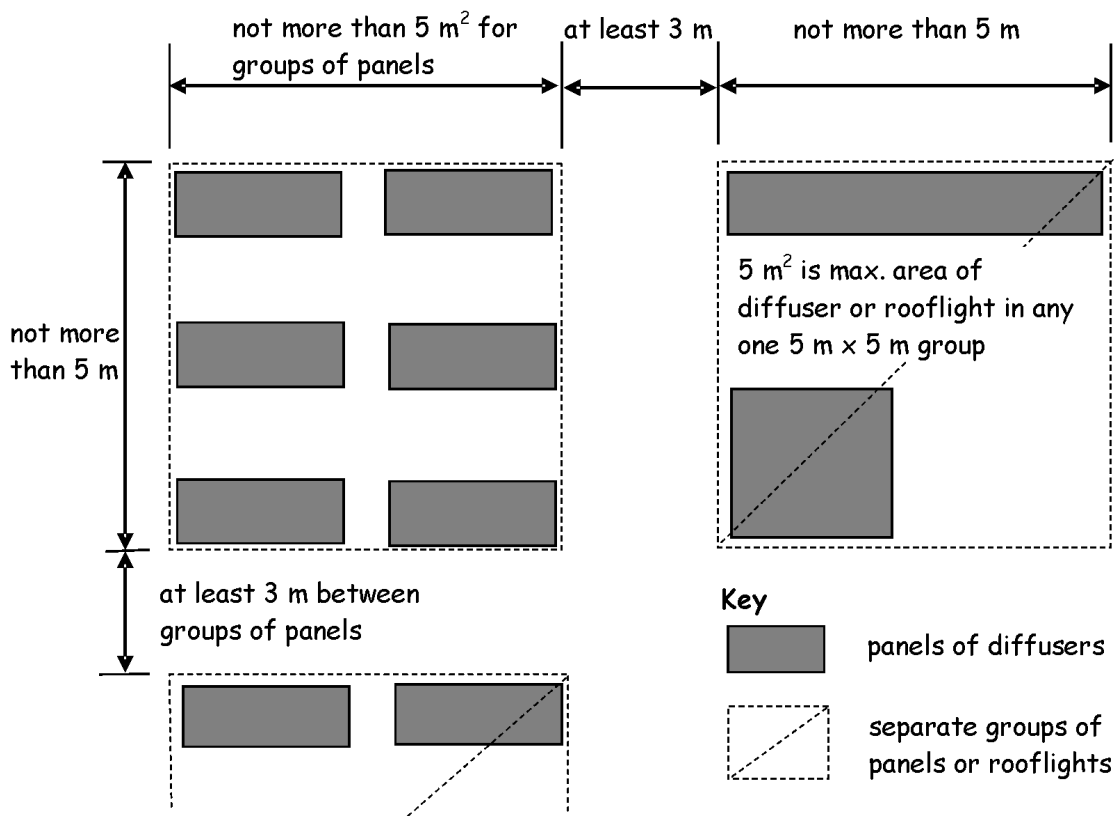
Thermoplastic rooflights and light fittings with diffusers

Classification of lower surface	Protected zone or fire-fighting shaft	Unprotected zone		Room	
		TP(a) rigid	TP(a) flexible and TP(b)	TP(a) rigid	TP(a) flexible and TP(b)
Maximum area of each diffuser panel or rooflight (m ²)	Not advised	No limit	5 m ²	No limit	5 m ²
Maximum total area of diffuser panels or rooflights as a percentage of the floor area of the space in which the ceiling is located (%)	Not advised	No limit	15%	No limit	50%
Minimum separation distance between diffuser panels or rooflights (m)	Not advised	No limit	3 m	No limit	3 m

Notes:

1. Smaller panels can be grouped together provided that the overall size of the group and the space between any others, satisfies the dimensions shown in the diagram below.
2. The minimum 3 m separation in the diagram below should be maintained between each 5 m² panel. In some cases therefore, it may not be possible to use the maximum percentage quoted.
3. TP(a) flexible is not recommended in rooflights.

Layout restrictions on thermoplastic rooflights and light fittings with diffusers



2.5.8 Sandwich panels

A sandwich panel is a factory-made, non load-bearing component of a wall, ceiling or roof consisting of a panel having an insulated core filling the entire area between sheet metal outer facings, which may or may not have decorative and/or weatherproof coatings.

A sandwich panel used for internal walls or linings in a *residential building* should be fully filled with a core of *non-combustible* material.

A sandwich panel used for internal walls or linings in a non-residential *building* should be designed and installed in accordance with chapter 8 of '[Design, Construction, Specification and Fire Management of Insulated Envelopes for Temperature Controlled Environments](#)', International Association of Cold Storage Contractors (European Division), 1999.

2.6 Spread to neighbouring buildings

- 2.6 Functional standard
- 2.6.0 Introduction
- 2.6.1 Fire resistance of external walls
- 2.6.2 Unprotected area
- 2.6.3 The Enclosing Rectangle Method
- 2.6.4 External wall cladding
- 2.6.5 Detached buildings in the same occupation
- 2.6.6 Combustibility
- 2.6.7 Supporting structure

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2.6

mandatory

Every *building* must be designed and *constructed* in such a way that in the event of an outbreak of fire within the *building*, the spread of fire to neighbouring *buildings* is inhibited.

2.6.0 Introduction

In order to reduce the danger to the occupants of other *buildings*, one *building* should be isolated from another by either *construction* or distance. The distance between a *building* and its relevant *boundary* is dictated by the amount of heat that is likely to be generated in the event of fire. Generally, this will be influenced by how the *building* is used, *compartmented* (see guidance to standard 2.1), separated (see guidance to standard 2.2) and the extent of any openings or other unprotected areas in the *external wall* of the *building*.

The guidance for fire spread to neighbouring *buildings* should not be assessed in isolation and reference should be made to the guidance to standard 2.4 for fire spread in cavities and the guidance to standard 2.7 for fire spread on *external walls*.

Conversions

In the case of *conversions*, as specified in regulation 4, the *building* as *converted* shall meet the requirements of this standard in so far as is *reasonably practicable*, and in no case be worse than before the *conversion* (regulation 12, schedule 6).

2.6.1 Fire resistance of external walls

External walls should have at least the fire resistance duration as shown in the table below, apart from the amount of unprotected area set out in clause 2.6.2. For guidance on automatic fire suppression systems, see clause 2.1.2.

The installation of an automatic fire suppression system greatly reduces the amount of radiant heat flux from a fire through an unprotected opening and this is recognised in the table to clause 2.6.1 and in the guidance to clause 2.6.2.

Recommended fire resistance duration of external walls (see annex 2.D)

Use of building	not more than 1 m from the boundary		more than one 1 m from the boundary	
	no fire suppression system	fire suppression system	no fire suppression system	fire suppression system
<i>Assembly building</i>	Medium	Medium [2c]	Medium [1, 2c]	None
<i>Entertainment building</i>	Medium	Medium [2b]	Medium [2b]	Medium [1]
<i>Factory and Storage building</i>	Medium	Medium	Medium [3]	Medium [1, 4]
<i>Residential building (other than a residential care building or hospital)</i>	Medium	Medium [2b]	Medium [1, 2b]	None
<i>Residential care building and hospital</i>	Medium	Medium	Medium	None
<i>Shop</i>	Medium	Medium [2a]	Medium [2a]	Medium [1]
<i>Office</i>	Medium	Medium [2d]	Medium [1, 2d]	None
<i>Open sided car park</i>	Short	Short	None	None

Notes:

1. Short fire resistance duration is sufficient where the *building* is single-storey.
2. Short fire resistance duration is sufficient where the *building* is a multi-storey *building* and the area of any *compartment* does not exceed: (a) 500 m² (b) 1000 m² (c) 1500 m² (d) 2000 m² (e) 3000 m² and (f) 4000 m².
3. Short fire resistance duration is sufficient where the *building* is a *factory* (Class 2) and is single-storey.
4. No fire resistance duration is necessary where the *building* is a *factory* (Class 2).

2.6.2 Unprotected area

An unprotected area means any part of an *external wall* (including a door or window opening) which does not attain the appropriate fire resistance duration recommended in the table to clause 2.6.1.

An unprotected area does not include a fixed unopenable window where the frame and *glazing* has the appropriate fire resistance duration. Any wallhead fascia, soffit or barge board, or any cavity vents or solum vents may also be excluded from the unprotected area calculation.

Up to 500 mm from *boundary*

Where the *external wall* of a *building* is not more than 500 mm from the *boundary* there should be no unprotected area, other than any wallhead fascia, soffit or barge board, or any cavity vents or solum vents.

500 mm to 1 m from *boundary*

Where the *external wall* of a *building* is more than 500 mm but not more than 1 m from the *boundary*, the level of unprotected area is limited to

- the *external wall* of a *protected zone*;
- an area of not more than 0.1 m², which is at least 1.5 m from any other unprotected area in the same wall;
- an area of not more than 1 m², which is at least 4 m from any other unprotected area in the same wall (the 1 m² unprotected area may consist of two or more smaller areas which when combined do not exceed an aggregate area of 1 m²).

More than 1 m from *boundary*

Where the *external wall* of a *building* is more than 1 m from the *boundary*, the minimum distance to the *boundary* may vary with the amount of unprotected area. This is derived from the use of the *building* and can be calculated by:

- the Enclosing Rectangle (Geometric) Method as set out in clause 2.6.3; or
- the Building Research Establishment Report '[External fire spread: building separation and boundary distances](#)' (1991, BR 187); or
- if the *building* is a *factory (Class 2)*, a *residential building*, an *assembly building* or an *office* and is not more than 9 m in height and the length of any side facing the *boundary* is not more than 24 m, the unprotected area (in square metres) is six times the distance (in m) to the *boundary*. For example, if the unprotected area is 6 m², the distance to the *boundary* should be at least 1 m and if the unprotected area is 12 m², the distance should be at least 2 m and so on. If the distance to the *boundary* is 6 m or more, the amount of unprotected area is unlimited.

The Simple Geometry Method

2.6.3 The Enclosing Rectangle Method

The enclosing rectangle method can be applied to a *building* or *compartment* more than 1 m from the *boundary* using the Step by Step Guide below. The minimum distance from the *boundary* may be arrived at by interpolation between the percentages shown in the tables.

Table A should be used for *storage buildings*, *factories (Class 1)*, *shops*, and *entertainment buildings*.

Table B should be used for *residential buildings*, *offices*, *assembly buildings*, and *factories (Class 2)*. Table B should also be used for *domestic buildings* which exceed the limitations described in clause 2.6.3 of the Technical Handbook for *domestic buildings*.

Automatic fire suppression system

Where the *building* is a *shop*, *entertainment building*, *factory (Class 1)* or a *storage building*, table B may be used instead of table A provided the *building*:

- is located more than 1 m from the relevant *boundary*; and
- an automatic fire suppression system is installed (see clause 2.1.2) within the *building*.

Open sided car parks

There is no limitation on the amount of unprotected area for an *open sided car park* provided the *external wall* is more than 1 m from the *boundary*.

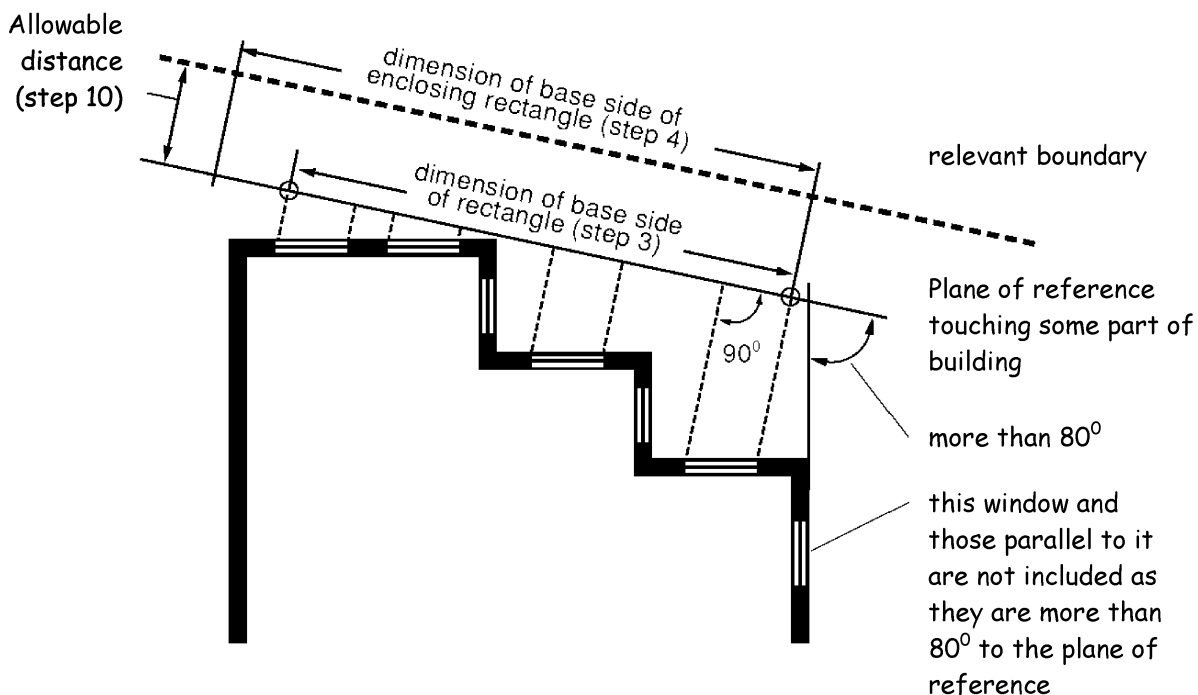
Step by step guide to enclosing rectangle method

Step 1

Establish a plane of reference which is the most favourable for the side of the *building* under consideration and which:

- touches all or part of the side;
- however far extended, does not pass within the *building*, but may pass through projections such as a balcony or coping; and
- does not cross the relevant *boundary*.

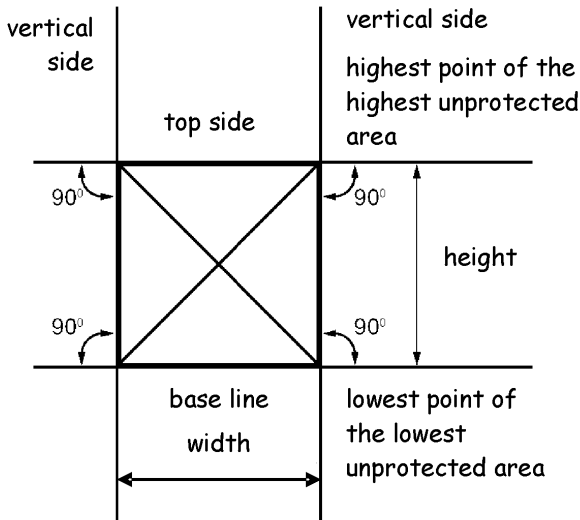
Normally it will be best for the plane of reference to be roughly parallel to the relevant *boundary*. Where the *boundary* distance has not been set, an assumed relationship with the relevant *boundary* should be made.



Step 2 On the plane of reference, and at right angles to it, project lines marking those proposed unprotected areas which are 80° or less to the plane of reference. Any external side of a *building* which makes an angle of more than 80° with the plane of reference can be ignored in the calculation of unprotected area.

Step 3 *Construct* a rectangle which encloses all the unprotected areas projected onto the plane of reference following the diagrams below. See also clause 2.6.3 for combustible cladding

diagram 2A shows the essentials in constructing the rectangle (shown by diagonal lines) enclosing the unprotected areas

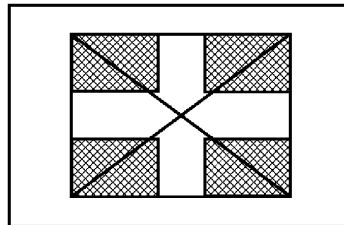


horizontal distance between outermost lines of unprotected areas as projected on to the plane of reference on plan

2A Setting rectangle

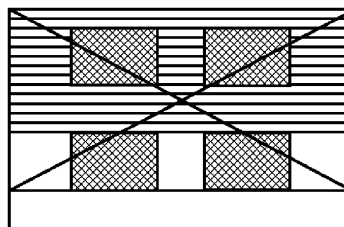
diagrams 2B-2D show how the wall construction determines the size of the rectangle.

in the diagrams the relevant boundary is assumed as parallel with the wall face and the plane of reference to coincide with the wall face. But this will not always be so



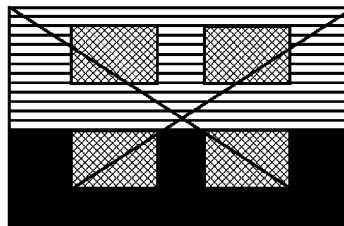
2B

the whole of the solid wall area has the appropriate fire resistance duration



2C

the wall area behind the combustibile cladding does not have the required fire resistance duration however the unclad wall area has the appropriate fire resistance duration



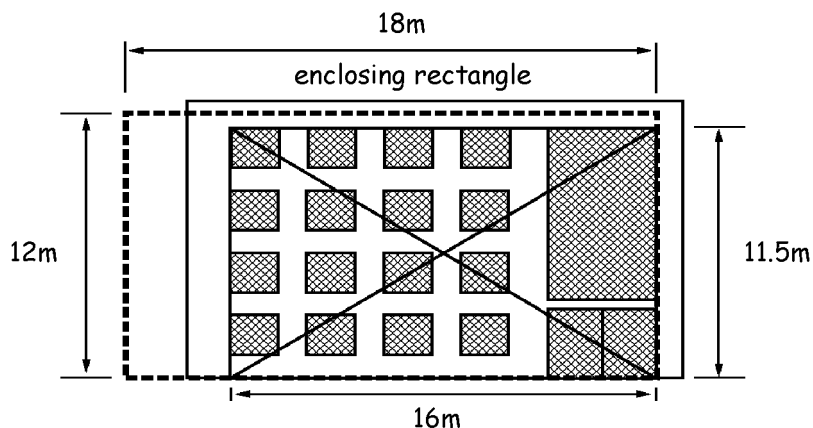
2D

whole of the wall area behind and below the combustibile cladding does not have the appropriate fire resistance duration

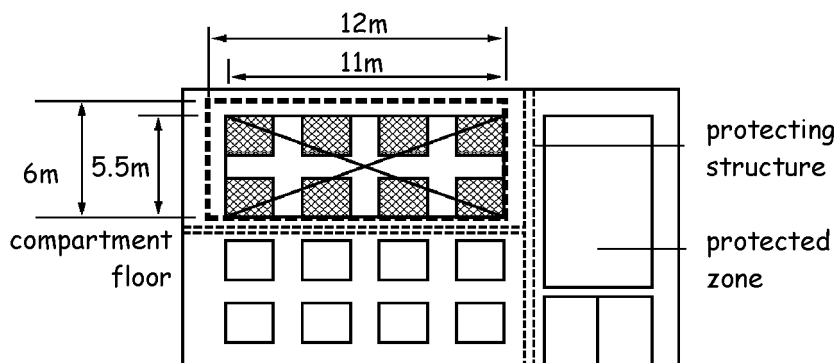
For combustibile cladding see 2.6.4

Step 4

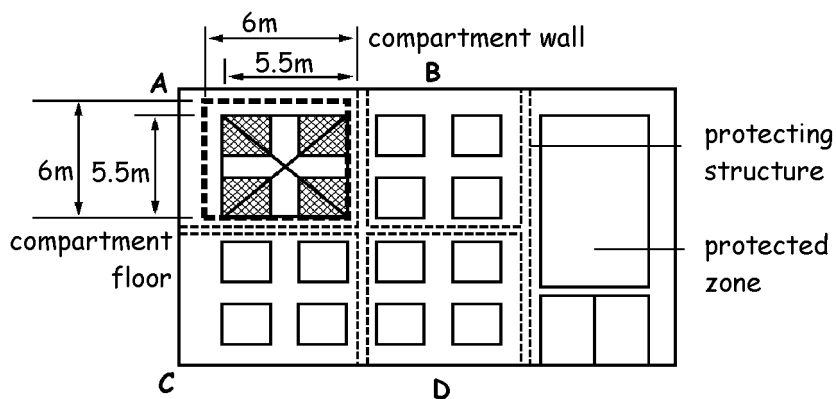
From the relevant table according to the use of the *building* or *compartment*, select an enclosing rectangle which is equal to, or next greater in both height and width to, the rectangle *constructed* under step 3. *Compartmentation* of the *building* can reduce the size of the enclosing rectangle in accordance with the diagrams below. The tables provide for enclosing rectangles of 3, 6, 9, 12, or 15 m high, with widths in steps from 3 m to no limit.



3A Uncompartmented



3B Compartmented
(assume compartmentation as shown)



3C Compartmented
(assume compartmentation as shown)

Step 5

From the unprotected areas projected under step 2:

- a. calculate their total area; and
- b. express this total area as a percentage of the enclosing rectangle. This gives the unprotected percentage.

Step 6

Proceed to steps 7 to 9 where the *boundary* distance has been set, or steps 10 to 12 where it has not.

To find the maximum unprotected area for a given *boundary* position:

Step 7 From the tables below find the unprotected percentage allowed for the distance from the relevant *boundary*. This distance relates to the plane of reference and not the side of the *building*, unless they coincide.

Step 8 Where the proposed total unprotected area relative to the size of the enclosing rectangle exceeds the allowable unprotected percentage for that distance, the design should be modified until an allowable unprotected percentage is established.

Step 9 Repeat the process for all sides of the *building* situated more than 1 m from any point on the relevant *boundary*.

To find the nearest position of the *boundary* for a given *building*:

Step 10 From the tables below, find the minimum allowable distance for the unprotected percentage. This distance relates to the plane of reference and not the side of the *building*, unless they coincide.

Step 11 Repeat the process for all sides of the *building*.

Step 12 Where these minimum distances are superimposed upon a plan of the *building*, a zone around the *building* is established upon which a *boundary* should not encroach.

Table A: storage buildings, factories (Class 1), shops and entertainment buildings

Height of enclosing rectangle (m)	Width of enclosing rectangle (m)	Minimum distance from relevant boundary (m) for unprotected percentage not more than -								
		20%	30%	40%	50%	60%	70%	80%	90%	100%
3	3	1.0	1.5	2.0	2.0	2.5	2.5	2.5	3.0	3.0
	6	1.5	2.0	2.5	3.0	3.0	3.5	3.5	4.0	4.0
	9	1.5	2.5	3.0	3.5	4.0	4.0	4.5	5.0	5.0
	12	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	5.5
	15	2.0	2.5	3.5	4.0	4.5	5.0	5.5	6.0	6.0
	18	2.0	2.5	3.5	4.0	5.0	5.0	6.0	6.5	6.5
	21	2.0	3.0	3.5	4.5	5.0	5.5	6.0	6.5	7.0
	24	2.0	3.0	3.5	4.5	5.0	5.5	6.0	7.0	7.5
	27	2.0	3.0	4.0	4.5	5.5	6.0	6.5	7.0	7.5
	30	2.0	3.0	4.0	4.5	5.5	6.0	6.5	7.5	8.0
	40	2.0	3.0	4.0	5.0	5.5	6.5	7.0	8.0	8.5
	50	2.0	3.0	4.0	5.0	6.0	6.5	7.5	8.0	9.0
	60	2.0	3.0	4.0	5.0	6.0	7.0	7.5	8.5	9.5
	80	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	9.5
	no limit	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0
6	3	1.5	2.0	2.5	3.0	3.0	3.5	3.5	4.0	4.0
	6	2.0	3.0	3.5	4.0	4.5	5.0	5.5	5.5	6.0
	9	2.5	3.5	4.5	5.0	5.5	6.0	6.0	7.0	7.0
	12	3.0	4.0	5.0	5.5	6.5	7.0	7.5	8.0	8.5
	15	3.0	4.5	5.5	6.0	7.0	7.5	8.0	9.0	9.0
	18	3.5	4.5	5.5	6.5	7.5	8.0	9.0	9.5	10.0
	21	3.5	5.0	6.0	7.0	8.0	9.0	9.5	10.0	10.5
	24	3.5	5.0	6.0	7.0	8.5	9.5	10.0	10.5	11.0
	27	3.5	5.0	6.5	7.5	8.5	9.5	10.5	11.0	12.0
	30	3.5	5.0	6.5	8.0	9.0	10.0	11.0	12.0	12.5
	40	3.5	5.5	7.0	8.5	10.0	11.0	12.0	13.0	14.0
	50	3.5	5.5	7.5	9.0	10.5	11.5	13.0	14.0	15.0
	60	3.5	5.5	7.5	9.5	11.0	12.0	13.5	15.0	16.0
	80	3.5	6.0	7.5	9.5	11.5	13.0	14.5	16.0	17.5
	100	3.5	6.0	8.0	10.0	12.0	13.5	15.0	16.5	18.0
120	3.5	6.0	8.0	10.0	12.0	14.0	15.5	17.0	19.0	
no limit	3.5	6.0	8.0	10.0	12.0	14.0	16.0	18.0	19.0	

Notes:

1. The minimum distance from the *boundary* may be arrived at by interpolation between the percentages shown.

Table A: storage buildings, factories (Class 1), shops and entertainment buildings

Height of enclosing rectangle (m)	Width of enclosing rectangle (m)	Minimum distance from relevant boundary (m) for unprotected percentage not more than -									
		20%	30%	40%	50%	60%	70%	80%	90%	100%	
9	3	1.5	2.5	3.0	3.5	4.0	4.0	4.5	5.0	5.0	
	6	2.5	3.5	4.5	5.0	5.5	6.0	6.5	7.0	7.0	
	9	3.5	4.5	5.5	6.0	6.5	7.5	8.0	8.5	9.0	
	12	3.5	5.0	6.0	7.0	7.5	8.5	9.0	9.5	10.5	
	15	4.0	5.5	6.5	7.5	8.5	9.5	10.0	11.0	11.5	
	18	4.5	6.0	7.0	8.5	9.5	10.0	11.0	12.0	12.5	
	21	4.5	6.5	7.5	9.0	10.0	11.0	12.0	13.0	13.5	
	24	5.0	6.5	8.0	9.5	11.0	12.0	13.0	13.5	14.5	
	27	5.0	7.0	8.5	10.0	11.5	12.5	13.5	14.5	15.0	
	30	5.0	7.0	9.0	10.5	12.0	13.0	14.0	15.0	16.0	
	40	5.5	7.5	9.5	11.5	13.0	14.5	15.5	17.0	17.5	
	50	5.5	8.0	10.0	12.5	14.0	15.5	17.0	18.5	19.5	
	60	5.5	8.0	11.0	13.0	15.0	16.5	18.0	19.5	21.0	
	80	5.5	8.5	11.5	13.5	16.0	17.5	19.5	21.5	23.0	
	100	5.5	8.5	11.5	14.5	16.5	18.5	21.0	22.5	24.5	
	120	5.5	8.5	11.5	14.5	17.0	19.5	21.5	23.5	26.0	
	no limit	5.5	8.5	11.5	15.0	17.5	20.0	22.5	24.5	27.0	
	12	3	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	5.5
		6	3.0	4.0	5.0	5.5	6.5	7.0	7.5	8.0	8.5
9		3.5	5.0	6.0	7.0	7.5	8.5	9.0	9.5	10.5	
12		4.5	6.0	7.0	8.0	9.0	9.5	11.0	11.5	12.0	
15		5.0	6.5	8.0	9.0	10.0	11.0	12.0	13.0	13.5	
18		5.0	7.0	8.5	10.0	11.0	12.0	13.0	14.0	14.5	
21		5.5	7.5	9.0	10.5	12.0	13.0	14.0	15.0	16.0	
24		6.0	8.0	9.5	11.5	12.5	14.0	15.0	16.0	16.5	
27		6.0	8.0	10.5	12.0	13.5	14.5	16.0	17.0	17.5	
30		6.5	8.5	10.5	12.5	14.0	15.0	16.5	17.5	18.5	
40		6.5	9.5	12.0	14.0	15.5	17.5	18.5	20.0	21.0	
50		7.0	10.0	13.0	15.0	17.0	19.0	20.5	23.0	23.0	
60		7.0	10.5	13.5	16.0	18.0	20.0	21.5	23.5	25.0	
80		7.0	11.0	14.5	17.0	19.5	21.5	23.5	26.0	27.5	
100		7.5	11.5	15.0	18.0	21.0	23.0	25.5	28.0	30.0	
120		7.5	11.5	15.0	18.5	22.0	24.0	27.0	29.5	31.5	
no limit		7.5	12.0	15.5	19.0	22.5	25.0	28.0	30.5	34.0	

Notes:

1. The minimum distance from the boundary may be arrived at by interpolation between the percentages shown.

Table A: storage buildings, factories (Class 1), shops and entertainment buildings

Height of enclosing rectangle (m)	Width of enclosing rectangle (m)	Minimum distance from relevant boundary (m) for unprotected percentage not more than -								
		20%	30%	40%	50%	60%	70%	80%	90%	100%
15	3	2.0	2.5	3.5	4.0	4.5	5.0	5.5	6.0	6.0
	6	3.0	4.5	5.5	6.0	7.0	7.5	8.0	9.0	9.0
	9	4.0	5.5	6.5	7.5	8.5	9.5	10.0	11.0	11.5
	12	5.0	6.5	8.0	9.0	10.0	11.0	12.0	13.0	13.5
	15	5.5	7.0	9.0	10.0	11.5	12.5	13.5	14.5	15.0
	18	6.0	8.0	9.5	11.0	12.5	13.5	14.5	15.5	16.5
	21	6.5	8.5	10.5	12.0	13.5	14.5	16.0	16.5	17.5
	24	6.5	9.0	11.0	13.0	14.5	15.5	17.0	18.0	19.0
	27	7.0	9.5	11.5	13.5	15.0	16.5	18.0	19.0	20.0
	30	7.5	10.0	12.0	14.0	16.0	17.0	18.5	20.0	21.0
	40	8.0	11.0	13.5	16.0	18.0	19.5	21.0	22.5	23.5
	50	8.5	12.0	15.0	17.5	19.5	21.5	23.0	25.0	26.0
	60	8.5	12.5	15.5	18.0	21.0	23.5	25.0	27.0	28.0
	80	9.0	13.5	17.0	20.0	23.0	25.5	28.0	30.0	31.5
	100	9.0	14.0	18.0	21.5	24.5	27.5	30.0	32.5	34.5
	120	9.0	14.0	18.5	22.5	25.5	28.5	31.5	34.5	37.0
	no limit	9.0	14.5	19.0	23.0	27.0	30.0	34.0	36.0	39.0

Notes:

1. The minimum distance from the *boundary* may be arrived at by interpolation between the percentages shown.

Table B: residential buildings, offices, assembly buildings, and factories (Class 2)

Height of enclosing rectangle (m)	Width of enclosing rectangle (m)	Minimum distance from relevant boundary (m) for unprotected percentage not more than -									
		20%	30%	40%	50%	60%	70%	80%	90%	100%	
3	3	1.0	1.0	1.0	1.5	1.5	1.5	2.0	2.0	2.0	
	6	1.0	1.0	1.5	2.0	2.0	2.0	2.5	2.5	3.0	
	9	1.0	1.0	1.5	2.0	2.5	2.5	3.0	3.0	3.5	
	12	1.0	1.5	2.0	2.0	2.5	3.0	3.0	3.5	3.5	
	15	1.0	1.5	2.0	2.5	2.5	3.0	3.5	3.5	4.0	
	18	1.0	1.5	2.0	2.5	2.5	3.0	3.5	4.0	4.0	
	21	1.0	1.5	2.0	2.5	3.0	3.0	3.5	4.0	4.5	
	24	1.0	1.5	2.0	2.5	3.0	3.5	3.5	4.0	4.5	
	27	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.0	4.5	
	30	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.0	4.5	
	no limit	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.0	5.0	
	6	3	1.0	1.0	1.5	2.0	2.0	2.0	2.5	2.5	3.0
		6	1.0	1.5	2.0	2.5	3.0	3.0	3.5	4.0	4.0
		9	1.0	2.0	2.5	3.0	3.5	4.0	4.5	4.5	5.0
12		1.5	2.5	3.0	3.5	4.0	4.5	5.0	5.0	5.5	
15		1.5	2.5	3.0	4.0	4.5	5.0	5.5	5.5	6.0	
18		1.5	2.5	3.5	4.0	4.5	5.0	5.5	6.0	6.5	
21		1.5	2.5	3.5	4.0	5.0	5.5	6.0	6.5	7.0	
24		1.5	2.5	3.5	4.5	5.0	5.5	6.0	7.0	7.0	
27		1.5	2.5	3.5	4.5	5.0	6.0	6.5	7.0	7.5	
30		1.5	2.5	3.5	4.5	5.0	6.0	6.5	7.0	8.0	
40		1.5	2.5	3.5	4.5	5.5	6.5	7.0	8.0	8.5	
50		1.5	2.5	3.5	4.5	5.5	6.5	7.5	8.0	9.0	
60		1.5	2.5	3.5	5.0	5.5	6.5	7.5	8.5	9.5	
80		1.5	2.5	3.5	5.0	6.0	7.0	7.5	8.5	9.5	
no limit	1.5	2.5	3.5	5.0	6.0	7.0	8.0	8.5	10.0		

Notes:

1. The minimum distance from the *boundary* may be arrived at by interpolation between the percentages shown.

Table B: residential buildings, offices, assembly buildings, and factories (Class 2)

Height of enclosing rectangle (m)	Width of enclosing rectangle (m)	Minimum distance from relevant boundary (m) for unprotected percentage not more than -								
		20%	30%	40%	50%	60%	70%	80%	90%	100%
9	3	1.0	1.0	1.5	2.0	2.5	2.5	3.0	3.0	3.5
	6	1.0	2.0	2.5	3.0	3.5	4.0	4.5	4.5	5.0
	9	1.5	2.5	3.5	4.0	4.5	5.0	5.5	5.5	6.0
	12	1.5	3.0	3.5	4.5	5.0	5.5	6.0	6.5	7.0
	15	2.0	3.0	4.0	5.0	5.5	6.0	6.5	7.0	7.5
	18	2.0	3.5	4.5	5.0	6.0	6.5	7.0	8.0	8.5
	21	2.0	3.5	4.5	5.5	6.5	7.0	7.5	8.5	9.0
	24	2.0	3.5	5.0	5.5	6.5	7.5	8.0	9.0	9.5
	27	2.0	3.5	5.0	6.0	7.0	7.5	8.5	9.5	10.0
	30	2.0	3.5	5.0	6.0	7.0	8.0	9.0	9.5	10.5
	40	2.0	3.5	5.5	6.5	7.5	8.5	9.5	10.5	11.5
	50	2.0	4.0	5.5	6.5	8.0	9.0	10.0	11.5	12.5
	60	2.0	4.0	5.5	7.0	8.0	9.5	11.0	11.5	13.0
	80	2.0	4.0	5.5	7.0	8.5	10.0	11.5	12.5	13.5
	100	2.0	4.0	5.5	7.0	8.5	10.0	11.5	12.5	14.5
	120		2.0	4.0	5.5	7.0	8.5	10.0	11.5	12.5
no limit		2.0	4.0	5.5	7.0	8.5	10.5	12.0	12.5	15.0
12	3	1.0	1.5	2.0	2.0	2.5	3.0	3.0	3.5	3.5
	6	1.5	2.5	3.0	3.5	4.0	4.5	5.0	5.0	5.5
	9	1.5	3.0	3.5	4.5	5.0	5.5	6.0	6.5	7.0
	12	1.5	3.5	4.5	5.0	6.0	6.5	7.0	7.5	8.0
	15	2.0	3.5	5.0	5.5	6.5	7.0	8.0	8.5	9.0
	18	2.5	4.0	5.0	6.0	7.0	7.5	8.5	9.0	10.0
	21	2.5	4.0	5.5	6.5	7.5	8.5	9.0	10.0	10.5
	24	2.5	4.5	6.0	7.0	8.0	8.5	9.5	10.5	11.5
	27	2.5	4.5	6.0	7.0	8.0	9.0	10.5	11.0	12.0
	30	2.5	4.5	6.5	7.5	8.5	9.5	10.5	11.5	12.5
	40	2.5	5.0	6.5	8.0	9.5	10.5	12.0	13.0	14.0
	50	2.5	5.0	7.0	8.5	10.0	11.0	13.0	14.0	15.0
	60	2.5	5.0	7.0	9.0	10.5	12.0	13.5	14.5	16.0
	80	2.5	5.0	7.0	9.0	11.0	13.0	14.5	16.0	17.0
	100	2.5	5.0	7.5	9.5	11.5	13.5	15.0	16.5	18.0
	120		2.5	5.0	7.5	9.5	11.5	13.5	15.0	17.0
no limit		2.5	5.0	7.5	9.5	12.0	14.0	15.5	17.0	19.0

Notes:

1. The minimum distance from the *boundary* may be arrived at by interpolation between the percentages shown.

Table B: residential buildings, offices, assembly buildings, and factories (Class 2).

Height of enclosing rectangle (m)	Width of enclosing rectangle (m)	Minimum distance from relevant boundary (m) for unprotected percentage not more than -								
		20%	30%	40%	50%	60%	70%	80%	90%	100%
15	3	1.0	1.5	2.0	2.5	2.5	3.0	3.5	3.5	4.0
	6	1.5	2.5	3.0	4.0	4.5	5.0	5.5	5.5	6.0
	9	2.0	3.0	4.0	5.0	5.5	6.0	6.5	7.0	7.5
	12	2.0	3.5	5.0	5.5	6.5	7.0	8.0	8.5	9.0
	15	2.0	4.0	5.5	6.5	7.0	8.0	9.0	9.5	10.0
	18	2.5	4.5	6.0	7.0	8.0	8.5	9.5	10.5	11.0
	21	2.5	5.0	6.5	7.5	8.5	9.5	10.5	11.0	12.0
	24	3.0	5.0	6.5	8.0	9.0	10.0	11.0	12.0	13.0
	27	3.0	5.5	7.0	8.5	9.5	10.5	11.5	12.5	13.5
	30	3.0	5.5	7.5	8.5	10.0	11.0	12.0	13.5	14.0
	40	3.0	6.0	8.0	9.5	11.0	12.5	13.5	15.0	16.0
	50	3.5	6.0	8.5	10.0	12.0	13.5	15.0	16.5	17.5
	60	3.5	6.5	8.5	10.5	12.5	14.0	15.5	17.0	18.0
	80	3.5	6.5	9.0	11.0	13.5	15.0	17.0	18.5	20.0
	100	3.5	6.5	9.0	11.5	14.0	16.0	18.0	19.5	21.5
	120	3.5	6.5	9.0	11.5	14.0	16.5	18.5	20.5	22.5
	no limit	3.5	6.5	9.0	12.0	14.5	17.0	19.0	21.0	23.0

Notes:

1. The minimum distance from the *boundary* may be arrived at by interpolation between the percentages shown.

2.6.4 External wall cladding

External wall cladding includes all non load-bearing *external wall* cladding systems attached to the structure, for example, clay or concrete tiles, slates, pre-cast concrete panels, stone panels, masonry, profiled metal sheeting including sandwich panels, weather boarding, thermally insulated *external wall* rendered systems, *glazing* systems and other ventilated cladding systems.

External wall cladding (including any insulation core) not more than 1 m from a *boundary* should be *constructed* of *non-combustible* material.

A fire within the *building* may break out through a window or door opening and as a consequence, the cladding, once ignited, would contribute to the heat generated from the fire. Therefore where the cladding is more than 1 m from a *boundary* and is *constructed* from combustible material more than 1 mm thick that has a low, medium, high or very high risk (as described in annex 2.E), the cladding should be included in the calculation of unprotected area.

However, combustible cladding need not be included in the calculation of unprotected area where:

- the combustible cladding is attached to the structure of the *building* and the *external wall* contains no openings other than the small openings described in clause 2.6.2 b; and
- the wall behind the cladding (or the cladding itself) has the appropriate fire resistance duration from the inside.

In addition, a cavity formed by *external wall* cladding should be protected in accordance with the guidance to standard 2.4 and fire spread on *external walls* in accordance with the guidance to standard 2.7.

2.6.5 Detached buildings in the same occupation

Notional *boundary*

There may be a risk of fire spread between *buildings* even when on land in the same occupation. A notional *boundary* therefore is used to determine the safe distance between *buildings* or *compartments* in this situation. In order to establish whether a notional *boundary* calculation is necessary, the size of the opposing *buildings* or *compartments* should be established first (see diagram below).

For example, in the diagram, where the combined area of *building* A plus *building* B exceeds the maximum allowable area of any *compartment* as set in the tables to clause 2.1.1, then a notional *boundary* calculation is necessary. The designer is free to set this notional *boundary* at any point between the 2 *buildings* under consideration and this distance will determine the amount of unprotected area. The *buildings* should be separated by a distance not less than the sum of the distances calculated in respect of each *building* relative to a notional *boundary* in accordance with clauses 2.6.1 and 2.6.2, as if the notional *boundary* were a *boundary* (see diagram below).

Opposing *compartments*

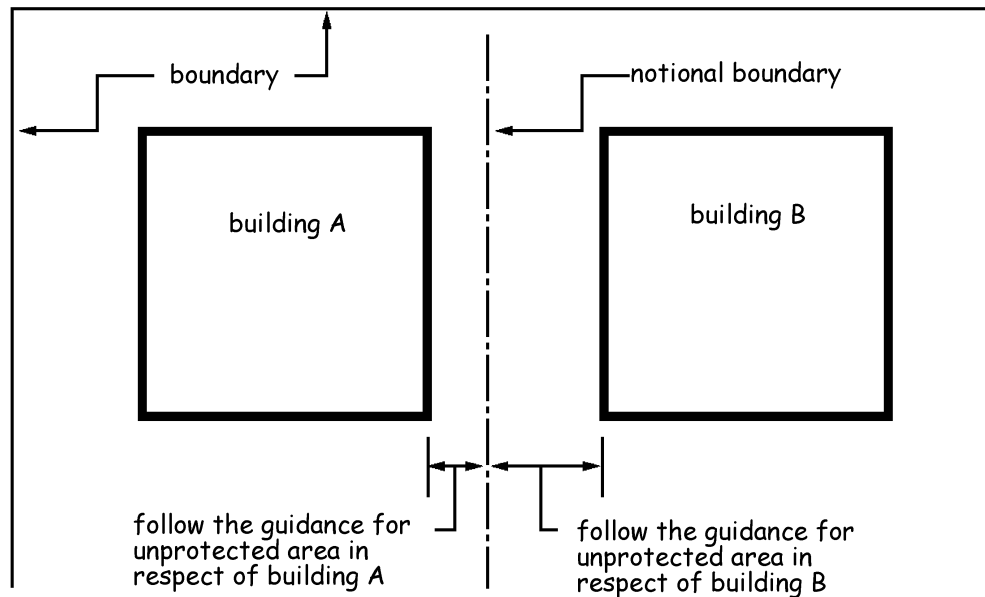
A notional *boundary* is also necessary in the case of a single *building* having opposing *compartments* externally.

Roofs

The roofs of the *buildings* should be separated by a distance not less than the sum of the distances provided in relation to the notional *boundary* in accordance with the guidance to standard 2.8 in respect of each roof.

New and existing
buildings

Where a notional *boundary* described above is to be established between 2 *buildings*, one of which is an existing *building*, for the purposes of this guidance, the existing *building* should be regarded as if it were a new *building*.



2.6.6 Combustibility

Every part of an *external wall* (including *external wall* cladding, see clause 2.6.4) not more than 1 m from a *boundary* should be *constructed* of *non-combustible* material. This does not apply to insulation exposed in a cavity that is between 2 leaves of masonry or concrete at least 75 mm thick, and which has a cavity barrier around all openings in the wall and at the top of the wall-head.

Also, in *shared residential accommodation*, a structural frame of combustible material which is low, medium, high or very high risk may be used not more than 1 m from a *boundary* provided:

- no *storey* height is more than 18 m; and
- the recommendations in clauses 2.6.1 to 2.6.3 have been followed; and
- any *external wall* cladding (see clause 2.6.4) is *constructed* from *non-combustible* material.

See the guidance to standard 2.7 for additional recommendations on *external wall* cladding and the alternative to the need for *non-combustibility* mentioned above.

2.6.7 Supporting structure

Where an *element of structure* provides support to an *external wall* (including *external wall* cladding) which has a fire resistance duration (as recommended in the guidance to clauses 2.6.1 and 2.6.2) the supporting *element of structure* should also have at least the same fire resistance duration.

2.7 Spread on external walls

- 2.7 Functional standard
- 2.7.0 Introduction
- 2.7.1 External wall cladding
- 2.7.2 Wall insulation material in high rise buildings

standard

2.7

mandatory

Every *building* must be designed and *constructed* in such a way that in the event of an outbreak of fire within the *building*, or from an external source, the spread of fire on the *external walls* of the *building* is inhibited.

2.7.0 Introduction

There is a risk of fire spread on the *external walls* of a *building*. For most *buildings* it is only necessary to consider this if the *external wall* is in close proximity to the *boundary*.

Entertainment and assembly buildings are given special consideration because of the higher risk of wilful fire-raising against the *external walls* (as in the Summerland fire, 1973).

Residential care buildings and *hospitals* also present a greater risk because the mobility, awareness and understanding of the occupants could be impaired and as a consequence, full evacuation immediately a fire is discovered may not be the most appropriate course of action.

High rise *buildings*

In high rise buildings, there is a need to take further precautions as external fire spread could involve a large number of floors thus presenting greater risk both to the occupants of the *building* and to fire fighters. The reaction to fire characteristics of cladding materials are therefore more demanding the higher the *building*.

The guidance for fire spread on *external walls* of *buildings* should not be assessed in isolation and reference should be made to the guidance to standard 2.4 for fire spread in cavities and the guidance to standard 2.6 for fire spread to neighbouring *buildings*.

Conversions

In the case of *conversions*, as specified in regulation 4, the *building* as *converted* shall meet the requirements of this standard in so far as is *reasonably practicable*, and in no case be worse than before the *conversion* (regulation 12, schedule 6).

2.7.1 External wall cladding

External wall cladding includes non load-bearing *external wall* cladding systems attached to the structure, for example, clay or concrete tiles, slates, pre-cast concrete panels, stone panels, masonry, profiled metal sheeting including sandwich panels, weather boarding, thermally insulated *external wall* rendered systems, *glazing* systems and other ventilated cladding systems.

External wall cladding (including any insulation core) not more than 1 m from a *boundary* should be *constructed* of *non-combustible* material.

Where the cladding is more than 1 m from the *boundary* and is *constructed* from combustible material more than 1 mm thick, that has a low, medium, high or very high risk (as described in annex 2.E), the cladding should be *constructed* from materials with a reaction to fire in accordance with the following table.

Reaction to fire of external wall cladding more than 1 m from boundary

Building height	Building type	Location	Maximum level of risk
Not more than 18 m above the ground	<i>Entertainment and assembly buildings</i>	Not more than 10 m above the ground (or above a roof or any part of the <i>building</i> to which the general public have access)	Low risk
		10 – 18 m above the ground	Very high risk
	<i>Residential care buildings and hospitals</i>	Any	Low risk
	All other <i>buildings</i>	Any	Very high risk
more than 18 m above the ground	Any	Any	Low risk

A cavity formed by *external wall* cladding should be protected in accordance with the guidance to standard 2.4 and fire spread to neighbouring *buildings* in accordance with the guidance to standard 2.6.

Alternative guidance

BR 135, second edition, ‘[Fire Performance of external thermal insulation for walls of multi-storey buildings](#)’ and BS 8414: Part 1: 2002 ‘Test method for non load-bearing external cladding systems applied to the face of the building’ have been updated to include the most up-to-date research into fire spread on *external wall* cladding. The guidance provided in these publications may be appropriate as an alternative to *non-combustible* or low risk classifications (as described in clauses 2.7.1 and 2.7.2) and for materials exposed in a cavity, as described in clause 2.4.6.

2.7.2 Wall insulation material in high rise buildings

In a *building* with any *storey* at a *height* of more than 18 m above the ground, any insulation material situated or exposed in a cavity formed by *external wall* cladding should be *non-combustible*. However combustible insulation may be installed in a cavity formed between 2 leaves of masonry or concrete at least 75 mm thick, and which has *cavity barriers* around all openings in the wall and at the top of the wall head.

2.8 Spread from neighbouring buildings

2.8 Functional standard

2.8.0 Introduction

2.8.1 Roof coverings

standard

2.8

mandatory

Every *building* must be designed and *constructed* in such a way that in the event of an outbreak of fire in a neighbouring *building*, the spread of fire to the *building* is inhibited.

2.8.0 Introduction

Buildings are at risk from fires starting beyond their boundaries. The area of greatest vulnerability is the roof and there may be a risk of ignition or penetration by burning brands, flames or heat. The degree of protection for roof coverings is dependent upon the distance to the *boundary*.

A roof covering consists of one or more layer of material such as felt, tiles, slates, sandwich panels etc, but is not intended to include the whole of the roof structure. Solar roof panels should be regarded as forming part of the roof covering and as such should be able to resist ignition from an external source. Most solar panels are *glazed* and their ability to inhibit fire spread can be determined by the thickness of *glazing* which makes up the panel (see table to annex 2.F).

A roof covering or roof light which forms part of an internal ceiling lining should also follow the guidance to standard 2.5 Internal linings.

Conversions

In the case of *conversions*, as specified in regulation 4, the *building* as *converted* shall meet the requirements of this standard in so far as is *reasonably practicable*, and in no case be worse than before the *conversion* (regulation 12, schedule 6).

2.8.1 Roof coverings

The possibility of direct flame impingement from neighbouring *buildings* is greater where the roof covering of the *building* is close to the *boundary*. Whilst much will depend on the fire dynamics and the velocity and direction of the wind, burning brands are also likely to be more intense. For these reasons, the vulnerability of a roof covering is determined in relation to the distance of a *building* to the *boundary*.

Not more than 6 m from *boundary*

The roof of a *building*, including any rooflights, but excluding any wallhead fascia, flashing or trim, boxed gutters, soffit or barge boards, should have a low vulnerability if not more than 6 m from the *boundary*. Common materials that normally attain the criterion include, slates, tiles, *glazing*, sandwich panels and certain plastic materials as described in the table to annex 2.F.

More than 6 m but not more than 24 m from *boundary*

The roof of a *building*, including any rooflights, but excluding any wallhead fascia, flashing or trim, boxed gutters, soffit or barge boards, should have a low or a medium vulnerability if more than 6 m but not more than 24 m from the *boundary*. Common materials that normally attain the criterion include felts and certain plastic materials as described in the table to annex 2.F.

More than 24 m from *boundary*

Where a building is more than 24 m from the boundary, the roof may be of any material, including materials of high vulnerability classification.

2.9 Escape

- 2.9 Functional standard
- 2.9.0 Introduction
- 2.9.1 Number of exits
- 2.9.2 Occupancy capacity
- 2.9.3 Travel distance
- 2.9.4 Method of measuring travel distance
- 2.9.5 Alternative directions of escape
- 2.9.6 Destination of escape routes
- 2.9.7 Obstacles
- 2.9.8 Headroom
- 2.9.9 Escape route widths
- 2.9.10 Escape stair widths
- 2.9.11 Appropriate capacity
- 2.9.12 Independence of escape stairs
- 2.9.13 Escape routes in a central core
- 2.9.14 Direction of door openings
- 2.9.15 Locks
- 2.9.16 Fire and smoke control in corridors
- 2.9.17 Flat roofs and access decks
- 2.9.18 Galleries
- 2.9.19 Openings in floors
- 2.9.20 Places of special fire risk
- 2.9.21 Protected lobbies
- 2.9.22 Protected zones
- 2.9.23 Rooms, toilets and washrooms in protected zones
- 2.9.24 External escape stairs
- 2.9.25 Temporary waiting spaces
- 2.9.26 Escape stairs in basements
- 2.9.27 Auditoria
- 2.9.28 Air supported structures
- 2.9.29 Combustibility
- 2.9.30 Supporting structure
- 2.9.31 Openings and service penetrations
- 2.9.32 Junctions

standard

2.9

mandatory

Every *building* must be designed and *constructed* in such a way that in the event of an outbreak of fire within the *building*, the occupants, once alerted to the outbreak of the fire, are provided with the opportunity to escape from the *building*, before being affected by fire or smoke.

2.9.0 Introduction

Life safety is the paramount objective of fire safety. Everyone within a *building* should be provided with at least one means of escape from fire that offers a safe passage to a *place of safety* outside the *building*. This should be short enough for them to escape from the *building* before being affected by fire or smoke. In certain circumstances, for example, where the travel distance is excessive, a second means of escape should be provided. This will allow the occupants to turn away from the fire and make their escape in the other direction. There may be up to four stages in the process of escape:

- escape from the *room* of fire origin or escape from the fire where only one direction is possible;
- escape from the *compartment* of origin or until the safety of a fire resisting wall is reached;
- escape from the floor of origin to *protected zones* and *escape stairs*; and
- escape from the *building* to a *place of safety* at ground level.

Annexes

Due to the special fire precautions within *residential care buildings*, *hospitals* and enclosed shopping centres, additional guidance is grouped in the annexes. The intention is to help designers and verifiers find the information they require quickly when designing or vetting such *buildings*. However, it is important to remember that the guidance in the annexes is in addition and supplementary to the guidance to standard 2.1 to 2.15. For additional guidance on:

- *residential care buildings*, see annex 2.A;
- *hospitals*, see annex 2.B;
- enclosed shopping centres, see annex 2.C.

Conversions

In the case of *conversions*, as specified in regulation 4, the *building* as *converted* shall meet the requirement of this standard (regulation 12, schedule 6).

2.9.1 Number of exits

The number and distribution of fire *exits* and *escape routes* throughout a *building* should provide all *building* users with the opportunity to escape safely from the *building* in the event of an outbreak of fire.

The number of *room exits*, *storey exits* and *escape routes* from *room exits* to *storey exits* relates to:

- the use and occupancy profile within the *building*;
- the occupancy capacity;
- the height of a *storey* above the ground or the depth below ground; and
- the travel distance involved.

In *hospitals*, the number of *storey exits* increase in proportion to the number of patient beds (see annex 2.B).

Room exits

The minimum number of *exits* from a *room* (which is not a whole *storey*) is derived from the occupancy capacity of the *room* as per the table below. For the purposes of this guidance, reference to a *room* shall include reference to a *gallery*, *catwalk* or *openwork floor*.

Minimum number of room exits

Occupancy capacity	Minimum number of room exits
Not more than 60	1
61-600	2
More than 600	3

Storey exits

The minimum number of *storey exits* is derived from the occupancy capacity of the *storey* as per the table below. *Escape stair* widths are calculated on the basis of the total number of available *storey exits* (see clause 2.9.10). When calculating the occupancy capacity of a *storey*, there is no need to include adjoining parts of the *building* where the adjoining part does not communicate with the part under consideration.

Minimum number of storey exits

Occupancy capacity	Minimum number of storey exits
Not more than 60	1 [1, 2, 3]
61-600	2
More than 600	3

Notes:

1. At least 2 *storey exits* should be provided from any *storey* at a height of more than 7.5 m.
2. At least 2 *storey exits* should be provided from any *storey* in a *residential care building* or *hospital*.
3. At least 2 *storey exits* should be provided from a *basement storey* at a depth of more than 4.5 m or in the case of a *basement storey* at a depth of not more than 4.5 m where the *storey* is intended to be used by members of the general public (other than for access to *sanitary accommodation*).

Room exits to storey exits Where a *room* is located on a *storey* requiring 2 or more *storey exits* the *escape routes* from the *room exits* to the *storey exits* should be designed as follows:

- a. where the occupancy capacity of a room is not more than 100, the *room exits* may give access to the same space provided the rules for alternative directions of escape in clause 2.9.5 have been followed;
- b. where the occupancy capacity of a *room* is more than 100, the *room exits* may also give access to the same space provided:
 - the rules for alternative directions of escape in clause 2.9.5 have been followed; and
 - both *escape routes* are separated in the adjoining space by *construction* including a *self-closing fire door*, providing a short fire resistance duration;
- c. where only 1 *exit* is necessary from a *room*, then this should also lead to 2 independent *storey exits*. however, this does not apply to:
 - any *room* inside a *protected zone* enclosing an *escape stair* (see clause 2.9.23); or
 - to any *room* on a *storey* at a height of not more than 7.5 m where the *escape route* provides access to a *place of safety* as described in clause 2.9.6 and the travel distance does not exceed that specified in the table to clause 2.9.3 for one direction of travel;
- d. it is possible to design a *building* with part of the upper *storey* at a height of not more than 7.5 m to have only one *escape route* where the remainder of the *storey* has two *escape routes*. in cases, where escape is by way of a single *escape stair*, access to the stair should be by way of a *protected lobby* (see clause 2.9.21).

2.9.2 Occupancy capacity

The occupancy capacity of a *room* or space without fixed seating is obtained by dividing the area in square metres by the relevant occupancy load factor (see table below). The occupancy capacity of a *building* or *storey* which is divided into *rooms* or spaces is in the case of:

- a *residential building* which is not open to the general public (e.g. a restricted hotel) and which contains both day *rooms* and sleeping *rooms*, the sum of the occupancy capacity of either the day *rooms* or the sleeping *rooms* whichever is the greater; or
- any other *building*, the sum of the occupancy capacities of the *rooms*.

Where a *room* or space is likely to be put to more than one use, the greater or greatest relevant occupancy capacity should be used.

In the case of a fractional number, the occupancy capacity should be taken as the next lowest whole number.

Where a *room* or space contains fixed seating, the minimum occupancy capacity should be based on the number of available seats and in the case of an *entertainment building* or *assembly building*, should include the number of spaces available for wheelchair users.

Where the occupancy capacity cannot be established using the occupancy load factors listed in the table below, a written statement of the occupancy numbers should be submitted to the verifier who may wish to confirm the figures.

Occupancy capacity in rooms and spaces without fixed seating

Description of room or space	Occupancy load factor
Standing spectators' area	0.3
Amusement arcade, assembly hall (including a general-purpose place of assembly), bar (public area), bingo hall	0.5
Concourse, dance floor, queuing area	0.7
Committee room, common room, conference room, dining room, licensed betting <i>office</i> (public area), lounge (other than a lounge bar), meeting room, reading room, restaurant, staff room, waiting room	1.0
Exhibition hall	1.5
<i>Shop</i> sales area (2a)	2.0
Art gallery, dormitory, <i>factory</i> production area, museum, workshop	5.0
<i>Office</i>	6.0
<i>Kitchen</i> , library, <i>shop</i> sales area (2b)	7.0
Bedroom or study bedroom	8.0
Bed-sitting room, billiards room	10.0
Car park, storage and warehouse accommodation	30.0

Notes:

1. The occupancy capacity in enclosed shopping centres should be calculated in accordance with clause 2.C.9 of Annex 2.C.
2. *Shop* sales areas are classified as follows:
 - a. *shop* sales areas other than those listed in sub-clause 2 (b) including supermarkets and department stores (all sales areas), *shops* for personal services such as hairdressing and *shops* for the delivery or uplift of goods for cleaning, repair or other treatment or for members of the general public themselves carrying out such cleaning, repair or other treatment;
 - b. *shop* sales areas in *shops* trading predominately in furniture, floor coverings, cycles, perambulators, large domestic appliances or other bulky goods or trading on a wholesale self-selection basis.
3. The descriptions; arcade, hall, gallery and room used in the table do not indicate a particular design or configuration of *building*.
4. For additional information on enclosed shopping centres, see annex 2.C.

2.9.3 Travel distance

The maximum travel distance from any point on a *storey* is related to the occupancy profile of the *building* users. The available directions of travel given in the following table and the recommendations on travel distance reflect this philosophy.

See annexes for additional guidance for *residential care buildings*, *hospitals* and enclosed shopping centres.

Recommended travel distance related to available directions of travel

Occupancy profile	Building use [1]	Recommended travel distance (m)	
		One direction of travel	More than one direction of travel
Very slow evacuation	<i>Residential care buildings</i> (e.g. nursing homes and residential schools for children etc). <i>Buildings</i> primarily for <i>disabled people</i> , or people with learning difficulties. Swimming pools in air supported structures.	9 [2]	18 [2]
Slow evacuation	<i>Residential buildings</i> (other than <i>residential care buildings</i> and <i>hospitals</i>) (e.g. hotels, hostels etc), <i>entertainment buildings</i> , <i>assembly buildings</i> , <i>shops</i> , <i>room</i> or auditorium with provision for fixed seating.	15	32
Medium evacuation	<i>Offices</i> , <i>storage buildings</i> [3], <i>open sided car parks</i> and <i>factories</i> .	18 [4]	45
Other	From a roof top plant room in the open air.	60	100
	Within plant rooms or within roof top plant rooms .	18	45
	Within a <i>place of special fire risk</i> .	18	18
	Within a <i>protected zone</i> to a <i>place of safety</i> .	100	unlimited

Notes:

1. For *hospitals*, see annex 2.B
2. In *buildings* with a very slow evacuation which also contain a *room* or auditorium with provision for fixed seating, the more demanding travel distances should be applied
3. In a *storage building* (Class 1), other than a bonded warehouse containing spirituous liquors, the distances are as for slow evacuation
4. In a silage or grain store on a farm where the material is handled primarily by mechanical plant, the distance is 30 m

2.9.4 Method of measuring travel distance

Travel distance is the distance measured along the actual route of escape from any point within a *storey*:

- to the nearest *protected door* giving direct access to an *escape stair* or a *place of safety* (however, in the case of a *building* or part of a *building* where there are at least 2 available directions of travel, the travel distance may be measured to any *protected door*); or
- to a door in a *sub-compartment wall* as described in annex 2.A and annex 2.B

Where the travel distance is measured to a *protected door* in a *compartment wall*, there should be no fire shutter in the *compartment wall* and the adjoining *compartment* should have at least 1 other *escape route* which is not through a further *compartment*. However, see annex 2.A for additional guidance on *residential care buildings* and annex 2.B for *hospitals*.

Where the travel distance is measured to a *protected door* in a *compartment wall* in a *building*, or part of a *building*, either:

- the area of the adjoining *compartment* is at least the sum, in m², of the occupancy capacities of both *compartments* multiplied by 0.3; or
- the *escape route* width available from the adjoining *compartment* is sufficient for the sum of the occupancy capacities of both *compartments*.

Obstructions

Where a floor is divided by fixed seating or other fixed obstructions, the travel distance should be measured by way of the shortest route along open seatways, gangways or circulation areas.

Escape stairs not in *protected zones*

Where a measurement of travel distance includes an internal *escape stair* not in a *protected zone* (see clause 2.9.22), the travel distance should be measured along the pitch line from the centre of the nosing of the topmost tread to the lower landing, including the length of any intermediate landings.

2.9.5 Alternative directions of escape

Where more than one *exit* is provided, the directions of travel from any point within the *storey* or from any point within the *room* should:

- diverge at an angle of at least 45°; or
- be combined for a distance not more than that allowed for one direction of travel and then diverge to two *exits* at an angle of at least 45° plus 2½° for every metre travelled in one direction (see table to clause 2.9.3).

To avoid 2 *room exits* becoming impassable due to fire or smoke in the early stages of fire growth, the distance between the *exits* from the *room* should be more than twice the distance travelled in one direction.

2.9.6 Destination of escape routes

An *escape route* should give access to a *place of safety* or to another *compartment* (see clause 2.9.4):

- a. directly; or
- b. by way of a *protected zone* or *unprotected zone*; or
- c. by way of an *unprotected zone* to a *protected zone*; or
- d. by way of a *flat roof* or *access deck* (see clause 2.9.17); or
- e. by way of an *exit* to an external *escape stair* (see clause 2.9.24); or
- f. in the case of escape from an *inner room* not intended to be used as sleeping accommodation, by way of one other *room*, other than a *place of special fire risk*; the *escape route* from that other *room* should be in accordance with the guidance in a, b, c, d or e above; or
- g. in *residential care buildings*, or those parts of a *hospital* that have patient access, in accordance with the guidance in annex 2.A and annex 2.B.

Every *escape stair* should give access directly to:

- a *place of safety*; or
- an *escape route* across a *flat roof* or *access deck* (see clause 2.9.17); or
- a *hospital street* (see annex 2.B); or
- a mall in an enclosed shopping centre (see annex 2.C).

2.9.7 Obstacles

An *escape route* should not be by way of:

- a lift; or
- an escalator; or
- a turnstile, other than a suitably designed and installed turnstile unit with an emergency break out facility enabling the entire unit to open in the direction of escape; or
- a fire shutter or any other shutter; other than one which is installed for security purposes across a shop front and which does not close automatically in the event of fire; or
- a manual sliding door, other than one to which the general public does not have access.

Fixed ladders

A fixed ladder can only be used if it provides access to a plant *room* (not being a *place of special fire risk*) which is normally unoccupied other than for maintenance purposes. The fixed ladder should follow the guidance in BS 5395: Part 3: 1985.

Revolving and automatic doors

Revolving doors and automatic doors can obstruct the passage of persons escaping. Accordingly they should not be placed across *escape routes* unless they are designed in accordance with BS 7036: 1996 and are either:

- a. arranged to fail safely to outward opening from any position of opening or;
- b. provided with a monitored fail-safe system for opening the door from any position in the event of mains supply failure and also in the event of failure of the opening sensing device; and
- c. opens automatically from any position in the event of actuation of any fire alarm in the fire alarm zone within which the door is situated; and
- d. permits easy manual opening from any position.

2.9.8 Headroom

An *escape route* and circulation area should have a clear headroom of at least 2 m. In a doorway it may be reduced to not less than 1.9 m.

2.9.9 Escape route widths

Individual widths

The unobstructed width of each individual *escape route* from a *room* or storey should be at least 1.2 m. However:

- where the *room* or *storey* is inaccessible to wheelchair users the width may be reduced to not less than 1.1 m; and
- where the occupancy capacity of the *room* or *storey* is not more than 100 and it is inaccessible to wheelchair users the width may be reduced to not less than 1 m.

Aggregate widths

The aggregate unobstructed width in mm of all *escape routes* from a *room*, or *storey*, should be at least 5.3 x the occupancy capacity of the *room* or *storey*. This does not apply in an enclosed shopping centre which follows the guidance in annex 2.C.

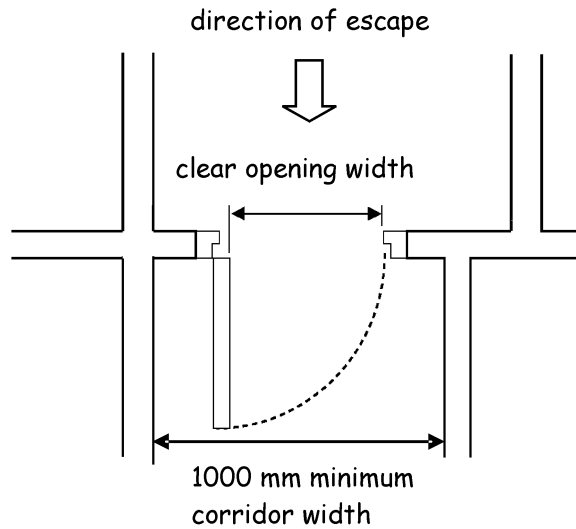
This guidance on the width of *exits* assumes a unit width of 530 mm per person and a rate of discharge of 40 persons per minute. Clearly this unit width and discharge rate are not realistic values in all *buildings*. For example, in a *hospital* with bed patients where staff will move the bed patients into a safe area within the *building*. Additional guidance on *hospitals* is in annex 2.B.

Doorway widths

Doorways can reduce the width of escape routes by 150 mm. This nominal reduction allows for the *construction* of door frames, however:

- where the number of people using the *escape route* is not more than 225, the clear opening width of the doorway should be at least 850 mm; and
- where the number of people using the *escape route* is not more than 100, the clear opening width of the doorway should be at least 750 mm.

The clear opening width at doorways is measured in accordance with the diagram below. There is further guidance on *construction* of doors in section 4, Safety that may be relevant.



Constancy of width

An *escape route* should not narrow in the direction of escape. However an *escape route* may pass through a wider circulation area leading to a narrower circulation area provided the latter is of a width at least that recommended for the *escape route*. Width of *escape stairs* is covered in clauses 2.9.10 and 2.9.11.

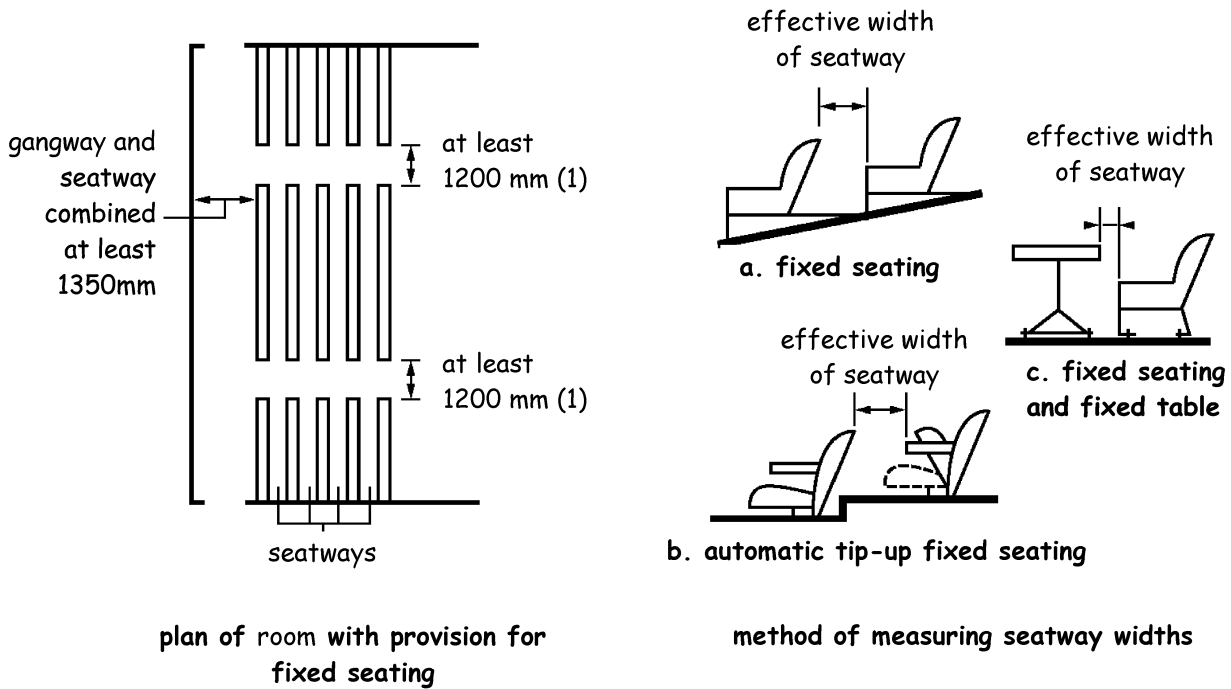
Storage areas

In the storage area of a *building* the width of gangways between fixed obstructions (including fixed racking or shelving and high-bay storage) should be not less than 530 mm. In a store for the bulk storage of spirituous liquor, gangways may be reduced to not less than 400 mm.

Fixed seating and other fixed obstructions

In a *building*, or part of a *building*, with fixed seating or fixed seating and fixed tables or other floor fixtures, there should be access to an exit by way of a gangway or a seatway, or a seatway directly to an *exit*; or a circulation area in accordance with the table and diagram below, and:

- in the case of a *room* in an auditorium that has more than 1 *exit*, at least 1 *exit* should be provided not less than two-thirds of the distance from any stage, screen or performing area to the back of the *room*; and
- a gangway or *exit* door should be provided at each end of a row of more than 12 fixed seats; and
- in the case of *shops* where the *room*, or part of the *room*, has an occupancy capacity of more than 100, the minimum width of a circulation area should follow the guidance in this clause as if the circulation area were an *escape route*.



Minimum of gangways & seatways in a room with fixed seating

Situation	Number of seats in row		Minimum or effective width
	Gangway one side	Gangway on both sides	
Gangway	Not applicable	Not applicable	1200 [1]
Gangway and seatway combined	Not applicable	Not applicable	1350
Seatway	2	2-4	Not applicable
	3-7	5-14	300
	8	15, 16	325
	9	17, 18	350
	10	19, 20	375
	11	21, 22	400
	12	23, 24	425
	-	25, 26	450
	-	27, 28	475
-	More than 28 (limited by travel distance)	500	

Notes:

1. may be reduced to 900 mm where the *occupancy* capacity of the *room* is not more than 60.

2.9.10 Escape stair widths

Individual widths

The effective width of an *escape stair* should be at least the width of any *escape route* giving access to it. However where the number of people using the *escape route* is not more than:

- 225, it may be reduced to not less than 1.1 m; and
- 100, it may be reduced to not less than 1 m.

The effective width of an *escape stair* is measured between handrails and clear of obstructions.

Aggregate width

Where the *escape routes* from a *storey* consist solely of *escape stairs*, and the *storey* has 2 or more *escape stairs*, the effective width of every *escape stair* in mm from that *storey* should be at least 5.3 times the appropriate capacity divided by the number of such stairs, less one.

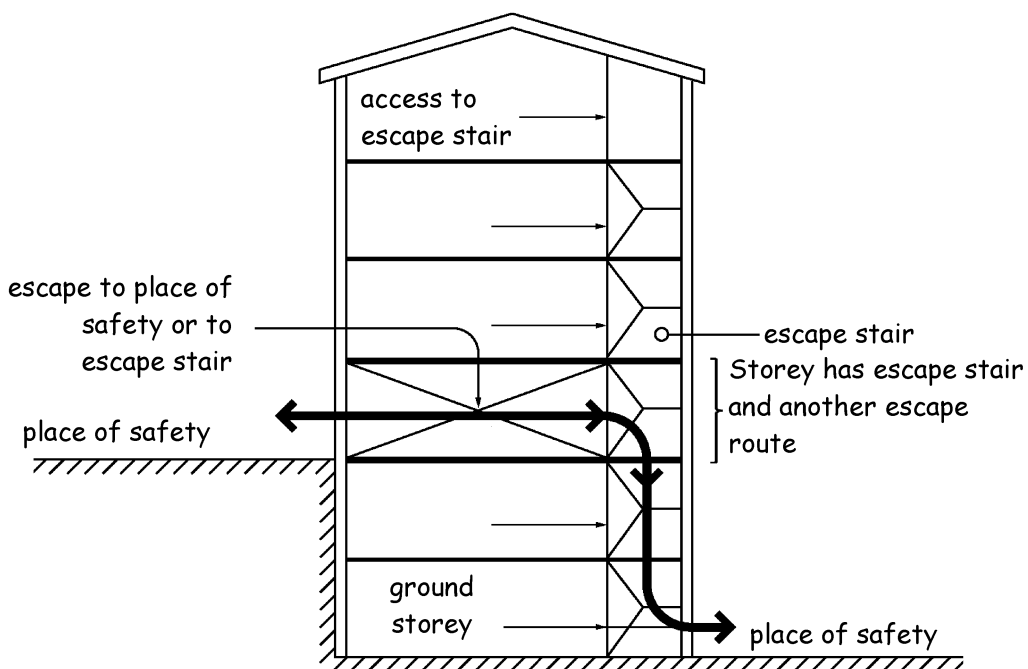
Where there is a *protected lobby* between each *escape stair* in a *protected zone* and any part of the *building* at any *storey* from which there is access to the *escape stair*, there is no need to deduct one *escape stair* from the calculation. However, where the *escape stair* contains an escalator or any of the *rooms* listed in clause 2.9.23 which have an openable window (see note 5 to the table in annex 2.D), the *escape stair* should be discounted. A *protected lobby* is not necessary on the topmost *storey* unless recommended in the table to clause 2.14.1.

Constancy of width

An *escape stair* should not narrow in the direction of escape.

Fixed ladders

A fixed ladder may be used if it provides access to a *plant room* (not being a *place of special fire risk*) which is normally unoccupied other than for maintenance purposes. See section 4, Safety for guidance on fixed ladders.



Combined escape routes

Where *escape routes* from a *storey* consist of a combination of *escape stairs* and other *escape routes* (see diagram above) the effective width of any *escape stair* from that *storey* should be designed to take into account that proportion of the number of occupants on that *storey* who may escape by way of the other *escape routes*.

Where the *escape route* from an *escape stair* is also the *escape route* from the *ground storey* and/or *basement storey*, the width of that *escape route* should be increased to take account of that proportion of the occupancy capacity from the *ground storey* and/or *basement storey*.

2.9.11 Appropriate capacity

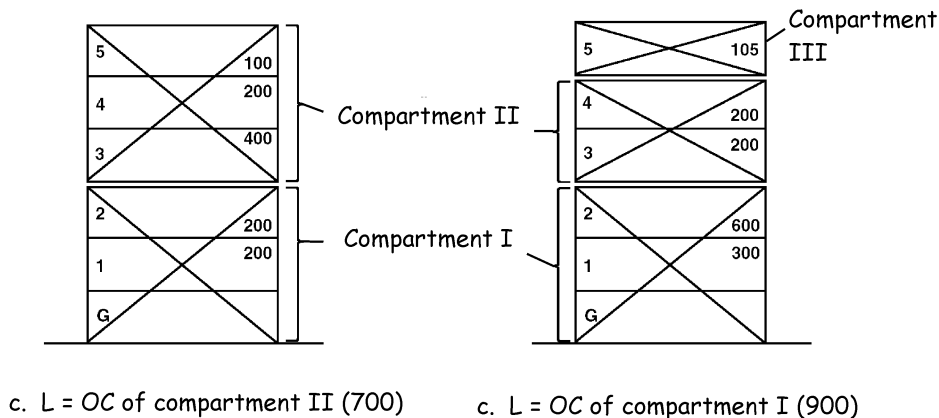
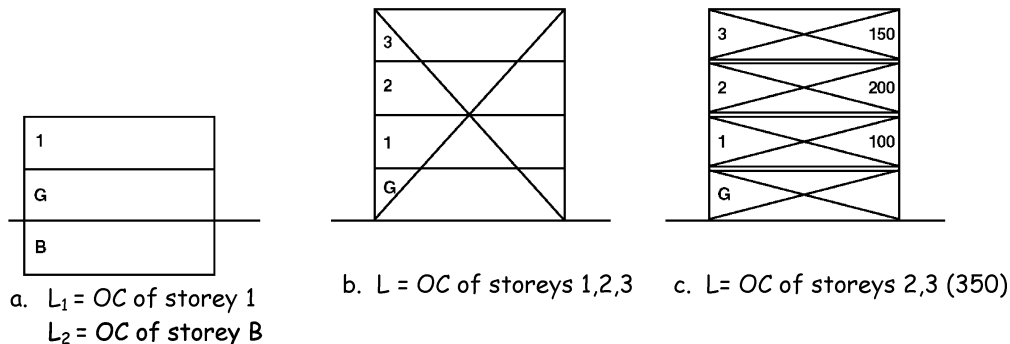
The appropriate capacity in relation to an *escape stair* at any *storey* above or below the *place of safety* is calculated by one of the following methods and in accordance with the diagrams below:

- a. the occupancy capacity of the part of the *storey* or *room* served by the *escape stair*, provided the *escape stair* does not also serve the next *storey* or *room* above or, in the case of a *basement storey*, the next *storey* below (see diagram a below: no *compartmentation*);
- b. where the *escape stair* serves 2 or more *storeys* including any *rooms*, or part of a *building*, which is not divided by *compartment floors*, the occupancy capacity of the part of each *storey*, including any *room*, served at, and above or below as the case may be, the *escape stair*, less 20% (20% represents standing capacity within the *protected zone* containing the *escape stair*). At each *storey* level the appropriate capacities should be accumulated in respect of those *storeys* which at that level have been served by the *escape stair*. The total appropriate capacity for all the *storeys* served by the *escape stair* should be taken into account at the *storey* level where the *escape route* leads to a *place of safety* (see diagram b below: no *compartmentation*);
- c. In a *building*, or part of a *building*, which is divided by one or more *compartment floors*, the total occupancy capacity, less 20%, of:
 - each of the two adjacent upper *storeys*, one or both of which may be a *room*, served by the *escape stair*, or in the case of an *escape stair* serving a *basement storey*, the 2 adjacent *basement storeys* served by that *escape stair*, having in either case the greatest combined occupancy capacity; or
 - the *compartment* either above or below ground level served by the *escape stair* having the greatest occupancy capacity, discounting the occupancy capacity of any *storey* within the *compartment* which is not served by the *escape stair*.

The greatest appropriate capacity should be used in respect of c. above. (see diagram c below: *building compartmented*);

In the case of c. above, where a *building* or part of a *building* is designed on the basis of vertically phased evacuation, consideration should be given to the installation of an automatic fire detection and voice alarm system as recommended in BS 5839: Part 1: 2002 to Category L3 and BS 5839: Part 8: 1998.

Where the *escape routes* from a *storey* consist of a combination of *escape stairs* and other *escape routes*, the appropriate capacity of the *storey* is that proportion of the occupancy capacity of the *storey* which the aggregate width of *escape routes* discharging to the stairs bears to the aggregate width of all *escape routes* from the *storey*.



Notes:

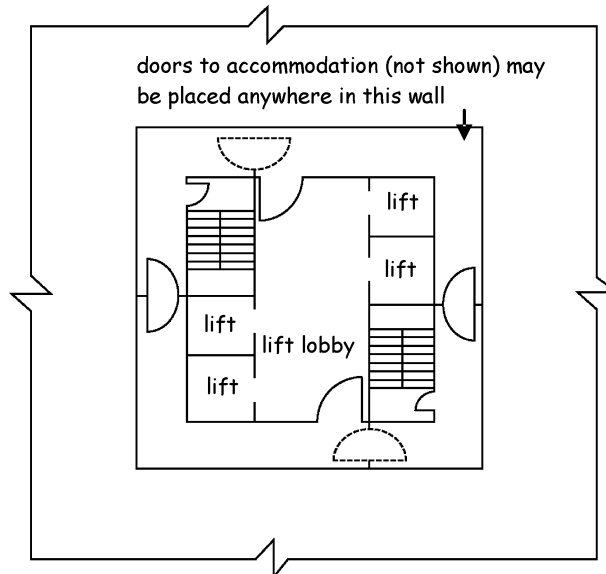
1. L = Appropriate capacity
2. OC = Occupancy capacity of storey
3. G = Ground storey
4. B = Basement storey
5. Numbers 100, 500 etc relate to occupancy capacity of each storey
6. Figure numbers refer to paragraph numbers in clause 2.9.11
7. For simplicity, the 20% reduction factor has been applied to above examples

2.9.12 Independence of escape stairs

Where 2 *protected zones* enclosing *escape stairs* share a common wall, any access between them should be by way of a *protected lobby* (see guidance in clause 2.9.21). However, where a *room* or *storey* needs two or more *escape stairs* (see clause 2.9.1), it should be possible to reach 1 *escape stair* without passing through the other.

2.9.13 Escape routes in a central core

To reduce risk of smoke spread to more than 1 *escape stair*, corridor or lobby a building with more than 1 *escape route* contained in a central core should be planned so that the *exits* from the *storey* are remote from one another, and so that no 2 *exits* are approached from the same lift hall, common lobby or undivided corridor or linked by any of these other than through *self-closing fire doors*. (See diagram below)



2.9.14 Direction of door openings

A side-hung door across an *escape route* may open against the direction of escape where the occupancy capacity in the *building*, or part of the *building* is sufficiently low. In the case of a *factory building* or *storage building* where the occupancy capacity is 10 or more, and in any other *building* where the occupancy capacity is 60 or more, the door should open the direction of travel. However, if the door is an *emergency door* or a door serving a *place of special fire risk*, the side-hung door should open in the direction of escape regardless of occupancy levels.

2.9.15 Locks

Locks on *exits* doors or locks on doors across *escape routes* present difficulties when assessing the need for security against the need to allow safe egress from a *building* in the event of a fire.

Security measures should not compromise the ability of the occupants to escape from a *building* in the case of fire, however it is not intended to prohibit the use of locks (including key operated locks) to secure a *room*, *storey* or *building* when the *building* or part of the *building* is unoccupied. It is recommended that consultation with the relevant authorities responsible for *buildings* in use, takes place before the application for building warrant is finalised (see clause 2.0.4).

Hardware

Guidance on the types of hardware for timber fire and escape doors can be obtained from the Building Hardware Industry Federation, Code of Practice, 'Hardware for Timber Fire and Escape Doors' Issue 1, November 2000. Whilst metal and plastic doors are excluded from this publication, the same general principles could be applied. For metal products, reference should be made to the 'Code of Practice for fire resisting metal doorsets' published by the Door and Shutter Manufacturers' Association, 1999.

Where an *exit* door from a *room*, *storey* or a door across an *escape route* has to be secured against entry when the *building* or part of the *building* is occupied, it should only be fitted with a lock or fastening which is readily operated, without a key, from the side approached by people making their escape. Similarly, where a secure door is operated by a code, combination, swipe or proximity card, biometric data or similar means, it should also be

capable of being overridden from the side approached by people making their escape (see also electrically operated locks).

Emergency exits

Different groups of users will have differing needs to enable them to escape quickly and easily from a *building* in the case of fire and this should be reflected in the type of lock chosen. For example, in *buildings* frequented by the general public it is important that the locks can be released by people who may be unfamiliar with the *building* and have received no training in the emergency procedures or the types of *exit* devices used in the *building*. In these cases, panic *exit* devices operated by a horizontal bar to BS EN: 1125: 1997 should be installed. These devices are designed to operate on body pressure alone and require no knowledge of their operation to enable safe and effective evacuation of the *building*.

Emergency *exit* devices operated by a lever handle or push pad to BS EN: 179: 1998, can be installed in *buildings* which are inaccessible to the general public or, where the *building* is accessible to the general public, the aggregate occupancy capacity of the *rooms* or *storeys* served by the door should not exceed 60 persons. Staff in such areas will need to be trained both in the emergency procedures and in the use of the specific emergency devices fitted (see clause 2.0.4).

Electrically powered locks

Electrically powered locks should not be installed on a *protected door* serving the only *escape stair* in the *building* (or the only *escape stair* serving part of the *building*) or a *protected door* serving a fire-fighting shaft or on any door which provides the only route of escape from the *building* or part of the *building*.

Electrically powered locks on *exit* doors and doors across *escape routes* may be installed in *buildings* which are inaccessible to the general public or, when the *building* is accessible to the general public, the aggregate occupancy capacity of the *rooms* or *storeys* served by the door should not exceed 60 persons. Staff in such areas will need to be trained both in the emergency procedures and in the use of the specific emergency devices fitted (see clause 2.0.4).

Electrically powered locks should return to the unlocked position:

- on operation of the fire alarm system;
- on loss of power or system error;
- on activation of a manual door release unit (Type A) to BS EN 54: Part 11: 2001 positioned at the door on the side approached by people making their escape and where the door provides escape in either direction, a unit should be installed on both sides of the door.

Where a locking mechanism is designed to remain locked in the event of a power failure or system error, the mechanism should not be considered appropriate for use on *exit* doors and doors across *escape routes*.

The guidance in this clause is not relevant to a place of lawful detention.

Buildings that feature electrically powered locks in some cases will need a fire alarm system installed, the design of which should be determined by a fire risk assessment (see clause 2.0.4).

Additional guidance on the type of fire alarm system most appropriate to the circumstances is contained in BS 5839: Part 1: 2002.

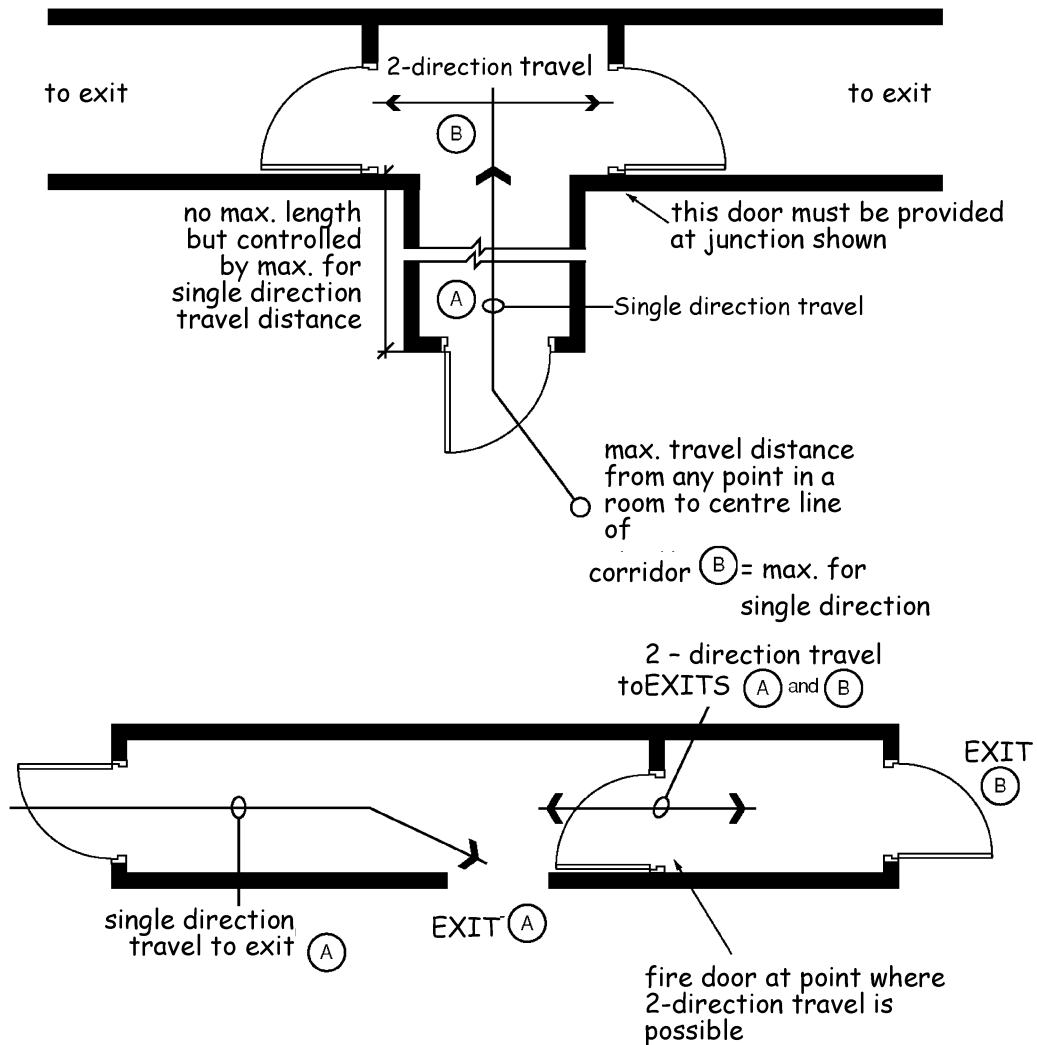
2.9.16 Fire and smoke control in corridors

For purposes of smoke control, a corridor should be subdivided with a wall or screen with a short fire resistance duration (insulation criteria need not be applied) and any door in the wall or screen should be a *self-closing fire door* as in clause 2.1.14 and:

- where the corridor is a dead end more than 4.5 m long and provides access to a point from which more than 1 direction of escape is possible, it should be divided at that point or points, as shown in the diagram below; and
- where the corridor provides at least 2 directions of escape and is more than 12 m in length between the exits it serves, it should be divided in the middle third of the corridor.

This does not mean that the corridor should be subdivided into 12 m lengths.

Alternatively, in a *building*, other than a *residential care building* or *hospital*, the corridor can be designed with a smoke control system employing pressure differentials in accordance with BS 5588: Part 4: 1998, but assuming a minimum pressure of 25 Pa based on a wind speed of 22 m/sec.



residential building
(other than a *residential care building* and *hospital*)

In a *residential building*, other than a *residential care building* and *hospital* (for these see annex 2.A and 2.B), every *room* intended for use as sleeping accommodation (including any en-suite *sanitary accommodation* where provided) should be separated from an *escape route* by a wall providing short fire resistance duration and any door in the wall should be a suitable *self-closing fire door* with a short fire resistance duration (see annex 2.D).

2.9.17 Flat roofs and access decks

Escape across *flat roofs* and *access decks* can be hazardous because the surface can be exposed to adverse weather conditions and in the case of flat roofs, may also have obstructions or no edge protection. Therefore, *escape routes* over *flat roofs* should only be used where the *building* or part of the *building* is inaccessible to the general public and there is more than 1 *escape route* from the room or storey leading to the *flat roof*. However where the *room* or *storey* consists of a roof top plant room (other than a *place of special fire risk*), 1 *escape route* over the *flat roof* may be sufficient (see clause 2.9.3).

In order to protect evacuees from fire, a *flat roof* or an *access deck* forming part of an *escape route* should have a medium fire resistance duration for the width of the *escape route* and for a further 3 m on either side of the *escape route*. Every wall not more than 2 m from either side of the *escape route* should have a short fire resistance duration up to a height of at least 1.1 m measured from the level of the *escape route*.

In addition, there should be no exhausts of any kind less than 2 m from the *escape route* and a wall or protective barrier at least 1.1 m high should be provided on each side of the *escape route* or along the edge of the *access deck* as appropriate (see section 4, Safety).

2.9.18 Galleries

A *gallery* is a raised floor or platform, including a raised storage floor, which is open to the *room* or space into which it projects and which:

- a. has every part of its upper surface not less than 1.8 m above the surface of the main floor of the said *room* or space; and
- b. occupies (or, in the case of there being more than one *gallery*, together occupy), not more than one-half of the floor area of the said *room* or space.

To ensure the safety of those using a *gallery* or *rooms* off it, the *gallery* should be open above and below to the *room* into which it projects and should not give access to any other *room*, other than a *room* with a means of escape independent of the *gallery*. The *gallery* may be wholly or partly enclosed below, where:

- the floor of the *gallery* has a short fire resistance duration; and
- at least 1 route of escape from the *gallery* is by way of a *protected zone* (see clause 2.9.22), an external *escape stair* (see clause 2.9.24) or to another *compartment* (see clause 2.9.6).

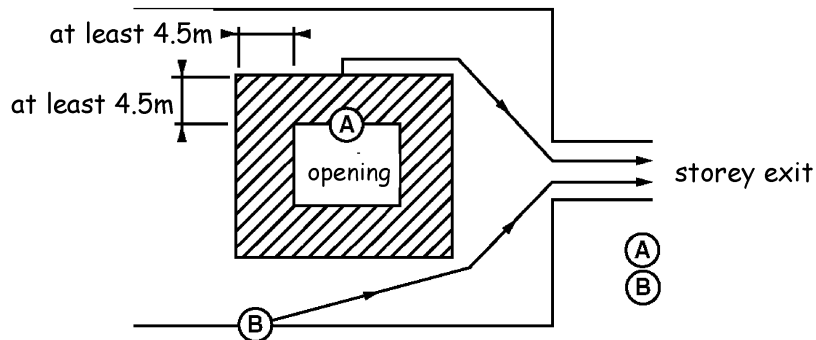
2.9.19 Openings in floors

In the event of a fire, smoke and possibly flames rising through an opening in a floor may impede evacuees from leaving the *building*. Evacuees should be able to move directly away from the opening or a safe distance away from the edge of the opening.

In a *building* where there is an opening in any floor, not being a *compartment floor* or *separating floor* (for these, see guidance to standards 2.1 and 2.2):

- escape from any point on the floor, not more than 4.5 m from the opening, should be directly away from the opening (see route A below); and
- the route from any point on the *storey*, more than 4.5 m from the opening, should pass no closer to the opening than 4.5 m (see route B below).

However, this does not apply where two or more routes of escape are provided and at least one route is 4.5 m or more away from the edge of the opening.



2.9.20 Places of special fire risk

A *place of special fire risk* should only be accessed from a *protected zone* by way of a *protected lobby* (see clause 2.9.21).

2.9.21 Protected lobbies

A *protected lobby* means a lobby within a *protected zone* but separated from the remainder of the *protected zone* so as to resist the movement of smoke from the adjoining accommodation to the remainder of the *protected zone*.

Single escape stair

Where a *building*, or part of a *building*, has only 1 *escape route* by way of an *escape stair*, access to the *escape stair* should be by way of a *protected lobby*. The lobby protection should afford people making their escape additional time to pass the fire floor in relative safety. However, *protected lobbies* need not be provided to:

- the topmost *storey* of a non-domestic *building* not being the *escape stair exit storey*; or
- *shared residential accommodation*.

However reference should also be made to clause 2.14.1 where in certain cases, *protected lobbies* are necessary on the topmost *storey* to assist the fire service in their fire-fighting and rescue operations.

High rise buildings

Where an *escape stair* serves a *storey* at a height of more than 18 m, access to the *protected zone* containing the *escape stair* should be by way of a *protected lobby*.

Dividing wall

The wall dividing a *protected lobby* from the remainder of the *protected zone* may have a short fire resistance duration for integrity only and any door in the wall should be a *self-closing fire door* (see clause 2.1.14) with a short fire resistance duration.

2.9.22 Protected zones

A *protected zone* is that part of an *escape route* within a *building*, but not within a *room*, and to which access is only by way of a *protected door* and

from which there is an *exit* directly to a *place of safety* and which is *constructed* as a *compartment*. The enclosing structure of a *protected zone* should have at least a medium fire resistance duration and any door in the enclosing structure should be a *self-closing fire door* (see clause 2.1.14) with at least a medium fire resistance duration. However, the floor of the lowest *storey* or an *external wall* (other than an *external wall* described below), need not be fire resistant.

Shared residential accommodation

In the case of a *protected zone* in *shared residential accommodation*, short fire resistance duration is sufficient.

Enclosure of *escape stairs*

An *escape stair* should be within a *protected zone*. However, this is not necessary in the following situations:

- an *escape stair* which connects 2 or more levels within a single-storey where the difference in level between the highest and lowest level is not more than 1.8 m;
- where the *escape stair* is a fixed ladder as in clauses 2.9.7 and 2.9.10; or
- an external *escape stair* with a total rise of not more than 1.6 m; or
- an external *escape stair constructed* in accordance with clause 2.9.24.
- an *escape stair* from a *gallery*, catwalk (including lighting bridges), or openwork floor where they have:
 - a. an occupancy capacity of not more than 60; or
 - b. an occupancy capacity of 61 to 100 and at least 1 route of escape is by way of a *protected zone* (see clause 2.9.22), an external *escape stair* (see clause 2.9.24) or to another *compartment* (see clause 2.9.6)

Galleries, catwalks or openwork floors

Where a *gallery*, catwalk or openwork floor is provided in the case of a. or b. above and serves more than 1 level within the *room*, an unenclosed *escape stair* may be provided between the floor of the *room* and the lowest *gallery*, catwalk or openwork floor only.

External walls

Where any part of a *protected zone* enclosing an *escape stair* is not more than 2 m from, and makes an angle of not more than 135° with any part of an *external wall* of another part of the *building*, the *escape stair* should be protected for a distance of 2 m, by *construction* with a:

- a. short fire resistance duration where every *storey* in the *building* is at a height of not more than 7.5 m above the ground; or
- b. medium fire resistance duration where any *storey* is at a height of more than 7.5 m.

Final *exit*

However, where the *external wall* of the *protected zone* is used to protect the *escape stair*, it is not sufficient to use the final *exit* door as a barrier between the evacuees and the fire. In such cases, the *external wall* adjoining the *protected zone* at the final *exit* level should be protected as recommended in sub-clauses a. and b. directly above.

2.9.23 Rooms, toilets and washrooms in protected zones

Toilets, washrooms and a cleaners cupboards not more than 3 m² may be sited within *protected zones* enclosing *escape stairs* because the fire risk is considered to be low. A reception room, an *office* and a general store *room* of not more than 10 m² may also be located within the *protected zone* however, all parts of the *building* served by the *escape stair* should have at least 1 other *escape route*. This allows the occupants in other parts of the *building* to evacuate without the need to enter the *protected zone* enclosing the *escape stair*.

The wall separating the *rooms*/cupboard from the *protected zone* should have a short fire resistance duration and any door in the wall should be a *self-closing fire door* (see clause 2.1.14). A door to a cleaner's cupboard should have a short fire resistance duration but need not be self-closing provided it is lockable. The walls/doors separating the *toilets* or washrooms from the *protected zone* need not have a fire resistance duration.

Escalators

Escalators may also be located within a *protected zone* provided all parts of the *building* served by the *escape stair* have at least 1 other *escape route*.

2.9.24 External escape stairs

External *escape stairs* present additional hazards to people evacuating a *building* in the event of fire. This is because the *escape stair* will be exposed to the possible effects of inclement weather and people who are unfamiliar with the *escape routes* can feel less confident using an unenclosed stair high above the ground.

For these reasons, an external *escape stair* should only serve a *building* where:

- the topmost *storey* height is not more than 7.5 m; and
- the *building* or part of the *building* is not accessible to the general public; and
- in the case of a *residential care building* or a *hospital*, the stair is intended to be used by staff only.

An external *escape stair* should lead directly to a *place of safety* and be protected against fire from within the *building* in accordance with the guidance below. However, fire protection need not be provided to an external *escape stair* with a total rise not more than 1.6 m

External wall

Every part of an *external wall* (including a door, window or other opening) not more than 2 m from the *escape stair*, should have short fire resistance duration. However, this does not apply to a door opening from the top *storey* to the external *escape stair*. Fire protection below an *escape stair* should be extended to the lowest ground level. Due to the likely smoke dissipation to atmosphere, service openings including ventilation *ducts* not more than 2 m from the *escape stair* may be protected by heat activated sealing devices or systems (see clause 2.1.14).

2.9.25 Temporary waiting spaces

The speed of evacuation of people with mobility problems can be much slower than able bodied people and they should be provided with space to wait temporarily until it is safe to use the *escape stair*. The spaces should not be used for any form of storage.

A *protected zone* enclosing an *escape stair* and an external *escape stair* (see clause 2.9.24) should be provided with an unobstructed clear space capable of accommodating a wheelchair and measuring not less than 700 mm x 1.2 m on every landing to which there is access from a *storey*.

However, a temporary waiting space need not be provided in a *protected zone* where the *storey* has level or ramped egress to a *place of safety* or the *storey* is inaccessible to wheelchair users. Fire evacuation in a *hospital* (see annex 2.B) is based on progressive horizontal evacuation and therefore temporary waiting spaces in *escape stairs* need not be provided.

[The Management of Health and Safety at Work Regulations 1999](#)

The Management of Health and Safety at Work Regulations 1999 require all employers to assess the risks to workers and any others who may be affected by their work or business. The objective is to identify preventative and protective measures and implement corrective action as appropriate. For example, staff may require training in moving and handling of people with disabilities, including the use of specially designed evacuation chairs. However, in general, these regulations do not apply to general fire safety by virtue of the restriction in section 70 of the Fire (Scotland) 2005 Act.

[Fire Safety \(Scotland\) Regulations 2006](#)

The Fire Safety (Scotland) Regulations 2006 are made under the Fire (Scotland) Act 2005 and contain provisions which are part of the fire safety regime. These regulations must be considered along with Part 3 of the 2005 Act. The regulations contain further requirements in respect of fire safety risk assessment and further obligations on dutyholders in respect of fire safety measures. For example, the risk assessment should also include in the assessment, employees and visitors who may have special needs or may be unfamiliar with the evacuation strategy or the *escape routes*.

The safe evacuation of people with disabilities is the responsibility of the employer or other person having control of the *building* and not that of the fire and rescue services. Therefore, people with impaired mobility should not be directed to remain in these spaces awaiting the arrival of the fire and rescue service. The employer or other responsible person should therefore make the necessary arrangements for the safe evacuation of people with disabilities from the temporary waiting spaces (see clause 2.0.4).

The employer is also required to arrange any necessary contacts with external emergency services, particularly with regard to rescue work and fire-fighting.

2.9.26 Escape stairs in basements

Where an *escape stair* also serves a *basement storey*, the *protected zone* enclosing the *escape stair* in the *basement storey* should be separated from the *protected zone* containing the *escape stair* serving the rest of the *building*, by a wall or screen, with or without a door, at the *ground storey* floor level. The wall, screen and *self-closing fire door* (see clause 2.1.14) where provided, should have a medium fire resistance duration.

2.9.27 Auditoria

In a *building* containing an auditorium, the ventilation system should be designed to ensure that the direction of air movement in the event of fire is from the auditorium towards the stage. Clause 20 of Section 6 in BS 5588: Part 6: 1991 provides relevant guidance.

In a *building* containing an auditorium having an occupancy capacity of more than 500, any separated stage and stage area should be separated from the remainder of the *building* by a wall with medium fire resistance duration, other than at the proscenium opening, provided there is a safety curtain which conforms with Clause 13 of Section 5 of BS 5588: Part 6: 1991. Escape from that part of the stage behind the curtain should be independent of that from the auditorium.

Safety curtain

A separated stage means a stage which is separated from the auditorium other than at the proscenium opening. A stage area includes any scenery dock, workshop, under-stage area, staff or orchestra *room*, and any other part ancillary to the stage.

Smoke exhaust

Where a separated stage and stage area in a *building* containing an auditorium is equipped with a safety curtain, a high level outlet over the separated stage and stage area is essential for the safety curtain system to operate properly and to allow the escape of smoke and hot gases in the event of a fire on the stage.

The smoke exhaust system over an open stage should be sized to keep the auditorium relatively clear of smoke during the period of evacuation. The size and performance of the exhaust system will depend upon the size of the stage. Unless determined otherwise by a fire engineering calculation, exhaust *ventilators* over an open stage should have a combined total aerodynamic free area of at least 10% of the area of the stage.

2.9.28 Air supported structures

An air supported structure is a structure which has a space-enclosing, single skin membrane anchored to the ground and kept in tension by internal air pressure so that it can support applied loading.

An air supported structure should be designed and *constructed* so that:

- travel distance in 1 direction is not more than 9 m; and
- every *exit* is at least 3 m, or one quarter of the smallest plan dimension, whichever is less, from any corner of the structure; and
- every *exit* has a rigid supporting framework; and
- inflation equipment includes a standby power system which will start up automatically on any failure of the main power supply, is independent of the main power supply, and includes weather protected, non-return dampers in the ducts, outside the structure; and
- where the occupancy capacity exceeds 100, or in the case of a swimming pool 50, an emergency support system is provided which will support the membrane in a deflated state under short term loading conditions, to ensure *escape routes* have a clear headroom of at least 2.5 m for at least 10 m adjacent to every *exit*; and
- where it covers a swimming pool, egress steps from the water are adjacent to an *exit* from the *building*.

2.9.29 Combustibility

Every part of an *escape stair* (including landings) and the floor of a *protected zone* or *protected lobby*, should be *constructed* of *non-combustible* material. However, this guidance does not apply to:

- an *escape stair* in *shared residential accommodation*;
- any handrail, balustrade or protective barrier on an *escape stair*;
- an *escape stair* which connects 2 or more levels within a single-storey where the difference in height between the highest and lowest level is not more than 1.8 m;
- an *escape stair* from a *gallery*, catwalk or openwork floor *constructed* in accordance with the guidance in clause 2.9.22;
- a floor finish (e.g. laminate flooring) applied to the *escape stair* (including landings) or to the floor of a *protected zone* or *protected lobby*.

2.9.30 Supporting structure

Where an element of structure provides support to a *non-combustible* protected route of escape (see clauses 2.0.2 and 2.9.29), the supporting *element of structure* should also be *constructed* from materials which are *non-combustible*.

Where an *element of structure* provides support to a protected route of escape (see clause 2.0.2) which attracts a higher period of fire resistance, the supporting *element of structure* should also have at least the same period of fire resistance.

2.9.31 Openings and service penetrations

Fire and smoke can easily pass through openings and service penetrations in protected routes of escape (see clause 2.0.2) thus preventing the occupants from escaping in the event of an outbreak of fire within the *building*. For this reason, any openings or service penetrations in protected routes of escape should be limited to *chimneys, flue-pipes, self-closing fire doors* and *service openings*. Fire shutters or dampers other than for the protection of *service openings* (including ventilation *ducts*) should not be installed in the enclosing structure of a *protected zone*. In order to inhibit the spread of fire and smoke, the openings should be *fire-stopped* in accordance with clause 2.1.14.

2.9.32 Junctions

The junctions between protected routes of escape (see clause 2.0.2) and other parts of the *building* are particularly vulnerable to fire and smoke. This is because fire and smoke can penetrate weaknesses at junctions which could compromise the means of escape. The continuity of the *fire-stopping* should be designed and *constructed* in order to provide a complete barrier to fire between the relevant parts of the *building*.

Where part of a *building* is a protected route of escape and forms a junction with any other part of the *building* including for example, an *external wall, a separating wall, another compartment wall* or any other wall or screen forming a protected route of escape, the junction should maintain the fire resistance duration of the more demanding guidance

In order to inhibit the spread of fire and smoke, junctions should be protected in accordance with clause 2.1.15. For additional guidance on *fire-stopping* materials, see clause 2.1.14.

2.10 Escape lighting

- 2.10 Functional standard
- 2.10.0 Introduction
- 2.10.1 Escape route lighting
- 2.10.2 Protected circuits
- 2.10.3 Emergency lighting

standard
2.10
mandatory

Every *building* must be designed and *constructed* in such a way that in the event of an outbreak of fire within the *building*, illumination is provided to assist in escape.

2.10.0 Introduction

Escape routes should be illuminated to aid the safe evacuation of a *building* in an emergency.

[Fire Safety \(Scotland\) Regulations 2006](#)

Emergency lighting and *exit* signage may be necessary under the Fire Safety (Scotland) Regulations 2006 (see clause 2.0.4).

[Cinematography \(Safety\) \(Scotland\) Regulations 1955](#)

Reference should be made to Part 1 of the Cinematography (Safety) (Scotland) Regulations 1955 for buildings such as cinemas where there are specific requirements for lighting.

Annexes

Due to the special fire precautions within *residential care buildings*, *hospitals* and enclosed shopping centres, additional guidance is grouped in the annexes. The intention is to help designers and verifiers find the information they require quickly when designing or vetting such *buildings*. However, it is important to remember that the guidance in the annexes is in addition and supplementary to the guidance to standard 2.1 to 2.15. For additional guidance on:

- *residential care buildings*, see annex 2.A
- *hospitals*, see annex 2.B
- enclosed shopping centres, see annex 2.C

Conversions

In the case of *conversions*, as specified in regulation 4, the *building* as *converted* shall meet the requirement of this standard (regulation 12, schedule 6).

2.10.1 Escape route lighting

Escape route lighting utilises the artificial lighting within the *building*, but should be supplied by a fire protected circuit.

Every part of an *escape route* should have artificial lighting supplied by a protected circuit that provides a level of illumination not less than that recommended for emergency lighting (see clause 2.10.3). Where artificial lighting serves a *protected zone*, it should be via a protected circuit separate from that supplying any other part of the *escape route*.

Artificial lighting supplied by a protected circuit need not be provided if a system of emergency lighting is installed.

2.10.2 Protected circuits

A protected circuit is a circuit originating at the main incoming switch or distribution board, the conductors of which are protected against fire. Regardless of what system is employed, *escape routes* should be capable of being illuminated when the *building* is in use. In *conversions* for example, it may be easier to install self-contained emergency luminaires than to install a protected circuit to the existing lighting system.

2.10.3 Emergency lighting

Emergency lighting is lighting designed to come into, or remain in, operation automatically in the event of a local and general power failure. It should be installed in *buildings* considered to be at higher risk, such as in high rise *buildings*, *buildings* with *basements* or in *rooms* where the number of people is likely to exceed 60.

Emergency lighting should be installed in *buildings* or parts of a *building* considered to be at higher risk such as:

- a. in a *protected zone* and an *unprotected zone* in a *building* with any *storey* at a height of more than 18 m;
- b. in a *room* with an occupancy capacity of more than 60, or in the case of an *inner room*, the combined occupancy capacity of the *inner room* plus the adjoining *room* (and any *protected zone* or *unprotected zone* serving these *rooms*) is more than 60;
- c. in an underground car park including any *protected zone* or *unprotected zone* serving it where less than 30% of the perimeter of the car park is open to the external air;
- d. in a *protected zone* or *unprotected zone* serving a *basement storey*;
- e. in a *place of special fire risk* (other than one requiring access only for the purposes of maintenance) and any *protected zone* or *unprotected zone* serving it;
- f. in any part of an air supported structure;
- g. in a *protected zone* or *unprotected zone* serving a *storey* which has at least 2 *storey exits* in the following *buildings*:
 - *entertainment, assembly, factory, shop*, multi-storey storage (Class 1), single-storey storage (Class 1) with a floor area more than 500 m²;
 - a *protected zone* or *unprotected zone* serving a *storey* in a multi-storey non-residential school;
 - a *protected zone* or *unprotected zone* serving any *storey* in an *open sided car park*.

Emergency lighting in places of entertainment such as, cinemas, bingo halls, ballrooms, dance halls and bowling alleys, should be in accordance with CP 1007: 1955. Emergency lighting in any other *building* should be in

accordance with BS 5266: Part 1: 1999 as read in association with BS 5266: Part 7: 1999 (BS EN 1838: 1999).

In the case of a *building* with a smoke and heat exhaust ventilation system, the emergency lighting should be sited below the smoke curtains or installed so that it is not rendered ineffective by smoke filled reservoirs.

2.11 Communication

- 2.11 Functional standard
- 2.11.0 Introduction
- 2.11.1 Residential buildings (other than residential care buildings and hospitals)
- 2.11.2 Residential care buildings
- 2.11.3 Hospitals
- 2.11.4 Enclosed shopping centres

standard
2.11
mandatory

Every *building* must be designed and *constructed* in such a way that in the event of an outbreak of fire within the *building*, the occupants are alerted to the outbreak of fire.

Limitation:

This standard applies only to a *building* which:

- (a) is a *dwelling*;
- (b) is a *residential building*; or
- (c) is an enclosed shopping centre.

2.11.0 Introduction

It is recommended that automatic fire detection is installed in *residential buildings* and enclosed shopping centres. The risk to life is far greater in *residential buildings* as the occupants may be asleep or in the case of enclosed shopping centres, large numbers of the public may be present who could be unfamiliar with the *building* and may need to travel long distances in order to leave the *building* safely. Automatic fire detection systems need not be installed in all other *buildings* other than:

- to compensate for some departure from the guidance elsewhere in this handbook;
- as part of the operating system for some fire protection systems, such as pressure differential systems (see clause 2.9.16), automatic door release devices (see clause 2.1.14) or electrically operated locks (see clause 2.9.15);
- a *building* designed on the basis of phased evacuation (see clause 2.9.11).

False alarms

Around 97% of all automatic calls received by the fire service result in unnecessary attendance due to false alarms. This is normally attributed to poor design, installation or maintenance of automatic fire detection and alarm systems. Guidance on how to reduce false alarms is provided in BS 5839: Part 1: 2002.

Annexes

Due to the special fire precautions within *residential care buildings*, *hospitals* and enclosed shopping centres, additional guidance is grouped in the annexes. The intention is to help designers and verifiers find the information they require quickly when designing or vetting such *buildings*. However, it is important to remember that the guidance in the annexes is in addition and supplementary to the guidance to standard 2.1 to 2.15. For additional guidance on:

- *residential care buildings*, see annex 2.A;
- *hospitals*, see annex 2.B;
- enclosed shopping centres, see annex 2.C.

Conversions

In the case of *conversions*, as specified in regulation 4, the *building* as *converted* shall meet the requirement of this standard (regulation 12, schedule 6).

2.11.1 Residential buildings (other than residential care buildings and hospitals)

Residential buildings present particular problems in the event of an outbreak of fire because the occupants may be asleep and will not be aware that their lives may be at risk. A higher level of automatic fire detection coverage is recommended in *residential care buildings* and *hospitals* to give occupants and staff the earliest possible warning of an outbreak of fire and allow time for assisting occupants to evacuate the *building* in an emergency (see annex 2.A and annex 2.B).

Early means of warning of fire in *residential buildings* increases significantly the level of safety of the occupants. For this reason, *residential buildings* (other than *residential care buildings* and *hospitals*) should be provided with an automatic fire detection and alarm system installed in accordance with following recommendations:

- automatic detection is installed to at least Category L2 in BS 5839: Part 1: 2002;
- manual fire alarm call points as specified in BS EN54: Part 11: 2001 (Type A) should be sited in accordance with BS 5839: Part 1: 2002;
- the fire alarm is activated upon the operation of manual call points, automatic detection or the operation of any automatic fire suppression system installed;
- the audibility level of the fire alarm sounders should be as specified in BS 5839: Part 1: 2002.

Shared residential accommodation

In the case of *shared residential accommodation* designed to provide sleeping accommodation for not more than 6 persons and having no sleeping accommodation below ground level or above first floor level, a domestic system comprising *smoke alarms* with a standby supply, to BS 5446: Part 1: 2000 may be installed in accordance with the domestic Technical Handbook.

2.11.2 Residential care buildings

For guidance on *residential care buildings*, see annex 2.A

2.11.3 Hospitals

For guidance on *hospitals*, see annex 2.B.

2.11.4 Enclosed shopping centres

In enclosed shopping centres, the distance people need to travel to reach a *protected zone* or a *place of safety* has been extended due to their unique design. Alternative life safety systems should be installed (see annex 2.C) as a means of providing compensation for the extended travel distances and the lack of *compartmentation* within the *building*. Automatic fire detection systems in enclosed shopping centres form an integral part of the overall life safety strategy in such *buildings* and should be compatible with, and interact with, other mechanical and electrical equipment.

For additional guidance on enclosed shopping centres, see annex 2.C.

2.12 Fire service access

- 2.12 Functional standard
- 2.12.0 Introduction
- 2.12.1 Vehicle access provision
- 2.12.2 Vehicle access routes
- 2.12.3 Operating spaces for high reach appliances
- 2.12.4 Access for fire service personnel

standard

2.12

mandatory

Every *building* must be accessible to fire appliances and fire service personnel.

2.12.0 Introduction

Vehicle access to the exterior of a *building* is needed to enable high reach appliances, such as turntable ladders and hydraulic platforms, to be used, and to enable pumping appliances to supply water and equipment for fire-fighting and rescue activities. The access arrangements increase with *building* size and height.

Conversions

In the case of *conversions*, as specified in regulation 4, the *building* as *converted* shall meet the requirements of this standard in so far as is *reasonably practicable*, and in no case be worse than before the *conversion* (regulation 12, schedule 6).

2.12.1 Vehicle access provision

Access from a *public road* should be provided for the fire service to assist fire-fighters in their rescue and fire-fighting operations. Whilst the access will depend to some extent on the vehicles and equipment used by the relevant authority (see clause 2.0.2), assistance may be provided from adjoining authorities when the need arises. For this reason, the more demanding guidance for high reach appliances may be recommended by the relevant authority.

Vehicle access should be provided to at least one elevation of all *buildings* to assist in fire-fighting operations. The vehicle access route should be provided to the elevation or elevations where the principal entrance, or entrances, are located.

Vehicle access is recommended to other elevations of a *building* where:

- the *building* is a *hospital*; or
- the area of any *compartment* in a non-domestic *building* is more than 900 m²; or
- the building footprint has a perimeter more than 150 m.

However, vehicle access routes to more than one elevation may not always be possible due to the constraints of the *site*, and pedestrian access for fire service personnel, as described in clause 2.12.4, may be sufficient.

To assist fire service personnel connect a short length of hose between the pumping appliance and dry riser inlets (see guidance to standard 2.14) quickly and efficiently, parking spaces should be provided at a distance not more than 18 m from riser inlets.

Consultation

Vehicle access may have a significant impact on planning, and a feasibility study may be appropriate. Consultation with the relevant authority (see 2.0.2) at the earliest opportunity is strongly recommended.

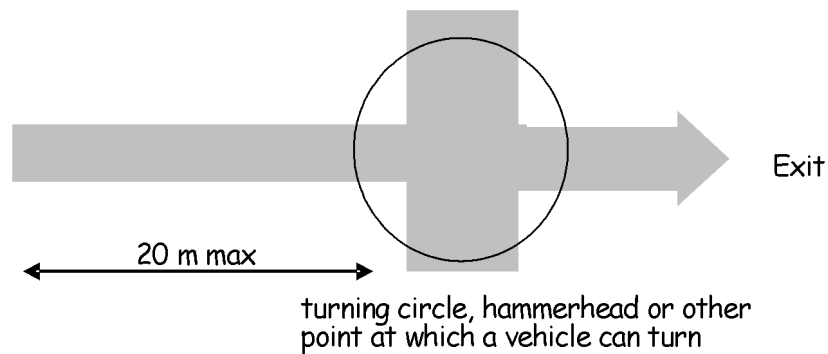
2.12.2 Vehicle access routes

Access routes to *buildings* for fire service vehicles or personnel should not be assessed in isolation and the proposed vehicle access routes will in effect, be dictated by need for water hydrants (see clause 2.13.1) and dry fire mains (see clause 2.14.2).

Dead end route

Fire service vehicles should not have to reverse more than 20 m from the end of an access road. Where any dead-end route is more than 20 m long, turning facilities should be provided. This can be a turning circle or a hammerhead designed on the basis of the diagram and table below.

Turning Facilities



Access route for fire-service vehicles

	High reach appliance	Pumping appliance only [1]
Minimum width of <i>road</i> between kerbs	3.7 m	3.7 m
Minimum width of gateways etc	3.5 m	3.5 m
Minimum clearance height	4.0 m	3.7 m
Minimum turning circle between kerbs	26.0 m	16.8 m
Minimum turning circle between walls	29.0 m	19.2 m
Minimum axle loading	14 tonnes	14 tonnes

Notes:

1. Where, in consultation with the relevant authority (see clause 2.0.2), access is needed for pumping appliances only, the smaller dimensions may be used.

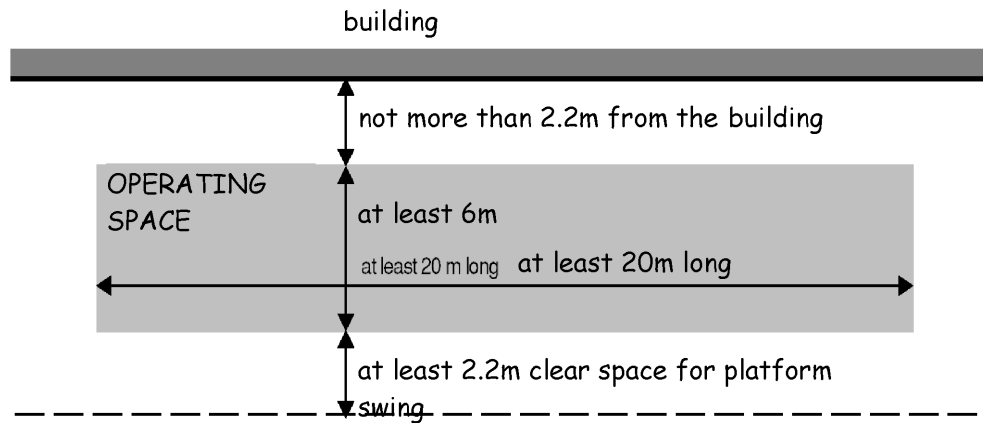
2.12.3 Operating spaces for high reach appliances

Following consultation with the relevant authority, if it is recommended that an operating space, or spaces, for a high reach appliance should be provided, the operating space(s) should:

- have a ground loading capacity of not less than 8.3 kg/m²; and
- be level or not have a gradient more than 1 in 12.

The operating space shown in the diagram below is suitable for either a hydraulic platform or turntable ladder.

Where a *building* has obstructions such as balconies or other projections, the *building* line should be taken to be the outer edge of the balconies or other projections.



2.12.4 Access for fire service personnel

It is common practice for fire service personnel to enter a *building* through the normal entrances and fight the fire head on. This is termed 'offensive fire-fighting'.

In order to allow unobstructed access to a *building* for fire service personnel, a paved (or equivalent) footpath at least 900 mm wide (see also section 4: Safety) should be provided to the principal entrance, or entrances, of a *building*. In addition, where vehicle access is not possible to within 18 m of the dry riser inlets (see clause 2.12.1) a footpath should also be provided to the riser inlets.

Every elevation which is provided with vehicle or pedestrian access for fire service personnel should have a door giving access to the interior of the *building*. Inward opening doors are preferable because this allows easier forced entry by fire service personnel should the need arise. However, an outward opening final *exit* door or *emergency door* (see clause 2.9.14) should also be considered as providing suitable access.

2.13 Fire service water supply

- 2.13 Functional standard
- 2.13.0 Introduction
- 2.13.1 Water hydrants
- 2.13.2 Alternative water supply

standard

2.13

mandatory

Every *building* must be provided with a water supply for use by the fire service.

Limitation:

This standard does not apply to *domestic buildings*.

2.13.0 Introduction

Fire-fighting operations depend on a sufficient supply of water in order to control fire growth and assist in effective rescue operations.

Consult fire and water authorities

Insufficient water supplies may have a significant impact on the planning therefore early consultation with the fire and water authorities is essential and a feasibility study for the development is likely to be necessary.

Conversions

In the case of *conversions*, as specified in regulation 4, the *building* as *converted* shall meet the requirement of this standard (regulation 12, schedule 6).

2.13.1 Water hydrants

A *building* with a *compartment* area more than 280 m² should be provided with at least 1 water hydrant. However, where no piped water supply is available, an alternative source of supply should be provided (clause 2.13.2).

- Positioning of hydrants The water hydrants should be positioned externally, for each *building* or where common to more than one *building*:
- not more than 60 m from at least one normal entrance to the *building*; and
 - distributed around the *building* so that every external elevation of the *building* is within 60 m from a hydrant; and
 - so that hydrants are at least 6 m from the *building*; and
 - located adjacent to a parking space for a pumping appliance; and
 - where a parking space is provided for a fire appliance in accordance with clause 2.14.2 (dry fire mains), the water hydrant should be located adjacent to that parking space; and
 - so as to be accessible for use at all times; and
 - so that there is a clear route for the fire hose between the hydrant and the *building*; and
 - the hydrants are *constructed* in accordance with BS 750: 1984.

Performance criteria A hydrant should be connected to a water service pipe capable of delivering water at a flow rate of at least 1500 litres per minute, provided by a water main vested in a public water authority or a supply provided under the Fire (Scotland) Act 2005. Alternative arrangements, including private supplies, should be agreed with the verifier, relevant authority (see clause 2.0.2) and water authority, where relevant.

Whilst it is desirable to achieve 1500 litres per minute flow rate, it is accepted that the flow rates in the water mains may not achieve this. Localised areas throughout Scotland may not be supplied by mains water or, where mains water is available, the pressure and flow rates in the main may not be sufficient for fire-fighting operations. Skilled pump operators can regulate the water supplies to the fire-fighters and take care not to overdraw the mains especially where the mains pressure and flow rates are poor.

Portable pumps In some cases, where there are insufficient water hydrants distributed around existing *buildings*, it is normal practice to deploy portable pumps to relay water supplies to where the water is needed. Whilst this method of water distribution is quite common, it should be avoided for new developments because of the time delay in supplying water to the fire-fighters.

2.13.2 Alternative water supply

Where no piped water supply is available, or there is insufficient pressure and flow in the water main, or an alternative arrangement is proposed, the alternative source of supply should be provided in accordance with the following recommendations:

- a charged static water tank of at least 45,000 litres capacity; or
- a spring, river, canal, loch or pond capable of providing or storing at least 45,000 litres of water at all times of the year, to which access, space and a hard standing are available for a pumping appliance (see clause 2.12.2); or
- any other means of providing a water supply for fire-fighting operations considered appropriate by the relevant authority (see clause 2.0.2).

2.14 Fire service facilities

- 2.14 Functional standard
- 2.14.0 Introduction
- 2.14.1 Facilities on escape stairs
- 2.14.2 Dry fire mains
- 2.14.3 Fire-fighting shafts
- 2.14.4 Fire-fighting lifts
- 2.14.5 Smoke clearance
- 2.14.6 Fire shutters
- 2.14.7 Venting of heat and smoke from basements
- 2.14.8 Smoke outlets from basements

standard

2.14

mandatory

Every *building* must be designed and *constructed* in such a way that facilities are provided to assist fire-fighting or rescue operations.

2.14.0 Introduction

Facilities may be necessary within some *buildings* to assist fire service personnel to effect rescue or fight fire. The facilities compliment the need for good vehicle and personnel access (see guidance to standard 2.12) and the need for sufficient water supplies (see guidance to standard 2.13).

The intention is to provide facilities such as fire mains, fire-fighting shafts and lifts, smoke clearance capability and safe bridgeheads from which to commence operations within the *building* as quickly and efficiently as possible. These facilities increase with *building* size or *storey* height above the ground or *storey* depth below the adjoining ground.

Annexes

Due to the special fire precautions within *hospitals* and enclosed shopping centres, additional guidance is grouped in the annexes. The intention is to help designers and verifiers find the information they require quickly when designing or vetting such *buildings*. However, it is important to remember that the guidance in the annexes is in addition and supplementary to the guidance to standard 2.1 to 2.15. For additional guidance on:

- *hospitals*, see annex 2.B;
- enclosed shopping centres, see annex 2.C.

Conversions

In the case of *conversions*, as specified in regulation 4, the *building* as *converted* shall meet the requirements of this standard in so far as is *reasonably practicable*, and in no case be worse than before the *conversion* (regulation 12, schedule 6).

2.14.1 Facilities on escape stairs

Bridgeheads

Facilities should be designed and installed within *buildings* to assist the fire service in carrying out their fire-fighting or rescue operations as efficiently as possible. In complex *buildings* or high rise *buildings* fire service personnel should not only be provided with good access and water supplies, but also safe bridgeheads from which to work. Such bridgeheads might be linked to specially protected lifts and dry rising mains. This will enable fire service personnel to attack the fire earlier. There may also be a need for the fire-fighters to take control of the ventilation plant, or control plant, during fire-fighting or smoke clearing operations.

Where a *building* has 2 or more *escape stairs*, fire-fighting facilities should be provided to at least 2 *escape stairs* in accordance with the following table and are positioned at least 20 m apart. No point on any *storey* should be further from a dry riser outlet than 1 *storey* height and 60 m measured along an unobstructed route for a fire hose.

Single stair *building*

Where there is only 1 *escape stair* in the *building*, then fire-fighting facilities need only be provided to that stair.

Interpretation of table below

Fire-fighting facilities should be based on the topmost *storey* height of the *building*. Once established, fire-fighting facilities recommended at that height should be applied throughout the *escape stair*. Similarly, the lowest *basement storey* sets the level of facilities recommended throughout the *basement storeys*.

Any deviation from the table below should be agreed in consultation with the verifier and the relevant authority (see clause 2.0.2)

Fire-fighting facilities on escape stairs

Storey height and depth of buildings	All buildings (other than those listed in column 3).	Shops, storage buildings and open sided car parks where the area of any storey is more than 900 m ² [4]
<i>Basements</i> at a depth more than 10 m	Fire-fighting shaft [1]; Fire-fighting lift; Dry fire main (outlet located in fire-fighting lobby).	
<i>Basements</i> at a depth not more than 10 m	No provision	Fire-fighting shaft [1]; Dry fire main (outlet located in fire-fighting lobby).
Topmost <i>storey</i> height not more than 7.5 m	No provision	<i>Protected lobby</i> ; Dry fire main (outlet located in <i>protected lobby</i>) [2].
Topmost <i>storey</i> height not more than 18 m	<i>Protected lobby</i> ; Dry fire main (outlet located in <i>protected lobby</i>) [2].	
Topmost <i>storey</i> height not more than 60 m	Fire-fighting shaft [1]; Fire-fighting lift [3]; Dry fire main (outlet located in fire-fighting lobby).	

Notes:

1. Smoke control should be provided in accordance with Clause 8 of BS 5588: Part 5: 1991 or [‘Smoke shafts protecting fire-fighting shafts: their performance and design’](#) (BRE, 2002).
2. The *protected lobby* should have an area of at least 5 m².
3. A fire-fighting lift need not serve the top *storey* of a *building* where:
 - a. the top *storey* is for service plant use only; and
 - b. access to the plant room is from an *escape stair* from the *storey* below; and
 - c. the foot of the *escape stair* is not more than 4.5 m from the fire-fighting lift; and
 - d. dry rising mains are installed in *protected lobbies* of *escape stair*.
4. For *open sided car parks*, the dry fire main may be located in the *protected zone* enclosing the *escape stair*.

2.14.2 Dry fire mains

A dry fire main is a pipe installed in a *building* for fire-fighting purposes which is normally dry but is capable of being charged with water by pumping from a fire service appliance. A dry fire main is commonly referred to as a ‘dry riser’.

Location

Dry risers are normally located in *protected lobbies* within *protected zones*. The inlets to the risers should be located externally to the *building* and not more than 18 m from a parking space suitable for a pumping appliance. There should be a clear hose route between the appliance and the inlet. This will allow fire service personnel to connect the pumping appliance to the inlets quickly and efficiently saving operational time.

Dry risers should be installed in accordance with BS 5306: Part 1: 1976 (1988); and where there are:

- landing valves, they should conform to BS 5041: Part 2: 1987;
- inlet breachings, they should conform to BS 5041: Part 3: 1975 (1987);
- boxes for landing valves, they should conform to BS 5041: Part 4: 1975 (1987);
- boxes for dry risers, they should conform to BS 5041: Part 5: 1974 (1987).

2.14.3 Fire-fighting shafts

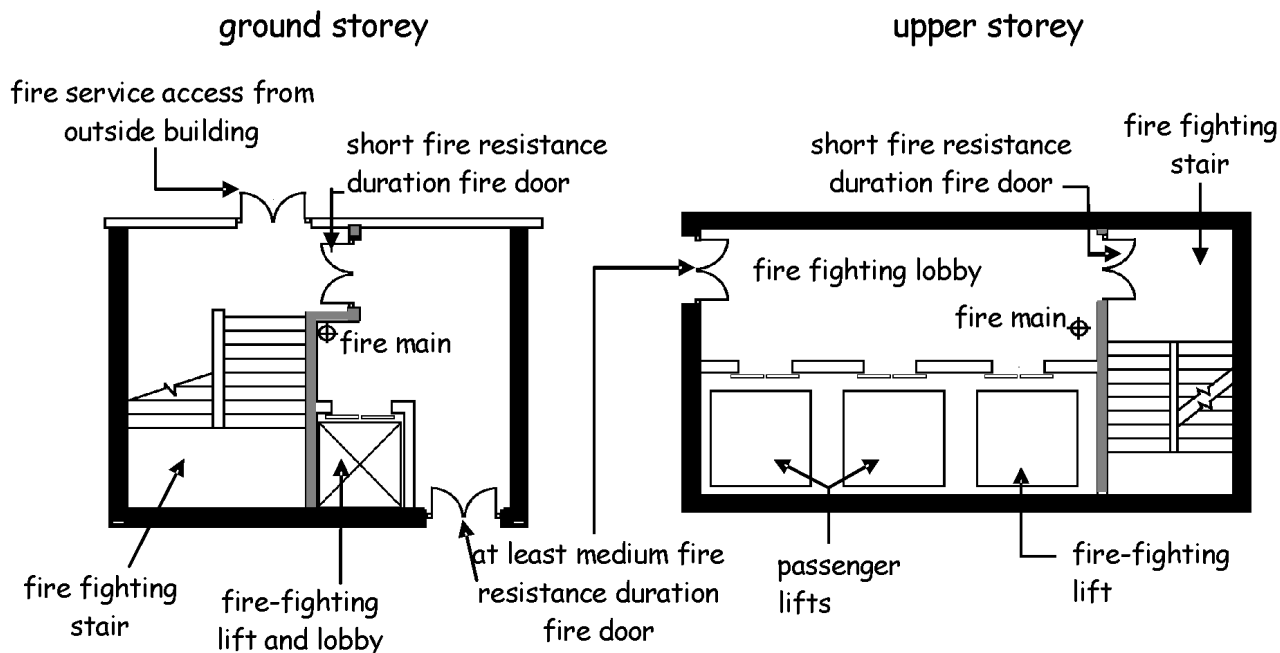
A fire-fighting shaft should be protected from fire spreading from adjoining spaces and contains an *escape stair*, a fire-fighting lobby at every *storey* at which the fire-fighting shaft can be entered and, if provided, a fire-fighting lift together with its machine room.

The enclosing structure of a fire-fighting shaft should have a long fire resistance duration. However, where the *elements of structure* in a *building* have a medium fire resistance duration, the fire-fighting shaft need only have a medium fire resistance duration. A *self-closing fire door* in the enclosing structure of a fire-fighting shaft need only attain a medium fire resistance duration.

Ventilated fire-fighting lobby

The shaft should be provided with a ventilated fire-fighting lobby within the shaft, with only 1 door to the *room* or *storey* it serves. The lobby is intended to provide a safe bridgehead for the fire-fighters to work and it provides access from the *escape stair* to the accommodation and to any associated fire-fighting lift. The lobby should be *constructed* and ventilated in accordance with BS 5588: Part 5: 2004 or [‘Smoke shafts protecting fire-fighting shafts: their performance and design’](#) (BRE, 2002) and in accordance with the following diagram.

The following diagrams provide typical examples showing different design layouts.



Key:

- long fire resistance duration (see also clause 2.1.10)
constructed to compartment wall standard
- short fire resistance duration

2.14.4 Fire-fighting lifts

A fire-fighting lift should be located within a fire-fighting shaft and have controls to enable it to be used under the direct command of the fire service. The lift should be *constructed* in accordance BS 5588: Part 5: 2004. However, the lift should be entered only from:

- a fire-fighting lobby having not more than 1 door to the *room* or *storey* it serves; or
- an open access balcony or an *access deck*.

2.14.5 Smoke clearance

Ventilation of *escape stairs* is important to assist fire service personnel during fire-fighting operations and for smoke clearance purposes after the fire has been extinguished. The efficiency of *ventilators* depends upon the prevailing wind and it is important that the fire service personnel can control the opening and closing of the *ventilators* on arrival at the *building*. An *escape stair* within a *protected zone* should have either:

- a *ventilator* of not less than 1 m² at the top of the stair; or
- an opening window at each *storey* with an openable area of 0.5 m².

2.14.6 Fire shutters

All fire shutters in *compartment walls* (see clause 2.1.14) should be capable of being opened and closed manually by fire service personnel.

2.14.7 Venting of heat and smoke from basements

A *basement storey* is any *storey* below the *ground storey*. Ventilation should be provided to assist fire-fighting operations and to allow smoke clearance after the fire. Smoke outlets, communicating directly with the external air, should be provided from every *basement storey*, and where the *basement storey* is divided into *compartments*, from every *compartment*. However, smoke outlets need not be provided:

- in *open sided car parks* ; or
- where the floor area of the *basement storey* is not more than 200 m² ;or
- where the *basement storey* is at a depth of not more than 4.5 m; or
- where a window or windows opening direct to the external air have a total area not less than 1% of the floor area; or
- where the *basement storey* or part of the *basement storey* is used as a strong room; or
- where the *basement storey* has an automatic fire suppression system (which conforms to BS 5306: Part 2: 1990 or BS EN 12845: 2004) and is ventilated by a mechanical smoke and heat extraction system incorporating a powered smoke and heat exhaust *ventilator* which has a capacity of at least 10 air changes per hour and conforms to BS 7346: Part 2: 1990 with a class D level of performance or BS EN 12101-3: 2002 Class F300.

2.14.8 Smoke outlets from basements

Smoke outlets should be designed as follows:

- sited at ceiling level within the *room* they serve; and
- having an aggregate cross-sectional area of at least 2.5% of the floor area of the *room* they serve; and
- evenly distributed around the perimeter of the *building*; and
- discharge directly to the open air at a point at least 2 m, measured horizontally, from any part of an *escape route* or *exit*, and
- have a sign stating 'Smoke outlet from basement, do not obstruct' fixed adjacent to each external outlet point; and
- where they serve a *place of special fire risk*, they are separate from smoke outlets from other areas; and
- discharge by means of windows, panels or pavement lights which are readily accessible to fire service personnel and which can be opened or knocked out if necessary; and
- where appropriate, enclosed by a smoke venting shaft as specified in clause 2.1.10; and
- where there are smoke venting shafts from different parts of the same *basement storey* , or from different *basement storey*, they are separated; and
- covered with a metal grille or louvre.

2.15 Automatic life safety fire suppression systems

- 2.15 Functional standard
- 2.15.0 Introduction
- 2.15.1 Automatic life safety fire suppression systems
- 2.15.2 Residential care buildings
- 2.15.3 Enclosed shopping centres

standard
2.15
mandatory

Every *building* must be designed and *constructed* in such a way that, in the event of an outbreak of fire within the *building*, fire and smoke will be inhibited from spreading through the *building* by the operation of an automatic life safety fire suppression system.

Limitation:

This standard applies only to a *building* which:

- (a) is an enclosed shopping centre;
- (b) is a *residential care building*;
- (c) is a *high rise domestic building*; or
- (d) forms the whole or part of a *sheltered housing complex*.

2.15.0 Introduction

The term automatic life safety fire suppression system includes life safety sprinklers, but also provides the opportunity for designers to propose other systems which may be just as effective. The key characteristics of the system are:

- it should be automatic and not require people to initiate its activation;
- it should be designed primarily to protect lives, rather than property, this means it will normally be fitted with quick response sprinkler heads;
- it should be a fire suppression system, one designed specifically to deal with fires rather than other hazards.

Annexes

Due to the special fire precautions within *residential care buildings* and enclosed shopping centres, additional guidance is grouped in the annexes. The intention is to help designers and verifiers find the information they require quickly when designing or vetting such *buildings*. However, it is important to remember that the guidance in the annexes is in addition and supplementary to the guidance to standard 2.1 to 2.15. For additional guidance on:

- *residential care buildings*, see annex 2.A;
- enclosed shopping centres, see annex 2.C.

Conversions

In the case of *conversions*, as specified in regulation 4, the *building* as *converted* shall meet the requirement of this standard (regulation 12, schedule 6).

2.15.1 Automatic life safety fire suppression systems

Automatic life safety fire suppression systems are required in two categories of non-domestic *buildings*:

- *residential care buildings*; and
- enclosed shopping centres.

Water supplies

For a suppression system to be effective it is essential that there is an appropriate water supply. Therefore designers need to discuss with the water authority what supply is likely to be available and what pressure can be expected. It is recognised that pressures will vary during the day, over the year and perhaps in future years. Therefore it is imperative that the system is designed on the basis of what the minimum pressure and flow is likely to be.

Maintenance

Auto-suppression systems require maintenance and it is essential that the systems, once installed, are regularly checked and maintained. It may be that the requirement to provide such maintenance is made a legal obligation on the owner by the addition of a Continuing Requirement when the completion certificate is accepted by the verifier (under Section 22 of the Building (Scotland) Act 2003). Failure to comply with such a Continuing Requirement could lead to enforcement proceedings being taken and might mean that the premises could not be legally *occupied*.

2.15.2 Residential care buildings

A *residential care building* should have an automatic life safety fire suppression system designed and installed in accordance with guidance set out in annex 2.A.

2.15.3 Enclosed shopping centres

An enclosed shopping centre should have an automatic life safety fire suppression system designed and installed in accordance with guidance set out in annex 2.C.

Annex

2.A Additional guidance for residential care buildings

- 2.A.0 Introduction
- 2.A.1 Compartmentation
- 2.A.2 Cavities
- 2.A.3 Escape
- 2.A.4 Escape lighting
- 2.A.5 Communications
- 2.A.6 Automatic life safety fire suppression systems

annex

2.A

2.A.0 Introduction

The recommendations contained in this annex are in addition to the guidance to standards 2.1 to 2.15 and are unique to *residential care buildings*.

A *residential care building* is a *building* used, or to be used, for the provision of:

- a. a care home service; or
- b. a school accommodation service;

and for these purposes, the expressions mentioned in sub-paragraphs a and b above, have the same meaning as in the [Regulation of Care \(Scotland\) Act 2001](#).

All *residential buildings* pose special problems because the occupants may be asleep when a fire starts. In *residential care buildings* the problems are greater as the mobility, awareness and understanding of the occupants may also be impaired.

The intention of *sub-compartmentation* and the enclosure of fire hazard *rooms* is to provide physical barriers to a fire. Automatic fire suppression is intended to limit the development of a fire to the *room* or space of fire origin and automatic detection provides the early warning of the outbreak of fire. The combination of active and passive fire protection should afford staff and occupants the additional time necessary to evacuate the *building* safely.

Diversity of *residential care buildings*

Residential care buildings are quite diverse and can be used by a variety of occupants, each requiring different types of care to suit their specific needs. Whilst the guidance in this annex is suitable for most *residential care buildings*, it is accepted that a degree of flexibility should be applied when designing for specialised conditions such as children's homes or care homes where the occupants suffer from dementia. Any departure from this guidance should be carried out on a risk-based approach and early consultation with the verifier and relevant authority (see 2.0.2) is essential.

Fire safety in *residential care buildings* is also dependent upon the way a *building* is furnished, staffed and managed. Designers of *residential care buildings* may need to make reference to the relevant documents which comprise 'NHS Scotland Firecode'.

<i>Compartment size</i>	2.A.1 Compartmentation Every <i>compartment</i> in a <i>residential care building</i> should be limited to a maximum area of 1500 m ² . In addition, every upper <i>storey</i> and every <i>basement storey</i> should form a <i>separate compartment</i> .
<i>Sub-compartment size</i>	Sub-compartmentation <i>Sub-compartmentation</i> and the enclosure of fire hazard <i>rooms</i> is to provide physical barriers to a fire, thus affording the staff and occupants additional time to evacuate the <i>building</i> safely. Every <i>compartment</i> in a <i>residential care building</i> should be divided into at least two <i>sub-compartments</i> by a <i>sub-compartment wall</i> with a short fire resistance duration, so that each <i>sub-compartment</i> is not greater than 750 m ² . Fire hazard rooms In order to contain a fire in its early stages, the following <i>rooms</i> are considered to be hazardous and should be enclosed by walls with a short fire resistance duration: <ul style="list-style-type: none">• chemical stores;• cleaners rooms;• clothes storage;• day rooms with a floor area greater than 20 m²;• smoking rooms;• disposal rooms;• lift motor rooms;• linen stores;• bedrooms;• <i>kitchens</i>;• laundry rooms;• staff changing and locker rooms; and• store rooms Combustibility A <i>sub-compartment wall</i> can be <i>constructed</i> with combustible material (i.e. material that is low, medium, high or very high risk provided the wall has short fire resistance duration). Junctions with external walls Where a lower roof abuts an <i>external wall</i> , the roof should provide a medium fire resistance duration for a distance of at least 3 m from the wall.
<i>Number of exits</i>	2.A.2 Cavities Where <i>cavity barriers</i> are installed between a roof and a ceiling above an undivided space, <i>cavity barriers</i> should be installed not more than 20 m apart (see clause 2.4.3). 2.A.3 Escape At least 2 <i>exits</i> should be provided from any <i>storey</i> in a <i>residential care building</i> . However, additional <i>exits</i> may be needed in accordance with clause 2.9.1. Each <i>sub-compartment</i> should be provided with at least 2 <i>exits</i> by way of <i>protected zones</i> and/or <i>unprotected zones</i> to adjoining, but separate, <i>compartments</i> or <i>sub-compartments</i> .

Asses risks	<p>Locks</p> <p><i>Residential care buildings</i> can present difficulties when assessing the risks associated with security against the need to evacuate the <i>building</i> safely in the case of fire. Some <i>residential care buildings</i> are a home to people who might put themselves at risk. An example would be a 2 <i>storey</i> residential home for the elderly, mentally infirm, where there is concern about residents falling down stairs. In such cases, variation in the guidance in clause 2.9.14 would be entirely appropriate where the risk of death or injury from falls is assessed against the hazards associated with fire. The security measures proposed should therefore take account of these hazards and extra emphasis may need to be placed on management control and/or any automated life safety systems to ensure the safe evacuation of the <i>building</i>.</p>
Horizontal evacuation	<p>Travel Distance</p> <p>Travel distance may be measured to a <i>protected door</i> in a <i>sub-compartment</i>. The maximum travel distance from any point within a <i>compartment</i> should be not more than 64 m to:</p> <ul style="list-style-type: none">• each of 2 adjoining <i>compartments</i>; or• an adjoining <i>compartment</i> and an <i>escape stair</i> or a final <i>exit</i>; or• an adjoining <i>compartment</i> and a final <i>exit</i>; or• an <i>escape stair</i> and a final <i>exit</i>. <p>In <i>residential care buildings</i>, occupants may need to be evacuated horizontally through a <i>protected door</i> into an adjoining <i>compartment</i>. In such cases, each <i>compartment</i> should be capable of holding the occupancy capacity of that <i>compartment</i> and the occupancy capacity of the largest adjoining <i>compartment</i>.</p> <p>Where the travel distance is measured to a <i>protected door</i> in a <i>compartment wall</i> or <i>sub-compartment wall</i> in a <i>residential care building</i>, the <i>escape route</i> should not pass through any of the fire hazard <i>rooms</i> listed in clause 2.A.1.</p>
Escape lighting	<p>Occupancy of bedrooms</p> <p>No <i>room</i> intended for sleeping should be used by more than 4 people.</p> <p>2.A.4 Escape lighting</p> <p>Emergency lighting should be installed in:</p> <ul style="list-style-type: none">• a <i>room</i> with an occupancy capacity of more than 10 and any <i>protected zone</i> or <i>unprotected zone</i> serving such a <i>room</i>;• a <i>protected zone</i> or <i>unprotected zone</i> serving a <i>storey</i> which has 2 <i>exits</i>, other than a <i>storey</i> in a <i>building</i> not more than 2 <i>storeys</i> high with a combined floor area of not more than 300 m² and an occupancy capacity of not more than 10;• a <i>protected zone</i> or <i>unprotected zone</i> in a single stair <i>building</i> of 2 <i>storeys</i> or more and an occupancy capacity of 10 or more. <p>2.A.5 Communications</p> <p>An automatic fire detection and alarm system should be installed in every <i>residential care building</i> to ensure that staff and residents are given the earliest possible warning of the outbreak of fire anywhere in the <i>building</i>. This early warning should allow the staff and residents sufficient time to evacuate the <i>building</i>, if necessary.</p>

The automatic fire detection and alarm system should be designed and installed in accordance with the guidance in BS 5839: Part 1: 2002 Category L1 and in accordance with the recommendations below:

- a. detection need not be provided in the following locations:
 - *sanitary accommodation*;
 - a lockable cupboard with a plan area not more than 1 m²;
 - in a void and *roof space* which contain only mineral insulated wiring, or wiring laid on metal trays, or in metal conduits, or metal/plastic pipes used for water supply, drainage or ventilating *ducting*;
- b. manual fire alarm call points manufactured to BS EN 54: Part 11: 2001 (Type A) should be located and installed in accordance with BS 5839: Part 1: 2002;
- c. the fire alarm should be activated on the operation of manual call points, automatic detection or the operation of the automatic life safety fire suppression system;
- d. the *building* should be divided into detection zones not extending beyond a single *compartment*;
- e. the audibility level of the fire alarm sounders should be as specified in BS 5839: Part 1: 2002 except in a place of lawful detention including prisons, the alarm need not be sounded throughout the entire *building*;
- f. a fire alarm control panel should be provided at the main entrance, or a suitably located entrance to the *building* agreed with the relevant authority (see clause 2.0.2).
- g. on the actuation of the fire alarm, a signal should be transmitted automatically to the fire service, either directly or by way of a remote centre, designed and operated in accordance with BS 5979: 2000.

In the case of a *residential care building* designed to accommodate not more than 10 residents, the fire detection and alarm system may be installed in accordance with clause 2.11.1 for *residential buildings* (other than *residential care buildings* and *hospitals*).

2.A.6 Automatic life safety fire suppression systems

Residential care buildings should have an automatic life safety fire suppression system designed and installed in accordance with the recommendations for 'residential occupancies' contained in DD 251: 2000.

Components

Components of the system should be as specified and tested in accordance with DD 252: 2002. Sprinkler heads should be 'quick response type' with a response time index (RTI) of not more than 50 (m.s)^{1/2} and a conductivity factor (c) of not more than 1 (m/s)². Concealed or recessed pattern sprinkler heads should only be used with the approval of the verifier.

Alternative systems

There are many alternative or innovative fire suppression systems available including water-mist systems. Verifiers should satisfy themselves that such systems have been designed and tested for use in *residential buildings* and are fit for their intended purpose (see section 0).

Annex

2.B Additional guidance for hospitals

- 2.B.0 Introduction
- 2.B.1 Compartmentation
- 2.B.2 Cavities
- 2.B.3 Escape
- 2.B.4 Escape lighting
- 2.B.5 Communications
- 2.B.6 Fire service facilities

annex

2.B

2.B.0 Introduction

The recommendations contained in this annex are in addition to the guidance contained in standards 2.1 to 2.15 and are unique to *hospitals*.

A *hospital* is a *building* used for the treatment of persons suffering from an illness or mental or physical disability or handicap. Whilst all *residential buildings* pose special problems because the occupants may be asleep when a fire starts, in *hospitals* the problems are greater as the mobility, awareness and understanding of the occupants may also be impaired. It may not be safe to evacuate them to the outside and in some cases it may even be harmful to move them within the *building*.

Horizontal evacuation

The staffing levels in *hospitals* tend to be higher than *residential care buildings* therefore the fire safety strategy is normally based on the progressive horizontal evacuation of the patients. The object is to move the patients into adjoining *compartments* or *sub-compartments* within a short distance where further evacuation can be made if necessary depending on the severity of the risk.

Fire safety in *hospitals* is also dependent upon the way a *building* is furnished, staffed and managed. Designers of *hospitals* may need to make reference to the relevant documents which comprise 'NHS Scotland Firecode'.

2.B.1 Compartmentation

Compartment size

Every *compartment* in a *hospital* should be limited to a maximum area of 1500 m². In addition, every upper *storey* and every *basement storey* should form a *separate compartment*.

Sub-compartmentation

Sub-compartment size

To assist in the safe horizontal evacuation of the occupants in a *hospital*, every *compartment* should be divided into at least 2 *sub-compartments* by a *sub-compartment* wall with short fire resistance duration, so that no *sub compartment* is more than 750 m². By providing a series of barriers, it is intended that patients or residents will be able to remain in the *building* and avoid the need for complete evacuation.

Minimum storey areas

Every *storey* at a height of more than 7.5 m containing departments to which patients have access, should either:

- comprise at least 4 *compartments*, each of which should have an area of at least 500 m²; or
- have a *hospital street* (see clause 2.B.9) and at least 3 other *compartments*.

In a *hospital*, every *storey* at a height of more than 18 m containing departments to which patients have access, should either:

- comprise at least 4 *compartments*, each of which should have an area of at least 500 m²; or
- have a *hospital street* (see 2.B.9) and at least 3 other *compartments* each of which should have an area of at least 500 m².

Fire hazard departments

A *compartment* wall with a medium fire resistance duration should be provided between:

- different *hospital* departments; and
- between a *hospital* department and a *protected zone*.

However, short fire resistance duration is sufficient in a single-*storey hospital*.

The departments in list A should:

- never be directly below, nor directly adjoin, the operating theatres, intensive therapy units or special care baby units; and
- be provided with a fire suppression system (as in clause 2.1.2) where they are directly below, or directly adjoin, any other *hospital* department to which patients have access.

LIST A

- a. Boiler House
- b. Central Stores
- c. Commercial enterprises
- d. Flammable stores
- e. Laundry
- f. Main electrical switchgear
- g. Main *kitchens*
- h. Refuse collection and incineration
- i. Works department

A *hospital* department in list B should be provided with an automatic fire suppression system (as in clause 2.1.2) where they are directly below, or directly adjoin, operating theatres, intensive therapy units, or special care baby units.

LIST B

- a. Central staff change
- b. Central sterile supplies
- c. *Hospital* sterilising and disinfecting unit
- d. Health records
- e. Pathology
- f. Manufacturing pharmacy

Intensive therapy units

Every intensive therapy unit should be divided into at least 2 *sub-compartments* by *sub-compartment walls* with short fire resistance duration.

Every entrance to an intensive therapy unit should be either:

- a. from a *hospital street* (see clause 2.B.9); or
- b. through a lobby, enclosed with the same fire resistance duration as that recommended for a *sub-compartment*.

Fire hazard rooms

In order to contain a fire in its early stages, the following *rooms* are considered to be hazardous and should be enclosed by walls providing a short fire resistance duration (see annex 2.D):

- a. chemical stores;
- b. cleaners' rooms ;
- c. clothes storage;
- d. day rooms with a floor area greater than 20 m² ;
- e. smoking rooms ;
- f. disposal rooms ;
- g. laboratories;
- h. lift motor rooms;
- i. linen stores;
- j. bedrooms where they are used by:
 - elderly people, or
 - those suffering with mental illness, or
 - people with learning difficulties;
- k. *kitchens* (other than separate *hospital* departments);
- l. laundry rooms ;
- m. staff changing and locker *rooms*;
- n. store *rooms* ;
- o. X-ray film and record stores; and
- p. all *rooms* within a main laundry in which delivery, sorting, processing packing and storing are carried out.

Combustibility

Compartment walls or *compartment floors* in a *hospital* should be *constructed* of *non-combustible* material. However, a *sub-compartment wall* can be *constructed* with combustible material (i.e. material that is low, medium, high or very high risk) provided the wall has short fire resistance duration.

Junction with external walls

Where a *compartment wall* or *sub-compartment wall* meets an *external wall*, there should be a 1 m wide strip of the *external wall* which has the same level of fire resistance duration as the *compartment wall* or *sub-compartment wall*, to prevent lateral fire spread.

Where a lower roof abuts an *external wall*, the roof should provide a medium fire resistance duration for a distance of at least 3 m from the wall.

2.B.2 Cavities

Cavity barriers need not be provided to divide a cavity above an operating theatre and its ancillary *rooms*.

Where *cavity barriers* are installed between a roof and a ceiling above an undivided space, the maximum limit of 20 m should be applied (see clause 2.4.3)

2.B.3 Escape

Number of *exits*

The number of *exits* in a *hospital* should be calculated in accordance with clause 2.9.1 subject to the additional criteria below.

Storey exits

A minimum of 2 *storey exits* should be provided from a *hospital*. The number of *storey exits* increases in proportion to the number of patient beds. For example:

- any *storey* with more than 100 patient beds should have at least 3 *storey exits* ;
- any *storey* with more than 200 patient beds should have at least 4 *storey exits*;
- any *storey* with more than 300 patient beds should have at least 5 *storey exits* .

Compartment exits

In a *hospital* where a *storey* is divided into 3 or more *compartments*, each *compartment* should have *exits* to:

- a *compartment* and a *hospital street* ; or
- A *compartment* and an *escape stair* ; or
- a *compartment* and a final *exit* .

Sub-compartment exits

Each *sub-compartment* should be provided with at least 2 *exits* by way of *protected zones* and *unprotected zones* to adjoining, but separate, *compartments* or *sub-compartments*.

Travel distance

Travel distance in a *hospital* should not exceed 15 m in 1 direction of travel and 32 m in more than 1 direction. Travel distance may be measured to a *protected door* in a *compartment wall* or a *sub-compartment wall* however, the *escape route* should not pass through any of the fire hazard *rooms* listed in annex 2.B.1.

In addition, the maximum travel distance from any point within a *compartment* should be not more than 64 m to:

- each of 2 adjoining *compartment s*; or
- an adjoining *compartment* and an *escape stair* or a final *exit* ; or
- an adjoining *compartment* and a final *exit* ; or
- an *escape stair* and a final *exit* .

Occupants may need to be evacuated horizontally through a *protected door* into an adjoining *compartment*. In such cases, each *compartment* should be capable of holding the *occupancy capacity* of that *compartment* and the *occupancy capacity* of the largest adjoining *compartment*.

Hospital streets

A *hospital street* is a *protected zone* in a *hospital* provided to assist in facilitating circulation and horizontal evacuation, and to provide a fire-fighting bridgehead. A *hospital street* should have an unobstructed width of at least 3 m. It should be divided into at least 3 *sub-compartments* and not contain a *shop* or other commercial enterprise.

At *ground storey level*, a *hospital street* should have at least 2 final *exits*. At upper *storey level* there should be access to at least 2 *escape stairs* accessed from separate *sub-compartments*, located such that:

- the distance between *escape stairs* is not more than 64 m; and
- the distance of single direction of travel within the *hospital street* is not more than 15 m; and
- the distance from a *compartment exit* to an *escape stair* is not more than 32 m.

A door from a *hospital street* to an adjoining *compartment* should:

- be located so that an alternative independent means of escape from each *compartment* is available; and
- not be located in the same *sub-compartment* as a door to a *protected zone* containing a stairway or lift.

Every *escape stair* opening into the *hospital street* should be located so that the travel distance from an *escape stair exit* to a door leading directly to a *place of safety* is not more than 64 m.

Destination of escape routes

An *escape route* from a *hospital department* to which patients have access should be to:

- a *place of safety*; or
- a *protected zone*; or
- an *unprotected zone* in another *compartment* or *sub-compartment*.

Bed-patients may be moved to another ward in a different *compartment* or *sub-compartment*.

Escape route width

The unobstructed width of every *escape route* intended for bed-patient evacuation should be at least 1500 mm. Doors should be designed to accommodate bed-patient evacuation.

Mattress evacuation stair

In patient sleeping accommodation, an *escape stair* width should be not less than 1300 mm and designed so as to facilitate mattress evacuation. The landing configuration should also follow the guidance in the table below in order to assist the evacuation of bed patients. The additional 200 mm for the landing width allows for the return of the balustrade between stair flights. In a straight through stair, the landing width need only be the same as the effective width of the stair.

Stair and landing configuration for mattress evacuation in mm

Stair width	Minimum landing width	Minimum landing depth
1300	2800	1850
1400	3000	1750
1500	3200	1550
1600	3400	1600
1700	3600	1700
1800	3800	1800

Assess risk

Locks

Hospitals can present difficulties when assessing the risks associated with security against the need to evacuate the *building* safely in the case of fire. Some parts of *hospitals* could have patients who might put themselves at risk. An example could be a patients ward on an upper floor providing accommodation for the elderly or mentally infirm, where there is concern about residents falling down stairs. In such cases, variation in clause 2.9.15 would be entirely appropriate where the risk of death or injury from falls is assessed against the hazard associated with fire. The security measures proposed should therefore take account of these hazards and extra emphasis may need to be placed on management control and/or any automated life safety systems to ensure the safe evacuation of the *building*.

Protected lobbies

Where an *escape stair* in a *protected zone* serves an *upper storey* containing a department to which patients have access, access to the *protected zone* should be by way of a *protected lobby* (as described in clause 2.9.21), or, in the case of a *storey* at a height of not more than 18 m, by way of the *hospital street* (see clause 2.B.9).

2.B.4 Escape lighting

Essential lighting circuits should be installed throughout a *hospital* and designed to provide not less than 30% of the normal lighting level. In an area where a 15 second response time would be considered hazardous, (e.g. a stairway), emergency lighting should be provided by battery back-up giving a response time of not more than 0.5 seconds.

The distribution boards for essential and non-essential circuits may be in the same location but should be in separate cabinets.

2.B.5 Communications

An automatic fire detection and alarm system should be installed in every *hospital* to ensure that staff and patients are given the earliest possible warning of the outbreak of fire anywhere in the *building*. This will allow staff to initiate progressive horizontal evacuation procedures in the early stages of fire growth.

The automatic fire detection system should be designed and installed in accordance with the guidance in BS 5839: Part 1: 2002 Category L1 and in accordance with the recommendations below:

- a. detection need not be provided in the following locations:
 - *sanitary accommodation*;
 - a lockable cupboard with a plan area not more than 1 m²;
 - in a void and *roof space* which contain only mineral insulated wiring, or wiring laid on metal trays, or in metal conduits, or metal /plastic pipes used for water supply, drainage or ventilating *ducting* ;
- b. manual fire alarm call points manufactured to BS EN 54: Part 11: 2001 (Type A) should be located and installed in accordance with BS 5839: Part 1: 2002;
- c. the fire alarm should be activated on the operation of manual call points, automatic detection or the operation of any automatic fire suppression system installed;
- d. the *building* should be divided into detection zones not extending beyond a single *sub-compartment*;
- e. the audibility level of the fire alarm sounders should follow the guidance in BS 5839: Part 1: 2002. However, in a *hospital* department to which patients have access, the audibility need only be 55dB(A) or 5dB(A) above the level of background noise, whichever is greater.
- f. a main fire alarm control panel is provided at:
 - the main entrance, or a suitably located secondary entrance to the *building* ; and
 - repeater panels should be provided at all other fire service access points.
- g. on the actuation of the fire alarm, a signal should be transmitted automatically to the fire service, either directly or by way of a remote centre, designed and operated in accordance with BS 5979: 2000.

In the case of a *hospital* designed to accommodate not more than 10 residents, the fire detection and alarm system may be installed in accordance with clause 2.11.1 for *residential buildings* (other than *residential care buildings* and *hospitals*).

2.B.6 Fire service facilities

The additional guidance in this clause applies to a *hospital* with *hospital* streets. Otherwise, the recommendations in the guidance to standard 2.14 should be followed.

Where a *hospital* with a *hospital* street has 2 or more *escape stairs*, facilities should be provided in accordance with the table below (other than where agreed with the verifier and relevant authority) to not less than 2 *escape stairs* positioned at least 20 m apart. For fire hose, no point on any *storey* should be further from a fire-fighting outlet than 1 *storey* height, and 60 m measured along an unobstructed route.

Different fire-fighting facilities should not be provided throughout the varying *storey* heights of a *building*. Once the topmost *storey* height of a *building* has been established, the intention is that fire-fighting facilities recommended at that height should be applied throughout the *escape stair*. Similarly, where a *building* contains a *basement*, the recommendations become more demanding the greater the depth.

Facilities on *escape stairs*

Facilities on escape stairs in hospitals with hospital streets

Storey height and depth of hospital	Facilities on escape stairs
<i>Basements</i> at a depth more than 10 m	Fire-fighting lift; Fire-fighting shaft [1]; Dry fire main (outlet located at every departmental entrance).
<i>Basements</i> at a depth not more than 10 m	Dry fire main (outlet located at every departmental entrance).
Topmost <i>storey</i> height not more than 18 m	Dry fire main (outlet located at every departmental entrance).
Topmost <i>storey</i> height not more than 60 m	Fire-fighting shaft [1]; Fire-fighting lift [2]; Dry fire main (outlet located at every departmental entrance).

Notes:

1. Smoke control should be provided in accordance with BS 5588: Part 5: 2004 or ‘[Smoke shafts protecting fire-fighting shafts: their performance and design](#) (BRE, 2002)’.
2. A fire-fighting lift need not serve the top *storey* of a *building* where:
 - the top *storey* is for service plant use only; and
 - access to the plant room is from an *escape stair* from the *storey* below; and
 - the foot of the *escape stair* is not more than 4.5 m from the fire-fighting lift; and
 - dry rising mains are installed in the *protected lobbies* of the *escape stair*.

Horizontal dry fire mains

Every single-*storey hospital* with a *hospital street* should be provided with a dry fire main. The outlet should be located in the *hospital street* at every *hospital* departmental entrance. However, a dry fire main need not be provided where no point within the *storey* (not being a *protected zone*) is more than 60 m measured along an unobstructed route for the fire hose, from the access point or points.

Annex

2.C Additional guidance for enclosed shopping centres

- 2.C.0 Introduction
- 2.C.1 Compartmentation
- 2.C.2 Separation
- 2.C.3 Escape
- 2.C.4 Escape lighting
- 2.C.5 Communication
- 2.C.6 Fire service facilities
- 2.C.7 Automatic life safety fire suppression systems

annex

2.C

2.C.0 Introduction

Enclosed shopping centres can be extremely complex to design. There are large fire loads and large numbers of people all within a complicated series of spaces where most people only know one way in or out.

More complex shopping centres

The recommendations contained in this annex are in addition to the guidance to standards 2.1 to 2.15 and are unique to enclosed shopping centres with malls on 1 or 2 *storeys*. The alternative approach described in clause 2.0.6 should be used where the enclosed shopping centre has malls on 3 or more *storeys*.

Uses other than shops

For the purposes of the guidance in this annex (other than in clause 2.C.9b), reference to a *shop* includes all *building* uses with a frontage to the mall, for example; cafes, banks or other use tenancies.

2.C.1 Compartmentation

The *compartmentation* in an enclosed shopping centre is unlimited, provided an automatic fire suppression system is installed in accordance with clause 2.C.15.

Smoke and Heat Exhaust Ventilation Systems

A smoke and heat exhaust ventilation system (SHEVS) should be installed in the mall of an enclosed shopping centre and in *shops* with a *storey* area more than 1,300 m².

SHEVS should be designed in accordance with the principles set out in the Building Research Establishment Report, BR 368, '[Design methodologies for smoke and heat exhaust ventilation](#)' (1999), as read in association with [CIBSE Technical Memorandum 19](#) (1995) and in accordance with the following where appropriate:

- a. the underside of the mall roof should be divided into smoke reservoirs, each of which should be not more than 2000 m² in area and at least 1.5 m deep measured to the underside of the roof or to the underside of any high level plant or *ducts* within the smoke reservoir or the underside of an imperforate suspended ceiling;
- b. the smoke reservoirs should be formed by fixed or automatically descending smoke curtains which are no greater than 60 m apart, measured along the direction of the mall, and follow the guidance in BS 7346: Part 1:1990;
- c. smoke should not be allowed to descend to a height of less than 3 m above any floor level;
- d. each smoke reservoir should be provided with the necessary number of smoke *ventilators* or extract fans to extract the calculated volume of smoke produced, spaced evenly throughout the reservoir;
- e. where mechanical extraction is used, there should be spare fan capacity equivalent to the largest single fan in the reservoir which will operate automatically on the failure of any one of the fans, or which runs concurrently with the fans;
- f. any fans, *ducts* and reservoir screens provided should be designed to operate at the calculated maximum temperature of the smoke within the reservoir in which they are located, but rated to a minimum of 300 °C for 30 minutes, in accordance with BS 7346: 1990 or BS EN 12101-3: 2003;
- g. structures supporting any fans, *ducts* or reservoir screens should have the same performance level as the component to be supported;
- h. the fans or *ventilators* within the affected smoke reservoirs should operate:
 - on the actuation of any automatic fire suppression system; or
 - actuation of the smoke detection system within the reservoir; or
 - on the operation of more than 1 smoke detector anywhere in the shopping centre; or
 - following a delay not exceeding 4 minutes from initiation of the first fire alarm signal anywhere in the shopping centre;
- i. replacement air should be provided automatically on the operation of the ventilation or exhaust system at a level at least 0.5 m below the calculated level of the base of the smoke layer;
- j. any power source provided to any elements of the smoke and heat exhaust ventilation system should be connected by mineral insulated cables or by cables which are code A category specified in BS 6387:1994 or by cables protected from damage to the same level;
- k. an automatically switched standby power supply provided by a generator should be connected to any fans provided as part of the smoke and heat

ventilation system capable of simultaneously operating the fans in the reservoir affected and any of the 2 adjacent reservoirs;

- l. simple manual overriding controls for all smoke exhaust, ventilation and air input systems should be provided at all fire service access points and any fire control room provided;
- m. where outlets are provided with weather protection, they should open on the activation of the fan(s) or *ventilators* ;
- n. smoke from areas adjoining the smoke reservoirs should only be able to enter 1 reservoir;
- o. where there is an openwork ceiling, the free area of the ceiling should not be less than 25% of the area of the smoke reservoir, or, for natural ventilation, 1.4 times the free area of the roof mounted fire *ventilator* above (3 times where the height from floor to roof *ventilator* is more than 12 m), whichever free area is the greater, and be evenly distributed to prevent an unbalanced air flow into the reservoir; and
- p. when a natural ventilation system is used and the smoke reservoir includes a suspended ceiling, other than an openwork ceiling, the free area of the *ventilator* opening in the suspended ceiling, or any *ventilator* grille in the ceiling, should not be:
 - less than 1.4 times (3 times where the height from floor to roof *ventilator* is more than 12 m) that of the roof mounted fire *ventilator* above in the case of a *ventilator* opening; or
 - 2 times (3.5 times where the height from floor to roof *ventilator* is more than 12 m) for any *ventilator* grille.

2.C.2 Separation

Width of mall

A *separating wall* is not necessary between a *shop* and a mall. However, this exemption does not apply to *shops* having mall-level storey areas more than 2000 m² that are located opposite each other. In such cases, at least 1 *shop* should be separated from the mall by a *separating wall*. Opposing *shop* frontages are those which make an angle of less than 80° with each other.

The mall width should at no point be less than 6 m. However, hard mall seating or similar controlled furniture can be ignored when measuring the minimum width of the mall.

2.C.3 Escape

General guidance

An enclosed shopping centre should be so designed that:

- from every part of the mall and from every mall-level *shop* there should be at least 2 directions of travel leading to a *place of safety* without passing through any space in single occupation. However, this does not apply to a kiosk of not more than 25 m² and in which either the general public are not admitted, or the depth the kiosk from the mall is not greater than 5 m;
- each *shop* having a frontage to the mall should be provided with an alternative *escape route* that is not through the mall;
- the travel distances in the mall should be limited to 9 m in 1 direction of travel and 45 m in more than one direction of travel.
- in a *shop* , the travel distance is 15 m in 1 direction and 32 m in more than one direction. The travel distance from a mall-level *storey* of a *shop* may be measured to the mall;
- in the case of an *upper storey* in a *shop*, an *escape stair* may lead to the mall provided an alternative *escape route* is provided from that level which is not through the mall.

Occupancy Capacity	<p>The occupancy capacity is obtained by dividing the area in square metres by the relevant occupancy load factor. The calculation necessary to provide the occupancy capacity of a shopping centre with a mall should take account of sub-clauses a. and b. below:</p> <p>a. Occupancy capacity of the entire shopping centre When calculating the occupancy capacity of the entire shopping centre, all mall areas up to a maximum width of 6 m should be calculated using an occupancy load factor of 0.7. All remaining areas beyond the 6 m should use an occupancy load factor of 2.0. Food courts forming part of the mall should use an occupancy load factor of 1.0. An additional factor of safety is also applied when calculating the occupancy capacity of the entire shopping centre and a nominal occupancy loading is applied to all non-mall areas. For example, the occupancy load factor for <i>shops</i> and all other use tenancies should be taken as 4.0. Once established, all the figures should be added together to give the overall occupancy capacity of the entire shopping centre;</p> <p>b. Occupancy capacity of shops When calculating the occupancy capacity of the individual <i>shops</i> (or other use tenancies) the occupancy load factors in the table to clause 2.9.2 should be used as appropriate.</p>
Mall escape widths	<p>The aggregate unobstructed width, in mm, of all <i>escape routes</i> from a mall should be at least 2.65 multiplied by the occupancy capacity of the entire shopping centre as described above.</p> <p>A <i>shop</i> of more than 1300 m² in area at mall level, where the means of escape has been designed independently of the mall, need not be included in this calculation. Similarly, a kiosk not exceeding 25 m² which is not accessible to the general public, or the depth the kiosk from the mall is not more than 5 m, need not be included in the calculation.</p> <p>The unobstructed width of each individual <i>exit</i> from the mall should be at least 1.8 m wide. However, the designer of the shopping centre should take account of localised areas where the occupancy levels will be higher than in other parts of the shopping centre. In such cases, a wider exit would be appropriate in those parts of the shopping centre. In addition, it is recommended that the entrances accessible to the general public are designed with the greatest <i>escape route</i> width as evacuees will tend to use the access and egress routes with which they are most familiar.</p>
<i>Shop</i> escape width	<p>The aggregate unobstructed <i>exit</i> width, in mm, from each <i>shop</i> and the unobstructed <i>exit</i> width of a route, or routes, which do not enter the mall should be at least 5.3 x the occupancy capacity of the <i>shop</i>. An occupancy load factor of 2.0 should be applied to shops. In the case of all other use tenancies, the occupancy load factors in the relevant table to clause 2.9.2 should be followed.</p> <p>A <i>shop</i> with a <i>storey</i> area at mall level more than 1300 m² where the means of escape has been designed independently of the mall need not be included in this calculation. Similarly, a kiosk not exceeding 25 m² which is not accessible to the general public, or the depth the kiosk from the mall is not more than 5 m, need not be included in the calculation.</p>
Service corridors	<p>Where a service corridor is used for means of escape directly from a <i>shop</i> or <i>shops</i>, the unobstructed width should be based on the total number of occupants of the largest <i>shop</i> that evacuates into the corridor, plus (other</p>

than at column positions) an additional width of 1 m to allow for goods in transit. Where a service corridor is used as an *escape route*, it should not be used for any form of storage.

Crèches

Every crèche provided within an enclosed shopping centre should be designed so that it is:

- at ground level or *exit* level; and
- not sited on a *storey* higher than those where parents or guardians may be located, unless escape is via the *upper storey* itself; and
- located adjacent to an *external wall* and has at least 2 *exits*, one of which should be directly to a *place of safety*.

2.C.4 Escape lighting

An enclosed shopping centre should be provided with emergency lighting in all mall areas and all *protected zones* and *unprotected zones*. Emergency lighting should be installed so that it is not rendered ineffective by smoke filled reservoirs.

2.C.5 Communication

Automatic fire detection and alarm systems in enclosed shopping centres can increase significantly the level of safety of the occupants.

An enclosed shopping centre, should be provided with an automatic fire detection and alarm system, designed and installed in accordance with the guidance in BS 5839: Part 1: 2002 Category L1 and in accordance with the following recommendations:

- a. the fire alarm should be activated upon the operation of the sprinklers; or
- b. manual call points as specified in BS EN 54: Part 11: 2001 (Type A); or
- c. on the activation of the alarm in a *shop*, evacuation may be restricted to the *shop* concerned for a grace period of not more than 4 minutes, unless during that time there is further detection in the mall, in which case the evacuation of the shopping centre should be commenced. Notwithstanding this grace period, immediately upon activation of the alarm a message should be sent to an appropriate fire station or manned agency; or
- d. in the case of the activation of the alarm anywhere other than in an individual *shop*, or on activation of sprinklers anywhere within the shopping centre, evacuation should be commenced immediately and there is no grace period;
- e. all areas of the shopping centre, including *shops*, should be alerted using a voice alarm system which follows the guidance in BS 5839: Part 8: 1998, however, individual *shops* may use conventional sounders within the *shop* itself;
- f. the fire alarm system should be interfaced with other fire safety systems, to operate automatically in the correct zones. On the operation of the fire alarm:
 - all escalators should come to a controlled halt and lifts should return to the *ground storey* (or *exit* level);
 - all systems within the mall or *shops* which play amplified music are silenced;
 - any smoke dampers installed to prevent the siphoning of smoke are activated; and
 - subject to the 4 minute grace period where appropriate, all air moving systems, mains and pilot gas outlets, combustion air blowers and gas, electrical and other heating appliances in the reservoir are shutdown;

- g. the main fire alarm system control panel is installed within the control room and indicator (or repeater) panels are provided at each of the fire fighting access points.

2.C.6 Fire service facilities

Fire control rooms

An enclosed shopping centre should have a fire control room:

- *constructed* as a separate *compartment* (see guidance to standard 2.1); and
- have access points away from the discharge points for the general public; and
- be provided with an alternative means of escape; and
- be located adjacent to a fire service access point and accessible from the open air.

Horizontal dry fire main

Every single *storey* enclosed shopping centre should be provided with a dry fire main with an outlet located not more than 5 m from a fire service access point or points. However, a dry fire main need not be provided where no point within the *storey* (not being a *protected zone*) is more than 60 m measured along an unobstructed route for the fire hose, from the access point or points.

2.C.7 Automatic life safety fire suppression systems

An automatic life safety fire suppression system should be installed in an enclosed shopping centre and cover the entire area, other than:

- a mall or part of a mall with a ceiling height more than 10 m; and
- a stairway enclosure; and
- a car park; and
- every area where sprinklers would prove to be a hazard (e.g. main electrical switchgear).

The level of fire suppression should be appropriate to the occupancies within the enclosed shopping centre and should be determined on the basis of a risk assessment. The system should be designed and installed in accordance with the '[Rules for Automatic Sprinkler Installations](#)' LPC 1994, including all additional life safety recommendations. The type of sprinkler head should be a 'quick response' type with a response time index (RTI) of not more than $50 \text{ (m.s)}^{1/2}$.

Annex

2.D Resistance to fire

- 2.D.0 Introduction
- 2.D.1 Fire resistance duration
- 2.D.2 Single-storey steel portal frame buildings
- 2.D.3 Steel framed open sided car parks
- 2.D.4 British Standards and associated specifications
- 2.D.5 Harmonised European Standards

annex

2.D

2.D.0 Introduction

This annex provides guidance on how to establish the resistance to fire of a *building* element or component. Whilst it could be argued that occupants of a *building* only need minutes to reach relative safety such as a *protected zone*, it should be remembered that the fire tests used to establish fire resistance duration in terms of time, do not replicate a real fire. In order to ensure the safe evacuation of the *building* occupants and to ensure that fire-fighters are not placed at undue risk, it is necessary to apply certain factors of safety to the fire resistance duration for structural and non-structural fire protection. For example, in a large intense fire, a British or European Standard 30 minute *fire door* may not last for more than the few minutes necessary to evacuate the *building*.

Transitional period

2.D.1 Fire resistance duration

Fire resistance durations are established from the guidance to standards 2.1 to 2.15. Reference throughout this document to a short, medium or long fire resistance duration, will be satisfied by following the guidance in the table to this annex titled 'Fire resistance duration for common *building* elements or components'. The designer is free to choose materials or products which satisfy either the British Standard Tests or the Harmonised European Tests.

British and European fire tests will co-exist in use until the British Standard classifications are withdrawn.

2.D.2 Single-storey steel portal frame buildings

In the case of a single *storey* steel portal frame *building constructed* in accordance with the guidance in clause 2.3.1, the columns of the portal frame should be designed with fixed column base connections. Alternatively, the portal frame may be designed in accordance with the publication '[Single storey steel framed buildings in fire boundary conditions](#)' published in October 2002 by The Steel Construction Institute (SCI-P313).

A steel portal frame member supporting or forming part of a *separating wall* or *compartment wall*, the enclosing structure of a *protected zone* or an *external wall* requiring a fire resistance duration (as in the guidance to standard 2.6), should also be fire resisting. The fire resistance duration should only be applied to that part of the member built into or directly supporting the wall up to the underside of the haunch or the underside of there after where there is no haunch, and shall not apply to any other part not withstanding that it is part of the same portal frame.

Where a gable steel portal frame member attracts a fire resistance duration because of its proximity to the *boundary* (see guidance to standard 2.6), the entire portal frame should have the same fire resistance duration.

2.D.3 Steel framed open sided car parks

Where the topmost *storey* of a steel framed *open sided car park* is at a height of not more than 18 m above ground, the following alternative guidance to standard 2.1 could be used for the structural frame, columns and beams:

- a. beams supporting concrete floors, each beam having a maximum $H_p/A = 230 \text{ m}^{-1}$; and
- b. free standing columns, each having a maximum $H_p/A = 180 \text{ m}^{-1}$; and
- c. wind bracing and struts, each having a maximum $H_p/A = 210 \text{ m}^{-1}$.

Where H_p = heated perimeter of the section in m, and

A = gross cross-sectional area of the section in m^2 .

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7
Construction	Fire resistance duration	British Standards			European Standards	Test exposure
		Load bearing capacity (mins)	Integrity (mins)	Insulation (mins)		
1. Structural frame, column or beam	Short	30	None	None	R 30	Faces exposed on the inside
	Medium	60	None	None	R 60	
	Long	120	None	None	R 120	
2. <i>Compartment floor</i> , <i>separating floor</i> or a floor, <i>flat roof</i> or <i>access deck</i> protecting routes of escape (see clause 2.0.2)	Short	30	30	30	REI 30	From the underside
	Medium	60	60	60	REI 60	
	Long	120	120	120	REI 120	
3. Floor, other than a floor in 2.	Short	30	None	None	R 30	From the underside
	Medium	60	None	None	R 60	
	Long	120	None	None	R 120	
4. Fire shutter in a <i>compartment floor</i> (see clause 2.1.14)	Short	None	30	None	E 30	From the underside when fitted in frame
	Medium	None	60	None	E 60	
	Long	None	120	None	E 120	
5. <i>Compartment wall</i> , <i>sub-compartment wall</i> , <i>separating wall</i> , or an internal wall or screen used as a protected route of escape (see 2.0.2)	Short	30 [4]	30	30 [5]	REI 30 [4,5]	Each side separately
	Medium	60 [4]	60	60	REI 60 [4]	
	Long	120 [4]	120	120	REI 120 [4]	
6. Load-bearing wall, other than a wall in 5	Short	30	None	None	R 30	Each side separately
	Medium	60	None	None	R 60	
	Long	120	None	None	R 120	
7. <i>Fire door</i> in a wall in 5	Short	None	30 [6]	None	E 30 Sa [6]	Each side separately, when fitted in frame [8]
	Medium	None	60 [6]	None	E 60 Sa [6]	
	Long	None	120 [6, 7]	None	E 120 Sa [6, 7]	
8. Fire shutter in a <i>compartment wall</i> (see clause 2.1.14) or in a wall or screen protecting routes of escape (see 2.0.2)	Short	None	30	30 [9]	EI 30 [9]	Each side separately, when fitted in frame [8]
	Medium	None	60	60 [9]	EI 60 [9]	
	Long	None	120	120 [9]	EI 120 [9]	
9. <i>External wall</i> more than 1 m from a <i>boundary</i> [1, 2]	Short	30 [4]	30	None	RE 30 [4]	From the inside only
	Medium	60 [4]	60	30	RE 60 & I 30 [4]	
10. <i>External wall</i> not more than 1 m from a <i>boundary</i> [1, 2]	Short	30 [4]	30	30	REI 30 [4]	From the inside only
	Medium	60 [4]	60	60	REI 60 [4]	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7
Construction	Fire resistance duration	British Standards			European Standards	Test exposure
		LBC (mins)	Integrity (mins)	Insulation (mins)		
11. Horizontal <i>cavity barrier</i> [3]	Short	None	30	None	E 30	From the underside
12. Vertical <i>cavity barrier</i> [3]	Short	None	30	None	E 30	Each side separately
13. Ceiling dispensing with a <i>cavity barrier</i> (see clauses 2.4.2b, 2.4.2c, 2.4.3 and 2.4.4)	Short	None	30	30	EI 30	From the underside
14. Roof against an <i>external wall</i> (see Annex 2.A.1)	Medium	None	60	60	EI 60	From the inside

Notes:

1. An *external wall* includes an *external wall* used to protect routes of escape (see clause 2.0.2) but excludes an unprotected area calculated in accordance with clauses 2.6.1 to 2.6.4.
2. Any shutter or door in an *external wall*, which is not included in the calculation of unprotected area, should have the same fire resistance duration and test exposure as the *external wall*.
3. In a timber or metal stud wall or partition the following will also be deemed to have a short fire resistance duration:
 - a. polythene sleeved mineral wool, or mineral wool slab, in either case under compression when installed; or
 - b. calcium silicate, cement based or gypsum based board at least 12 mm thick; or
 - c. steel at least 0.5 mm thick; or
 - d. timber at least 38 mm thick.
4. If the *construction* is non load-bearing, none in the case of column 3 and no load-bearing (R) in the case of column 6.
5. None in the case of column 5 and E30 in the case of column 6 for a single openable window not more than 1 m² in:
 - a. a fire hazard *room* as described in annex 2.A and annex 2.B; or
 - b. a *room, toilet* or washroom in a *protected zone* as described in clause 2.9.23.
6. Unless the *fire door* is in an *external wall* or a lift door or pressurisation techniques following the guidance in BS 5588: Part 4: 1998 are used, the *fire door* should also either:
 - a. in the case of column 4, have smoke seals fitted unless the leakage rate does not exceed 3m³/m/hour, head and jambs only, when tested at 25Pa according to BS 476: Part 31: 1983 (Section 31.1) with AMD 8366/ November 1994; or
 - b. in the case of column 6, attain the additional classification of Sa when tested to BS EN 1634-3.
7. Medium fire resistance duration is sufficient for a *fire door* in the enclosing structure of a fire-fighting shaft (see clause 2.1.9).
8. A lift door need only be tested from the outside and a *fire door* in an *external wall* need only be tested from the inside.
9. None in the case of column 5, and no insulation (I) in the case of column 6, where;
 - a. the width of the fire shutter or the aggregate width of any fire shutters in the wall or part of the wall is not more than one-quarter of the length of the relevant part of the wall; or
 - b. people or vehicle circulation routes are clearly marked and will prevent any fire load adjacent to the shutter (e.g. at stairs, escalators, lifts and corridors).

2.D.4 British Standards and associated specifications

The recommended fire resistance duration can be attained where the *construction* follows the guidance in the Columns 3, 4 and 5 of the table below. The tests and specifications are:

- a. Clause 10 of BS 476: Part 20: 1987, when read in conjunction with; for load-bearing elements, BS 476: Part 21: 1987, for non-load-bearing elements, BS 476: Part 22: 1987, for components, BS 476: Part 23: 1987, for ventilation *ducts*, BS 476: Part 24: 1987, for fire door assemblies with non-metallic leaves, BS 8214: 1990, Sections 1 and 2;
- b. for structural steelwork, BS 5950: Part 8: 2003 or ' [Fire Safe Design: A new approach to multi-storey steel framed buildings](#) ' published by The Steel Construction Institute (within the limitations described in the SCI Publication P288);
- c. for the structural use of timber, BS 5268: Part 4: Sections 4.1 and 4.2: 1990;
- d. for the structural use of concrete, BS 8110: Part 2: 1985, Section 4.3 'Tabulated data (method 1)';
- e. an appropriate specification given in the Building Research Establishment Report BR 128 ' [Guidelines for the Construction of Fire Resisting Structural Elements](#) ' (BRE 1988).

2.D.5 Harmonised European Standards

The recommended fire resistance duration can be attained where the *construction* follows the guidance in Column 6 of the table below as specified in Commission Decision [2000/367/EC of 3/5/2000](#) implementing [Council Directive 89/106/EEC](#) as regards the classification of the resistance to fire of *construction* products, *construction works* and parts thereof. The tests and specifications are:

BS EN 13501-2: 2003, Fire classification of *construction products* and building elements, Part 2-Classification using data from fire resistance tests (excluding products for use in ventilation systems).

BS EN 1363-1: 1999, Fire resistance tests, Part 1-General requirements

BS EN 1363-2: 1999, Fire resistance tests, Part 2-Alternative and additional procedures

BS EN 1363-3: 1999, Fire resistance tests, Part 3-Verification of furnace performance

BS EN 1364-1: 1999, Fire resistance tests for non load-bearing elements-Part 1: Walls

BS EN 1364-2: 1999, Fire resistance tests for non load-bearing elements-Part 2: Ceilings

BS EN 1365-1: 1999, Fire resistance tests for load-bearing elements-Part 1: Walls

BS EN 1365-2: 1999, Fire resistance tests for load-bearing elements-Part 2: Floors and roofs

BS EN 1365-3: 2000, Fire resistance tests for load-bearing elements-Part 3: Beams

BS EN 1365-4: 1999, Fire resistance tests for load-bearing elements-Part 4: Columns

BS EN 1366-1: 1999, Fire resistance tests for service installations-Part 1: Ducts

BS EN 1366-2: 1999, Fire resistance tests for service installations-Part 2: Fire dampers

BS EN 1634-1: 2000, Fire resistance tests for door and shutter assemblies-Part 1: Fire doors and shutters

BS EN 1634-3: 2001, Fire resistance tests for door and shutter assemblies-Part 3: Smoke control doors

Annex

2.E Reaction to fire

- 2.E.0 Introduction
- 2.E.1 Reaction to fire classification
- 2.E.2 British Standards and associated specifications
- 2.E.3 Harmonised European Standards

annex

2.E

2.E.0 Introduction

The performance criteria in terms of reaction to fire can be satisfied by either the fire test specified in British Standards terms or the European harmonised fire tests. The reaction to fire properties of *elements of structure, separating walls, separating floors, cavity barriers*, linings, *external walls*, ceilings, external claddings and *escape stairs* is expressed in terms of risk throughout the Handbook. Some materials are deemed intrinsically to be *non-combustible* and therefore do not need to be tested.

2.E.1 Reaction to fire classification

The level of risk is established from the guidance to standard 2.1 to 2.15. The guidance in the following table will be sufficient to attain the appropriate levels of reaction to fire (in terms of risk) identified throughout this Handbook. The British Standard classifications do not automatically equate with the equivalent classifications in the European Standards column, therefore products cannot typically assume a European class, unless they have been tested accordingly. The designer is free to choose materials or products which satisfy either the British Standard Tests or the Harmonised European Tests.

The performance levels include properties such as the ease of ignition and the rate at which the material gives off heat when burning. This document does not give detailed guidance on other properties such as the generation of smoke, fumes and flaming droplets/particles.

Transitional period

British and European fire tests will co-exist in use until the British Standard classifications are withdrawn.

2.E.2 British Standards and associated specifications

Column 2 of the table sets out the performance criteria for 'reaction to fire'; The materials or components should be tested to the BS 476 series of test standards which are deemed to satisfy the level of risk set throughout this Technical Handbook.

2.E.3 Harmonised European Standards

In accordance with Commission Decision [2000/147/EC](#) of [8/2/2000](#) implementing [Council Directive 89/106/EEC](#) as regards the classification of the reaction to fire of materials and components, column 3 of the table sets out the European performance criteria. Materials or components should be tested to the European Harmonised Tests listed in column 3 of the table which are deemed to satisfy the level of risk set throughout this guidance document. BS EN 13501-1: 2002 provides the reaction to fire classification procedure for all *construction* products and *building* elements within the scope of the *Construction Products Directive*.

Reaction to Fire

Column 1	Column 2	Column 3
Risk	British Standards	European Standards (1)
<i>Non-combustible</i>	<p>The material is certified <i>non-combustible</i> according to the test specified in BS 476: Part 4: 1970 (1984) throughout; or</p> <p>The material does not flame or cause any rise in temperature on either the centre (specimen) or furnace thermocouples according to the test specified in BS 476: Part 11: 1982 (1988).</p>	<p>The material has achieved a classification of A1 when tested in accordance with BS EN ISO: 1182 and BS EN ISO: 1716; or</p> <p>The material has achieved a classification of A2-s3, d2 when tested in accordance with BS EN: 13823 and BS EN ISO: 1182 or BS EN ISO: 1716; or</p> <p>Products made from only 1 or more of the materials considered as Class A1 without the need for testing, as defined in Commission Decision 96/603/EC of 4th October 1996 establishing the list of products belonging to Class A1 “No contribution to fire” provided for in the Decision 94/611/EC implementing Article 20 of the Council Directive 89/106/EEC on the construction products. None of the materials contain more than 1.0% by weight or volume (whichever is the lower) of homogeneously distributed organic material.</p>
Low risk	The surface material (or where it is bonded throughout to a substrate, the surface material combined with the substrate) has a surface of Class 1 and, when tested in accordance with BS 476: Part 6: 1981 or BS 476: Part 6: 1989 has an index of performance (I) not more than 12 and a sub-index (i ₁) not more than 6.	The material has achieved a classification of B-s3, d2 or better when tested in accordance with BS EN: 13823 and BS EN ISO: 11925-2
Medium risk	The material of the wall or ceiling when tested to BS 476: Part 7: 1987 (1993), attains a Class 1 surface spread of flame	The material has achieved a classification of C-s3, d2 or better when tested in accordance with BS EN: 13823 and BS EN ISO: 11925-2
High risk	The material of the wall or ceiling when tested to BS 476: Part 7: 1987 (1993), attains a Class 2 or Class 3 surface spread of flame.	The material has achieved a classification of D-s3, d2 or better when tested in accordance with BS EN: 13823 and BS EN ISO: 11925-2
Very high risk	A material which does not attain the recommended performance for high risk	

Notes:

1. When a classification includes “s3, d2” this means that there is no limit set for smoke production and/ or flaming droplets/ particles.

Annex

2.F Vulnerability of roof coverings

- 2.F.0 Introduction
- 2.F.1 Vulnerability of roof coverings
- 2.F.2 British Standards and associated specifications
- 2.F.3 Harmonised European Standards

annex

2.F

2.F.0 Introduction

This annex provides guidance on the vulnerability of roof coverings and is concerned with the performance of roofs when exposed to fire from neighbouring *buildings*.

[Commission Decision of 22 November 2005](#) amending Decision 2001/671/EC establishing a classification system for the external fire performance of roofs and roof coverings allows the classification of performance by either:

- a. BS 476: Part 3: 2004 (National Test), External fire exposure roof tests; or
- b. BS EN 13501-5: 2005 (European Test), Fire classification of construction products and building elements, Part 5-Classification using test data from external fire exposure to roof tests.

2.F.1 Vulnerability of roof coverings

The level of vulnerability is established from the guidance to standard 2.1 to 2.15. Reference throughout this document to a low, medium or high vulnerability, will be satisfied by following the guidance in the tables. The British Standard classification does not automatically equate with the equivalent classifications in the European standards column, therefore products cannot typically assume a European class, unless they have been tested accordingly. The designer is free to choose materials or products, which satisfy either the British Standard Tests or the Harmonised European Tests.

Transitional period

British and European fire tests will co-exist in use until the British Standard classifications are withdrawn.

2.F.2 British Standards and associated specifications

The national test for roof coverings is BS 476: Part 3: 2004 which measures the capability of a roof to resist penetration from fire and flame spread when the external surface is exposed to radiation and flames.

BS 476: Part 3: 2004 sets out a classification system based on external penetration and flame spread as set out in the following table. The first letter of the designation indicates fire penetration performance i.e. the time at which any glowing or flaming [other than that from the gas pilot flame] appears on the underside of the specimen. The second letter of the designation indicates flame spread performance. The addition of the suffix 'X' indicates dripping from the underside of the specimen, any mechanical failure or development of holes in the specimen. The angle of the specimen in the test is designated by the prefix 'S' [slope] or 'F' [flat].

Penetration		Flame spread	
A	Those specimens which have not been penetrated within 60 minutes	A	Those specimens on which there is no spread of flame
B	Those specimens which are penetrated in not less than 30 minutes	B	Those specimens on which there is not more than 525 mm spread of flame
C	Those specimens which are penetrated in less than 30 minutes	C	Those specimens on which there is more than 525 mm spread of flame
D	Those specimens which are penetrated in the preliminary test	D	Those specimens which continue to burn for more than 5 minutes after the withdrawal of the test flame or spread of flame more than 375 mm across the region of burning in the preliminary test.

2.F.3 Harmonised European Standards

The European test method has been published as DD ENV 1187: 2002, 'Test methods for external fire exposure to roofs', which specifies four methods for determining the performance of roofs to external fire exposure:

- Test 1 : with burning brands;
- Test 2 : with burning brands and wind;
- Test 3 : with burning brands, wind and supplementary radiant heat;
- Test 4 : two stage test method incorporating burning brands, wind and supplementary radiant heat.

Only test method 4 evaluates penetrability in a satisfactory way to satisfy the fire performance requirements in the United Kingdom. For this reason, (t4) has been added to the European test designations to add clarity.

The performance criteria in terms of vulnerability to external fire exposure can be satisfied where the roof covering follows the guidance in the following table. The classification methodology is contained in BS EN 13501-5: 2005.

Classification for roofs / roof coverings exposed to external fire	
Broof (t4)	<ul style="list-style-type: none"> a. No penetration of roof system within 60 minutes b. In preliminary test, after withdrawal of the test flame, specimens burn for less than 5 minutes c. In preliminary test, flame spread less than 0.38 m across region of burning
Croof (t4)	<ul style="list-style-type: none"> a. No penetration of roof system within 30 minutes. b. In preliminary test, after withdrawal of the test flame, specimens burn for less than 5 minutes c. In preliminary test, flame spread less than 0.38 m across region of burning.
Droof (t4)	<ul style="list-style-type: none"> a. Roof system is penetrated within 30 minutes but is not penetrated in the preliminary test. b. In preliminary test, after withdrawal of the test flame, specimens burn for less than 5 minutes c. In preliminary test, flame spread less than 0.38 m across region of burning
Eroof (t4)	<ul style="list-style-type: none"> a. Roof system is penetrated within 30 minutes but is not penetrated in the preliminary test. b. Flame spread is not controlled
Froof (t4)	<ul style="list-style-type: none"> c. No performance determined.

Vulnerability of roof coverings

Column 1	Column 2	Column 3
Vulnerability	British Standards [1, 2, 3]	European Standards
Low	<p>a) designation AA, AB or AC when tested along with the substrate in accordance with BS 476: Part 3: 2004; or</p> <p>b) glass at least 4 mm thick; or</p> <p>c) a roof covering or rooflight of plastics materials which is in an open canopy or over a substantially open area such as a loading bay which is a single-skin polycarbonate sheet not more than 3 mm thick or multi-skin polycarbonate sheet, or a thermoplastic material (see clause 2.5.4): a specimen of which when tested in accordance with Method 508A in BS 2782: 1970 (1974), performs so that the test flame does not reach the second mark within 2 minutes, the specimen thickness to be more than 1.5 mm and not more than 3 mm; or</p> <p>d) a thermoplastic sheet with a low or medium risk (see table to annex 2.E) or a rigid solid PVC (uPVC), or a polycarbonate rigid solid sheet at least 3 mm thick, or a multiskin polycarbonate sheet at least 10 mm thick overall.</p>	<p>The material has achieved a classification of Broof(t4) in accordance with BS EN 13501-5: 2005 when tested to DD ENV 1187: 2002</p>
Medium	<p>a) designation BA, BB, BC, CA, CB or CC when tested along with the substrate in accordance with BS 476: Part 3: 2004; or</p> <p>b) a roof covering or rooflight of plastics materials which is a single-skin polycarbonate sheet not more than 3 mm thick or multi-skin polycarbonate sheet, or thermoplastic material, a specimen of which when tested in accordance with Method 508A in BS 2782: 1970 (1974), performs so that the test flame does not reach the second mark within 2 minutes, the specimen thickness to more than 1.5 mm and not more than 3 mm.</p>	<p>The material has achieved a classification of Croof(t4) and Droof(t4) in accordance with BS EN 13501-5: 2005 when tested to DD ENV 1187: 2002</p>
High	<p>Any designation other than low or medium vulnerability, including for example, timber shingles or thatch.</p>	<p>The material has achieved a classification of Eroof(t4) and Froof(t4) in accordance with BS EN 13501-5: 2005 when tested to DD ENV 1187: 2002</p>

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3.0 Introduction

- 3.0.1 Background
- 3.0.2 Aims
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Introduction

3.0

3.0.1 Background

Water, air and soil are intricately linked and all can be affected by various forms of pollution that affect our environment. Other issues such as condensation have been a constant threat to people and *buildings* for many years.

Industrial change and demographic shift during the 19th and 20th centuries resulted in large-scale re-organisation of our villages, towns and cities. Industries moved out or disappeared altogether leaving large, 'brownfield', gaps in our landscape. At the same time, changes in heating methods and the advent of the consumer society, have had a significant effect on the type and volume of refuse it has been necessary to dispose of to landfill. Inevitably, these changes have left behind a legacy of land contamination that in some cases, may be harmful. The Scottish government encourages the use of previously developed land (brownfield) and local authorities may wish to promote brownfield land in preference to greenfield land. Some of this land will be contaminated and will need to be made safe.

Climate is controlled by the long-term balance of energy of the Earth and its atmosphere. Natural events cause changes in climate but human activities can also change the climate. The accumulation of greenhouse gases in the atmosphere due to human activities will change the climate by enhancing the natural greenhouse effect, leading to an increase in the Earth's average surface temperature resulting in heavier rainfall.

Indoor air quality complaints are frequently associated with comfort issues: high or low temperatures, draughts, high or low humidity or poor lighting. However the incidence of real indoor pollution should not be ignored, it is surprisingly common. The *construction* quality of *buildings* is improving with a resulting reduction of adventitious air infiltration producing fewer air changes. Inadequate ventilation, inefficient filtration and poor hygiene all contribute to poor indoor air quality.

Carbon monoxide (CO) gas has no smell, taste or colour and it kills dozens of people in their homes every year. Many more suffer debilitating illnesses often without anybody realising that they are being poisoned. CO gas is produced by combustion appliances such as fires, boilers and water heaters. Any appliance that burns solid fuel, gas or oil and that does not have a room-sealed balanced flue so that it is sealed off from the *room*, is capable of poisoning you if it is not properly installed, maintained and serviced. The highest incidence of CO poisoning occurs in *domestic buildings*.

Oil accounts for about a third of all reported pollution incidents in Scotland that are investigated by the [Scottish Environment Protection Agency](#) (SEPA). That means around 500 to 600 pollution incidents a year with about 10 to 12% being serious. It is an offence to cause pollution and courts now impose heavy fines. Although domestic pollution is low compared with commercial and industrial *buildings*, it is important to ensure standards are not lowered.

Disposal of *wastewater* and *surface water* also needs to be carefully considered to prevent environmental pollution and uncontrollable run-off during periods of heavy rainfall leading to flooding. The incorporation of water conservation measures in *buildings* can reduce pressure on precious water resources by recycling water from certain types of appliance. Recycling can also reduce the reliance on mains water and limit the amount of water discharged thus alleviating the risk of flooding. The inclusion of 'green roofs'

into *building* design can also provide benefits to the environment and *building* owners alike. Although viewed as mainly a vernacular *building* practice renewed interest is being shown in this technique due to the diverse benefits that can be achieved, such as:

- run-off attenuation helps reduce sewer surcharging;
- absorbs greenhouse gases;
- absorbs air pollution;
- protects the roof finish from mechanical damage and ultra-violet radiation; and
- provides additional insulation.

Solid waste has increased enormously in the last couple of decades and disposal to land fill sites is creating severe problems. Recycling is now a priority.

3.0.2 Aims

The intention of this section is to ensure that, as far as is *reasonably practicable*, *buildings* do not pose a threat to the environment and *buildings*, and people in or around *buildings*, are not placed at risk as a result of:

- *site* conditions;
- hazardous and dangerous substances;
- the effects of moisture in various forms;
- an inadequate supply of air for human occupation of a *building*;
- inadequate drainage from a *building* and from paved surfaces around a *building*;
- inadequate and unsuitable *sanitary facilities*;
- inadequately *constructed* and installed combustion appliances;
- inadequately *constructed* and installed oil storage tanks;

3.0.3 Latest changes

There were no major changes made to this section between 1 May 2007 and 30 April 2008 but a few minor corrections have been made. A summary of these corrections can be found on the [2008 Technical Handbooks](#) website page.

3.0.4 Relevant legislation

Listed below are some pieces of legislation that may be relevant and/or helpful to those using the guidance in this particular section.

[Gas Safety \(Installations and Use\) Regulations 1998](#)

The Gas Safety (Installations and Use) Regulations 1998 require that any person who installs, services, maintains, removes, or repairs gas fittings must be competent. It covers not only materials, workmanship, safety precautions and testing of gas fittings but also the safe installation of all aspects of gas-fired appliance installations

[Gas Appliance \(Safety\) Regulations 1995](#)

The Gas Appliance (Safety) Regulations 1995 cover all aspects of gas appliances and fittings and sets safe standards to satisfy the essential requirements set by the EU. It sets procedures and duties for demonstrating attestation of conformity.

[Workplace, \(Health, Safety and Welfare\) Regulations 1992](#)

The Workplace, (Health, Safety and Welfare) Regulations 1992 cover the key issues for inspection and enforcement by local authorities on matters relating to the physical characteristics of the workplace such as: temperature, lighting, cleanliness and sanitary conveniences.

[Control of Pollution Act 1974](#)

The Control of Pollution Act 1974 covers, among others, duties and powers of the local authority to control and dispose of solid waste.

Clean Air Act 1993	The Clean Air Act 1993 control emissions from domestic premises and from certain industrial processes which fall outwith the provisions of the Environmental Protection Act.
Environment Act 1995	The Environment Act 1995 covers, among others, duties and powers of the Scottish Environment Protection Agency.
Environmental Protection Act 1990	The Environmental Protection Act 1990 covers, among others, management and enforcement of the collection, disposal and treatment of waste, control of hazardous substances, oil pollution and nature conservation. Part IIA covers contaminated land.
The Groundwater Regulations 1998	The Groundwater Regulations 1998 were introduced to prevent pollution of groundwater and to manage groundwater resources in a sustainable way.
The Ionising Radiation Regulations 1999	The Ionising Radiations Regulations 1999 cover, among others, general principles and procedures, the arrangements for the management of radiation protection and the duties of employers.
Water byelaws 2004	The Water Byelaws apply to any water fitting installed or used in buildings where water is supplied by Scottish Water other than where specifically exempted.
Sewerage (Scotland) Act 1968	The Sewerage (Scotland) Act 1968 covers, among others, duties and powers of the local authority to provide, construct and maintain public sewers and rights of connection and discharge.
CAR Regulations 2005	The Water Environment (Controlled Activities)(Scotland) Regulations 2005 gives Ministers the power to introduce controls over a range of activities that have an adverse impact upon the water environment.
Oil Storage Regulations 2006	The Water Environment (Oil Storage)(Scotland) Regulations 2006 were introduced to help reduce the incidence of oil pollution particularly from inadequate storage.

3.1 Site preparation – harmful and dangerous substances

- 3.1 Functional standard
- 3.1.0 Introduction
- 3.1.1 Preparation of a site
- 3.1.2 Harmful or dangerous substances
- 3.1.3 Hazard identification and assessment
- 3.1.4 Development on land that may be contaminated
- 3.1.5 Land not initially identified as being contaminated
- 3.1.6 Risk management techniques
- 3.1.7 Land affected by contamination
- 3.1.8 Re-development of industrial land

standard

3.1

mandatory

Every *building* must be designed and *constructed* in such a way that there will not be a threat to the *building* or the health of people in or around the *building* due to the presence of harmful or dangerous substances.

Limitation:

This standard does not apply to the removal of unsuitable material, including turf, vegetable matter, wood, roots and topsoil on the site of a *building* (other than a *dwelling*) intended to have a life not exceeding the period specified in regulation 6.

Environmental Protection Act 1990

3.1.0 Introduction

Land contamination is an unwanted legacy of Britain’s long industrial history. Part IIA of the Environmental Protection Act 1990 (inserted by section 57 of the [Environment Act 1995](#)) was introduced to enable the identification and remediation of contaminated land from which contamination currently represents an unacceptable risk. Risks associated with the land’s future use will continue to be dealt with under the planning and building standards system. Some functions of Part IIA, planning and building standards regimes may, at times, overlap.

Public registers

Part IIA adopts a ‘suitable for use approach’ that requires the current risks to be assessed and remediated as required, for a site’s existing use. The primary regulatory role for this rests with the local authorities. Local authorities and SEPA must establish public registers to record all prescribed regulatory action taken under Part IIA. The register will contain particulars relating to the remediation, as well as notifications of the identification of contaminated land. The registers will expand as new information is identified.

Section 78A(2) of the Act (as amended) provides a specific definition of ‘contaminated land’ for the purpose of the Act. Land that is not ‘contaminated land’ as defined under the Act may still contain harmful or dangerous substances and the following guidance should be useful to the local authority in carrying out its other functions.

PAN 33

Land confirmed, or suspected of being contaminated is a material consideration when local authorities determine planning applications. The key role of the planning system is to ensure that all the ground included within the planning application is suitable for the proposed future use. Conditions may be added to any permission given to ensure the required remediation takes place. Planning Advice Note (PAN) 33 ‘[Development of Contaminated Land](#)’ explains further the role of planning and includes useful cross-references to other relevant publications and regimes.

Harmful or dangerous substances

Harmful or dangerous substances include deposits of faecal or animal matter and any substance, or mixture of substances, which is, or could become, corrosive, explosive, flammable, radioactive or toxic or which produces, or could produce, any gas likely to have any such characteristic.

Conversions

In the case of *conversions*, as specified in regulation 4, the *building* as *converted* shall meet the requirements of this standard in so far as is *reasonably practicable*, and in no case be worse than before the *conversion*. (regulation 12, schedule 6).

3.1.1 Preparation of a site

'ground immediately adjoining'

Surface soil and vegetable matter can be detrimental to a *building's* structure if left undisturbed within the *building* footprint. Therefore, before any *work* can commence, unsuitable material including turf, vegetable matter, wood, roots and topsoil should be removed from the ground to be covered by the *building*, and the ground immediately adjoining the *building*, to a depth of at least that which will prevent later growth that could damage the *building*. The term 'ground immediately adjoining' is intended to cover ground that is disturbed as a direct result of the *works*.

The solum (prepared area within the containing walls of a *building*) should be treated to prevent vegetable growth and reduce the evaporation of moisture from the ground to the inner surface of any part of a *building* that it could damage.

The solum should be brought to an even surface and any upfilling should be of hard, inert material. See guidance to standard 3.4 relating to *building* elements adjacent to the ground.

To prevent water collecting under the *building*, the solum should be not lower than the highest level of the adjoining ground. However where this may not be possible, such as on sloping ground, the solum should be laid to fall to an outlet in the underbuilding above the lowest level of the adjoining ground to prevent any water build up below the *building*. Any part of the underbuilding that is in contact with the ground, such as on sloping ground, should be tanked. See clause 3.4.7.

Made ground

Where the *site* contains fill or made ground, consideration should be given to its compressibility and its collapse potential. Thought should be given to *foundation* design to prevent the damaging effect of differential settlement.

3.1.2 Harmful or dangerous substances

For the purposes of this Technical Handbook, clause 3.1.0 provides guidance on what harmful or dangerous substances may consist of. Because of their hazardous qualities, any ground below and immediately adjoining (see clause 3.1.1) a *building* should have them removed or made safe. Guidance on remedial action to deal with such substances is given in clause 3.1.5.

3.1.3 Hazard identification and assessment

A preliminary desk-top study should be carried out to provide information on the past and present uses of the proposed *building site* and surrounding area that may give rise to contamination. Examples of land likely to contain contaminants can include, but are not limited to:

- asbestos works;
- chemical works;
- gas works, coal carbonisation plants and ancillary by-products works;
- industries making or using wood preservatives;
- landfill and other waste disposal sites;
- metal mines, smelters, foundries, steel works and metal finishing works;
- munitions production and testing sites;
- nuclear installations;
- oil storage and distribution sites;
- paper and printing works;
- railway land, especially the larger sidings and depots;
- scrap yards;

- sewage works, sewage farms and sludge disposal sites;
- tanneries; and
- petrol filling stations.

During a walk-over of the area there may be signs of possible contaminants. The preliminary investigation can assist in the design of the exploratory and detailed ground investigation. A detailed ground investigation may be necessary and should provide sufficient information for the risk assessment and the design and specification of any remedial work.

Risk assessment should be specific to each *building site* and take into account the presence of source, pathways and receptors at a particular *building site*. Generic assessment criteria may provide an indication of where further consideration of risk to receptors is required. The selection of assessment criteria should take into account the specific circumstances of the *building site* and the receptors that may be exposed. Assessment criteria should be authoritative and scientifically based. Should a risk be indicated then further consideration would be warranted. This may involve collection and assessment of further information. Useful tools for undertaking detailed assessment of risk are available e.g. CONSIM and CLEA. Reference should be made to SEPA and DEFRA web sites which contain details of published and forthcoming guidance.

www.sepa.org.uk
www.defra.gov.uk

www.environment-agency.gov.uk

The Environment Agency manages an extensive research programme related to land contamination. This programme is ongoing and a check should be made to ensure that the most up-to-date guidance is used. The following are just some of the publications that may be of interest:

- assessment of risks to human health from land contamination, an overview of the development of soil guideline values: [CLR 7](#);
- priority contaminants report: [CLR 8](#);
- contaminants in soils, collation of toxicological data and intake values for humans: [CLR 9](#);
- contaminated land exposure assessment (CLEA) model, technical basis and algorithms: [CLR 10](#);
- land contamination risk assessment tools: an evaluation of some of the commonly used methods: [Technical Report P260](#);
- secondary model procedure for the development of appropriate soil sampling strategies for land contamination - R&D Technical Report P5;
- technical aspects of site investigation - [R&D Technical report P5](#).

3.1.4 Development on land that may be contaminated

Where the desk study, records or local knowledge of previous use identifies, land that may contain, or give rise to, harmful or dangerous substances, planning permission will normally be subject to conditions. These conditions may be imposed to ensure that the development proposed for the land will not expose future users or occupiers, or any *building* or services, to hazards associated with the contaminants.

3.1.5 Land not initially identified as being contaminated

There may be occasions when land containing harmful or dangerous substances has not been identified at the planning stage, and the presence of contaminants is only suspected later. Some signs of the possible presence of contaminants are given in the table below together with the possible contaminant and the probable remedial action recommended.

Possible contaminants and actions

Signs of possible contaminants	Possible containment	Possible remedial action recommended
Vegetation (absence, poor or unnatural growth)	metals, metal components	none
	organic compounds, gases	removal or treatment
Surface materials (unusual colours and contours may indicate)	metals, metal compounds	none
	oil and tarry wastes	removal, filling, sealing or treatment
	asbestos (loose)	removal, filling, sealing or treatment
	other fibres	none
	organic compounds including pnenols	removal, filling or treatment
	potentially combustible material including coal and coke dust	removal, inert filling or treatment
	refuse and waste	removal or treatment
Fumes and odour (may indicate organic chemicals at very low concentrations)	flamable, explosive, toxic and asphyxiating gases including methane and carbon dioxide	removal or treatment; the <i>construction</i> is to be free from unventilated voids
	corrosive liquids	removal, filling, sealing or treatment
	faecal, animal and vegetable matter (biologically active)	removal, filling or treatment
Drums and containers (whether full or empty)	various	removal with all contaminated ground

The verifier may require the removal of any of the contaminants in the table to clause 3.1.5, to be carried out by specialists.

If any signs of possible contaminants are present, the local authority should be told at once. If the presence of any of the contaminants listed in the table to clause 3.1.5 is confirmed, it is likely that some form of remedial action will be required. For guidance, the normal course of remedial action is listed against each contaminant. In all cases these courses of action assume that the ground to be covered by the *building* will have at least 100 mm of in-situ concrete cover. Expert advice may be required to provide an economical and safe solution to the hazards encountered especially where contaminants are present in large amounts or where there is imminent danger to health or safety.

3.1.6 Risk management techniques

The Construction Industry Research and Information Association (CIRIA) produces many useful guidance documents on the application of different risk management techniques.

There are a range of options for managing the risk of contamination. This can include removal or treatment of the contaminant source or breaking the pathway by which contaminants can present a risk to receptors:

Removal means that the contaminant itself and any contaminated ground to be covered by the building should be taken out to a depth of 1 m (or less if the verifier agrees) below the level of the lowest floor. The contaminant should then be taken away to a place to be named by the local authority;

Filling means that the ground to be covered by the building should be covered to a depth of 1 m (or less if the verifier agrees) with a material which will not react adversely with any contaminant remaining and may be used for making up levels. The type of filling and the design of the ground floor should be considered together;

Inert filling means that the filling is wholly non-combustible and not easily changed by chemical reactions;

Sealing means that a impermeforate barrier is laid between the contaminant and the building and sealed at the joints, around the edges and at the service entries. Note that polyethylene may not be suitable if the contaminant is a liquid such as a tarry waste or organic solvent.

Ground treatment may provide a more cost effective and environmentally sustainable solution. Treatment may be the only option where the presence of structures or services prevents excavation. Treatment processes can be biological, chemical or physical and be undertaken either in-situ (contaminants are treated in the ground) or ex-situ (contaminated material is excavated and then treated before being returned). The processes convert the contaminant into a neutral form or render it harmless. There are also solidification and stabilisation processes that can 'fix' contaminants in the soil so as to reduce the harm, and thermal processes that alter the contaminant by incineration or by volatilisation. The exact process to use will depend on the contaminant present and the soil type. Expert advice should be sought.

www.ciria.org.uk

CIRIA and the EA websites also contain useful data sheets on remedial treatment options.

3.1.7 Land affected by contamination

www.nhbc.co.uk

The National House Building Council (NHBC), together with the Environment Agency, has produced a guidance document 'Guidance for the Safe Development of Housing on Land Affected by Contamination'. Although relating primarily to *dwellings*, the document provides useful guidance for all *building* types. It aims to promote the adoption of good practice in the identification, investigation, assessment and remedial treatment of land affected by contamination, so that the development of *housing* on such land can be undertaken safely and with confidence that no unacceptable risks remain.

3.1.8 Re-development of industrial land

With the increasing re-development of former industrial land, attention is also drawn to BS 10175: 2001, 'Investigation of potentially contaminated sites, Code of Practice'. The British Standard provides guidance on, and recommendations for, the investigation of land that may be contaminated or land with naturally enhanced concentrations of potentially harmful materials, to determine or manage the ensuing risk. BS 5930: 1999, 'Code of Practice for Site Investigations' is also relevant. This CoP deals with the investigation of ground for the purpose of assessing their suitability for the *construction* of the *work*. It provides recommendations on certain constraints or problems that can affect a *site*, such as geotechnical aspects and the legal aspects including the need for licenses or permits.

3.2 Site preparation – protection from radon gas

- 3.2 Functional standard
- 3.2.0 Introduction
- 3.2.1 Protection from radon gas

standard

3.2

mandatory

Every *building* must be designed and *constructed* in such a way that there will not be a threat to the health of people in or around the *building* due to the emission and containment of radon gas.

3.2.0 Introduction

Radon is a naturally occurring, radioactive, colourless and odourless gas that is formed where uranium and radium are present. It can move through cracks and fissures in the subsoil, and so into *buildings*. Where this gas occurs under *buildings*, the *external walls* contain it and the containment of radon can build up inside the *buildings* over the long term posing a risk to health.

Exposure to high levels of radon for long periods increases the risk of developing lung cancer. To reduce the risk, all new *buildings*, extensions and *conversions*, *built* in areas where there might be radon concentration, may need to incorporate precautions against radon.

Ionising Radiations
Regulations 1999

Occupational exposure to natural radiation sources, including radon gas, is now the subject of regulatory control. This is in line with the most recent revision to the Euratomic Basic Safety Standards Directive ([Council Directive 96/29/EURATOM](#)) that establishes a common basis for radiation protection legislation in all European Member States. Regulation 3 of the Ionising Radiations Regulations 1999 (SI 1999/3232) sets a national reference level for radon gas in workplaces of 400 Bq/m³ averaged over any 3 month period. An employer or self-employed person responsible for a workplace is required to measure radon levels in the workplace on being directed to do so.

If radon levels are found to be in excess of the reference level, the regulations require that measures be taken to safeguard the health of workers. These are:

- a. the employer must evaluate whether remedial measures to reduce the radon levels in the workplace should be undertaken;
- b. where this evaluation shows that radon remedial measures are justified the employer must implement such measures as soon as practicable;
- c. where remedial measures are shown to be justified, or where they fail to bring levels below the reference level, the employer must apply radiation protection measures. Such measures might, for example include:
 - organisation of work schedules to reduce exposure;
 - making and keeping of exposure records;
 - medical surveillance;
 - controlling access to parts of the workplace where radon levels have been shown to be high.

Conversions

In the case of *conversions*, as specified in regulation 4, the *building* as *converted* shall meet the requirements of this standard in so far as is *reasonably practicable*, and in no case be worse than before the *conversion*. (regulation 12, schedule 6).

3.2.1 Protection from radon gas

'ground immediately adjoining'

Although a *site*, and ground immediately adjoining a *site*, should have radon gas made safe so that it is not allowed to be contained in a *building* at levels that are considered harmful to health, little research has been carried out on protection measures to *buildings* other than *dwellings*. The term 'ground immediately adjoining' is intended to cover ground that is disturbed as a direct result of the *works*.

Workplaces are less of a risk than *dwellings* because, generally speaking, people spend less time at work than at home and workplaces generally have better ventilation provision.

national reference level

Large *buildings* tend to be mechanically ventilated and this will result in the dilution of radon gas. The national reference level of 400 Bqm³ in work places makes it easier to stay within that level than the lower level of 200 Bqm³ for *dwellings*. Although research into the protection of large *buildings* is needed, it is reasonable to conclude that an impervious membrane with securely welted joints laid over the full area of the *building* will help reduce radon ingress into the *building*. More appropriate guidance may be obtained from the Building Research Establishment at East Kilbride and the pamphlet '[Radon at Work](#)' produced by the Health Protection Agency may also be of help.

www.bre.co.uk
www.hpa.org.uk

Radon protective measures, as explained and detailed in BRE publication BR376 – '[Radon: guidance on protective measures for new dwellings in Scotland](#)', has been produced mainly for new *dwellings* but the guidance can also be useful for protecting any small *building*.

3.3 Flooding and ground water

- 3.3 Functional standard
- 3.3.0 Introduction
- 3.3.1 Ground liable to flooding
- 3.3.2 Construction in flood risk areas

standard

3.3

mandatory

Every *building* must be designed and *constructed* in such a way that there will not be a threat to the *building* or the health of the occupants as a result of flooding and the accumulation of ground water.

3.3.0 Introduction

Serious river and coastal flooding that has occurred in a number of areas in Scotland is, unfortunately, not entirely preventable. Pressure for land development may mean that development proposals could be given planning approval on land subject to some risk of flooding.

Where development is to take place on land assessed by the planning authority as having a flood risk, advice should be sought from sources such as the local planning authority, the Scottish Environment Protection Agency (SEPA) and those responsible for coastal defences. Further guidance may be obtained from the 'Scottish Planning Policy 7: Planning and Flooding, 2003' (SPP 7) and 'Planning Advice Note: Planning and Building Standards Advice on Flooding' (PAN 69). 'Development and Flood Risk – guidance for the construction industry' (C624) 2004 published by CIRIA provides guidance on carrying out flood risk assessment and suggests design considerations for developers.

Subsoil drainage of a *site* is required where necessary (e.g. where the water table can rise to within 250 mm of the lowest floor of a *building*) to help prevent the penetration of ground water and floodwater to the interior of a *building* and damage to the *building* fabric. Any existing drains that will be affected by the *construction* of a *building* should also continue to function properly and guidance is provided to standard 3.5.

Designers should be aware of the impact that climate change could have on the fabric of *buildings* through increased rainfall and temperatures. Consequential effects are increased driving rain, increased flood risk and increased drying of soils. Guidance on improving the flood resistance of domestic properties can be obtained from '[Preparing for Floods, 2003](#)'.

In the case of *conversions*, as specified in regulation 4, the *building* as *converted* shall meet the requirements of this standard in so far as is *reasonably practicable*, and in no case be worse than before the *conversion*. (regulation 12, schedule 6).

www.sepa.org

SPP 7

PAN 69

CIRIA guidance C624

Climate change

www.planningportal.gov.uk

Conversions

3.3.1 Ground liable to flooding

SPP 7

In general all proposed *building sites* should be appraised initially to ascertain the risk of flooding of the land and an assessment made as to what affects the development may have on adjoining ground. Scottish Planning Policy 7 (SPP 7): Planning and Flooding, 2003 provides guidance on such policy issues and explains the roles and responsibilities of the various stakeholders.

'ground immediately adjoining'

Ground below and immediately adjoining a *building* that is liable to accumulate floodwater or ground water requires treatment to be provided against the harmful effects of such water. The ground immediately adjoining a *building* means the area where any ground water would affect the structural stability of the *building*. Treatment could include a field drain system.

The drainage of ground water may be necessary for the following reasons:

- to increase the stability of the ground;
- to avoid surface flooding;
- to alleviate subsoil water pressure likely to cause dampness to below-ground accommodation;
- to assist in preventing damage to *foundations* of *buildings*;
- to prevent frost heave of subsoil that could cause fractures to structures such as concrete slabs.

The selection of an appropriate drainage layout will depend on the nature of the subsoil and the topography of the ground. Field drains, where provided, should be laid in accordance with the recommendations in Clause 10 of BS 8301: 1990.

Surface water run-off to adjacent land

With the removal of topsoil from a development *site*, developers should be aware of the dangers from possible *surface water* run-off from their *building site* to other properties. It is good practice to have procedures in place to overcome this occurrence. Depending on conditions, the formation of channels or small dams to divert the run-off or, where conditions are particularly serious, the installation of field drains or rubble drains may overcome the problem.

Design Guidance on Flood Damage to Dwellings 1996

3.3.2 Construction in flood risk areas

Where it is intended to develop in areas that may be at some risk of flooding, guidance on precautionary measures that can be taken is given in 'The Design Guidance on Flood Damage to Dwellings 1996'. Although primarily intended for *dwellings*, this document describes the likely effects of flooding on materials and elements of the *building* and assesses various forms of *construction* and measures to reduce the risk of flood damage.

3.4 Moisture from the ground

- 3.4 Functional standard
- 3.4.0 Introduction
- 3.4.1 Treatment of building elements adjacent to the ground
- 3.4.2 Ground supported concrete floors
- 3.4.3 Suspended concrete floors
- 3.4.4 Suspended timber floors
- 3.4.5 Walls at or near ground level
- 3.4.6 Floors at or near ground level
- 3.4.7 Structures below ground

standard

3.4

mandatory

Every *building* must be designed and *constructed* in such a way that there will not be a threat to the *building* or the health of the occupants as a result of moisture penetration from the ground.

3.4.0 Introduction

Water is the prime cause of deterioration in *building* materials and *constructions* and the presence of moisture encourages growth of mould that is injurious to health. Ground water can penetrate *building* fabric from below, rising vertically by capillary action. The effects of this rising damp are immediately recognisable. There may be horizontal ‘tidemarks’ sometimes several feet above the floor; below it the wall is discoloured with general darkening and patchiness. There may also be loose wallpaper, signs of mould growth and deterioration of plaster. Hygroscopic salts brought up from the ground tend to concentrate in the ‘tidemark’.

Buildings therefore need to be *constructed* in such a way that rising damp neither damages the *building* fabric nor penetrates to the interior where it may constitute a health risk to occupants.

Climate change

Designers should be aware of the impact that climate change could have on the fabric of *buildings* through increased rainfall and temperatures. Higher wind speeds and driving rain should focus attention to improved design and quality of *construction* and to the protection of the *building* fabric from long term dampness.

Conversions

In the case of *conversions*, as specified in regulation 4, the *building* as *converted* shall meet the requirements of this standard in so far as is *reasonably practicable*, and in no case be worse than before the *conversion*. (regulation 12, schedule 6).

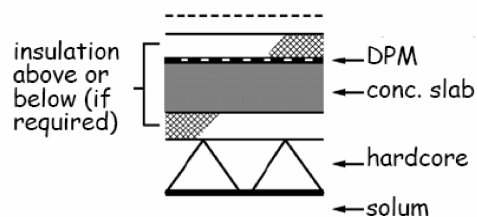
3.4.1 Treatment of building elements adjacent to the ground

A floor, wall or other *building* element adjoining the ground should prevent moisture from the ground reaching the inner surface of any part of a *building* that it could damage.

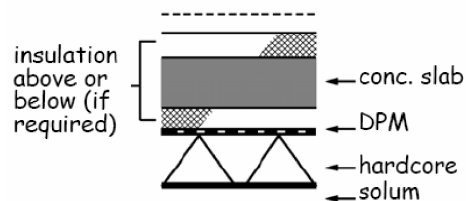
Floors, walls or other *building* elements adjoining the ground should be *constructed* in accordance with the following recommendations. The dimensions specified are the minimum recommended; greater dimensions may therefore be used.

3.4.2 Ground supported concrete floors

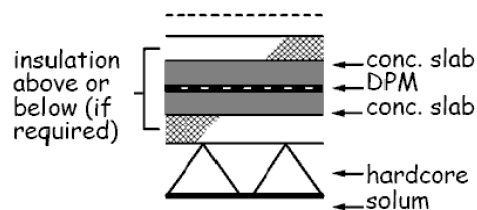
The solum is brought to a level surface. Hardcore bed 100 mm thick of clean broken brick or similar inert material free from fine material and water soluble sulphates in quantities which would damage the concrete; blinded with suitable fine material and *constructed* to form a level, crack-free surface.



Concrete slab 100 mm thick with insulation, if any, laid above or below the slab; with or without a screed or floor finish.

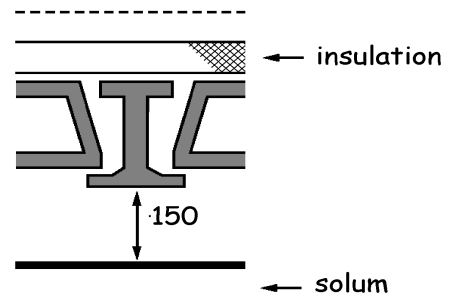


Damp-proof membrane above or below the slab or as a sandwich; jointed and sealed to the damp proof course or damp-proof structure in walls, columns and other adjacent elements in accordance with the relevant clauses in section 3 of CP 102: 1973.



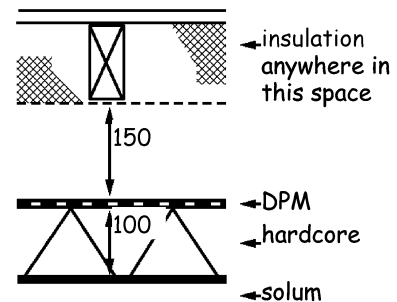
3.4.3 Suspended concrete floors

The solum is brought to an even surface; any up filling to be of hard, inert material. Suspended concrete floor of in-situ or precast concrete slabs or beams with concrete or clay infill units; with insulation, if any; with or without a screed or floor finish, or with boards. *Permanent ventilation* of the under floor space direct to the outside air by *ventilators* in 2 *external walls* on opposite sides of the *building* to provide an open area in each wall of 1500 mm² for at least every metre run of the wall, or 500 mm² for at least every square metre of floor area, this open area also being provided in internal sleeper walls or similar obstructions to maintain the under floor ventilation; the ventilated space to be 150 mm to the underside of the floor slab or beams.

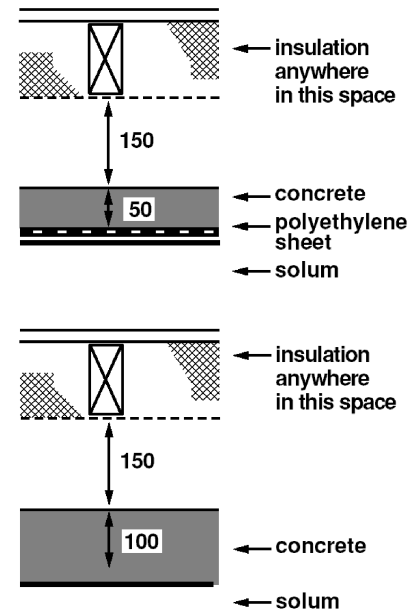


3.4.4 Suspended timber floors

The solum is brought to an even surface; any up filling to be of hard, inert material. Hardcore bed as for clause 3.4.2; with either a dpm in accordance with Section 3 of CP 102: 1973; or concrete 50 mm thick laid on 0.25 mm (1000 gauge) polyethylene sheet; or concrete 100 mm thick; so that in any case the top surface is not below that of the adjacent ground.



Suspended timber floor with or without insulation as required. Floor joists carried on wall-plates supported as necessary by sleeper walls with a dpc under the wall-plates. *Permanent ventilation* of the under floor space direct to the outside air by *ventilators* in 2 *external walls* on opposite sides of the *building* to provide an open area in each wall of either 1500 mm² for at least every metre run of the wall, or 500 mm² for at least every square metre of floor area, this open area also being provided in internal sleeper walls or similar obstructions to maintain the under floor ventilation; the ventilated space to be 75 mm in height from the site covering to the underside of any wall-plates and 150 mm to the underside of the floor joists.



3.4.5 Walls at or near ground level

Walls at or near ground level should be *constructed* in accordance with the recommendations of BS 8102: 1990.

3.4.6 Floors at or near ground level

Floors at or near ground level should be *constructed* in accordance with the recommendations in Clause 11 of CP 102: 1973. However the ventilation of the sub-floor as described in Clause 11.8.4 of CP 102: 1973 is not recommended but should be provided as described in clause 3.4.4 for suspended timber floors.

3.4.7 Structures below ground

Structures below ground, including basements, should be *constructed* in accordance with the recommendation of BS 8102:1990.

3.5 Existing drains

- 3.5 Functional standard
- 3.5.0 Introduction
- 3.5.1 Existing drains
- 3.5.2 Re-routing of drains
- 3.5.3 Re-construction of drains
- 3.5.4 Drains passing through structures
- 3.5.5 Sealing disused drains

standard

3.5

mandatory

Every *building* must not be *constructed* over an existing drain (including a field drain) that is to remain active.

Limitation:

This standard does not apply where it is not *reasonably practicable* to reroute an existing drain.

3.5.0 Introduction

The purpose of this standard is to ensure that existing drains continue to function properly without causing harm to the *building*, the drain itself or to the health of the occupants. The standard is not intended to prevent the *construction* of small domestic extensions over existing drain lines, but each installation should be looked at carefully to ensure the most effective and workable solution is chosen.

Public sewers

Generally, public sewers are not permitted beneath *buildings*. Where it is proposed to *construct* a *building* over the line of an existing sewer, the sewer should be re-routed around the *building*. Permission will be required from the Water Authority for any work that is to be carried out to a public sewer.

Permission of Scottish Water

In exceptional circumstances, if it not possible to re-route an existing sewer away from the *building*, for instance if a *gap building site* in a terrace is being developed, the Water Authority may permit a *building* to be *constructed* over it. Where it is necessary to *build* over a public sewer, approval of the Water Authority will be required.

Disused drains and sewers offer ideal harbourage to rats and frequently offer a route for them to move between the drains and the surface. They can also collapse causing subsidence.

Conversions

In the case of *conversions*, as specified in regulation 4, the *building* as *converted* shall meet the requirement of this standard (regulation 12, schedule 6).

3.5.1 Existing drains

A survey should be carried out to establish the geography and topography of the *building site* and ascertain whether there are any existing field drains. Where a *building site* requires that an existing drain (including a field drain) must remain active and be re-routed or retained, particular methods of *construction* and protection should be carefully considered. The guidance contained in clauses 3.5.2, 3.5.3 and 3.5.4 should be taken into account and any new drain should be *constructed* in accordance with the guidance to standards 3.6 and/or 3.7.

3.5.2 Re-routing of drains

Where a *building* is erected over a private drain, including a field drain that is to remain active, the drain should be re-routed if *reasonably practicable* or *re-constructed* in a manner appropriate to the conditions of the *site*.

It would be unreasonable for drains to be re-routed around a *limited life building*, but care should be taken that no undue loading is transmitted to the drain that might cause damage.

3.5.3 Re-construction of drains

The condition of any drain or sewer that is to be built over should be determined. If in poor condition and/or relatively shallow then consideration should be given to *re-construction* if re-routing is not *reasonably practicable*.

The strength of a pipeline should be determined, decided or specified before *construction* work is undertaken. Drains should be designed and *constructed* in accordance with the recommendations in BS EN 752-3: 1997 and BS EN 1295-1: 1998. During *construction*, it should be ensured that the assumptions made in the design are safeguarded or adapted to changed conditions.

Protection of drains

Every drain or sewer should be protected from damage by *construction* traffic and heavy machinery. Providing barriers to keep such traffic away from the line of the drain or sewer may be appropriate. Heavy materials should not be stored over drains or sewers.

3.5.4 Drains passing through structures

Where a drain passes through a structure, including a manhole or inspection chamber, a detail should be devised to allow sufficient flexibility to avoid damage of the pipe due to movement. A rigid connection however may be appropriate if the drain and the structure are an integral *construction* on a rigid *foundation*. Where drains pass under or close to structures, similar precautions should be considered. Drains should be *constructed* and laid in accordance with the recommendations of BS EN 1610: 1998.

3.5.5 Sealing disused drains

Disused sewers or drains provide ideal nesting places for rats. In order to prevent this, they should be disconnected from the drainage system as near as possible to the point of connection. This should be done in a manner that does not damage any pipe that is still in use and ensures that the drainage system is watertight. This may be carried out, for example, by removing the pipe from a junction and placing a stopper in the branch of the junction fitting. Where the connection is to a public sewer, the Water Authority should be consulted.

Disused sewers and drains less than 1.5 m from the surface and in open ground should be, as far as *reasonably practicable*, removed. Other pipes should be capped at both ends and at any point of connection, to ensure rats cannot gain entry.

3.6 Surface water drainage

- 3.6 Functional standard
- 3.6.0 Introduction
- 3.6.1 Surface water drainage from buildings
- 3.6.2 Surface water drainage of paved surfaces
- 3.6.3 Surface water discharge
- 3.6.4 Sustainable Urban Drainage Systems
- 3.6.5 Soakaway serving small buildings
- 3.6.6 Surface water run-off from small paved surface areas
- 3.6.7 Rainwater harvesting
- 3.6.8 Traditional drainage systems
- 3.6.9 Discharges into a drainage system
- 3.6.10 Testing

<p>standard</p> <h1 style="margin: 0;">3.6</h1> <p>mandatory</p>	<p>Every <i>building</i>, and hard surface within the <i>curtilage</i> of a <i>building</i>, must be designed and <i>constructed</i> with a <i>surface water</i> drainage system that will:</p> <p>(a) ensure the disposal of <i>surface water</i> without threatening the <i>building</i> and the health and safety of the people in or around the <i>building</i>; and</p> <p>(b) have facilities for the separation and removal of silt, grit and pollutants.</p>
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3.6.0 Introduction

Climate change is expected to result in more rain in the future and it is essential that this is taken into account in today's *buildings*. *Surface water* therefore must be removed quickly and safely without damage to the building, danger to people around the building and does not pose a risk to the environment by flooding or pollution.

It is essential that *surface water* is cleared quickly from all access routes to *buildings*, particularly with elderly and *disabled people* in mind. Ponding in winter can cause slippery surfaces that can be a hazard to pedestrians.

Controlled activity regulations

The discharge of *surface water* is a controlled activity under [The Water Environment \(Controlled Activities\)\(Scotland\) Regulations 2005](#). Under these regulations *surface water* discharges to ground or water (wetlands, surface waters or groundwater) must be authorised by The [Scottish Environment Protection Agency](#) (SEPA). Authorisation is risk related, with discharges from *buildings*, including hard standings within their *curtilage*, being classed as low risk if they are carried out in accordance with the General Binding Rules. These rules state that if the *surface water* is from *construction* after the 1st April 2006 then it must be by a Sustainable Urban Drainage System (SUDS). The permitted exceptions to this rule is the *surface water* run-off from a single *dwelling* and its *curtilage* or a discharge to coastal water.

PAN 61

Sustainable drainage is a concept that focuses decisions about drainage on the environment and people. The concept takes account of the quantity and quality of *surface water* run-off and the amenity value of *surface water* in the urban environment. SUDS are physical structures that are designed to store, treat and control *surface water* run-off making provision for the concept for sustainable drainage. The approach to the disposal of surface water from within the *curtilage* of a *building* clearly needs to be considered at the earliest stage in the design development of a project. (See also the Scottish Executive Development Department's Planning Advice Note No. PAN 61 - Planning and Sustainable Urban Drainage Systems).

Water conservation

In some localities there is growing pressure on water resources due to changes in the climate and increasing expectations of personal hygiene. The introduction of conservation measures, such as the collection of *surface water* for its reuse is strongly encouraged to reduce the reliance on mains water.

Conversions

In the case of *conversions*, as specified in regulation 4, the *building* as *converted* shall meet the requirements of this standard (regulation 12, schedule 6).

3.6.1 Surface water drainage from buildings

Every *building* should be provided with a drainage system to remove rainwater from the roof, or other areas where rainwater might accumulate, without causing damage to the structure or endangering the health and safety of people in or around the *building*. Where gutters and rainwater pipes are used, they should be *constructed* and installed in accordance with the recommendations described in BS EN 12056-3: 2000.

Eaves drop systems

Methods other than gutters and rainwater pipes may be utilised to remove rainwater from roofs. An eaves drop system will allow rainwater to drop freely to the ground. Where these are used, they should be designed taking into account the following:

- the protection of the fabric of the *building* from the ingress of water caused by water splashing on the wall;
- the need to prevent water from entering doorways and windows;
- the need to protect persons from falling water when around the *building*;
- the need to protect persons and the *building* fabric from rainwater splashing on the ground or forming ice on access routes. The provision of a gravel layer or angled concrete apron or such like would be acceptable;
- the protection of the *building foundations* from concentrated discharges from gutters.

Gutters and rainwater pipes may be omitted from a roof at any height provided it has an area of not more than 8 m² and no other area drains onto it.

3.6.2 Surface water drainage of paved surfaces

Ponding of paved surfaces can be very dangerous, particularly in winter where ice can form. Paved surfaces therefore, that are accessible to pedestrians should be drained quickly and efficiently.

Every *building* should be provided with a drainage system to remove *surface water* from paved surfaces, such as a car park or an access route that is suitable for *disabled people*, without endangering the *building* or the health and safety of people in or around the *building*. The paved surface should be so laid as to ensure rainwater run-off is not close to the *building*. Drainage systems should be designed, *constructed* and installed, either:

- a. incorporating SUDS techniques as in clauses 3.6.3 and 3.6.4; or
- b. using a traditional piped drainage system as in clause 3.6.7.

Small paved areas

A paved surface, such as a car park, of less than 200 m² is unlikely to contribute to flooding problems and may be designed to have free-draining run off in accordance with clause 3.6.6.

3.6.3 Surface water discharge

Surface water discharged from a *building* and a hard surface within the *curtilage* of a *building* should be carried to a point of disposal that will not endanger the *building*, environment or the health and safety of people around the *building*.

Surface water discharge should be to:

- a. a SUDS system designed and constructed in accordance with clause 3.6.4; or
- b. a soakaway *constructed* in accordance with:
 - clause 3.6.5; or
 - the guidance in BRE Digest 365, '[Soakaway Design](#)'; or

- National Annex NG 2 of BS EN 752-4: 1998; or
- c. a public sewer provided under the [Sewerage \(Scotland\) Act 1968](#); or
- d. an outfall to a watercourse, such as a river, stream or loch or coastal waters, that complies with any notice and/or consent by SEPA; or
- e. a storage container with an overflow discharging to either of the 4 options above.

Discharge from a soakaway should not endanger the stability of the *building*. Damage to the *foundations* is likely to occur where discharge is too close to the *building* and it is sensible to ensure that any water bearing strata directs water away from the *building*.

Location of soakaway

To prevent such damage therefore, every part of a soakaway should be located at least 5 m from a *building* and from a *boundary* in order that an adjoining plot is not inhibited from its full development potential. However the volume of *surface water* run-off, ground strata or permeability of the soil may influence this dimension and it may be reduced, or indeed may need to be increased, to preserve the structural integrity of the *building*.

3.6.4 Sustainable Urban Drainage Systems

SUDS are made up of 1 or more structures built to manage *surface water* run-off. They are used in conjunction with good management of the land to prevent pollution. There are 4 general methods of control:

- filter strips and swales;
- filter drains and permeable surfaces;
- infiltration devices;
- basins and ponds.

SUDS can be designed to fit into most urban settings, from hard-surfaced areas to soft landscaped features. The variety of design options available allows designers and planners to consider local land use, land take, future management and the needs of local people. SUDS often stretch beyond the confines of the *curtilage* of individual *buildings* but need to be considered as a whole.

A SUDS technique for *surface water* drainage should be provided in accordance with the guidance contained in '[Sustainable urban drainage systems: design manual for Scotland and Northern Ireland](#)'.

Brownfield land
www.sepa.org.uk

Careful consideration should be given to the design of *surface water* drainage from brownfield land, particularly where contamination might be expected. SEPA provides guidance in their [SUDS Advice Note – Brownfield Sites](#), while the SUDS design manual for Scotland and Northern Ireland also gives guidance on what systems may be appropriate.

Generally SUDS are designed to utilise natural processes and regular monitoring will be needed to ensure the system as conceived is operating as intended. Poor maintenance may restrict a SUDS operational efficiency and guidance is provided in Section 5 of SUDS: design manual for Scotland and Northern Ireland.

Maintenance
responsibility

The maintenance of a SUDS system within the *curtilage* of a *building* is the responsibility of the *building* owner.

3.6.5 Soakaway serving small buildings

Soakaways have been the traditional method of disposal of *surface water* from *buildings* and paved areas where no mains drainage exists. A soakaway

serving a small *building*, or an extension, should be designed and *constructed* in accordance with the following guidance:

- a. test the suitability of the ground in accordance with the percolation test method in clause 3.9.1. The trial holes and the finished soakaways should be a minimum of 5 m from the *building* and the *boundary*. However this dimension may be reduced slightly on small *sites* where ground conditions allow, such as very well draining soil;
- b. there should be individual soakaways for each *building*;

The soakaways may be sized using the following simplified formulae derived from [BRE Digest 365](#):

$$(A \times 0.0145) - (a \times f \times 900) = S$$

Where - A is the area to be drained in m²

a is the internal surface area of the soakaway to 50% effective depth, excluding the base in m². This has to be assumed for initial calculation purposes.

f is the soil infiltration rate, in m/s, determined in accordance with clause 3.9.1. This calculation produces Vp in secs/mm [conversion = (1/Vp) /1000]

S is the required storage in m³

3.6.6 Surface water run-off from small paved surface areas

Surface water run-off may be appropriate for small paved areas, such as access paths to small *buildings*. Run-off can be achieved by laying the surface to a fall, sufficient to avoid ponding. The *surface water* should be free draining to a pervious area such as grassland provided the soakage capacity of the ground is not overloaded. Also the discharge should not be adjacent to the *building* where it could damage the *foundations*.

3.6.7 Rainwater harvesting

Rainwater harvesting systems allow *surface water* run-off from *buildings* or hardstanding areas to be collected, processed, stored and distributed thereby reducing the demand for potable water, the load on drainage systems and *surface water* run-off that can lead to incidents of flooding. The reuse of *surface water* therefore is recommended.

Rain, as it falls on *buildings*, is soft, clear and largely free of contaminants. During collection and storage however there is potential for contamination. For this reason it is recommended that recycled *surface water* is used only for flushing water closets in *buildings* as it would be difficult to guarantee the necessary maintenance of complex filters that would be essential if there claimed water were used for consumption or personal hygiene.

[CIRIA C539](#)

www.environment-agency.gov.uk

[Water byelaws](#)

Manufacturers of proprietary systems or guidance documents such as CIRIA C539 or '[Harvesting Rainwater for domestic use: an information guide](#)' published by the Environment Agency provides helpful guidance on design considerations.

Where a rainwater harvesting system is to be installed it should be designed, *constructed* and installed in accordance with the Water Byelaws 2004, the recommendations of the Water Regulations Advisory Scheme (WRAS)

WRAS guidance notes Information and Guidance Notes No. [9-02-04](#) and [9-02-05](#), 1999 and the CIRIA publication CIRIA C539; '[Rainwater and greywater use in buildings: best practice guidance](#)'. The approval of [Scottish Water](#) is needed before any such scheme is installed.

Filtration Prior to the storage of water in a tank the rainwater should be filtered to remove leaves and other organic matter and dust or grit. Disinfection may be required if the catchment area is likely to be contaminated with animal faeces, extensive bird droppings, oils or soil.

Water storage tanks should be *constructed* of materials such as GRP, high-density polyethylene, steel or concrete and sealed and protected against the corrosive effects of the stored water and to prevent the ingress of groundwater if located underground.

Water for use in the *building* should be extracted from just below the water surface in the tank to provide optimum water quality. All pipework carrying rainwater for use in the *building* should be identified as such in accordance with the WRAS guidance notes and great care should be taken to avoid cross-connecting reclaimed water and mains water. Tanks should be accessible to allow for internal cleaning and the maintenance of inlet valves, sensors, filters or submersible pumps. An overflow should discharge to a soakaway (see guidance to standard 3.9) or to mains drainage where it is not *reasonably practicable* to discharge to a soakaway. Backflow prevention devices should be incorporated to prevent contaminated water from entering the system.

3.6.8 Traditional drainage systems

There can be substantial advantages from the use of SUDS, but where a traditional piped system is required it should be designed and *constructed* in accordance with the guidance in National Annex NE of BS EN 752-4: 1998.

3.6.9 Discharges into a drainage system

Silt and grit Where a discharge into a traditional drainage system contains silt or grit, for example from a hard standing with car wash facilities, there should be facilities for the separation of such substances. Removable grit interceptors should be incorporated into the *surface water* gully pots to trap the silt or grit.

Oil, grease or volatile substances Where a discharge into a drainage system contains oil, grease or volatile substances, for example from a vehicle repair garage, there should be facilities for the separation and removal of such substances. The recommendations in the following draft European Standards should be followed:

- a. BS EN 858-1: 2002 for light liquids such as oil or petrol;
- b. BS EN 1825-2: 2002 for grease.

The use of emulsifiers to break up any oil or grease in the drain is not recommended as they can cause problems further down the system.

3.6.10 Testing

A *surface water* drainage system should be tested to ensure the system is laid and is functioning correctly. Testing should be carried out in accordance with the guidance in BS EN 1610: 1998.

3. 7 Wastewater drainage

- 3. 7 Functional standard
- 3. 7.0 Introduction
- 3. 7.1 Sanitary pipework
- 3. 7.2 Sanitary appliances below flood level
- 3. 7.3 Drainage system outside a building
- 3. 7.4 Connection to a public sewer
- 3. 7.5 Conversions and extensions
- 3. 7.6 Sewers intended for vesting
- 3. 7.7 Ventilation of a drainage system
- 3. 7.8 Discharges into a drainage system
- 3. 7.9 Greywater recycling
- 3. 7.10 Testing
- 3. 7.11 Wastewater discharge

standard
3.7
mandatory

Every *wastewater* drainage system serving a *building* must be designed and *constructed* in such a way as to ensure the removal of *wastewater* from the *building* without threatening the health and safety of people in or around the *building*, and;

- (a) that facilities for the separation and removal of oil, fat, grease and volatile substances from the system are provided;
- (b) that discharge is to a public sewer or public *wastewater* treatment plant, where it is *reasonably practicable* to do so; and
- (c) where discharge to a public sewer or public *wastewater* treatment plant is not *reasonably practicable* that discharge is to a private *wastewater* treatment plant or septic tank.

Limitation:

Standard 3.7(a) does not apply to a *dwelling*.

3.7.0 Introduction

This guidance applies to *wastewater* systems that operate essentially under gravity. The guidance to this standard provides recommendations for the design, *construction* and installation of drains and sewers from a *building* to the point of connection to a public sewer or public sewage treatment works.

The guidance should also be used for all pipework connecting to a private *wastewater* treatment plant or septic tank.

Treatment plants, septic tanks

Guidance on private *wastewater* treatment plants, septic tanks and infiltration fields is provided to standards 3.8 and 3.9.

Combined sewers

Some sewers, called combined sewers, carry *wastewater* and *surface water* in the same pipe. It may be appropriate to install a drainage system within the curtilage of a *building* as a separate system even when the final connection is to a combined sewer. This will facilitate the upgrading of the combined sewer at a later date.

Water conservation

In some localities there is growing pressure on water resources due to changes in the climate and the increasing expectations of personal hygiene. The use of *greywater* in *buildings* has only recently been considered because of issues of hygiene and the need to carry out essential and continual maintenance. *Greywater* recycling therefore may be appropriate in some types of *buildings* where a robust maintenance contract exists.

Incorrect connections

The connection of *wastewater* drains to *surface water* drains is a common occurrence during *conversions* and extensions in urban areas served by separate drainage systems. Incorrect connections can cause chronic and severe pollution of watercourses and a careful check should be made before final connection is made to the appropriate drain.

Conversions

In the case of *conversions*, as specified in regulation 4, the *building* as *converted* shall meet the requirements of this standard (regulation 12, schedule 6).

3. 7.1 Sanitary pipework

Differences in plumbing within Europe have led to a variety of systems being developed. These have happened as a result of differences in the type and use of sanitary appliances in Member States. The European Standards describe the 4 main systems in use but it is expected that traditional practices will continue in the various countries. However care will need to be taken if different systems are used to ensure that the entire system operates satisfactorily and that the system designed and installed is compatible with, and suitable for, connection to existing *wastewater* systems.

Sanitary pipework should be *constructed* and installed in accordance with the recommendations in BS EN 12056-2: 2000. The BS EN describes 4 different systems as follows:

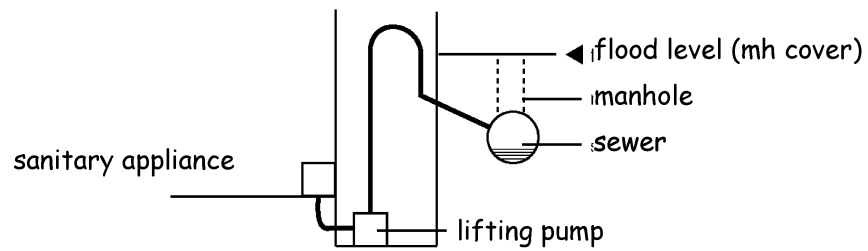
- | | |
|-----------------------|--|
| Traditional UK system | <ul style="list-style-type: none"> • System III (single discharge stack system with full bore branch discharge pipes) as described in Clause 4.2 of BS EN 12056-2: 2000 is the traditional system in use in the UK. |
| Low-flush system | <ul style="list-style-type: none"> • However low water and energy consumption is now a major consideration in any design solution. With this in mind, System II (single discharge stack system with small bore discharge branch pipes) may be appropriate. Careful consideration should be given to the design of the system where a low flush cistern is connected to an existing drain to ensure that blockages do not occur as a result of reduced flow rates. |
| European systems | <ul style="list-style-type: none"> • Systems I (single discharge stack system with partially filled branch discharge pipes) and IV (separate discharge stack system) have developed as a result of different types of sanitary appliances and technical traditions in the various European countries. These system types may not be appropriate for use in this country. |

Reducing the bore of a pipe in the direction of flow may lead to blockages and is not recommended. However, sanitary pipework may be reduced where it is connected to a pump installed in compliance with the conditions of certification by a *notified body*. These pumped systems are generally in use where the appliances are located in basement levels below the flood level of the drain. (see clause 3.7.2)

3. 7.2 Sanitary appliances below flood level

The basements of approximately 500 *buildings* in Scotland are flooded each year when the sewers surcharge (the effluent runs back up the pipes because they are too small to take the required flow). *Wastewater* from sanitary appliances and floor gullies below flood level should be drained by *wastewater* lifting plants or, where there is unlikely to be a risk to persons such as in a car park, via an anti-flooding device. *Wastewater* lifting plants should be *constructed* in accordance with BS EN 12056-4: 2000. *Wastewater* from sanitary appliances above flood level should not be drained through anti-flooding devices and only in special case, e.g. refurbishment, by a *wastewater* lifting plant.

Diagrammatic section through a pumped system in a basement



3. 7.3 Drainage system outside a building

A drainage system outside a *building*, should be *constructed* and installed in accordance with the recommendations in BS EN 12056-1: 2000, BS EN 752-3: 1997 (amendment 2), BS EN 752-4: 1998 and BS EN 1610: 1998.

Reducing the bore of a drain in the direction of flow may lead to blockages and is not recommended.

Health and safety legislation requires that manual entry to a drain or sewer system is only undertaken where no alternative exists. Therefore use of remotely operated equipment will become the normal method of access. As well as the traditional inspection chambers used for depths of up to 1 m, remotely operated equipment is available for inspection, cleaning and removal of debris from deeper drains and sewers, without the need for personal entry.

3. 7.4 Connection to a public sewer

Where a private drain discharges into a public sewer, normally at the *curtilage* of a *building*, some form of access should be provided for maintenance and to allow a satisfactory connection. A disconnecting chamber (or manhole where the depth is more than 1.2 m) should be provided in accordance with the requirements of Scottish Water in whom it is likely to be vested.

Disconnecting chambers

3. 7.5 Conversions and extensions

Incorrect drainage connections, mostly related to *conversions* and extensions, whether *wastewater* to *surface water* or vice versa, is a common occurrence and can cause severe pollution of watercourses or surcharging of drains also leading to pollution. A careful check should be made before breaking into an existing drain to ensure it is the correct one and a further test carried out after connection, such as a dye test, to confirm correct connection.

3. 7.6 Sewers intended for vesting

Where it is intended that a private sewer (a sewer connecting 2 or more *buildings* that are privately owned and maintained) will be vested in the Water Authority, *construction* and installation should be in accordance with the requirements of 'Sewers for Scotland'.

Sewers for Scotland

3. 7.7 Ventilation of a drainage system

A *wastewater* drainage system serving a *building* should be ventilated to limit the pressure fluctuations within the system and minimise the possibility of foul air entering the *building*. A system should be installed in accordance with the guidance in Sections 4, 5, 6 and National Annex ND of BS EN 12056-2: 2000.

Air admittance valves

Air admittance valves are another method of ventilating a drainage system as they allow air to enter the drainage system, but not to escape, thus limiting pressure fluctuations within the system. Care should be taken when installing these valves that they are located where they will operate effectively. Air admittance valves should be installed:

- a. in accordance with the recommendations in BS EN 12380: 2002; or
- b. in compliance with the conditions of certification of a *notified body*.

3. 7.8 Discharges into a drainage system

Where a discharge into a drainage system contains oil, fat, grease or volatile substances, for example from a commercial *kitchen*, there should be facilities for the separation and removal of such substances. Separator systems are used in a wide variety of situations to fulfill a number of different requirements. It is important to establish why a separator system is needed and what specific function it is expected to fulfill before selecting the appropriate size and type of installation.

Separators should be *constructed* and installed in accordance with:

- a. BS EN 858-2: 2003 for light liquids such as oil or petrol;
- b. BS EN 1825-2: 2002 for fat or grease.

The use of emulsifiers to break up any oil or grease in the drain is not recommended as they can cause problems further down the system.

3. 7.9 Greywater recycling

Water reuse is becoming an accepted method of reducing demand on mains water and the use of *greywater* may be appropriate in some *buildings* for flushing of water closets. However, because *greywater* recycling systems require constant observation and maintenance they should only be used in *buildings* where a robust maintenance contract exists.

Where a *greywater* system is to be installed it should be designed and installed in accordance with the Water Byelaws 2004, the Water Regulations Advisory Scheme (WRAS) Information and Guidance Notes 9-02-04 and 9-02-05, 1999 and the CIRIA publication CIRIA C539: 'Rainwater and Greywater use in Buildings: Best Practice Guidance'. The system should also be designed, installed and commissioned by a person competent and knowledgeable in the nature of the system and the regulatory requirements. The approval of Scottish Water is needed before any such scheme is installed.

Risk assessment

A risk assessment on the health and safety implications should be carried out for those who will be employed to install and maintain the system.

A comprehensive installation guide, users' guide and an operation and maintenance manual should be handed to the occupier at the commissioning stage.

3. 7.10 Testing

A *wastewater* drainage system should be tested to ensure the system is laid and is functioning correctly. Testing should be carried out in accordance with the guidance in:

- a. National Annex NG of BS EN 12056-2: 2000, for sanitary pipework;
- b. BS EN 1610: 1998, for a drainage system under and around a *building*.

3. 7.11 Wastewater discharge

Discharge to mains	A <i>wastewater</i> drainage system should discharge to a public sewer or public <i>wastewater</i> treatment plant provided under the Sewerage (Scotland) Act 1968, where it is reasonably practicable to do so.
<i>Greywater</i> discharge	Discharge of <i>greywater</i> may be via a water closet when the installation is in accordance with the guidance provided in clause 3.7.9.
Non-mains discharge	Where it is not possible to discharge to a public system, for example in the countryside where there is no public sewer, other options are available, as described in the guidance to standards 3.8 and 3.9: Private wastewater treatment systems.

3.8 Private wastewater treatment systems – treatment plants

- 3.8 Functional standard
- 3.8.0 Introduction
- 3.8.1 Treatment plants
- 3.8.2 Treatment plant covers
- 3.8.3 Inspection and sampling
- 3.8.4 Location of a treatment plant
- 3.8.5 Discharges from septic tanks and treatment plants
- 3.8.6 Access for desludging
- 3.8.7 Labelling

standard

3.8

mandatory

Every private *wastewater* treatment plant or septic tank serving a *building* must be designed and *constructed* in such a way that it will ensure the safe temporary storage and treatment of *wastewater* prior to discharge.

3.8.0 Introduction

A *wastewater* treatment system is an effective, economical way of treating *wastewater* from *buildings*. It consists of 2 main components, a watertight underground tank into which raw sewage is fed and a system designed to discharge the *wastewater* safely to the environment without pollution. This is normally an infiltration field through which *wastewater* is released to the ground, but when ground conditions are not suitable, a discharge to a watercourse or coastal waters may be permitted. The infiltration field provides secondary treatment and is often critical for protecting the environment from pollution. Not all treatment plants treat to the same standard, for example, biological treatment plants treat the *wastewater* to a much higher standard than septic tanks prior to release of the *wastewater* thus reducing pollution and permitting a smaller infiltration field. As there are many different types of treatment plants with varying degrees of efficiency, then the type chosen should be selected for the effluent standard required to protect the environment.

Although a septic tank is a basic form of treatment plant, it has been specifically mentioned in the guidance to clarify the recommendations.

Package treatment plant is the term applied to a range of systems engineered to treat a given hydraulic and organic load using prefabricated components that can be installed with minimal site work.

Guidance on the *construction* and installation of drains discharging into private *wastewater* treatment plants or septic tanks is covered by standard 3.7.

Conversions

In the case of *conversions*, as specified in regulation 4, the *building* as *converted* shall meet the requirement of this standard (regulation 12, schedule 6).

3.8.1 Treatment plants

Where it is not *reasonably practicable* to connect to a public sewer or a public *wastewater* treatment plant then discharge should be to a private *wastewater* treatment plant or septic tank.

Treatment plants provide suitable conditions for the settlement, storage and partial decomposition of solids that need to be removed at regular intervals. The discharge can however still be harmful and will require great care when discharging to ground to ensure a suitable level of protection of the environment is achieved. A large number of small sewage treatment works in a limited area is undesirable. The guidance to standard 3.9 deals with the infiltration system that should be *constructed* as an integral part of the treatment plant or septic tank.

When sizing and selecting the *wastewater* treatment plant the designer should take full account of all population loadings, effluent treatment standard, and also where appropriate, any unusual pollution loads such as waste disposal units.

www.britishwater.co.uk

Use of detergents and disinfectants is not detrimental but excessive use may have a harmful effect on the performance of the sewage treatment works. The British Water Code of Practice, Flows and Loads – 2 provides guidance on sizing criteria and treatment capacity for small (maximum 1000 population equivalent) *wastewater* treatment systems

A private *wastewater* treatment plant and septic tank should be designed, *constructed* and installed in accordance with:

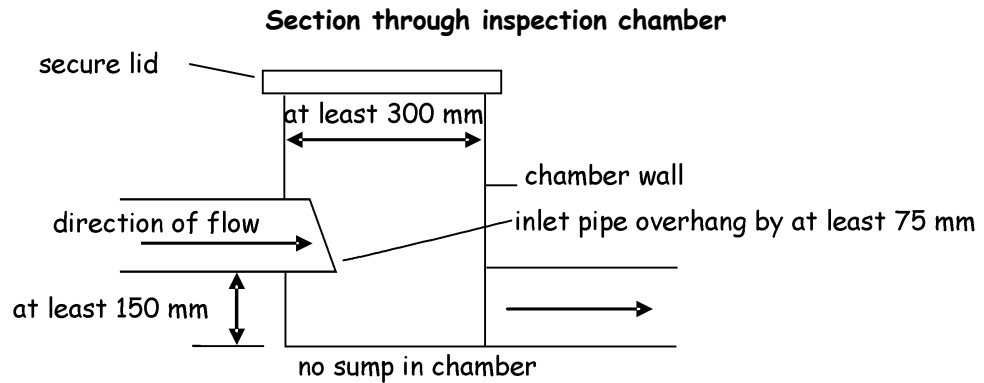
- a. the recommendations of BS EN 12566-1: 2000, for a prefabricated septic tank: or
- b. the recommendations of BS 6297: 1983; or
- c. the conditions of certification by a *notified body*.

3.8.2 Treatment plant covers

The settlement tank of a private *wastewater* plant and a septic tank should have a securely sealed, solid cover that is capable of being opened by 1 person using standard operating keys.

3.8.3 Inspection and sampling

A private *wastewater* plant and septic tank should be provided with a chamber for the inspection and sampling of the *wastewater* discharged from the tank. The owner should carry out inspection at regular intervals and SEPA can sample the effluent to ensure compliance with any discharge consent. A chamber should be provided in accordance with the following diagram.



3.8.4 Location of a treatment plant

Research has shown that there are no health issues that dictate a safe location of a treatment plant or septic tank relative to a *building*. However damage to the *foundations* of a *building* has been shown to occur where leakage from the tank has occurred. In the unlikely event of there being leakage, it is sensible to ensure that any water bearing strata directs any liquid away from the *building*. To prevent any such damage therefore, every part of a private *wastewater* plant and septic tank should be located at least 5 m from a *building*.

Every part of a private *wastewater* plant and septic tank should be located at least 5 m from a *boundary* in order that an adjoining plot is not inhibited from its full development potential.

3.8.5 Discharges from septic tanks and treatment plants

Where mains drainage is not available, it may be possible to discharge treated *wastewater* to ground via an infiltration system, as described in clause 3.9.2, or to a water course, loch or coastal waters.

SEPA consent

SEPA will require an authorisation, under the terms of the [Water Environment \(Controlled Activities\)\(Scotland\) Regulations 2005](#) to be applied for all discharges of sewage effluent whether to ground via an infiltration system or to a watercourse

3.8.6 Access for desludging

Wastewater treatment plants should be inspected monthly to check they are working correctly. The effluent in the outlet from the tank should be free flowing. The frequency of desludging will depend upon the capacity of the tank and the amount of waste draining to it from the *building* but further advice on desludging frequencies should be obtained from the tank manufacturer or the desludging contractor.

A private *wastewater* treatment plant and septic tank should be provided with an access for desludging. The desludging tanker should be provided with access to a working area that:

- a. will provide a clear route for the suction hose from the tanker to the tank; and
- b. is not more than 25 m from the tank where it is not more than 4 m higher than the invert level of the tank; and
- c. is sufficient to support a vehicle axle load of 14 tonnes.

3.8.7 Labelling

Every *building* with a drainage system discharging to a private *wastewater* treatment plant or septic tank should be provided with a label to alert the occupiers to such an arrangement. The label should describe the recommended maintenance necessary for the system and should include the following:

‘The drainage system from this property discharges to a wastewater treatment plant (or septic tank, as appropriate). The owner is legally responsible for routine maintenance and to ensure that the system complies with any discharge consent issued by SEPA and that it does not present a health hazard or a nuisance’.

The label should be located adjacent to the gas or electricity consumer unit or the water stopcock.

3.9 Private wastewater treatment systems – infiltration systems

- 3.9 Functional standard
- 3.9.0 Introduction
- 3.9.1 Assessing the suitability of the ground
- 3.9.2 Design of infiltration fields
- 3.9.3 Greywater disposal
- 3.9.4 Location of infiltration fields – pollution
- 3.9.5 Location of infiltration fields – damage to buildings

standard

3.9

mandatory

Every private *wastewater* treatment system serving a *building* must be designed and *constructed* in such a way that the disposal of the *wastewater* to ground is safe and is not a threat to the health of the people in or around the *building*.

SEPA authorisation

3.9.0 Introduction

The intention of this standard is to ensure that non-mains drainage systems are designed and *constructed* to a standard so that the discharges from them do not contribute to environmental pollution and will achieve statutory environmental standards. Subject to discharge authorisation from SEPA, (see clause 3.8.5) *wastewater* from treatment systems can either discharge to land via an infiltration system or to watercourses, lochs or coastal waters. The guidance to this standard deals with discharges to land via infiltration systems. The infiltration method will form a critical part of the treatment system and care must be taken in the type, design and location chosen to avoid environmental pollution. The guidance to this standard should be used in conjunction with the guidance to standard 3.8 when designing *wastewater* treatment systems.

Several hundreds of *wastewater* treatment systems are thought to cause pollution problems every year. These problems occur mainly because of poor location, poor drainage field design or lack of maintenance.

Conversions

In the case of *conversions*, as specified in regulation 4, the *building* as *converted* shall meet the requirement of this standard (regulation 12, schedule 6).

3.9.1 Assessing the suitability of the ground

An infiltration system serving a private *wastewater* treatment plant, septic tank or for *greywater* should be *constructed* in ground suitable for the treatment and dispersion of the *wastewater* discharged. This can be achieved by following the guidance below.

A ground assessment and soil percolation test should be carried out to determine the suitability of the ground. The following three step procedure should be followed:

Ground assessment

First, carry out a preliminary ground assessment. The following check list indicates the actions that should be taken and the type of information that should be collected:

- consult SEPA, verifier and the Environmental Health Officer as required;
- consult SEPAs latest groundwater protection policy;
- identification of the underlying geology and aquifers;
- whether the ground is liable to flooding;
- nature of the sub-soil and groundwater vulnerability;
- implication of plot size;
- proximity of underground services;
- ground topography and local drainage patterns;
- whether water is abstracted for drinking, used in food processing or farm dairies;
- implication for, and of, trees and other vegetation;
- location of *surface waters* and terrestrial ecosystems.

The preliminary assessment may indicate that the ground is unsuitable for the installation of an infiltration system, in which case an alternative disposal method should be considered.

Trial holes

Second, a trial hole should be dug to determine the position of the water table and soil conditions. This trial hole will enable the sub-soil type to be determined. The trial hole should be a minimum of 2 m deep, or a minimum of 1.5 m below the invert of the proposed distribution pipes. The trial hole should be left covered for a period of 48 hours before measuring any water table level. Subsoils that overlay bedrock allow water to move through the pore spaces between the grains of material of which they are composed. They are the first line of defence against pollution and act as a protecting filtering layer. Where these materials are unsaturated, pollution attenuation processes are often enhanced. Water flows through much of Scotland's bedrock via fissures. Attenuation of contaminants is limited in these cases. For safe and effective dispersal of the *wastewater*, the groundwater and bedrock should be at least 1 m below the bottom of the distribution pipes. It should also be noted that it is the seasonally highest level of the water table that should be determined for the infiltration area

Percolation tests

Third, to determine the type of infiltration system and the area of ground required, percolation tests should be carried out. These percolation tests should be carried out using either of the following methods:

- a. expert examination of the soil distribution analysis, using the method described in BS 1377: Part 2: 1990; or
- b. expert in-situ testing using either the Constant Head or Tube Permeameter as described in CEN/TR 12566–2–2005; or
- c. excavate a minimum of two percolation holes, not less than 5 m apart along the line of and below the proposed invert level of the effluent distribution pipe. Each hole should be 300 mm square to a depth of 300

mm. Where deep drains are necessary, the holes should conform to this shape at the bottom but may be enlarged above the 300 mm level to facilitate safe excavation. Fill the 300 mm square section of the holes to a depth of at least 300 mm with water and allow them to seep away overnight. It is important to saturate the soil surrounding the test holes to simulate day to day conditions in an operational drainage field. Next day, refill the test sections of the percolation holes with water to a depth of at least 300 mm and observe the time (t) in seconds, for the water to seep away from 75% to 25% full level. Divide this time by 150 mm. The answer gives the average time in seconds (Vp) required for the water to drop 1 mm. Take care when making the tests to avoid unusual weather conditions such as heavy rain, severe frost or drought. To obtain consistent results carry out the test at least 3 times for each percolation hole and take the average figure

The floor area of a sub-surface drainage trench required to disperse effluent from treatment plants or septic tanks may be calculated from the following formula:

$$A = P \times V_p \times 0.25$$

A is the area of the sub-surface drainage trench, in m²

p is the number of persons served by the tank; and

Vp is the percolation value obtained, as described above, in secs/mm.

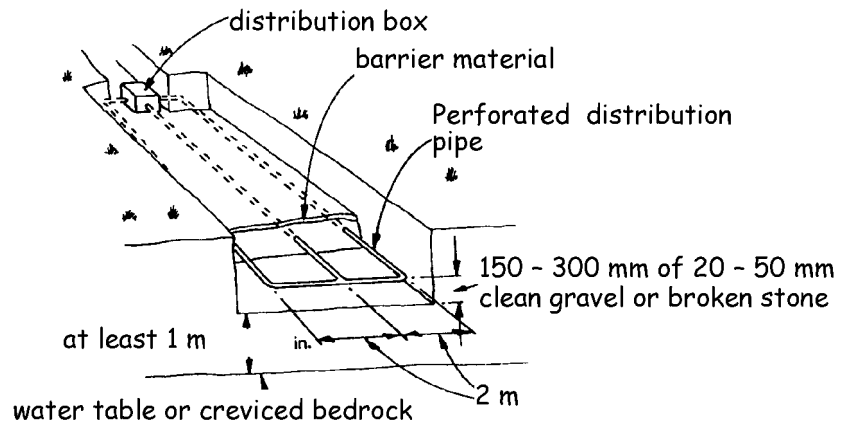
For *wastewater* that has received the benefit of secondary treatment followed by settlement, this area may be reduced by 20%, i.e.

$$A = P \times V_p \times 0.2$$

3.9.2 Design of infiltration fields

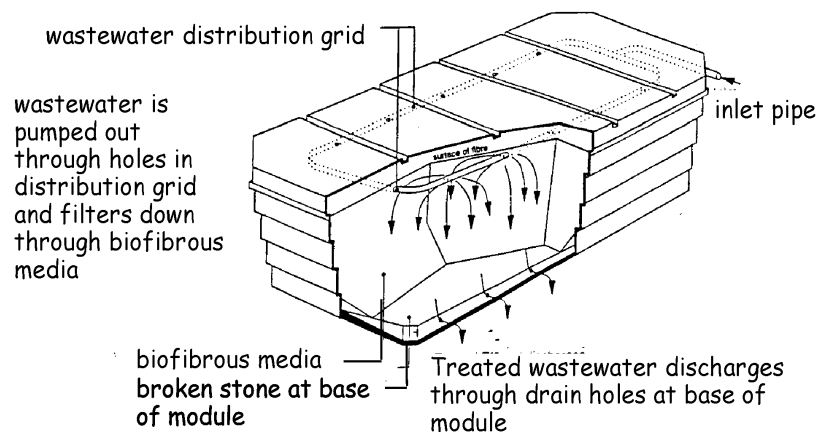
An infiltration system serving a private *wastewater* treatment plant or septic tank should be designed and *constructed* to suit the conditions as determined by the ground into which the treated *wastewater* is discharged. An infiltration system should be designed and *constructed* in accordance with the following guidance:

- | | |
|--------------------------|--|
| Fast percolation rates | Where the percolation value (as demonstrated by the percolation test) is not more than 15 secs/mm, in accordance with the requirements of SEPA; |
| Normal percolation rates | Where the percolation value (as demonstrated by the percolation test) is more than 15 secs/mm and not more than 100 secs/mm, as: <ol style="list-style-type: none"> a. a piped infiltration trench system in accordance with national annex NG.3 of BS EN 752-4: 1998, using perforated, rigid pipes with a smooth internal surface; or b. a piped infiltration bed system in accordance with the diagram below; or c. any system described under 'slow and very slow percolation rates'; |



Where the percolation value (as demonstrated by the percolation test) is more than 100 secs/mm and not more than 140 secs/mm, as:

- a. a reed bed complying with the requirements of the BRE, [Good Building Guide, GBG 42, Parts 1 and 2](#) together with a piped infiltration system described in sub-clauses a and b with a normal percolation rate, or a suitable outfall; or
- b. a *constructed* wetland, other than a reed bed, to a professionally prepared design and *constructed* by specialist contractor(s); or
- c. a proprietary filtration system designed, *constructed* and installed in accordance with the conditions of a *notified body*; or
- d. any other equivalent filtration system designed by a specialist in this subject and *constructed* by specialist contractor(s);



Very slow percolation rates

Where the percolation value (as demonstrated by the percolation test) is more than 140 secs/mm:

- a. as a system described under 'slow percolation rate' that does not use an infiltration system for the final treated *wastewater*; or
- b. for domestic sized *buildings*, by designing and *constructing* a mound filter system in accordance with BR 478, [Mound Filter Systems for the treatment of domestic wastewater](#)'.

3.9.3 Greywater disposal

The disposal of *greywater* (from baths, showers, washbasins, sinks and washing machines) may be accomplished by an infiltration field the area of which can be calculated from the following:

$$A = P \times V_p \times 0.2$$

A is the area of the sub-surface drainage trench, in m² ;

p is the number of persons served; and

V_p is the percolation value obtained, as described above, in secs /mm.

3.9.4 Location of infiltration fields – pollution

An infiltration system serving a private *wastewater* treatment plant or septic tank should be located to minimise the risk of pollution. An infiltration field should be located in accordance with the following guidance:

- a. at least 50 m from any spring, well or borehole used as a drinking water supply; and
- b. at least 10 m horizontally from any watercourse (including any inland or coastal waters), permeable drain, road or railway.

3.9.5 Location of infiltration fields – damage to buildings

Research has shown that there are no health issues that dictate a safe location of an infiltration field relative to a *building*. However damage to the *foundations* of a *building* is likely to occur where discharge is too close to the *building*. It is sensible to ensure that any water bearing strata directs any effluent away from the *building*.

To prevent any such damage therefore, every part of an infiltration system serving a private *wastewater* treatment plant or septic tank should be located at least 5 m from a *building*. An infiltration system should also be located at least 5 m from a *boundary* in order that an adjoining plot is not inhibited from its full development potential.

However the ground strata or permeability of the soil may influence this dimension and it may be reduced slightly where the strata directs any groundwater away from the *foundations* or if the soil is free draining. Indeed, to preserve the structural integrity of the *building*, it may be prudent to increase the dimension where ground conditions would allow *wastewater* to collect around the *building's foundations*.

3.10 Precipitation

- 3.10 Functional standard
- 3.10.0 Introduction
- 3.10.1 General provisions
- 3.10.2 Wall constructions (solid, masonry)
- 3.10.3 Wall constructions (cavity, masonry)
- 3.10.4 Extensions
- 3.10.5 Wall constructions (framed)
- 3.10.6 Ventilation of wall cavities
- 3.10.7 Roof constructions (flat)
- 3.10.8 Roof constructions (pitched)

standard
3.10
mandatory

Every *building* must be designed and *constructed* in such a way that there will not be a threat to the *building* or the health of the occupants as a result of moisture from precipitation penetrating to the inner face of the *building*.

Limitation:

This standard does not apply to a *building* where penetration of moisture from the outside will result in effects no more harmful than those likely to arise from use of the *building*.

3.10.0 Introduction

Rain penetration shows up as damp patches, usually after heavy rain, on the inside of *external walls*, around door or window openings or on ceilings. It can be difficult to pinpoint the exact route the rainwater is taking. For example, a damp patch on a ceiling could be the result of a faulty flashing or damaged felt on a *flat roof* some distance away from the damp patch. Similarly, unless they have adequate damp proof courses and flashings, materials in parapets and *chimneys* can collect rainwater and deliver it to other parts of the *dwelling* below roof level. Penetration occurs most often through walls exposed to the prevailing wet winds, usually south-westerly or southerly.

BR 302

There are numerous publications providing good practice guidance on methods of preventing rain penetration to internal surfaces of *buildings*. BRE book 'Roofs and Roofing – performance, diagnosis, maintenance, repair and the avoidance of defects' provides helpful guidance for *building* professionals to address these problematic issues.

Explanation of terms

The following terms are included to provide clarity to their meaning in the guidance to this standard.

A **vented cavity** means a cavity with openings to the outside air placed so as to allow some limited, but not necessarily through-air movement. The openings are normally located at low level where they can also act as weep holes to drain water from the cavity.

A **ventilated cavity** means a cavity with openings to the outside air placed so as to promote through movement of air. The openings should be located at high and low level.

Conversions

In the case of *conversions*, as specified in regulation 4, the *building* as *converted* shall meet the requirements of this standard in so far as is *reasonably practicable*, and in no case be worse than before the *conversion*. (regulation 12, schedule 6).

3.10.1 General provisions

A floor, wall, roof or other *building* element exposed to precipitation, or wind driven moisture, should prevent penetration of moisture to the inner surface of any part of a *building* so as to protect the occupants and to ensure that the *building* is not damaged.

Some types of *buildings*, such as *carports* or storage of outdoor equipment, can be unaffected by damp penetration and the following guidance therefore may not be relevant.

When using any of the *constructions* below, the following general recommendations should be followed for walls or roofs, as appropriate:

- masonry walls of bricks and/or blocks incorporating damp-proof courses, flashings and other materials and components *constructed* in accordance with the relevant recommendations of BS 5628: Part 3: 2001. The *construction* used should suit the degree of exposure to wind and rain in accordance with Clause 21 and as described in BS 8104: 1992;
- masonry walls incorporating external rendering which conforms to the relevant recommendations of BS 5262: 1991, to suit the degree of exposure and the type of masonry;
- masonry walls of natural stone or cast stone blocks *constructed* in accordance with the relevant recommendations of BS 5628: 2001 and to suit the degree of exposure to wind and rain as described in BS 8104: 1992;
- masonry cavity walls incorporating insulation material, either as a complete or partial cavity fill, where the insulating material is the subject of a current certificate issued under the relevant conditions of an independent testing body. The walls should be *constructed* in accordance with the terms of the certificate and to suit the degree of exposure to wind and rain as described in BS 8104: 1992 and the relevant recommendations of the following British Standards:
- roofs with copper, lead, zinc and other sheet metal roof coverings require provision for expansion and contraction of the sheet material. In 'warm deck' roofs, in order to reduce the risk of condensation and corrosion, it may be necessary to provide a ventilated air space on the cold side of the insulation and a high performance vapour control layer between the insulation and the roof structure. It may also be helpful to consult the relevant trade association.

Cavity wall insulation

Materials or conditions	British Standards
Urea formaldehyde (UF) foam	BS 5617: 1985 and BS 5618: 1985
Man-made mineral fibre (slabs)	BS 6676: Parts 1: 1986
Assessment of walls for filling	BS 8208: Part 1: 1985

- walls or roofs incorporating cladding materials *constructed* in accordance with the recommendations of the following British Standards or Codes of Practice:

Wall and roof cladding materials

Materials and conditions	Element	British Standards and Codes of Practice
Aluminium	wall or roof	CP 143: Part 15: 1973 (1986)
Galv. corrugated steel	wall or roof	CP 143: Part 10: 1973
Lead	wall or roof	BS 6915: 2001
Copper	wall or roof	CP 143: Part 12: 1970 (1988)
Slates and tiles	wall or roof	BS 5534: Part 1: 2003
Zinc	wall or roof	CP 143: Part 5: 1964
Non-loadbearing walls	wall or steep roof	BS 8200: 1985
PC concrete cladding	wall	BS 8297: 2000
Natural stone cladding	wall	BS 8298: 1994
<i>Flat roofs</i>	roof	BS 6229: 2003
Bitumen felt	roof	BS 8217: 2005
Mastic asphalt	roof	BS 8218: 1998

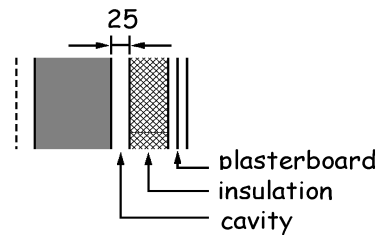
Generic details

The following sketches provide guidance on recommended methods of *construction* to prevent rain penetration to the inner surfaces of the *building*. The thickness and other dimensions quoted are the minimum recommended unless otherwise stated. Greater figures are therefore possible.

Wall type A
(solid wall with internal insulation)

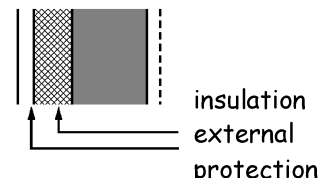
3.10.2 Wall constructions (solid, masonry)

Solid wall, 200 mm thick of bricks, blocks or slabs of clay, calcium silicate, concrete or cast stone. Wall rendered or unrendered externally. Insulation and plasterboard internally, with a cavity 25 mm wide.



Wall type B
(solid wall with external insulation)

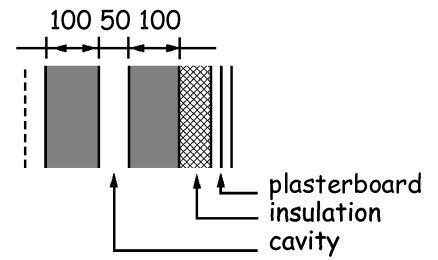
Solid wall as A. above. Insulation applied to the external surface of the wall; protected externally either by cladding (of sheets, tiles or boarding) with *permanent ventilation*, or by rendering. Wall with or without an internal surface finish of plaster or plasterboard.



3.10.3 Wall constructions (cavity, masonry)

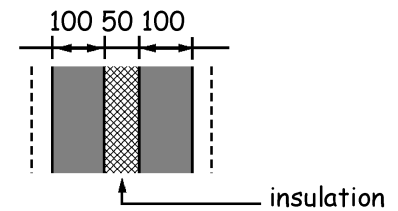
Wall type A
(cavity wall with internal insulation)

Cavity wall of 2 leaves of masonry separated by a 5 mm cavity; each leaf, 100 mm thick, of either bricks or blocks of clay, calcium silicate or concrete. Wall rendered or unrendered externally. Insulation applied as a lining to the internal surface of the wall and plasterboard.



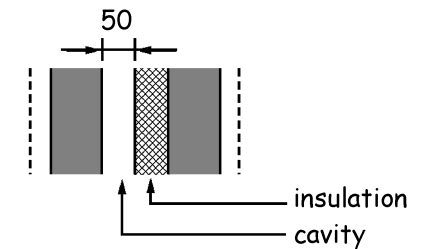
Wall type B
(cavity wall with cavity fill insulation)

Cavity wall as A. above. Wall rendered or unrendered externally. Insulation applied as a cavity fill. Wall with or without an internal surface finish of plaster or plasterboard. This construction is only recommended for sheltered conditions.



Wall type C
(cavity wall with partial fill insulation)

Cavity wall as A. above. Wall rendered or unrendered externally. Insulation applied to either leaf as a partial cavity fill so as to preserve a residual space of 50 mm wide. Wall with or without an internal surface finish of plaster or plasterboard.



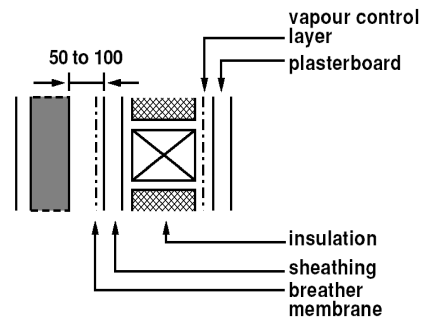
3.10.4 Extensions

Careful consideration should be given to the detailing of an existing wall of a *building* when an extension is added. The outer leaf of a previously *external wall* will become an internal wall and any moisture that enters the cavity could collect and cause serious damage to the *building*. Where the *building* is located in an exposed location or where the existing *construction* might allow the passage of rain either through facing brick or a poorly rendered masonry wall, the use of a cavity tray along the line of the roof of the extension may be appropriate. However in sheltered situations or where the detailing can prevent damage to the *building* as a result of rain penetration a ragged flashing (chased into the wall) may be sufficient.

3.10.5 Wall constructions (framed)

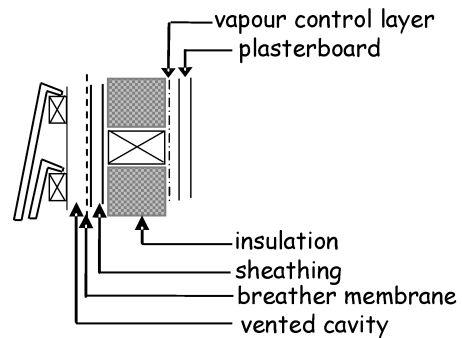
Wall type A
(masonry cladding)

Framed wall of timber studs and dwangs, with a vapour permeable sheathing to the framing covered with a breather membrane. Masonry external cladding of 100 mm thick clay brick or block, concrete or calcium silicate brick or block, dense in-situ concrete, lightweight concrete or autoclaved aerated concrete, with an externally ventilated cavity in accordance with the guidance in clause 3.10.6. Masonry cladding rendered or unrendered externally. Insulation applied as an infill to the framing. The framing lined internally with a vapour control layer and plasterboard.



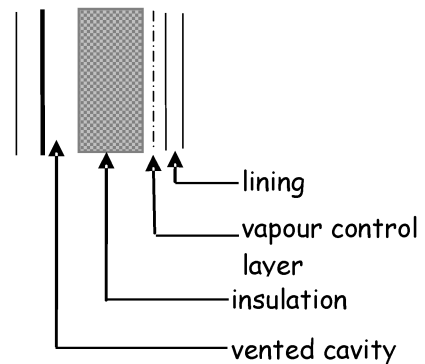
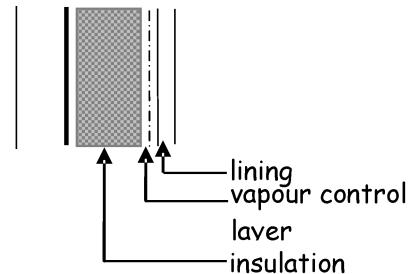
Wall type B
(weatherboarding, tile or slate cladding)

Framed wall of timber studs and dwangs with a breather membrane. Cladding material, on battens and counter battens as required, of timber weather boarding, tile or slate. Insulation and internal lining as A. above.



Wall type C
(sheet or panel cladding with/without ventilated cavity)

Framed wall of timber or metal studs and dwangs. Sheet or panel cladding material of fibre cement, plastic, metal, GRP or GRC. Insulation applied either to the internal face of the framing with *permanent ventilation* behind any impervious cladding, or as an infill to the framing; in either case the wall lined internally with a vapour control layer and a lining.



3.10.6 Ventilation of wall cavities

Ventilation of *external wall* cavities is necessary to prevent the build-up of excessive moisture that could damage the fabric of a *building*. Ventilation holes can also be used to drain excess water from the cavity that has entered through the outer leaf.

Timber frame

Interstitial condensation is one of the major problems that need to be addressed in timber framed *buildings*. To reduce the amount of interstitial condensation to a level that will not harm the timber frame or sheathing, a cavity of at least 50 mm wide should be provided between the sheathing and the cladding. Where timber, slate or tile cladding is used, the width of the cavity should be measured between the sheathing and the inner face of the cladding, ignoring the battens and counter battens.

Where the outer leaf is of timber, slate or tile clad *construction*, a vented cavity should be provided. A ventilated cavity should be provided for extra protection in severely exposed areas. Where necessary refer to BS 8104: 1992. Due to the air gaps inherent between the components of a timber, slate or tile clad wall, no proprietary ventilators should be necessary and a 10 mm free air space should be sufficient.

Cavity barriers

Where the wall cavity is sub-divided into sections by the use of *cavity barriers* e.g. at mid-floor level in a 2 storey house, the *ventilators* should be provided to the top and bottom of each section of the cavity. Care should be taken with rendered walls to prevent blockage of the *ventilators*.

Masonry outer leaf

Where the outer leaf is of masonry *construction*, venting of the cavity is normally sufficient. Cavities should be vented to the outside air by installing *ventilators* with at least 300 mm² free opening area at 1.2 m maximum centres. Precipitation can penetrate the outer leaf of an *external wall* and cavities are normally drained through weep holes. These weep holes can also provide the necessary venting.

3.10.7 Roof constructions (flat)

The following sketches provide guidance on recommended methods of *construction* to prevent rain penetration to the inner surfaces of a *building*.

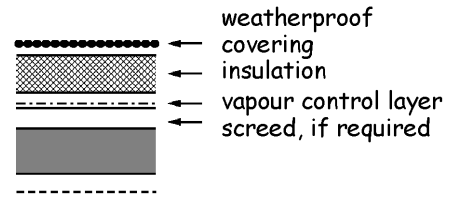
There is evidence to suggest that condensation in cold deck *flat roofs* can cause problems and these type of roofs should be avoided. Both the warm deck and warm deck inverted roof *constructions*, where the insulation is placed above the roof deck, are considered preferable. Further guidance is given to standard 3.15 in the domestic Handbook.

The following British Standards give recommendations on the design and construction of flat roofs:

- BS 6229: 2003 – CoP for flat roofs with continuously supported coverings
- BS 6915: 2001 – CoP Design and construction of fully supported lead sheet roof and wall cladding
- BS 8217: 2005 – CoP for reinforced bitumen membranes
- BS 8218: 1998 – CoP for mastic asphalt roofing
- CP 143-12: 1970 – CoP for sheet and wall coverings

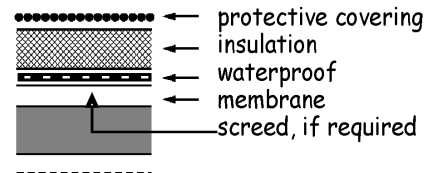
Roof type A
(concrete - warm roof)

Flat roof structure of in-situ or precast concrete with or without a screed; with or without a ceiling or soffit. External weatherproof covering; with insulation laid on a vapour control layer between the roof structure and the weatherproof covering. [Note 1]



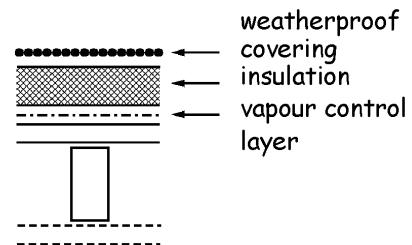
Roof type B
(concrete - inverted roof)

Flat roof structure as A. above. External protective covering; with low permeability insulation laid on a waterproof membrane between the roof structure and the external covering.



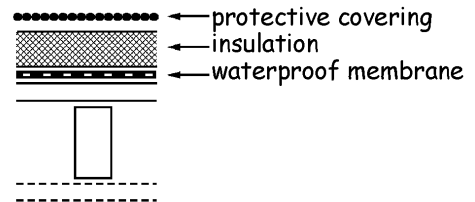
Roof type C
(timber or metal frame - warm roof)

Flat roof structure of timber or metal-framed construction with a board decking 19 mm thick; with or without a ceiling or soffit. External weatherproof covering, insulation and vapour control layer as A. above. [Note 1]



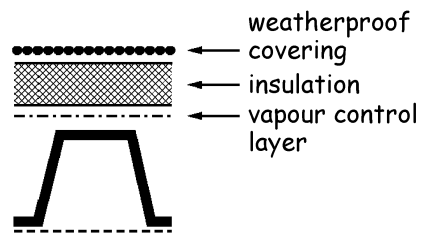
Roof type D
(timber or metal frame - inverted roof)

Flat roof structure as C. above. External protective covering, insulation and waterproof membrane as B. above.



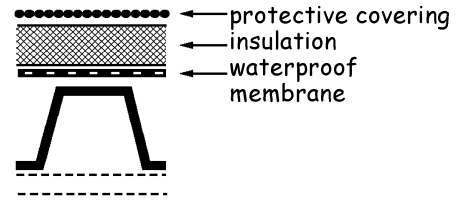
Roof type E
(troughed metal decking - warm roof)

Flat roof structure of timber or metal framed construction with a troughed metal decking; with or without a ceiling or soffit. External weatherproof covering and insulation and vapour control layer as A. above. [Note 1]



Roof type F
(troughed metal decking - inverted roof)

Flat roof structure as E. above. External protective covering, insulation and waterproof membrane as B. above.



Note 1

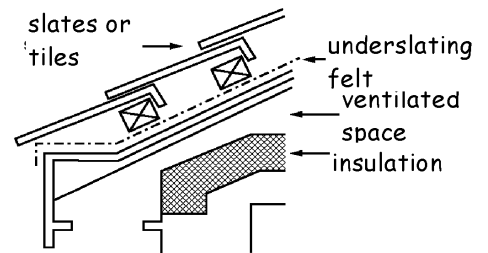
Roof types A, C and E are not suitable for sheet metal coverings that require joints to allow for thermal movement. See also sub-clause f of clause 3.10.1.

3.10.8 Roof constructions (pitched)

BS 5534: 2003 gives recommendations on the design, materials, installation and performance of slates, tiles and shingles including, amongst others, information on rain and wind resistance. The British Standard also provides a comprehensive list of other British Standards covering other less common pitched roof coverings.

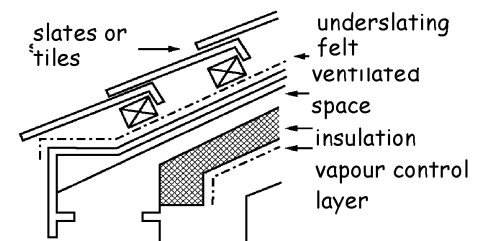
Roof type A
(slate or tiles - insulation on a level ceiling)

Pitched roof structure of timber or metal framed construction. External weatherproof covering of slates or tiles on under slating felt with or without boards or battens.



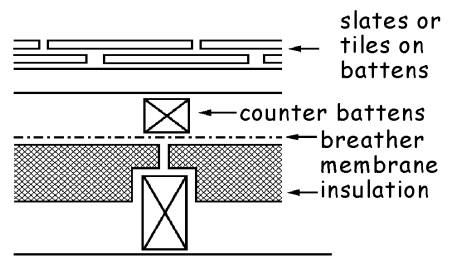
Roof type B
(slate or tiles - insulation on a sloping ceiling)

Pitched roof structure as A. above. External weatherproof covering as A.



Roof type C
(slate or tiles - insulation on decking)

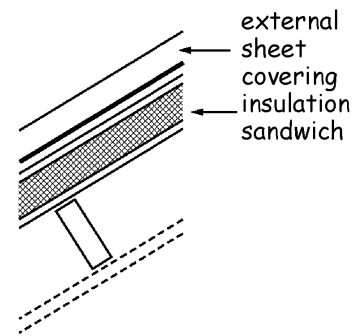
Pitched roof structure as A. above with a decking of low permeability insulation fitted to and between the roof framing. External weatherproof covering of slates or tiles, with tiling battens and counter battens (located over roof framing), and a breather membrane laid on the insulation decking; with a sloping ceiling.



C. Slates or tiles - insulation as decking

Roof type D
(metal or fibre cement
sheet - sandwich
insulation)

Pitched roof structure as A. above.
External weatherproof covering of
metal or fibre cement sheet
sandwich *construction* laid on
purlins; with insulation sandwiched
between the external and soffit
sheeting; and with or without a
ceiling. [Note 2]



Note 2

Roof type D. is not suitable for sheet metal coverings that require joints to allow for thermal movement. See also sub-clause f of clause 3.10.1.

3.11 Facilities in dwellings

3.11 Functional standard

3.11.0 Introduction

standard

3.11

mandatory

Every *building* must be designed and *constructed* in such a way that:

- (a) the size of any *apartment* or *kitchen* will provide a level of amenity that ensures the welfare and convenience of all occupants and visitors; and
- (b) an accessible space is provided to allow for the safe, convenient and sustainable drying of washing.

Limitation:

This standard applies only to a *dwelling*.

3.11.0 Introduction

This standard does not apply to *buildings* other than *dwellings*.

3.12 Sanitary facilities

- 3.12 Functional standard
- 3.12.0 Introduction
- 3.12.1 Number of sanitary facilities
- 3.12.2 Provision for staff
- 3.12.3 Provision in residential buildings
- 3.12.4 Provision for public in shops and shopping malls
- 3.12.5 Provision for public in entertainment & assembly buildings
- 3.12.6 General provisions in all sanitary accommodation
- 3.12.7 General provisions in accessible sanitary accommodation
- 3.12.8 Accessible toilets
- 3.12.9 Location of accessible toilets
- 3.12.10 Accessible bathrooms and shower rooms
- 3.12.11 Accessible changing facilities
- 3.12.12 Baby changing facilities

standard
3.12
 mandatory

Every *building* must be designed and *constructed* in such a way that *sanitary facilities* are provided for all occupants of, and visitors to, the *building* in a form that allows convenience of use and that there is no threat to the health and safety of occupants or visitors.

3.12.0 Introduction

It is important that *sanitary facilities* address the needs of occupants and visitors, both in terms of availability and accessibility. Facilities should be sufficient in number to prevent queuing, other than in exceptional circumstances. Variety in the range of provision will assist not only people with a mobility or sensory impairment but also benefit older people, those with babies or young children or encumbered by luggage.

Sanitary accommodation should not be an afterthought in the planning of a *building*, as this can result in facilities that are small or in awkward locations, making them difficult to access and use. Common issues include screening of the facilities that results in small lobbies and the use of white finishes, *sanitary facilities* and fittings to suggest cleanliness, creating difficulty for a person with a visual impairment.

Whilst guidance is offered on a variety of *building* types, some may not be categorised easily. In such cases, designers will need to discuss specific provision with client and user groups and consider the guidance given under this standard to arrive at a practical solution.

Additional provisions

There are further issues of good practice that lie outwith the scope of this standard. One example is the provision of an accessible *toilet* for assisted use, with adult changing facilities, in *buildings* visited by large numbers of the public, such as shopping malls, and larger entertainment or *assembly buildings*. Further information can be found on the '[Changing Places](#)' website.

Water Byelaws

www.snipef.co.uk
www.scottishwater.co.uk

The human body absorbs lead easily from drinking water and this can have a negative effect on the intellectual development of young children. Although mains water supplies do not contain significant levels of lead, recent research studies have shown that leaded solder plumbing fittings, normally used for heating systems, have been used on drinking water pipework in contravention of the [Scottish Water Byelaws 2004](#). Further guidance can be obtained from Scotland and Northern Ireland Plumbing Employers Federation (SNIPEF) and Scottish Water

Conversions

In the case of *conversions*, as specified in regulation 4, the *building* as *converted* shall meet the requirement of this standard (regulation 12, schedule 6).

3.12.1 Number of sanitary facilities

The number of *sanitary facilities* provided within a *building* should be calculated from the maximum number of persons the *building* is likely to accommodate at any time, based upon the normal use of the *building* .

Separate male and female *sanitary accommodation* is usually provided. This should be based upon the proportion of males and females that will use a *building* , where this is known, or provide accommodation for equal numbers of each sex otherwise.

Unisex *sanitary accommodation* may be provided where each *sanitary facility*, or a WC and wash hand basin, is located within a separate space, for use by only one person at a time, with a door that can be secured from within for privacy.

Small businesses

In small premises, it is recognised that duplication of *sanitary facilities* may not always be *reasonably practicable* and that they might be shared between staff and customers. However, where practicable, it is good practice for *sanitary facilities* for staff involved in the preparation or serving of food or drink to be reserved for their sole use, with a separate provision made for customers. Separate hand washing facilities for such staff should always be provided.

Schools

The numbers of *sanitary facilities* in schools should be provided in accordance with the tables in the [School Premises \(General Requirements and Standards\) \(Scotland\) Regulations 1967](#), as amended. The recommendations within BS 6465-1: 2006 may also be helpful. However, the School Premises Regulations do not address accessible *sanitary facilities* which therefore should be provided in accordance with the guidance to this standard.

Specialist buildings

A *building* providing a service registered or proposing to register under the [Regulation of Care \(Scotland\) Act 2001](#), such as *residential care buildings*, day care centres and hospices, may be subject to additional standards set out in the relevant [National Care Standards](#) document for that service.

Accessible toilets

Accessible *toilets* should be provided within the overall number of *sanitary facilities* recommended in the various tables in the guidance to this standard, as either:

- at least 1 unisex accessible *toilet* , accessed independently from any other *sanitary accommodation* ; or
- where provided within separate *sanitary accommodation* for males and females, at least 1 accessible *toilet* for each sex.

The number required will be dependent upon travel distances within a *building* to an accessible *toilet* .

3.12.2 Provision for staff

A *building* should be provided with *sanitary facilities* for staff in accordance with the following table:

Number of sanitary facilities for staff

	Staff numbers	WC	WHB	Urinals
Male	1 to 15	1	1	1
	16 to 30	2	2	1
	31 to 45	2	2	2
	46 to 60	3	3	2
	61 to 75	3	3	3
	76 to 90	4	4	3
	91 to 100	4	4	4
	over 100	1 additional WC, WHB and urinal for every additional 50 males or part thereof		
Female (also male where no urinals provided)	1 to 5	1	1	
	6 to 25	2	2	
	Over 25	1 additional WC and WHB for every additional 25 females (or males), or part thereof		

3.12.3 Provision in residential buildings

Public expectation of facilities in *residential buildings* has risen considerably over the years and en suite *sanitary facilities* now tends to be normal practice, though it is recognised that this may not be possible in all cases.

Where *sanitary accommodation* is not en suite to bedrooms, it should be located directly off a circulation area, close to bedrooms and provided in accordance with the following table:

Number of sanitary facilities in residential buildings

Sanitary facility	Number of sanitary facilities
WC	1 per 9 persons, or part thereof
WHB	1 per bedroom [1]
Bath or shower	1 per 4 persons, or part thereof [2]

Notes:

1. For bedrooms, a wash hand basin should be en suite. An alternate ratio of 1 wash hand basin per four persons, or part thereof, may be used for dormitory sleeping accommodation.
2. *Sanitary accommodation* containing a bath or shower should also contain a WC and wash hand basin, in addition to the general provision for those *sanitary facilities* noted in the table.

Sanitary accommodation to accessible bedrooms

In a *residential building*, an accessible bedroom (see clause 4.2.9) should be provided with accessible *sanitary accommodation*. This should comprise of a WC, wash hand basin and a bath or shower and should be en suite to each accessible bedroom, other than:

-
- when altering or converting an existing *building*, where it is not *reasonably practicable* to provide en suite *sanitary accommodation*; or
- where *sanitary facilities* need to be kept separate for safety reasons, such as in a place of lawful detention.

Where accessible *sanitary accommodation* is not en suite, it should be located directly off a circulation area, close to any accessible bedroom, and should be clearly identified.

3.12.4 Provision for public in shops and shopping malls

Sanitary accommodation for customers within *shops* and shopping malls should be clearly identified and located so that it may be easily reached. It should be provided on the entrance *storey* and, in larger *buildings* of more than 2 *storeys*, with a total sales floor area greater than 4,000 m², on every alternate *storey*. Provision should be as follows:

Number of sanitary facilities for people, other than staff, in shops

Building type		Sales area of shop	Waterclosets	Urinals
Shops (Class 1) and shopping malls	unisex	500 m ² -1000 m ²	1	
	male	1001 m ² -2000 m ²	1	1
		2001 m ² -4000 m ²	1	2
		over 4000 m ²	plus 1 WC for each extra 2000 m ² of sales area, or part thereof	plus 1 urinal for each extra 2000 m ² of sales area, or part thereof
	female	1000 m ² -2000 m ²	2	
		2001 m ² -4000 m ²	5	
	over 4000 m ²	plus 2 WC for each extra 2000 m ² of sales area, or part thereof		
Shops (Class 2) and shopping malls	male	1000 m ² -4000 m ²	1	1
		over 4000 m ²	plus 1 WC for each extra 3000 m ² of sales area, or part thereof	plus 1 urinal for each extra 3000 m ² of sales area, or part thereof
	female	1000 m ² -2000 m ²	1	
		2001m ² -4000 m ²	3	
		over 4000 m ²	plus 1 WC for each extra 3000 m ² of sales area, or part thereof	

Notes

- For the purposes of this guidance, *shop* sales areas are classified as:
 - C1: (other than those listed under Class 2):
supermarkets and department stores (all sales areas); *shops* for personal services such as hairdressing; *shops* for the delivery or uplift of goods for cleaning, repair or other treatment or for members of the public themselves carrying out such cleaning, repair or other treatment.
 - C2: *shop* sales areas in *shops* trading predominantly in furniture, floor coverings, cycles, perambulators, large domestic appliances or other bulky goods or trading on a wholesale self-selection basis.
- 1 wash hand basin should be provided for each WC, plus 1 wash hand basin per 5 urinals, or part thereof
- For shopping malls, the sum of the sales areas of all the *shops* in the mall should be calculated and used with this table. *Sanitary facilities* provided within a *shop* may be included in the overall calculation.
- If a *shop* has a restaurant or cafe, additional *sanitary facilities* to serve the restaurant should be provided, in accordance with clause 3.12.5.
- Provision of *sanitary accommodation* for customers is not sought in shops below the area limits given above. However, below these limits, an accessible *toilet* provided for staff should be located so that is available for use by customers where this is *reasonable practicable*.

3.12.5 Provision for public in entertainment & assembly buildings

It is not realistic to include every type of *entertainment building* and *assembly building* in the table below. Basic assumptions and reasonable deductions have to be made that best apply to the development under consideration. Provision should be in accordance with the following table:

Number of sanitary facilities for the public in entertainment and assembly buildings

Building type [2]		Number of people	Number of WCs [1]	Number of urinals
Buildings used for assembly or entertainment (e.g. places of worship, libraries, cinemas, theatres, concert halls and premises without licensed bars)	male	1-100	1	2
	[5]	101-250	1	plus 1 for each extra 80 males, or part thereof,
		over 250	plus 1 for each extra 500 males, or part thereof	over 100
	female	1-40	3	
	[5]	41-70	4	
		71-100	5	
		over 100	plus 1 for each extra 35 females, or part thereof	
Restaurants, cafés, canteens and fast food outlets (where seating is provided)	male	1-400 [6]	1 for every 100, or part thereof, plus 1 for each extra 250 males, or part thereof	1 per 50 males, or part thereof
	female	1-20	2	
		21-50	3	
		51-100	4	
		101-150	5	
		151-200	6	
	over 200	plus 1 for each extra 100 females, or part thereof		
Public houses and licensed bars [8, 9]	male	1-75	1	2
	[7]	76-150	1	3
		over 150	plus 1 for each extra 150 males, or part thereof	plus 1 for each extra 75 males, or part thereof
	female	1-10	1	
[7]	11-25	2		
	over 25	plus 1 for each extra 20 females, or part thereof		
Swimming pools (bathers only) [10]	male	1-100	2	1 per 20 males
		over 100	plus 1 for each extra 100 males, or part thereof	
	female	1-25	2	
		over 25	plus 1 for each extra 25 females, or part thereof	

Notes:

- 1 wash hand basin should be provided for each watercloset, plus 1 wash hand basin per 5 urinals, or part thereof.
- In multi-use *buildings*, each function should be treated separately when calculating overall provision.
- Where members of the public are permitted to use *sanitary facilities* provided for staff, a separate calculation should be made for each group and the total number of *sanitary facilities* provided accordingly.
- There is no requirement to provide *sanitary facilities* for people other than staff in *offices*,

- industrial or *storage buildings* , but where they are provided, they should be readily accessible to the public, e.g. off the entrance hall or foyer.
5. In cinema-multiplexes and similar premises where the use of *sanitary facilities* will be spread through the opening hours, the level of *sanitary facilities* should normally be based upon 75% of total capacity. For single-screen cinemas, 100% occupancy is assumed.
 6. In the case of works and *office* canteens, the scale of provision may be reduced proportionally where there are readily accessible workplace *sanitary facilities* close to the canteen.
 7. Number of customers should be calculated at the rate of 4 persons per 3 m² of effective drinking area (i.e. the total space of those parts of those *rooms* to which the public has access).
 8. Public *houses* with restaurants should be provided with *sanitary facilities* as for licensed bars.
 9. Public *houses* with public music, singing and dancing licenses should be as for licensed bars. The licensed area for public music, singing and dancing should be separated for calculation of numbers of persons and the provision of *sanitary facilities* for this area should be in accordance with *buildings* used for public *entertainment* .
 10. *Sanitary facilities* for spectators should be provided in accordance with *buildings* used for public entertainment.

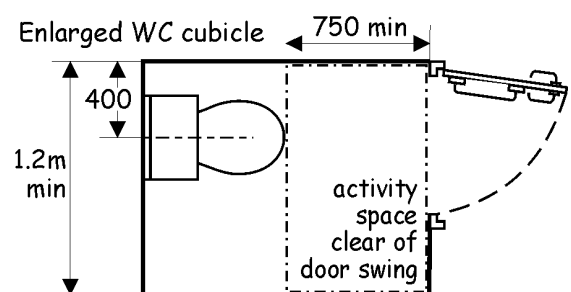
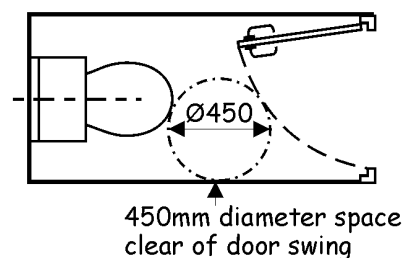
3.12.6 General provisions in all sanitary accommodation

Provisions made within *sanitary accommodation* will affect the degree to which the needs of *building* users are addressed in terms of safety, ease of use and hygiene. To ensure that these issues are addressed, the following provisions should be made within all *sanitary accommodation*:

- *sanitary facilities* , fittings and surface finishes should be easily cleanable, to allow a hygienic environment to be maintained; and
- to allow space for general use, where a door opens into a space containing a *sanitary facility* , there should be an unobstructed space of at least 450 mm in diameter between the *sanitary facility* and the door swing (see diagram below), and
- a door fitted with a privacy lock should have an emergency release, operable from the outside and, if not sliding or opening outward, offer an alternate means of removal, to permit access in an emergency; and
- a *sanitary facility* and any associated aid or fitting, such as a grab rail, should contrast visually with surrounding surfaces to assist in use by a person with a visual impairment.

Space within sanitary accommodation and enlarged WC Cubicle

Space within sanitary accommodation (WC shown)



Toilets

In addition to the points noted above, every *toilet* should:

- for personal hygiene, have a wash hand basin within either the *toilet* itself or in an adjacent space providing the sole means of access to the *toilet* ; and
- to assist in general hygiene, be separated by a door from any *room* or space used wholly or partly for the preparation or consumption of food. However, this need not be provided to a WC in a place of lawful detention, such as integral *sanitary facilities* within a prison cell; and
- to meet food hygiene regulations, not open directly on to any *room* or space used wholly or partly for the preparation or consumption of food on a commercial basis. This is most commonly addressed by providing an intervening ventilated space between a *toilet* and such a space; and
- to give variety in provision, including at least one enlarged WC cubicle, as shown below, where *sanitary accommodation* contains four or more WC cubicles in a range (see diagram above).

Bathrooms and shower rooms

In addition, every bathroom or shower room should have a floor surface that minimises the risk of slipping when wet.

3.12.7 General provisions in accessible sanitary accommodation

Space provision within accessible *sanitary accommodation* is based primarily upon that needed to accommodate a person in a wheelchair, though this will also offer greater amenity to a wide range of other *building* users and better allow for assisted use.

Space for manoeuvring and the positioning and relationship of *sanitary facilities* and assistive aids are the key elements that will allow convenient use of accessible *sanitary facilities*, with or without assistance and in privacy. At least one *sanitary facility* of each type provided within a *building* should be within accessible *sanitary accommodation* .

In addition to the general provisions in clause 3.12.6, accessible *sanitary accommodation* should

- be clearly identified by signage as accessible *sanitary accommodation* ; and
- contain a manoeuvring space of at least 1.5 m by 1.5 m, clear of any obstruction, including a door swing, other than a wall-mounted wash hand basin which may project not more than 300 mm into this space; and
- be fitted with fixed and folding grab rails, as shown in the relevant diagram below. Rails should be securely fixed to walls and capable of accommodating the transfer weight of an adult; and
- be fitted with an assistance alarm which can be operated or reset when using a *sanitary facility* and which is also operable from floor level. The alarm should have an audible tone, distinguishable from any fire alarm, together with a visual indicator, both within the *sanitary accommodation* and outside in a location that will alert *building* occupants to the call; and
- where more than one accessible *sanitary facility* of a type is provided within a *building* , offer both left- and right-hand transfer layouts to allow choice in use by a person who favours a particular transfer method.

Coat hooks, mirrors, toilet paper dispensers and other fixtures that may further assist in use of accessible *sanitary accommodation* are outwith the remit of the building standards. Advice on provision and location may be found in BS 8300: 2001.

Provision in existing and historic *buildings*

When altering existing *buildings*, particularly historical *buildings*, it may be impractical to provide accessible *sanitary accommodation* of a size and form equivalent to that described in guidance. In such cases, alternate accommodation that still permits independent use by most wheelchair users, may be considered.

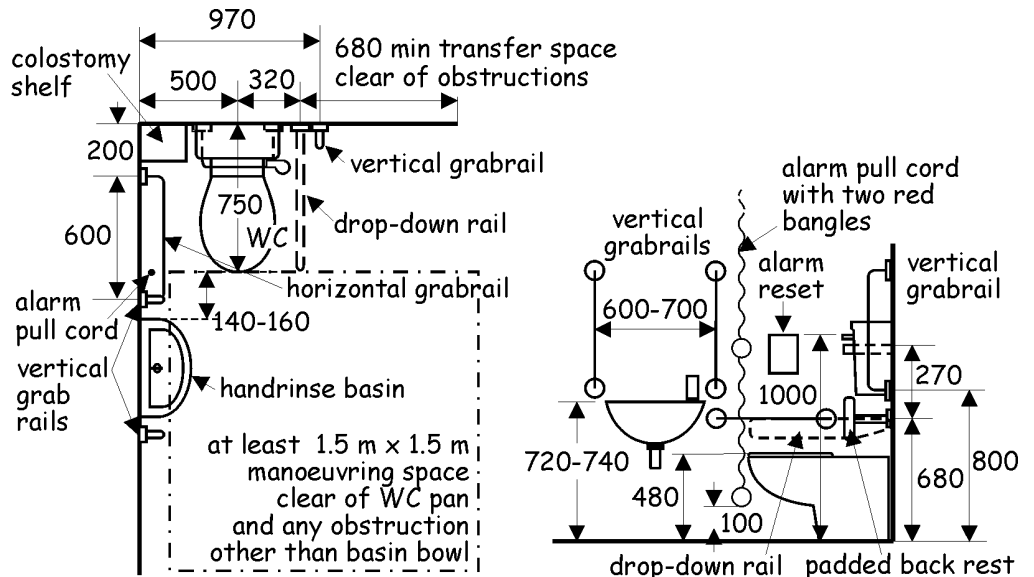
3.12.8 Accessible toilets

An accessible *toilet* should be provided in any building with *toilet* facilities. There should be an accessible *toilet* at any location where other *toilets* are provided, unless all occupied parts of the *building* lie within the travel distance, noted in clause 3.12.9, to another accessible *toilet* elsewhere in the *building*.

In addition to the recommendations within clauses 3.12.6 and 3.12.7, an accessible *toilet* should include a WC with:

- a seat height of 480 mm, to assist in ease of transfer to and from a wheelchair; and
- a flush lever fitted to the transfer side of the cistern

Provision within an accessible toilet



3.12.9 Location of accessible toilets

The time taken to get to an accessible *toilet* is an important factor to be considered when positioning such *sanitary facilities* within a *building*. They should be located where they can be reached easily and the horizontal distance from any part of a *building* to an accessible *toilet* should be not more than 45 m.

Where there are no *toilets* on a *storey*, all occupied parts of that *storey* should be within 45 m of the nearest accessible *toilet* on an adjacent *storey*. Any vertical travel by lift need may be discounted but should be limited to one *storey*.

Where areas within a *building* are not accessible at certain times, such as where classroom blocks are locked out of hours in a community school, the effect of this on travel distance should be taken into account when positioning accessible *toilets*.

Where people are moving around, such as within the retail area of a large superstore or the concourse of a shopping mall, their distance from an accessible *toilet* will vary. In such areas, the travel distance may be increased to not more than 100 m, provided there are no barriers, such as pass doors or changes of level on the route and the location of the accessible *toilet* is well signposted. However, where people congregate in such areas, such as at a reception desk or at café seating, travel distance should remain not more than 45 m.

3.12.10 Accessible bathrooms and shower rooms

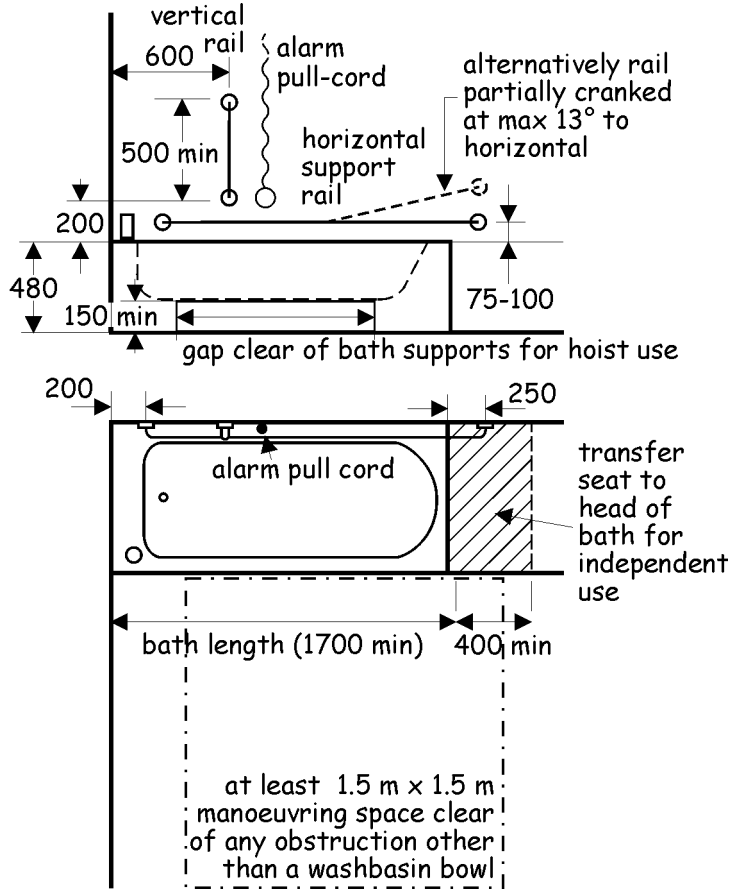
The availability of accessible *sanitary facilities* is particularly important within *residential buildings* or sports facilities, where bathing or showering form an integral part of activities. A person should be able to use such *sanitary facilities* in privacy, with or without assistance.

In a *building* where baths or showers are provided, accessible *sanitary accommodation* should be provided at a ratio of 1 in 20 or part thereof, for each type of *sanitary facility* provided.

In addition to the recommendations within clauses 3.12.6 and 3.12.7, an accessible shower room or bathroom should:

- for a bath, include a transfer space of at least 400 mm across the full width of the head of the bath; and
- for a shower, have a dished floor of a gradient of not more than 1:50 discharging into a floor drain, or a proprietary level access shower with a drainage area of not less than 1.2 m by 1.2 m; and
- for a shower, have a folding shower seat positioned 500 mm from a flanking wall and securely fixed, with a seat height that permits transfer to and from a wheelchair positioned outwith the showering area.

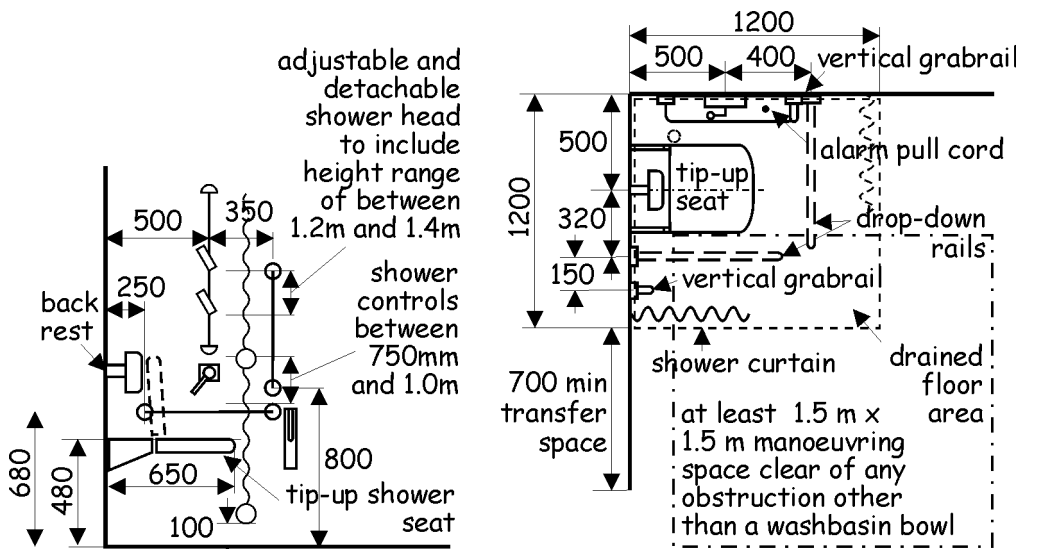
Provisions within an accessible bathroom



Accessible shower

For most people, a level access shower is generally both easier and more convenient to use than a bath and, therefore, should always be included within a *building* where *sanitary facilities* for bathing are provided. An accessible shower should be separate or screened from other accommodation, to allow privacy when bathing.

Provisions within an accessible shower room



Communal showering areas In addition, a shower area without separating cubicles, such as found within sporting facilities, which comprises of 10 or more showers should include at least one communal shower with the above provisions

Separate *toilet* facilities To avoid undue waiting times, where an accessible bath or shower is combined with accessible *toilet* facilities, there should also be a separate accessible *toilet* provided within the travel distance specified in clause 3.12.9.

3.12.11 Accessible changing facilities

As with bathing or showering, the accessibility of changing facilities is particularly important where forming an integral part of activities, such as in sporting facilities, staff changing areas in a place of work or for customers within a clothing *shop* .

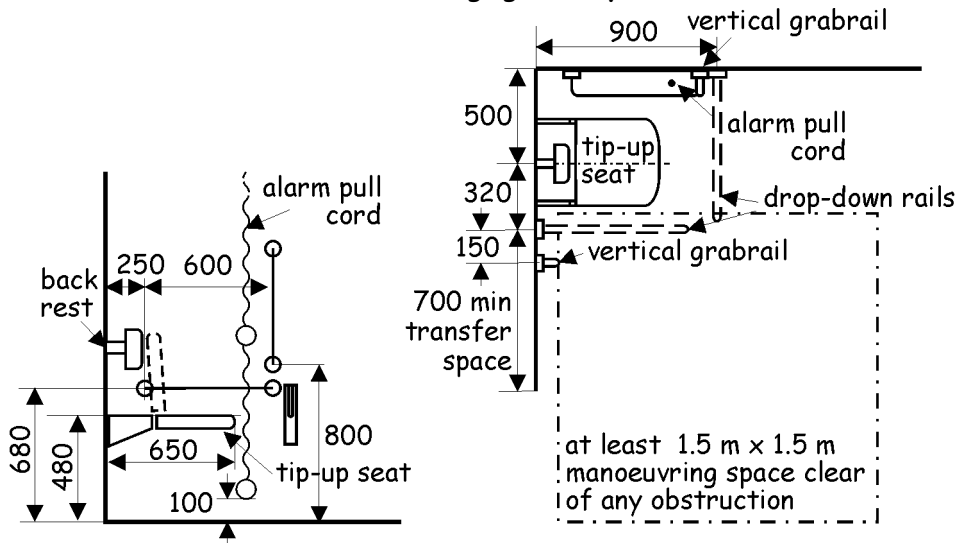
Where individual facilities for changing are provided in a *building* , at least 1 cubicle in 20, or part thereof, should be of a size and form that will allow use by a wheelchair user, and follow the recommendations within clause 3.12.7. An accessible changing facility should be separate or screened from other accommodation to allow privacy when changing.

Communal changing areas In addition, a changing area without separating cubicles, such as found within sporting facilities, to which the public have access and which is intended to accommodate 20 or more people should also include provision for accessible communal changing.

Combined facility For convenience of use, an accessible changing facility may be combined with an accessible bathing or showering facility to give a combined facility offering privacy in bathing and dressing. In such cases, where a shower is provided, a second fold down seat should be fitted outwith the showering area and manoeuvring space to assist in drying and changing.

Where changing facilities incorporate fixed furniture such as lockers for clothing or personal effects, those assigned to accessible facilities should be positioned within 1.0 m of floor level.

Provisions within an accessible changing facility



3.12.12 Baby changing facilities

In principle, a changing facility for babies should be provided in any *building* open to the public where such children will usually be present, such as in *shops, assembly buildings* and *entertainment buildings*. It is important that such facilities are accessible, both to accommodate a pram or buggy and to permit use by a person with mobility impairment.

Buildings with baby changing facilities

Accommodating such a facility within smaller *buildings* may not be *reasonably practicable* and, in recognition of this, it need not be provided in all such *buildings*. However, there should be baby changing facilities in:

- a *shop* or shopping mall with a total *shop* floor area of more than 1000 m²; or
- an *assembly building* accommodating more than 200 people; or
- an *entertainment building*, including a restaurant, fast food outlet with seating or a licensed premises, accommodating more than 200 people.

If baby changing facilities are located within a *toilet*, they will reduce the number of available *toilets* within a *building* when in use. Where the *toilet* in question is also the only accessible *toilet*, this can cause additional inconvenience.

Baby changing facilities should be provided either as a separate unisex facility or as a dedicated space within both male and female *sanitary accommodation* and not within an accessible *toilet* and should contain:

- a manoeuvring space of at least 1.5 m by 1.5 m, clear of any obstruction, including a door swing, other than those noted below; and
- a wash hand basin at height of between 720 mm and 740 mm above floor level. A wall-mounted wash hand basin may project not more than 300 mm into the manoeuvring space; and
- a changing surface at a height of approximately 750 mm, with a clear space of not less than 700 mm high beneath. This surface may overlap with a manoeuvring space by not more than 300 mm.

3.13 Heating

- 3.13 Functional standard
- 3.13.0 Introduction

standard

3.13

mandatory

Every *building* must be designed and *constructed* in such a way that it can be heated and maintain heat at temperature levels that will not be a threat to the health of the occupants.

Limitation:

This standard applies only to a *dwelling*.

3.13.0 Introduction

This standard does not apply to *buildings* other than *dwellings*.

3.14 Ventilation

- 3.14 Functional standard
- 3.14.0 Introduction
- 3.14.1 Ventilation generally
- 3.14.2 Natural ventilation
- 3.14.3 Trickle ventilators
- 3.14.4 Extensions built over existing windows
- 3.14.5 Mechanical ventilation
- 3.14.6 Control of legionellosis
- 3.14.7 Ventilation of sanitary accommodation
- 3.14.8 Ventilation of small garages
- 3.14.9 Ventilation of large garages

standard

3.14

mandatory

Every *building* must be designed and *constructed* in such a way that the air quality inside the *building* is not a threat to the health of the occupants or the capability of the *building* to resist moisture, decay or infestation.

3.14.0 Introduction

Ventilation of a *building* is required to prevent the accumulation of moisture that could lead to mould growth, and pollutants, originating from within the *building* that could become a risk to the health of the occupants and/or the fabric of the *building*. The appropriate control of humidity is important for the health of occupants and specialised building uses such as swimming pools and archival storage. Ventilation can have a significant affect on energy consumption and a thorough assessment of natural, as against mechanical ventilation, should be made, as the decision could significantly affect the energy efficiency of the *building* (see section 6, Energy). Where natural ventilation is provided, inside air quality can only be as good as outside air quality and in some cases filtration may be necessary

Ventilation should not adversely affect comfort and, where necessary, designers might wish to consider security issues and protection against rain penetration prevalent in naturally ventilated *buildings* when windows are partially open to provide background ventilation.

Improved insulation and 'tighter' *construction* of *buildings* will reduce the number of natural air changes and can increase the risk of condensation. The guidance recommended for the ventilation of moisture producing areas is the minimum necessary to combat condensation but both design and workmanship will have an affect on the ventilation arrangements and the *building* as a whole.

Conversions

In the case of *conversions*, as specified in regulation 4, the *building* as *converted* shall meet the requirement of this standard (regulation 12, schedule 6).

3.14.1 Ventilation generally

A *building* should have provision for ventilation by either:

- a. natural means; or
- b. mechanical means; or
- c. a combination of natural and mechanical means.

Ventilation should have the capacity to:

- provide air to maintain indoor air quality sufficient for human respiration;
- remove excess water vapour from areas where it is produced in sufficient quantities in order to reduce the likelihood of creating conditions that support the germination and growth of mould, harmful bacteria, pathogens and allergies;
- remove pollutants that are a hazard to health from areas where they are produced in significant quantities;
- rapidly dilute pollutant odours, where necessary.

This guidance relates to the provision of air for human respiration and is in addition to, and should be kept separate from, any air supply needed for the smoke ventilation of *escape routes* in the case of fire (section 2, Fire) and for the safe operation of combustion appliances (see standards 3.21 and 3.22).

There is no need to ventilate:

- a. a store room used only for storage that requires a controlled temperature;
- b. a *room* with a floor area of not more than 4 m². This is not intended to include a domestic-sized *kitchen* or utility room where ventilation should be in accordance with the recommendations in the table to clause 3.14.5.

Ventilation should be to the external air. However clause 3.14.3 explains where *trickle ventilators* may be installed other than to the external air.

Calculating air change rates

For ventilation purposes, a *storey* should be taken as the total floor area of all floors within that *storey*, including the floor area of any *gallery* or openwork floor. Where an air change rate is recommended, the volume of the space to be ventilated may be required. The volume of any space is the internal cubic capacity of the space. Any space, other than for vehicle parking, where the volume is more than 6 m above any floor level in that space may be disregarded. Where the space is for vehicle parking, any volume that is more than 3 m above any floor level in that space may be disregarded.

When designing mechanical ventilation systems attention should be paid to regulation 8(2) relating to the accessibility of materials, services and fittings.

3.14.2 Natural ventilation

All *buildings* leak air to a greater or lesser extent. However, the movement of uncontrolled air (fortuitous air) through the fabric of a *building* can cause draughts and has an effect on the energy efficiency of the *building* as a whole. By improving *building* techniques it is possible to reduce fortuitous air movement to levels that can improve energy efficiency and *building* 'tighter' *buildings* assists compliance with the standards in section 6, Energy. Older *building* techniques do not provide very 'tight' *buildings* and this fortuitous air movement was taken into account in the ventilation provision. Therefore by *building* tighter there will need to be a reciprocal increase in designed ventilation openings to make up for the shortfall in fortuitous air movement. Further guidance on this subject is given in section 6, Energy.

Natural ventilation of a *room* or *building* should be provided in accordance with the following recommendations:

- a. for a *room*, by the provision of a *ventilator* with an opening area of at least 1/30th of the floor area of the *room* it serves, and
 - a *trickle ventilator* with an opening area of at least 4000 mm², if the area of the *room* is not more than 10 m²; or
 - a trickle ventilator with an opening area of 400 mm² for each square metre of *room* area, if the area of the *room* is more than 10 m²; or
- b. for a *room* in a *building constructed* with an infiltration rate of not more than 10 m³/h/m², by the provision of a *ventilator* with an opening area of at least 1/30th of the floor area of the *room* it serves, and
 - a *trickle ventilator* with an opening of at least 10000 mm² if the *room* is not more than 10 m²; or
 - a *trickle ventilator* with an opening area of at least 12000 mm² if the *room* is more than 10 m²; or
- c. for a *toilet*, mechanical extract in accordance with the table to clause 3.14.5;
- d. for any other *building*, by following the guidance in:
 - Section 3 of BS 5925: 1991 (1995); or
 - [CIBSE Guide A](#): 1999, Design data, section A4, Air infiltration and natural ventilation; or
 - [CIBSE AM10](#): Natural Ventilation in Non-Domestic Buildings (2005) Applications Manual AM10: 2005.

The options in sub-clause d provide more flexible solutions but may require complex calculations.

Wet areas

Where a *building* is naturally ventilated, all moisture producing areas such, as bathrooms and shower rooms, should have the additional facility for removing such moisture before it can damage the *building*. Additional mechanical ventilation to such areas should be provided in accordance with the table to clause 3.14.5.

Opening height

Where rapid ventilation is provided, such as an opening window or windows, some part of the opening should be at least 1.75 m above floor level. This will reduce the problems of stratification of air.

3.14.3 Trickle ventilators

A *trickle ventilator*, sometimes called background ventilation, is a small ventilation opening, mostly provided in the head of a window frame, but not always, and is normally provided with a controllable shutter. They should be provided in naturally ventilated areas to allow fine control of air movement. A *permanent ventilator* is not recommended since occupants like control over their environment and uncontrollable ventilators are usually permanently sealed to prevent draughts.

Opening height

The *trickle ventilator* should be so positioned that a part of it is at least 1.75 m above floor level. This will allow at least some movement of air within the *building* and reduce stratification.

Although ventilation should normally be to the external air, a *trickle ventilator* serving a bathroom or shower room may open into an area that does not generate moisture, such as a bedroom or hallway, provided the *room* is fitted with a *trickle ventilator* in accordance with the guidance in clause 3.14.2.

A *trickle ventilator* should be provided in an area containing mechanical extraction to provide replacement air and ensure efficient operation when doors are closed. This will prevent moist air being pulled from other 'wet areas'. Pulling moist air from other parts of a *building* will reduce the further apart the wet *rooms* are located. The *trickle ventilator* should be independent of the mechanical extract so that replacement air can be provided when the extract fan is operating. The location of the *trickle ventilator* and the extract fan should be located to prevent short-circuiting of the air.

3.14.4 Extensions built over existing windows

Constructing an extension over an existing window, or *ventilator*, will effectively result in an internal room, will restrict air movement and could significantly reduce natural ventilation to that *room*. Reference should be made to the guidance to standards 3.21 and 3.22 on the ventilation of combustion appliances, as this may be relevant. There are other recommendations in section 2: Fire, relating to escape from *inner rooms*.

A new *ventilator* and *trickle ventilator* should be provided to the existing *room* but, where this is not *reasonably practicable*, e.g. if virtually the entire *external wall* of the *room* is covered by the extension, the new extension should be treated as part of the existing *room* rather than the creation of a separate internal *room*. Because an extension will be relatively airtight, the opening area between the 2 parts of the room should be not less than 1/15th of the total combined area of the existing *room* plus the extension.

If the extension is *constructed* over an area that generates moisture, such as a *kitchen*, bathroom, shower room or utility room, mechanical extract, via a *duct* if necessary, should be provided direct to the outside air. Any existing system disadvantaged by the *work* may require to be altered to ensure supply and extracted air are still to the outside air.

3.14.5 Mechanical ventilation

A mechanical ventilation or air conditioning system should be designed, installed and commissioned to perform in a way that is not be detrimental to the health of the occupants of a *building* and when necessary should be easily accessible for regular maintenance.

Mechanical extract should be provided in *rooms* where the cubic space per occupant is not more than 3 m³, and where the *rooms* have low ceilings and are occupied by large numbers of people.

Mechanical ventilation should be provided in accordance with the following:

- a. compliance with guidance in BS 5720: 1979; or
- b. compliance with the guidance in [CIBSE Guide B: 2001](#), Installation and equipment data, section B2, Ventilation and air-conditioning (requirements); or
- c. for occupiable *rooms*, where a mechanical air supply is provided at a rate of at least 8 litres/second of fresh air per occupant, based on sedentary occupants and the absence of other requirements such as the removal of moisture;
- d. for domestic-sized *rooms* where moisture is produced, such as *kitchens*, bathrooms and *sanitary accommodation*, rapid ventilation and *trickle ventilation* should be provided in accordance with the guidance in the following table:

Mechanical ventilation of domestic-sized kitchens, bathrooms & toilets

Space	Ventilation provision [2]	Trickle ventilation > 10m ³ /h/m ²	Trickle ventilation < 10m ³ /h/m ²
<i>Kitchen</i>	either: a. mechanical extraction capable of at least 30 litres/sec (intermittent) above a hob [2]. or b. mechanical extraction capable of at least 60 litres/sec (intermittent) if elsewhere [3]	4000 mm ²	10000 mm ²
Utility room or washroom	mechanical extraction capable of at least 30 litres/sec (intermittent) [3]	4000 mm ²	10000 mm ²
Bathroom or shower room (with or without a WC)	mechanical extraction capable of at least 15 litres/sec (intermittent)	4000 mm ²	10000 mm ²
<i>Toilet</i>	mechanical extraction capable of at least 3 air changes per hour	4000 mm ²	10000 mm ²

Notes:

1. The trickle ventilation rates recommended relate to the infiltration rate of the *building* fabric which can be used in SAP calculations in section 6.
2. Long *duct* runs, flexible *ducting* and bends can seriously reduce fan performance and should be carefully considered during design to ensure recommended air flows are achieved.
3. Refer to guidance to standard 3.17 and OFTEC Technical Information Sheet [TI/112](#) where an extract fan is fitted in a *building* containing an open-*flued* combustion appliance. Extract rates should be reduced.

Continuous mechanical ventilation

For smaller, domestic sized developments, a mechanical ventilation system complying with [BRE Digest 398](#), 'Continuous mechanical ventilation in dwellings: design, installation and operation' may be appropriate.

Where a mechanical ventilation system gathers extracts into a common *duct* for discharge to an outlet, no connection to the system should be made between any exhaust fan and the outlet.

Mechanical ventilation should be to the outside air. However it may be via a *duct* or heat exchanger.

Care should be taken when installing mechanical extract systems where there is an open-*flued* combustion appliance in the same *room* or close by. Guidance is given in clause 3.17.9, extract fans.

Cross contamination

An inlet to, and an outlet from, a mechanical ventilation system should be installed so as to avoid contamination of the air supply to the system. The inlet to, and the outlet from, the mechanical ventilation system should be installed in accordance with the recommendations in Clause 2.3.3 of BS 5720: 1979.

3.14.6 Control of legionellosis

A mechanical ventilation system should be *constructed* to ensure, as far as is *reasonably practicable*, the avoidance of contamination by legionella. The ventilation system should be *constructed* in accordance with the recommendations of [Legionnaires' Disease: The control of legionella bacteria in water systems - approved code of practice and guidance - HSE L8](#).

The guidance provided in [HSE catering sheet No 10](#), 2000: 'Ventilation of kitchens in catering establishments' provides useful information.

There are additional recommendations in section 2, Fire where mechanical ventilation systems pass through *compartment walls*, *separating walls* and *separating floors*.

3.14.7 Ventilation of sanitary accommodation

Any area containing *sanitary facilities* should be well ventilated, so that offensive odours do not linger. Measures should be taken to prevent odours entering other *rooms*. This may be achieved by, for example, providing a ventilated area between the *sanitary accommodation* and the other *room*. Alternatively it may be possible to achieve it by mechanical ventilation or, if the *sanitary accommodation* is well sealed from a workroom and has a door with an automatic closer, by good natural ventilation.

However, no *room* containing *sanitary facilities* should communicate directly with a *room* for the preparation or consumption of food. This does not apply to places of lawful detention, such as integral sanitation in prison cells.

3.14.8 Ventilation of small garages

The principal reason for ventilating garages is to protect the *building* users from the harmful effects of toxic emissions from vehicle exhausts. Where a garage is attached to a *building*, designers may wish to consider making the separating *construction* as air tight as possible. Where there is a communicating door, a lobby arrangement could be considered.

Garages of less than 30 m² do not require the ventilation to be designed. It is expected that a degree of fortuitous ventilation is created by the imperfect fit of 'up and over' doors or pass doors. With such garages, it is inadvisable for designers to attempt to achieve an airtight *construction*.

A garage with a floor area of at least 30 m² but not more than 60 m² used for the parking of motor vehicles should have provision for natural or mechanical ventilation. Ventilation should be in accordance with the following guidance:

- a. where the garage is naturally ventilated, by providing at least 2 *permanent ventilators*, each with an open area of at least 1/3000th of the floor area they serve, positioned to encourage through ventilation with one of the *permanent ventilators* being not more than 600 mm above floor level; or
- b. where the garage is mechanically ventilated, by providing a system:
 - capable of continuous operation, designed to provide at least 2 air changes per hour; and
 - independent of any other ventilation system; and

- *constructed* so that two-thirds of the exhaust air is extracted from outlets not more than 600 mm above floor level.

3.14.9 Ventilation of large garages

A garage with a floor area more than 60 m² for the parking of motor vehicles should have provision for natural or mechanical ventilation on every *storey*. Ventilation should be in accordance with the following guidance:

- a. section 3 requirements of CIBSE Guide B2: 2001, Ventilation and air conditioning:
 - to give carbon monoxide concentrations of not more than 30 parts per million averaged over an 8 hour period; and
 - to restrict peak concentrations of carbon monoxide at areas of traffic concentrations such as ramps and exits to not more than 90 parts per million for periods not exceeding 15 minutes; or
- b. section 4 of the [Association for Petroleum and Explosive Administration's](#) "Code of practice for ground floor, multi-storey and underground car parks" and [CIBSE Guide B](#), 1986, Section B2; or
- c. by providing openings in the walls on every *storey* of at least 1/20th of the floor area of that *storey* with at least half of such area in opposite walls to promote extract ventilation, if the garage is naturally ventilated; or
- d. by providing mechanical ventilation system capable of at least 6 air changes per hour and at least 10 air changes per hour where traffic concentrations occur; or
- e. where it is a combined natural/mechanical ventilation system, by providing:
 - openings in the wall on every *storey* of at least 1/40th of the floor area of the *storey* with at least half of such area in opposite walls; and
 - a mechanical system capable of at least 3 air changes per hour.

3.15 Condensation

- 3.15 Functional standard
- 3.15.0 Introduction

standard

3.15

mandatory

Every *building* must be designed and *constructed* in such a way that there will not be a threat to the *building* or the health of the occupants as a result of moisture caused by surface or interstitial condensation.

Limitation:

This standard applies only to a *dwelling*.

3.15.0 Introduction

This standard does not apply to *buildings* other than *dwellings*.

3.16 Natural lighting

- 3.16 Functional standard
- 3.16.0 Introduction

standard

3.16

mandatory

Every *building* must be designed and *constructed* in such a way that natural lighting is provided to ensure that the health of the occupants is not threatened.

Limitation:

This standard applies only to a *dwelling*.

3.16.0 Introduction

This standard does not apply to *buildings* other than *dwellings*

3.17 Combustion appliances – safe operation

- 3.17 Functional standard
- 3.17.0 Introduction
- 3.17.1 Large combustion appliance installations
- 3.17.2 Incinerators
- 3.17.3 Combustion appliance installations generally
- 3.17.4 Small combustion appliance installations
- 3.17.5 Solid fuel appliance installations
- 3.17.6 Oil-firing appliance installations
- 3.17.7 Gas-fired appliance installations
- 3.17.8 Labelling
- 3.17.9 Extract fans

standard

3.17

mandatory

Every *building* must be designed and *constructed* in such a way that each fixed combustion appliance installation operates safely.

3.17.0 Introduction

The guidance to this standard covers general issues and should be read in conjunction with standards 3.18 to 3.22 which are intended to reduce the risk from combustion appliances and their *flues* from:

- endangering the health and safety of people in or around a *building*;
- compromising the structural stability of a *building*; and
- causing damage by fire.

The incorrect installation of a heating appliance or design and installation of a *flue* can result in situations leading directly to the dangers noted above.

The installation of mechanical extract fans is not in itself dangerous but guidance on their use has been included under this standard as their use with open-*flued* appliances can cause problems. Extract fans lower the pressure in a *building* and this can cause the spillage of combustion products from open-*flued* appliances. This can occur even if the appliance and the fan are in different rooms. Combustion appliances therefore should be capable of operating safely whether or not any fan is running. See clause 3.17.9.

There is other legislation that relates to gas fittings, appliances, installations and their maintenance and to the competency of persons who undertake such work. See clause 3.17.6.

Conversions

In the case of *conversions*, as specified in regulation 4, the *building* as *converted* shall meet the requirement of this standard (regulation 12, schedule 6).

3.17.1 Large combustion appliance installations

It is expected that specialists will design non-domestic sized combustion appliance installations in accordance with general standards provided in the Practice Standards produced by the British Standards Institution (BS EN or BS) and the [Institution of Gas Engineers](#) or the Design Guide produced by the [Chartered Institution of Building Service Engineers](#) (CIBSE).

The following guidance therefore, may not be relevant to solid fuel appliances with an output rating more than 50 kW, oil-firing appliances with an output rating more than 45 kW and gas-fired appliances with a *net input rating* more than 70 kW.

3.17.2 Incinerators

An incinerator, together with any associated *chimney*, *flue-pipe* and hearth should be *constructed* and installed, irrespective of the type of fuel used, in accordance with the guidance for solid fuel appliances. Although the igniting fuel may be gas for example, the material that may be incinerated could impose temperature and corrosion loads on the appliance and *chimney* that are similar to those of solid fuel. Specialist guidance may be needed to ensure safe *construction* and installation.

3.17.3 Combustion appliance installations generally

This guidance has been prepared mainly with domestic sized installations in mind, such as those comprising space and water heating or cooking facilities, including their *flues*. The guidance also includes *flueless* appliances such as gas cookers.

The guidance to standards 3.17 to 3.22 therefore is relevant to solid fuel appliances with an output rating not more than 50 kW, oil-firing appliances with an output rating not more than 45 kW and gas-fired appliances with a *net input rating* not more than 70 kW.

3.17.4 Small combustion appliance installations

An installation is only as good as its weakest part and it is necessary to ensure that the entire installation is safely *constructed* and installed.

Where a combustion appliance installation is intended to operate with more than one type of fuel, for example a gas appliance as a stand-by to a solid fuel appliance, each component should be *constructed* and installed to meet the most onerous requirement of the relevant fuel.

3.17.5 Solid fuel appliance installations

The Heating Equipment Testing and Approval Scheme (HETAS) is an independent organisation for setting standards of safety, efficiency and performance for testing and approval of solid fuels, solid mineral fuel and wood burning appliances and associated equipment and services for the UK solid fuel domestic heating industry. It operates a registration scheme for competent Engineers and Companies working in the domestic solid fuel market. The [Official Guide to Approved Solid Fuel Products and Services](#) published by HETAS Ltd contains a list of Registered Heating Engineers deemed competent in the various modules listed, e.g. for the installation, inspection and maintenance of solid fuel appliances.

There are other organisations representing the solid fuel industry but neither they nor HETAS have a mandatory status.

Solid fuel appliance installations should be *constructed* and installed carefully to ensure that the entire installation operates safely. Installations should be *constructed* and installed in accordance with the requirements of BS 8303: Parts 1 to 3: 1994.

Appliances should be fit for purpose and for the type of fuel burnt. They should be selected from the 'Official Guide to Approved Solid Fuel Products and Services' published by HETAS, and *constructed* and installed in accordance with the guidance provided in BS 8303: Parts 1 to 3: 1994.

3.17.6 Oil-firing appliance installations

www.oftec.org.uk

The Oil Firing Technical Association (OFTEC) sets equipment standards, installation practice and technician competence within the oil firing industry. It publishes technical guidance, operates a registration scheme for competent technicians and companies and an equipment testing and approval scheme. OFTEC schemes and technical advice only have mandatory status when specifically referred to in legislation.

Oil-firing appliances should be *constructed*, installed, commissioned and serviced carefully to ensure that the entire installation operates safely. Oil-firing equipment should be suitable for its purpose and the class of oil used in the installation. Oil-firing equipment should comply with the relevant OFTEC standard and should be installed in accordance with the recommendations in BS 5410: Parts 1 and 2.

fire valves

Fire valves should be fitted so as to cut off the supply of oil remotely from the combustion appliance in the event of a fire starting in or around the appliance. The valve should be located externally to the *building*. The valve should be fitted in accordance with the recommendations in Section 8.3 of BS 5410: Part 1: 1997 and OFTEC Technical Information Sheet [TI/138](#).

3.17.7 Gas-fired appliance installations

[The Gas Safety \(Installations & Use\) Regulations 1998](#)

www.corgi-gas.com

www.hse.gov.uk

In addition to the functional standards, gas-fired appliance installations must also comply with the Gas Safety (Installation and Use) Regulations 1998. These regulations require that, amongst others, gas-fired installations are installed by a competent person. Guidance on the individual competency required is given in the Health and Safety Commission's Approved Code of Practice '[Standards of Training in Safe Gas Installations](#)'. The Council for Registered Gas Installers (CORGI) operates a registration scheme for gas businesses and individual gas operatives to ensure that they carry out their work in a competent manner. It is the only scheme recognised by the Health and Safety Executive (HSE) that complies with the Gas Safety (Installation and Use) Regulations 1998.

The Gas Safety (Installations and Use) Regulations 1998 regulates gas installations while the Gas Appliance (Safety) Regulations 1995 address the product safety of appliances.

3.17.8 Labelling

Where a hearth, fireplace (including a *flue* box), or system *chimney* is provided, extended or altered, information essential to the correct application and use of these facilities should be permanently posted in the *building* to alert future workmen to the specification of the installed system. This also applies to cases where a *flue* liner is provided as part of refurbishment work.

The labels should be indelibly marked and contain the following information:

- a. the location of the hearth, fireplace (or *flue* box) or the location of the beginning of the *flue*;
- b. a *chimney* designation string in accordance with BS EN 1443: 2003 (see clause 3.18.2) for products whose performance characteristics have been assessed in accordance with a European Standard and that has been supplied and marked with a designation as described in the relevant European Standard.
- c. the category of the *flue* and generic types of appliance that can safely be accommodated;
- d. the type and size of the *flue* (or its liner);
- e. the installation date.

Labels should be located in a position that will not easily be obscured such as adjacent to:

- the gas or electricity meter; or
- the water supply stopcock; or
- the *chimney* or hearth described.

A label, should be provided similar to the example below:

IMPORTANT SAFETY INFORMATION This label must not be removed or covered	
Property address	<i>20 Main Street New Town</i>
The fireplace opening located in the..... Is at the base of a chimney with a designation string...	<i>name of room designation string</i>
and, for example, is suitable for a	<i>dfe gas fire</i>
Chimney liner	<i>xx mm diameter</i>
Installed on	<i>date</i>
Any other information (optional).....	

3.17.9 Extract fans

Extract fans lower the pressure in a *building* and may cause the spillage of combustion products from open-*flued* appliances. This can occur even if the appliance and the fan are in different *rooms*. Ceiling fans produce currents and hence local depressurisation that can also cause the spillage of *flue* gases. The presence of some fans may be obvious, such as those on view in *kitchens*, but others may be less obvious. Fans installed in appliances such as tumble dryers or other open-*flued* combustion appliances can also contribute to depressurisation. Fans may also be provided to draw radon gas out of the underbuilding.

In *buildings* where it is intended to install open-*flued* combustion appliances and extract fans, the combustion appliances should be able to operate safely whether or not the fans are running.

The installation of extract fans should be in accordance with the guidance below, and should be tested to show that combustion appliances operate safely whether or not fans are running:

Solid fuel appliances

- a. for solid fuel appliances, extract ventilation should not generally be installed in the same *room* or alternatively seek further guidance from HETAS. However, in certain cases, such as large *rooms* where there is

free flowing replacement air, a fan may be fitted provided a satisfactory spillage test is carried out in accordance with BRE Information Paper [IP 7/94](#),

Oil-firing appliances

b. for oil-firing appliances, limit fan capacities as described in OFTEC Technical Information Sheet [TI/112](#) and then carry out *flue* draught interference tests as described in TI/112 or BS 5410: Part 1: 1997,

Gas-fired appliances

c. for a gas-fired appliance, where a *kitchen* contains an open-*flued* appliance, the extract rate of the *kitchen* extract fan should not exceed 20 litres/second. To check for safe operation of the appliance(s) the recommendations in clause 5.3.2.3 of BS 5440: Part 1: 2000 should be followed.

3.18 Combustion appliances – protection from combustion products

- 3.18 Functional standard
- 3.18.0 Introduction
- 3.18.1 Chimneys generally
- 3.18.2 Chimney designations
- 3.18.3 Masonry chimneys
- 3.18.4 Metal chimneys
- 3.18.5 Flue-pipes
- 3.18.6 Flue liners

standard
3.18
 mandatory

Every *building* must be designed and *constructed* in such a way that any component part of each fixed combustion appliance installation used for the removal of combustion gases will withstand heat generated as a result of its operation without any structural change that would impair the stability or performance of the installation.

3.18.0 Introduction

The fire service attends many calls to *chimney* fires and other fires where a *chimney* defect has allowed fire spread into a *building*. Whilst the guidance in this sub-section cannot prevent fires, the structural precautions recommended help to limit the damage to *flues* and thus prevent fire from spreading.

It is essential that *flues* continue to function effectively when in use without allowing the products of combustion to enter the *building*. *Chimneys* and *flue-pipes* are now tested to harmonised European standards to establish their characteristics relative to safe operation.

Very low *flue*-gas temperatures are achieved by modern, high efficiency appliances, particularly during night conditions, thus causing condensation. Materials need to withstand these aggressive situations.

Explanation of terms

The following terms are included to provide clarity to their meaning in this Technical Handbook.

Chimney – a structure enclosing 1 or more *flues* , but not a *flue-pipe* , and including any openings for the accommodation of a combustion appliance, but does not include a *chimney* terminal;

Custom-built chimney – *chimney* that is installed or built on *site* using a combination of compatible *chimney* components that may be from 1 or different sources;

Double-walled chimney – *chimney* consisting of a *flue* liner and an outer wall;

Factory-made chimney – see system *chimneys*;

Flue – passage for conveying the products of combustion to the outside atmosphere;

Flue-block – factory-made *chimney* components with 1 or more *flues* ;

Flue liner – wall of a *chimney* consisting of components the surface of which is in contact with products of combustion;

Flue-pipe – (correctly termed ‘connecting *flue-pipe*’) a pipe that connects a combustion appliance to a *flue* in a *chimney*;

Single-walled chimney – *chimney* where the *flue* liner is the *chimney* ;

System chimneys – (factory-made *chimney*) *chimney* that is installed using a combination of compatible *chimney* components, obtained or specified from one manufacturing source with product responsibility for the whole *chimney* .

Some of these terms are explained in greater depth later in the guidance to this standard.

Conversions

In the case of *conversions*, as specified in regulation 4, the *building* as *converted* shall meet the requirement of this standard (regulation 12, schedule 6).

3.18.1 Chimneys generally

Combustion appliances are very often changed after the original installation. Unless an appliance is supplied to be used with a specified system *chimney* or with an integral duct assembly, e.g. balanced *flue*, it is desirable, and sometimes more economical, to cater initially for the most severe conditions as regards the danger of fire, generally a traditional open fire, and to ensure that all components are compatible.

Combustion appliances, other than *flueless* appliances such as gas cookers, should incorporate, or be connected to, a *flue-pipe* and/or a *chimney* that will withstand the heat generated by the normal operation of the appliance. A *chimney* of a higher specification than the designation strings given (see clause 3.18.2) may be used if required, such as a *chimney* generally suitable for use with an open-*flued* solid fuel appliance may be used with an open *flued* gas-fired appliance.

www.nace.org.uk

The National Association of Chimney Engineers (NACE) was set up to ensure the safety of all fuel users who depend upon a *chimney* or *flue* for the operation of a heating appliance. They provide a register of competent and qualified *chimney* engineers for all types of *chimney* work. Advice is also available from the British Flue and Chimney Manufacturers' Association (BFCMA). These organisations do not have a mandatory status.

www.feta.co.uk/bfcma

Sweeping *chimneys*

The process of burning will naturally cause deposits of soot in the *flue*. *Chimneys* and *flue-pipes* therefore should be swept at least annually if smokeless solid fuel is burnt and more often if wood, peat and/or other high volatile solid fuel such as bituminous coal is burnt. Mechanical sweeping with a brush is the recommended method of cleaning.

Every *chimney* should have such capacity, be of a height and location and with an outlet so located that the products of combustion are discharged freely and will not present a fire hazard.

A *flue* should be free from obstructions. The surface of the *flue* should be essentially uniform, gas-tight and resistant to corrosion from combustion products. *Chimneys* should be *constructed* in accordance with:

- a. the recommendations of BS 6461: Part 1: 1984 for masonry *chimneys*; or
- b. the recommendations of BS 7566: Parts 1 - 4: 1002 for metal system *chimneys*; or
- c. BS 5410: Part 1: 1997 and OFTEC Technical Information Sheets [TI/129](#), [TI/132](#) and [TI/135](#), where serving an oil-firing appliance; or
- d. BS 5440: Part 1: 2000, where serving a gas-fired appliance.

3.18.2 Chimney designations

Designations for *chimneys*, according to BS EN 1443: 2003, are dependant on the fuel to be used, the type of appliance and the operating conditions. The designation string prescribes limiting values or categories for temperature, pressure, condensate resistance, corrosion resistance, soot fire resistance and distance to combustibles. Values for which the *chimney* is suitable are specified by the system *chimney* manufacturer or the designer of a custom built or re-lined *chimney*. For a new *chimney* installation the *chimney* designation should be chosen to suit the intended appliance installation. For an existing *chimney* the appliance performance should be chosen to match the designation of the *chimney*. Advice on the appropriate *chimney* specification should be sought from the appliance manufacturer.

Solid fuel

The recommended designation for *chimneys* and *flue-pipes* for use with natural draught, solid fuel appliances is T400 N2 D 3 Gxx.

The recommended designation for *chimneys* and *flue-pipes* for use with forced draught solid fuel appliances that have a positive pressure at the outlet of the appliance is T400 P2 D 3 Gxx.

The pressure designation P2 is regarded as the default specification. However, the *chimney* can often generate an adequate natural draught, so that the appliance can be safely used with *chimneys* and *flue-pipes* with the negative pressure designation even if the appliance is fanned. The draught generated in a *chimney* may be calculated according to BS EN 13384-1: 2002. If there is any doubt, and/or unless the appliance manufacturer specifies N2, the designation P2 should apply.

Oil-firing

Recommended designation for chimneys and flue-pipes for use with oil-firing appliances with a flue gas temperature not more than 250° C

Appliance type	Fuel oil	Designation
Boiler including combustion boiler - pressure jet	Class C2	T250 N2 D 1 Oxx
Cooker - pressure jet burner	Class C2	T250 N2 D 1 Oxx
Cooker and room heater - vaporising burner	Class C2	T250 N2 D 1 Oxx
Cooker and room heater - vaporising burner	Class D	T250 N2 D 2 Oxx
Condensing pressure jet burner appliances	Class C2	T160 N2 W 1 Oxx
Cooker - vapourising burner appliances	Class D	T160 N2 W 2 Oxx

Note:

The pressure designation N2 is regarded as the most likely specification to apply in the oil industry for both vaporising and pressure jet appliances. Most pressure jet appliances only generate adequate pressure to overcome flow resistance within the appliance so that the products of combustion entering the *chimney* will be at a negative pressure with respect to the atmosphere. Thus the appliance can be safely used with *chimneys* and *flue-pipes* with negative pressure designation. In the event that an appliance design produces a positive pressure at the outlet of the appliance, it is the manufacturer's responsibility to inform the installer that a *chimney* with a positive designation should be used. If there is any doubt, the more onerous designation P2 should apply.

The appliance manufacturer's instructions should always be checked. They may specify a higher designation.

Gas fired

Recommended designation for chimneys and flue-pipes for use with gas appliances

Appliance	Type	Designation
Boiler - open- <i>flued</i>	natural draught	T250 N2 D 1 Oxx
	fanned draught	T250 P2 D 1 Oxx[1]
	condensing	T250 P2 W 1 Oxx[1]
Boiler - room-sealed	natural draught	T250 N2 D 1 Oxx
	fanned draught	T250 P2 D 1 Oxx[1]
Gas fire	radiant/convector, ILFE or DFE	T250 N2 D 1 Oxx
Air heater	natural draught	T250 N2 D 1 Oxx
	fanned draught	T250 P2 D 1 Oxx[1]
	SE duct	T450 N2 D 1 Oxx

Note:

The pressure designation P2 is regarded as the default specification. However, the *chimney* can often generate an adequate natural draught, so that the appliance can be safely used with *chimneys* and *flue-pipes* with the negative pressure designation even for many fanned draught gas appliances, including condensing boilers that may otherwise have positive pressure at the outlet to the *flue* . The draught generated in a *chimney* may be calculated according to BS EN 13384-1: 2002. If there is any doubt, and/or unless the appliance manufacturer specifies N2, the designation P2 should apply.

3.18.3 Masonry chimneys

A new masonry *chimney*, usually custom-built on *site*, and normally with an outer wall of brick, block or stone, should be well *constructed* and incorporate a *flue* liner, or *flue-blocks*, of either clay material or precast concrete. A masonry *chimney* should be *constructed* in accordance with the recommendations in BS 6461: Part 1: 1984. If an outer wall is *constructed* of concrete it should be *constructed* in accordance with BS EN 12446: 2003.

It is a complex operation to upgrade the *chimney* at a later date to serve a new appliance that needs a higher classification of *chimney* to operate safely, thus a *chimney* designed for solid fuel will also serve for oil or gas. See clause 3.18.6 for guidance on *flue* liners.

Chimneys can also be *constructed* of prefabricated block components, designed for quick *construction*. *Chimney* components such as cappings, offsets and precast fireplace components are available with this type of system. Some *flue-blocks* are specially designed for gas-fired appliances only. *Flue-blocks* should be *constructed* and installed in accordance with recommendations in:

- a. BS EN 1858: 2003, for a precast concrete *flue-block chimney*;
- b. BS EN 1806: 2006, for a clay *flue-block chimney*.

3.18.4 Metal chimneys

Metal *chimneys* may be either single-walled or double-walled. Each of these types is commonly factory-made by one manufacturer as sets of components for easy assembly on *site* (although they can be supplied as 1 unit) and is thus a system *chimney*. A choice of fittings such as bends, brackets, and terminals are available.

Some metal *chimneys* are specifically designed for use with gas-fired appliances and should not be used for solid fuel appliances because of the higher temperatures and greater corrosion risk.

Metal system *chimneys*, with the following designations, should be *constructed* in accordance with the recommendations in BS EN 1856-1: 2003

- a. T400 N1 D V3 (or Vm - Lxxxxx) Gxx, for solid fuel appliances;
- b. T400 P2 D V3 (or Vm - Lxxxxx) Gxx where it serves an oil-firing appliance producing a *flue* gas temperature of not more than 400° C, e.g. burning Class D oil (gas oil);
- c. T250 N2 D V2 (or Vm - Lxxxxx) Oxx where it serves an oil-firing appliance producing a *flue* gas temperature of not more than 250° C, e.g. burning Class C2 oil (kerosene);
- d. T250 N2 D V1 (or Vm - Lxxxxx) Oxx where it serves a gas appliance.

Corrosion resistance

The corrosion resistance may be specified, according to BS EN 1856-1: 2003, by:

- a. a corrosion test method, which leads to a value of either V1, V2 or V3; or
- b. by a material specification code Vm - Lxxxxx where the first 2 digits represent a material type as quoted in BS EN 1856-1: 2003, Table 4 and the last 3 digits represent the material thickness.

Acceptable material specifications may be taken from the national Annex to BS EN 1856-1: 2003. For example, an acceptable material code for solid fuel, oil or gas, would be Vm - L50040 representing a material type 50 with a thickness of 0.40 mm.

A metal *chimney* should not pass through a *compartment wall*, *compartment floor*, *separating wall* or *separating floor*. However they may if the *chimney*, or a *non-combustible* casing totally enclosing the *chimney*, is *constructed* in such a way that, in the event of a fire, the fire resistance of the *compartment wall*, *compartment floor*, *separating wall* or *separating floor* is maintained. (see section 2, Fire)

A metal *chimney* should only pass through a storage space, cupboard or *roof space* provided any flammable material is shielded from the *chimney* by a movable, imperforate casing. Also where the *chimney* passes through the *roof space*, such as an attic, it should be surrounded by a rigid mesh that will prevent vermin from *building* a nest beside the warm *chimney*. Mesh should prevent an 8 mm diameter sphere from passing.

There should be no joints within any wall, floor or ceiling that make accessing the *chimney* for maintenance purposes difficult.

3.18.5 Flue-pipes

A *flue-pipe* should be of a material that will safely discharge the products of combustion into the *flue* under all conditions that will be encountered. A *flue-pipe* serving a solid fuel appliance should be *non-combustible* and of a material and *construction* capable of withstanding the effects of a *chimney* fire without any structural change that would impair the stability and performance of the *flue-pipe*.

Flue-pipes should be manufactured from the materials noted below:

- a. cast iron pipe to BS 41: 1973 (1988);
- b. mild steel at least 3 mm thick, to Section 1.1 of BS 1449: Part 1: 1991;
- c. vitreous enamelled steel to BS 6999: 1989;

- d. stainless steel designated Vm - L50100, in accordance with BS EN 1856-2: 2005 or Vm - Lxxxxx for oil or gas applications;
- e. any other material approved and tested under the relevant conditions of a *notified body*.

Flue-pipes should have the same diameter or equivalent cross sectional area as that of the appliance *flue* outlet and should be to the size recommended by the appliance manufacturer. It should be noted that oversized *flue-pipes* can cause condensation problems in modern, highly efficient oil and gas fired boilers.

A *flue-pipe* connecting a solid fuel appliance to a *chimney* should not pass through:

- a. a *roof space*;
- b. an internal wall, although it is acceptable to discharge a *flue-pipe* into a *flue* in a *chimney* formed wholly or partly by a *non-combustible* wall;
- c. a ceiling or floor. However it is acceptable for a *flue-pipe* to pass through a ceiling or floor where they are *non-combustible* and the *flue-pipe* discharges into a *chimney* immediately above.

3.18.6 Flue liners

A *flue* liner is the wall of the *chimney* that is in contact with the products of combustion. It can generally be of concrete, clay, metal or plastic depending on the designation of the application.

All new *chimneys* will have *flue* liners installed and there are several types, as follows:

- rigid sections of clay or refractory liner;
- rigid sections of concrete liner;
- rigid metal pipes.

Flue liners suitable for solid fuel appliances, and therefore generally suitable for other fuels, should have a performance at least equal to that corresponding to the designation T400 N2 D 3 G as described in BS EN 1443: 2003 and manufactured from the following materials:

- a. clay *flue* liners with rebates or sockets for jointing and meeting the requirements for Class A1 N2 or Class A1 N1 as described in BS EN 1457: 1999; or
- b. concrete *flue* liners meeting the requirements for the classification Type A1, Type A2, Type B1 or Type B2 as described in BS EN 1857: 2003; or
- c. any other material approved and tested under the relevant conditions of a *notified body*.

Stainless steel flexible *flue* liners meeting BS EN 1856-2: 2005 may be used for lining or relining *flues* for oil and gas appliances, and for lining *flues* for solid fuel applications provided that the designation is in accordance with the intended application. These should be installed in accordance with their manufacturer's instructions.

Single skin, stainless steel flexible *flue* liners may be used for lining *flues* for gas and oil appliances. These should be installed in accordance with their manufacturer's instructions.

Double skin, stainless steel flexible *flue* liners for multi-fuel use should be installed in accordance with their manufacturer's instructions.

Existing *chimneys*

Existing custom-built masonry *chimneys* may be lined or re-lined by one of the following *flue* liners:

- flexible, continuous length, single-skin stainless steel for lining or re-lining *chimney flues* for C2 oil and gas installations designated T250;
- flexible, continuous length, double-skin stainless steel for lining or re-lining systems designated T400 for multi-fuel installations;
- insulating concrete pumped in around an inflatable former;
- spray-on or brush-on coating by specialist.

Existing *chimneys* for solid fuel applications may also be relined using approved rigid metal liners or single-walled *chimney* products, an approved cast-insitu technique or an approved spray-on or brush-on coating. Approved products are listed in the [HETAS Guide](#).

Masonry liners for use in existing *chimneys* should be installed in accordance with their manufacturer's instructions. Appropriate components should be selected to form the *flue* without cutting and to keep joints to a minimum. Bends and offsets should only be formed with factory-made components. Liners should be placed with the sockets or rebate ends uppermost to contain moisture and other condensates in the *flue*. In the absence of specific liner manufacturer's instructions to the contrary, the space between the lining and the surrounding masonry could be filled with a weak insulating concrete.

The corrosion resistance of a metal liner may be specified, according to BS EN 1856-1: 2003, by either:

- a. a corrosion test method, which leads to a value of either V1, V2 or V3; or
- b. by a material specification code Vm - Lxxxxx where the first 2 digits represent a material type as quoted in BS EN 1856-1: 2003, Table 4 and the last 3 digits represent the material thickness.

Acceptable material specifications may be taken from the national Annex to BS EN 1856-1: 2003. For example, an acceptable material code for solid fuel, oil or gas, would be Vm - L50040 representing a material type 50 with a thickness of 0.40 mm.

3.19 Combustion appliances – relationship to combustible materials

- 3.19 Functional standard
- 3.19.0 Introduction
- 3.19.1 Relationship of masonry chimneys to combustible material
- 3.19.2 Relationship of system chimneys to combustible material
- 3.19.3 Relationship of metal chimneys to combustible material
- 3.19.4 Relationship of flue-pipes to combustible material
- 3.19.5 Relationship of solid fuel appliance to combustible material
- 3.19.6 Relationship of oil-firing appliance to combustible material
- 3.19.7 Relationship of gas-fired appliance to combustible material
- 3.19.8 Relationship of hearths to combustible material
- 3.19.9 Fireplace recesses

standard

3.19

mandatory

Every *building* must be designed and *constructed* in such a way that any component part of each fixed combustion appliance installation will not cause damage to the *building* in which it is installed by radiated, convected or conducted heat or from hot embers expelled from the appliance.

3.19.0 Introduction

Combustion appliances and their component parts, particularly solid fuel appliance installations, generate or dissipate considerable temperatures. Certain precautions need to be taken to ensure that any high temperatures are not sufficient to cause a risk to people and the *building*. The characteristics of solid fuel and some older style oil-firing appliances are more onerous than modern oil and gas-fired appliances.

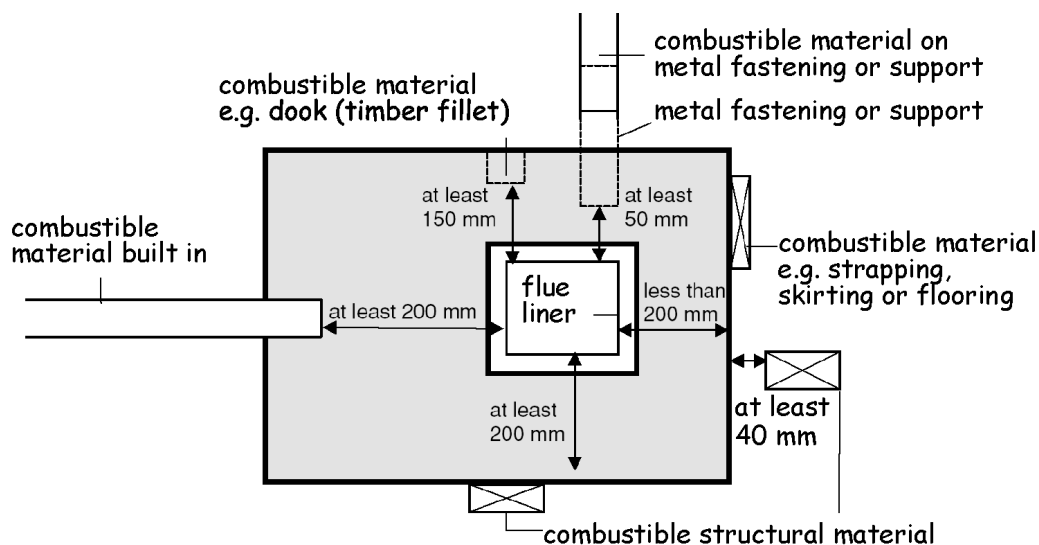
Conversions

In the case of *conversions*, as specified in regulation 4, the *building* as *converted* shall meet the requirements of this standard in so far as is *reasonably practicable*, and in no case be worse than before the *conversion*. (regulation 12, schedule 6).

3.19.1 Relationship of masonry chimneys to combustible material

Combustible material should not be located where the heat dissipating through the walls of fireplaces or *flues* could ignite it. All combustible materials therefore should be located at least 200 mm from the surface surrounding a *flue* in a masonry *chimney*. However some combustible materials will not be a risk and do not need a 200 mm separation distance nor do the *flue* gasses generated from some appliances reach a sufficiently high temperature to require it. The following materials may be located closer than 200 mm to the surface surrounding a *flue* in a *chimney*:

- a damp proof course(s) firmly bedded in mortar;
- small combustible fixings may be located not less than 150 mm from the surface of the *flue*;
- flooring, strapping, sarking, or similar combustible material may be located on the outer face of a masonry *chimney*;



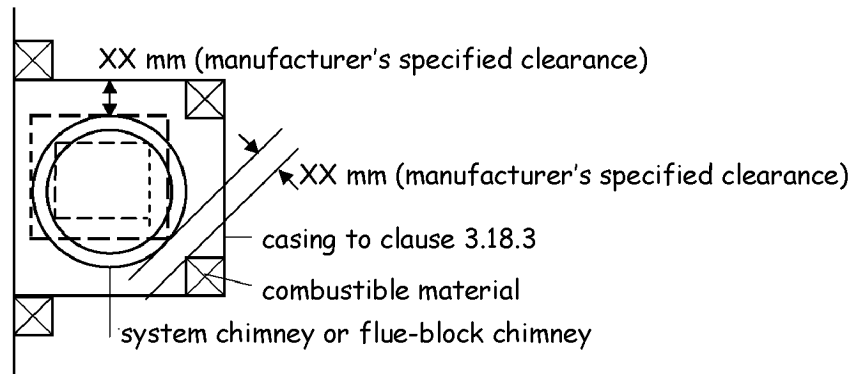
Plan view of masonry chimney

Any metal fastening in contact with combustible material, such as a joist hanger, should be at least 50 mm from the surface surrounding a *flue* to avoid the possibility of the combustible material catching fire due to conduction.

BS EN 1806: 2006 relates to clay *flue-block chimneys* but does not give a value for distances to combustible materials. These types of *chimneys* therefore should be regarded as custom built *chimneys* and the minimum values in this clause 3.19.1 or clause 3.19.2 should be used and declared.

3.19.2 Relationship of system chimneys to combustible material

System *chimneys* do not necessarily require to be located at such a distance from combustible material. It is the responsibility of the *chimney* manufacturer to declare a distance 'XX', as stipulated in BS EN 1856-1: 2003 and BS EN 1858: 2003 as being a safe distance from the *chimney* to combustible material. At this distance, the temperature of adjacent combustible materials during operation of the appliance at its rated output should not exceed 85° C when related to an ambient temperature of 20° C.

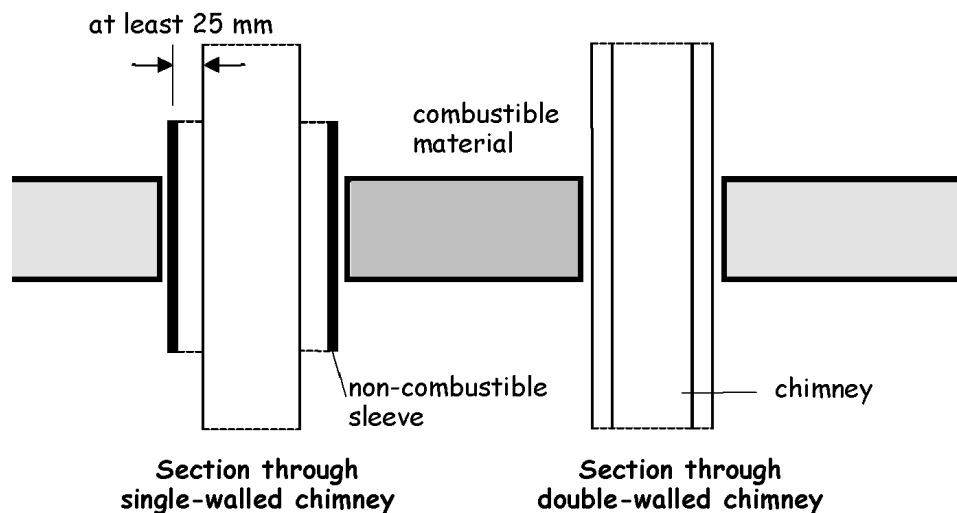


Plan of casing round a factory-made chimney

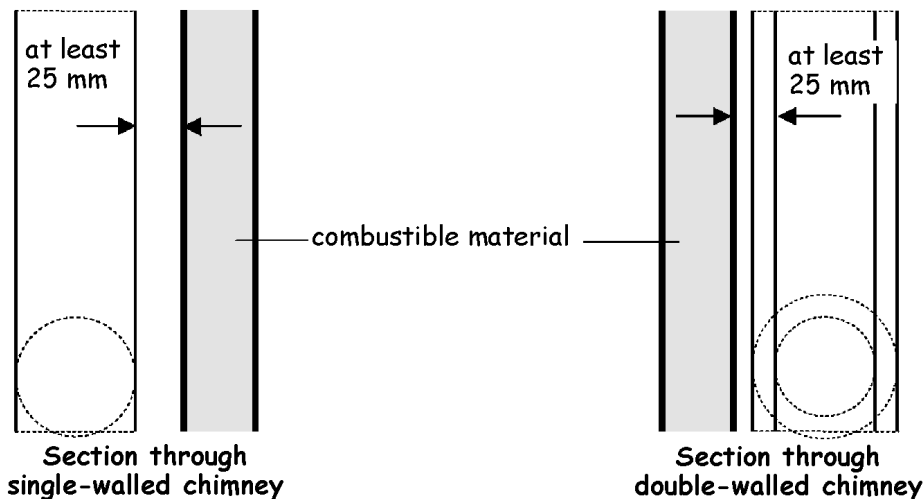
BS EN 1806: 2006 relates to clay *flue-block chimneys* but does not give a value for distances to combustible materials. These types of *chimney* therefore should be regarded as a custom built *chimney* and the minimum values in this clause 3.19.1 or clause 3.19.2 should be used and declared.

3.19.3 Relationship of metal chimneys to combustible material

There should be a separation distance where a metal *chimney* passes through combustible material. This is specified, as part of the designation string for a system *chimney* when used for oil or gas, as (Gxx), where xx is the distance in mm. Where no data is available, the separation distance for oil or gas applications with a *flue* gas temperature limit of T250 or less should be 25 mm from the outer surface of a single-walled *chimney* to combustible material. The 25 mm should be measured from the surface of the inner wall of a double-walled *chimney*. There is no need for a separation distance if the *flue* gases are not likely to exceed 100° C.



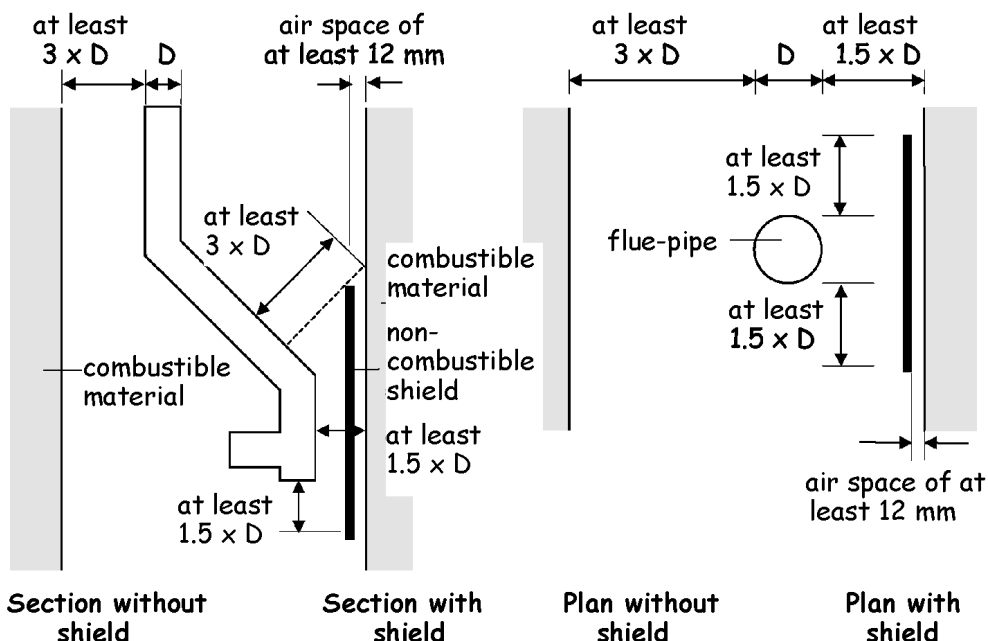
There should also be a separation distance where the metal *chimney* runs in close proximity to combustible material. The separation distance should be 25 mm from the outer surface of a single-walled *chimney* to combustible material. The 25 mm should be measured from the surface of the inner wall of a double-walled *chimney*. There is no need for a separation distance if the *flue* gases are not likely to exceed 100° C.



3.19.4 Relationship of flue-pipe to combustible material

To prevent the possibility of radiated heat starting a fire, a *flue-pipe* should be separated from combustible material by:

- a. a distance according to the designation of the *flue-pipe* in accordance with BS EN 1856-2: 2005; or
- b. a distance equivalent to at least 3 times the diameter of the *flue-pipe*. However this distance may be reduced:
 - to 1.5 times the diameter of the *flue-pipe*, if there is a *non-combustible* shield provided in accordance with the following sketch; or
 - to 0.75 times the diameter of the *flue-pipe*, if the *flue-pipe* is totally enclosed in *non-combustible* material at least 12 mm thick with a thermal conductivity of not more than 0.065 W/mK.

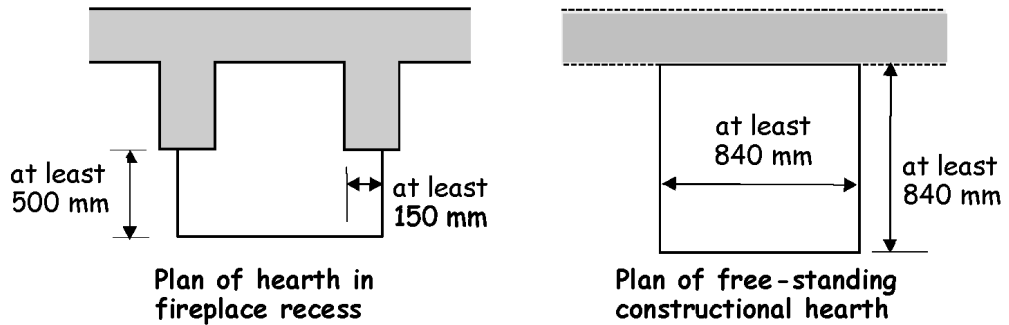


Hearth construction

3.19.5 Relationship of solid fuel appliance to combustible material

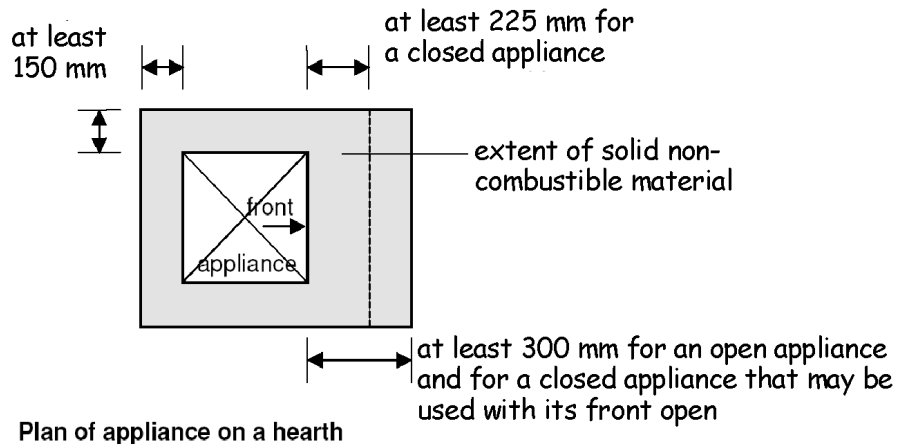
A solid fuel appliance should be provided with a solid, *non-combustible* hearth that will prevent the heat of the appliance from igniting combustible materials. A hearth should be provided to the following dimensions:

- a. a *constructional* hearth at least 125 mm thick and with plan dimensions in accordance with the following sketches; or
- b. a free-standing, solid, *non-combustible* hearth at least 840 x 840 mm minimum plan area and at least 12 mm thick, provided the appliance will not cause the temperature of the top surface of the hearth on which it stands to be more than 100° C.



Appliance location

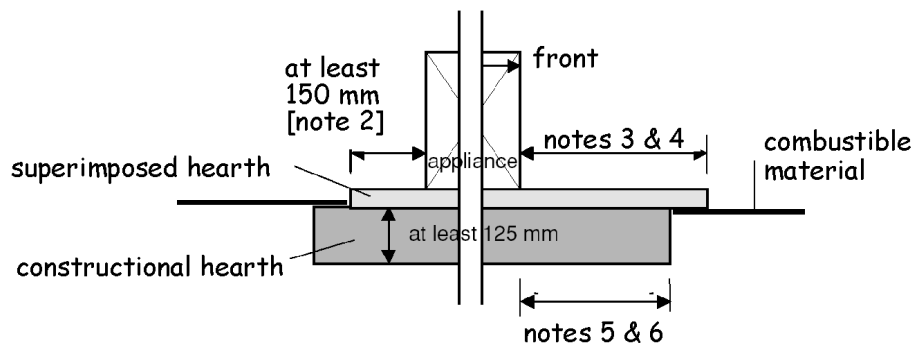
Not only should a solid fuel appliance sit on a hearth, but the appliance itself should also be located on the hearth such that protection will be offered from the risk of ignition of the floor by direct radiation, conduction or falling embers. The solid fuel appliance should be located on a hearth in accordance with the following diagram.



The 150 mm does not apply where the appliance is located in a fireplace recess, nor does it apply where the back or sides of the hearth either abut or are carried into a solid, *non-combustible* wall complying with clause 3.19.8.

Superimposed hearths

A solid fuel appliance may sit on a superimposed hearth provided the hearth is positioned partly or wholly on a *constructional* hearth. The superimposed hearth should be of solid, *non-combustible* material, usually decorative, and be at least 50 mm thick in accordance with the following diagram:



Section through superimposed hearth

Notes:

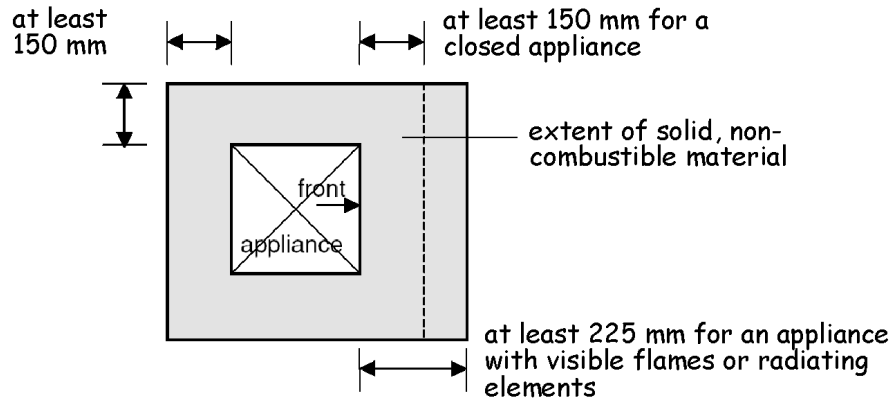
1. SUPERIMPOSED HEARTH means a finish of solid, *non-combustible* material, usually decorative, at least 50 mm thick and positioned on a *constructional* hearth.
2. There need not be a 150 mm separation where the appliance is located in a fireplace recess, nor where the back or sides of the hearth either abut or are carried into a solid, *non-combustible* wall complying with clause 3.14.8.
3. At least 225 mm for a closed appliance.
4. At least 300 mm for an open appliance and for a closed appliance that may properly be used with its front open.
5. No part of the appliance should project over any edge of the *constructional* hearth.
6. At least 150 mm to combustible material measured horizontally.

3.19.6 Relationship of oil-firing appliance to combustible material

A hearth is not required beneath an oil-firing appliance if it incorporates a full sized, rigid *non-combustible* base and does not raise the temperature of the floor beneath it to more than 100° C under normal working conditions. The base may be provided separately from the appliance. In other cases the appliance should stand on a hearth *constructed* and installed in accordance with the guidance for a solid fuel appliance.

Hearth location

A floor-standing, oil-firing appliance should be positioned on the hearth in such away as to minimise the risk of ignition of any part of the floor by direct radiation or conduction. An oil-firing appliance should be located on a hearth in accordance with the following diagram:



Plan of appliance on a hearth

The 150 mm does not apply where the appliance is located in a fireplace recess, nor does it apply where the back or sides of the hearth either abut or are carried into a solid, *non-combustible* wall complying with clause 3.19.8.

Separation

An oil-firing appliance should be separated from any combustible material if the temperature of the back, sides or top of the appliance is more than 100° C under normal working conditions. Separation may be by:

- a shield of *non-combustible* material at least 25 mm thick; or
- an air space of at least 75 mm.

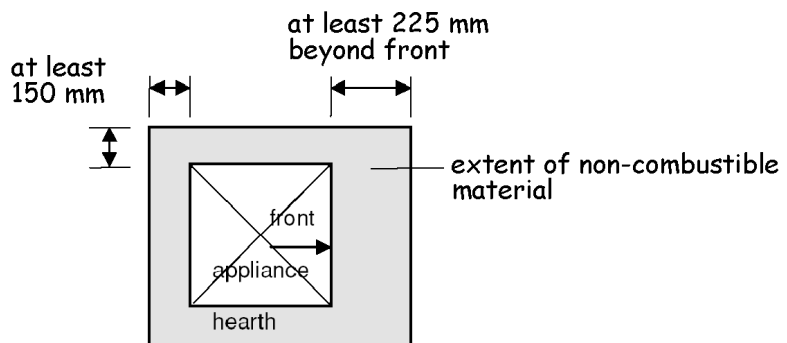
OFTEC Standard [OFS A100](#) for boilers, [OFS A101](#) for cookers and [OFS A102](#) for room heaters defines suitable tests for measuring the temperature of the back, sides and top of an oil-firing appliance.

Hearth construction

3.19.7 Relationship of gas-fired appliance to combustible material

A gas-fired appliance should be provided with a hearth in accordance with the following recommendations:

- Clause 12 of BS 5871-1: 2005, for a gas fire, convector heater and fire/back boiler;
- Clause 12 of BS 5871-2: 2005, for an inset live fuel-effect gas appliance;
- Clause 11 of BS 5871-3: 2005, for a *decorative fuel-effect gas appliance*;
- for any other gas-fired appliance, by a solid, heat resistant, *non-combustible*, non-friable material at least 12 mm thick and at least the plan dimension shown in the diagram to this specification:



Plan of appliance on a hearth

The 150 mm does not apply where the appliance is located in a fireplace recess, nor does it apply where the back or sides of the hearth either abut or

are carried into a solid, *non-combustible* wall complying with clause 3.19.8.

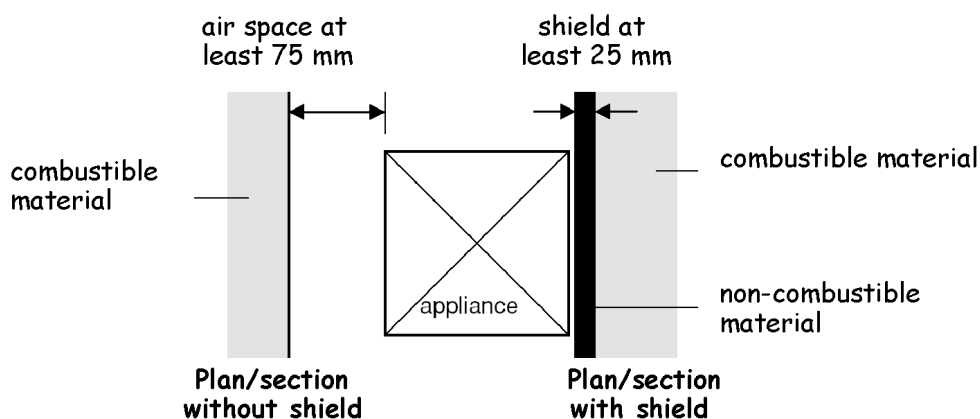
However a hearth need not be provided:

- a. where every part of any flame or incandescent material in the appliance is at least 225 mm above the floor; or
- b. where the appliance is designed not to stand on a hearth, such as a wall mounted appliance or a gas cooker.

Separation

A gas-fired appliance should be separated from any combustible material if the temperature of the back, sides or top of the appliance is more than 100° C under normal working conditions. Separation may be by:

- a. a shield of *non-combustible* material at least 25 mm thick; or
- b. an air space of at least 75 mm.



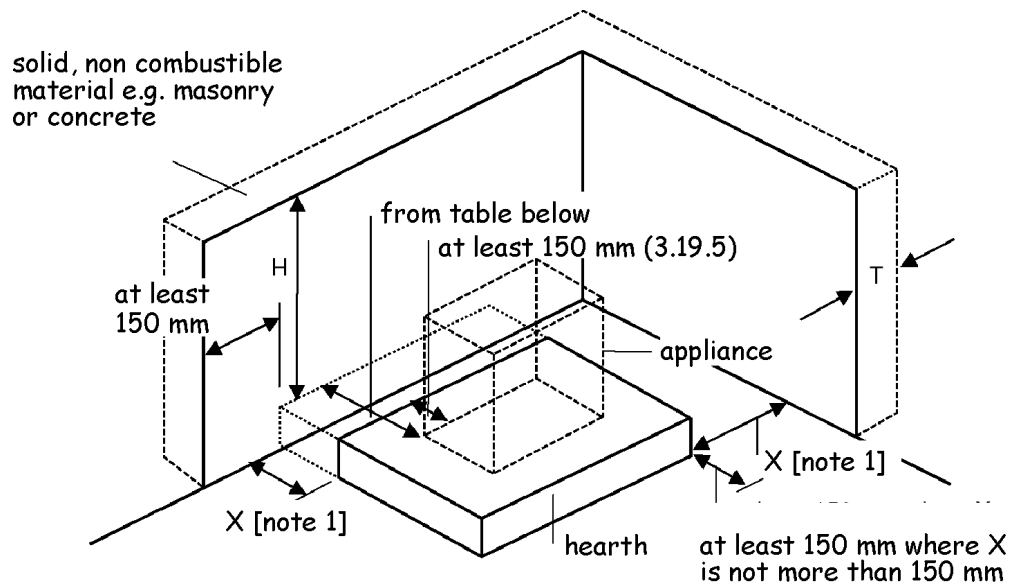
A gas-fired appliance with a CE marking and installed in accordance with the manufacturer’s written instructions may not require this separation.

3.19.8 Relationship of hearths to combustible material

Walls that are not part of a fireplace recess or a prefabricated appliance chamber but are adjacent to hearths or appliances should also protect the *building* from catching fire. This is particularly relevant to timber-framed *buildings*. Any part of a *building* therefore that abuts or is adjacent to a hearth, should be *constructed* in such a way as to minimise the risk of ignition by direct radiation or conduction from a solid fuel appliance located upon the hearth. This recommendation does not relate to floors, as an appliance should stand on a suitable hearth described in clauses 3.19.5, 3.19.6 and 3.19.7.

The *building* elements adjacent to combustion appliances should be *constructed* in accordance to the following recommendations:

- a. the hearth located in a fireplace recess in accordance with BS 8303: Part 1: 1994; or
- b. any part of the *building*, other than the floor, not more than 150 mm from the hearth, *constructed* of solid, *non-combustible* material in accordance with the diagram and table to this specification:



Hearth and appliance adjacent to any part of a building

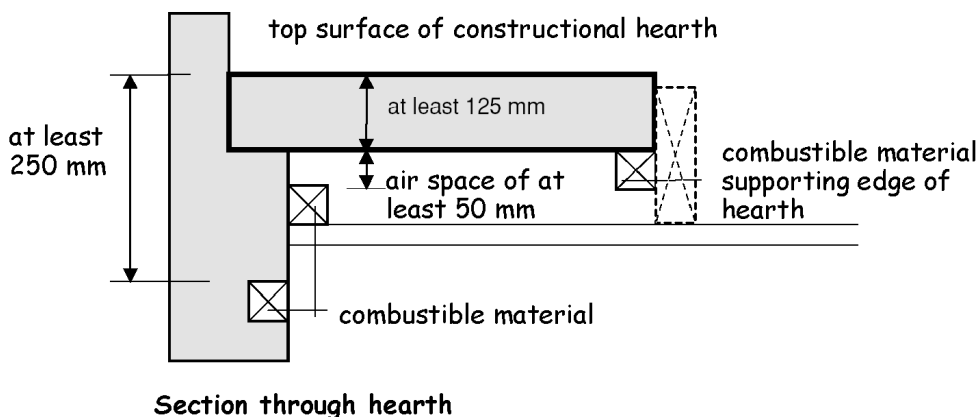
Location of hearth or appliance	Thickness (T) of solid, non-combustible material	Height (H) of solid non-combustible material
where the hearth abuts a wall and the appliance is not more than 50 mm from the wall	200 mm	at least 300 mm above the appliance or 1.2 m above the hearth whichever is the greater.
where the hearth abuts a wall and the appliance is more than 50 mm but not more than 300 mm from the wall	75 mm	at least 300 mm above the appliance or 1.2 m above the hearth whichever is the greater.
where the hearth does not abut a wall and is not more than 150 mm from the wall	75 mm	at least 1.2 m above the hearth.

Notes:

1. There is no requirement for protection of the wall where X is more than 150 mm

All combustible material under a *constructional* hearth should be separated from the hearth by an air space of at least 50 mm. However an air space is not necessary where:

- a. the combustible material is separated from the top surface of the hearth by solid, *non-combustible* material of at least 250 mm; or
- b. the combustible material supports the front and side edges of the hearth.



3.19.9 Fireplace recesses

A fireplace recess should be *constructed* of solid, *non-combustible* material in accordance with the recommendations in Clauses 7 and 8 of BS 8303: Part 1: 1994 and to the minimum thickness shown in Figure 2 to BS 8303: Part 3: 1994. The recess should incorporate a *constructional* hearth.

An alternative is to use a prefabricated appliance chamber of solid concrete components. These components should be:

- a. supplied by the same manufacturer, with pre-made jointing arrangements, assembled on *site* using a cement specified for the purpose by the manufacturer; and
- b. of insulating concrete with a density of between 1200 and 1700 kg/m³; and
- c. installed on a *constructional* hearth; and
- d. of components having a minimum thickness shown in the table below:

Thickness of solid fuel appliance chamber components

Component	Minimum thickness (mm)
Base	50
Sides	75
Back panel and top slab	100
Hood and bar lintels	100

3.20 Combustion appliances – removal of products of combustion

- 3.20 Functional standard
- 3.20.0 Introduction
- 3.20.1 Chimney and flue-pipe serving appliance burning any fuel
- 3.20.2 Chimneys and flue-pipes serving solid fuel appliances
- 3.20.3 Chimneys and flue-pipes serving oil-firing appliances
- 3.20.4 Chimneys and flue-pipes serving gas-fired appliances
- 3.20.5 Oil-firing appliances in bathrooms and bedrooms
- 3.20.6 Gas-fired appliances in bathrooms and bedrooms
- 3.20.7 Protection of metal chimneys
- 3.20.8 Size of flues – solid fuel appliances
- 3.20.9 Size of flues – oil-firing appliances
- 3.20.10 Size of flues – gas-fired appliances
- 3.20.11 Design of flues
- 3.20.12 Openings in flues
- 3.20.13 Access to flues
- 3.20.14 Location of metal chimneys
- 3.20.15 Terminal discharges at low level
- 3.20.16 Terminal discharge from condensing boilers
- 3.20.17 Solid fuel appliance flue outlets
- 3.20.18 Oil-firing appliance flue outlets
- 3.20.19 Gas-fired appliance flue outlets

standard

3.20

mandatory

Every *building* must be designed and *constructed* in such a way that the products of combustion are carried safely to the external air without harm to the health of any person through leakage, spillage, or exhaust nor permit the re-entry of dangerous gases from the combustion process of fuels into the *building*.

3.20.0 Introduction

Fire fighters attend approximately 3400 *chimney* fires per year in Scotland.

Heating and cooking appliances fuelled by solid fuel, oil or gas all have the potential to cause carbon monoxide (CO) poisoning if they are poorly installed or commissioned, inadequately maintained or incorrectly used. Inadequate ventilation or a lack of the correct maintenance of appliances, *flues* and *chimneys* are the main causes of CO poisoning. Some incidents are also due to incorrect installation or deterioration of the structure of the *chimney*. Poisonous CO gas is produced when fuel does not burn properly. There are still a few deaths and permanent injuries in Scotland each year from CO poisoning that can be directly attributed to combustion appliance installations.

Incorrect sizing of *flues* can also have serious repercussions. If a *flue* is too small, an insufficient volume of air will pass through it and this may lead to spillage of combustion gases. Too large a *flue* will slow down the flow of combustion gases and this may also lead to spillage.

Conversions

In the case of *conversions*, as specified in regulation 4, the *building* as *converted* shall meet the requirement of this standard (regulation 12, schedule 6).

3.20.1 Chimney and flue-pipe serving appliance burning any fuel

A *chimney* or *flue-pipe* serving any appliance should be suitable for use with the type of appliance served. A *chimney* should be manufactured using products in accordance with the following standards:

- a. BS EN 1858: 2003, for concrete *chimney* blocks; or
- b. BS EN 1806: 2000, for clay *chimney* blocks; or
- c. BS EN 1457: 1999, for purpose made clay *flue* linings; or
- d. BS EN 1856-1: 2003, for a factory-made metal *chimney*; or
- e. a lining accepted for the purpose after testing of the *chimney* under the relevant conditions by a *notified body*.

3.20.2 Chimneys and flue-pipes serving solid fuel appliances

A *flue* in a *chimney* should be separated from every other *flue* and extend from the appliance to the top of the *chimney*. Every *flue* should be surrounded by *non-combustible* material that is capable of withstanding the effects of a *chimney* fire, without any structural change that would impair the stability or performance of the *chimney*. However, the *chimney* may include a damp proof course (or courses) of combustible material.

3.20.3 Chimneys and flue-pipes serving oil-firing appliances

A *chimney* or *flue-pipe* serving an oil-firing appliance should be *constructed* to the recommendations of BS 5410: Part 1: 1997 or OFTEC Technical Information Sheets [TI/132](#), [TI/135](#) and OFTEC Standard [OFS E106](#) as appropriate.

Satisfactory specification of *chimneys* and *flue-pipes* depends upon the gas temperature to be expected in normal service. *Flue* gas temperatures depend upon appliance types and the age of their design. Older appliances are likely to produce *flue* gas temperatures greater than 250° C while modern boilers that bear the CE mark indicating compliance with the Boiler (Efficiency) Regulations (1993) will normally have *flue* gas temperatures less than 250° C. Information for individual appliances should be sought from manufacturer's installation instructions, from the manufacturers themselves or from OFTEC. Where this is not available, *flues* should be *constructed* for an assumed *flue* gas temperature of more than 250° C.

[Boiler \(Efficiency\) Regulations 1993](#)

High *flue* gas temperatures

Where the *flue* gas temperatures are more than 250° C, under normal working conditions, custom-built *chimneys*, system *chimneys* and *flue-pipes* should be designed and *constructed* for use with a solid fuel appliance.

Low *flue* gas temperatures

Where the *flue* gas temperatures are not more than 250° C, under normal working conditions, *chimneys* and *flue-pipes* may be of a lower specification as follows:

- a. in accordance with the guidance in clauses 3.18.3, 3.18.4, 3.18.5, relating to gas; and
- b. where the oil-firing appliance burns Class D fuel, the inner surfaces of the *chimney* or *flue-pipe* should not be manufactured from aluminium.

The *flue* gas temperatures are quoted in manufacturer's product data and can be measured in accordance with OFTEC Appliance Standard [OFS A100](#) for boilers, [OFS A101](#) for cookers or [OFS A102](#) for room heaters.

3.20.4 Chimneys and flue-pipes serving gas-fired appliances

A *chimney* or *flue-pipe* should be *constructed* and installed in accordance with the following recommendations:

- a. BS 5440-1: 2000;
- b. Section 8 of publication 'IGE/UP/7 (Edition 2): 'Gas Installation in timber framed and light steel framed buildings', where the *chimney* or *flue-pipe* is in a timber frame *building*;
- c. the appropriate recommendations of the combustion appliance manufacturer, where the *flue-pipe* is supplied as an integral part of the combustion appliance.

3.20.5 Oil-firing appliances in bathrooms and bedrooms

There is an increased risk of carbon monoxide poisoning in bathrooms, shower rooms or *rooms* intended for use as sleeping accommodation, such as bed-sitters. Because of this, *open-flued* oil-firing appliances should not be installed in these *rooms* or any cupboard or compartment connecting directly with these *rooms*. Where locating a combustion appliance in such *rooms* cannot be avoided, the installation of a *room-sealed appliance* would be appropriate.

3.20.6 Gas-fired appliances in bathrooms and bedrooms

Regulation 30 of the Gas Safety (Installations & Use) Regulations 1998 has specific requirements for *room-sealed appliances* in these locations.

Gas Safety (Installations & Use) Regulations

3.20.7 Protection of metal chimneys

Metal *chimneys* should be guarded if there could be a risk of damage or if they present a risk to people that is not immediately apparent such as when they traverse intermediate floors out of sight of the appliance.

Where the metal *chimney* passes through a *room* or accessible space such as a walk-in cupboard it should be protected in accordance with the recommendations of:

- BS EN 12391-1: 2004 for solid fuel appliances;
- BS 5410: Part 1: 1997, for oil-firing appliances;
- BS 5440: Part 1: 2000, for gas appliances.

It is not necessary to provide protection where a system *chimney* runs within the same space as the appliance served.

3.20.8 Size of flues – solid fuel appliances

The size of a *flue* serving a solid fuel appliance should be at least the size shown in the table below and not less than the size of the appliance *flue* outlet or that recommended by the appliance manufacturer.

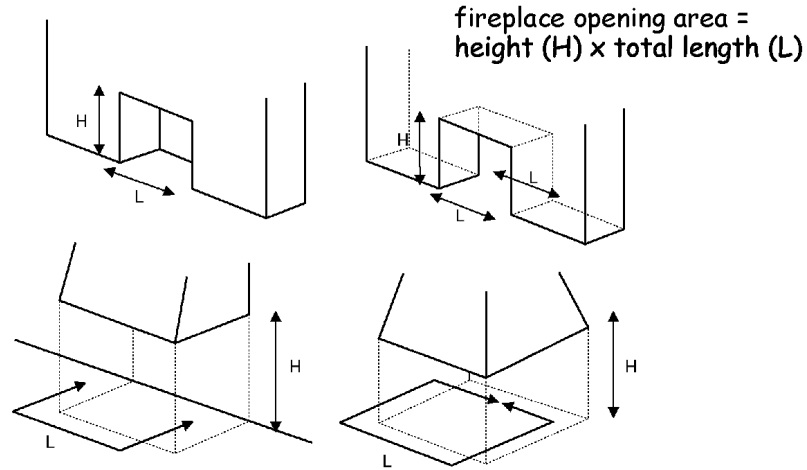
Minimum area of flues

Appliance	Minimum flue size [2]
Fireplace with an opening more than 500 mm x 550 mm, or a fireplace exposed on 2 or more sides	a. 15% of the total face area of the fireplace opening(s) [3]; or b. in accordance with the diagram to clause 3.20.7. [4]
Fireplace with an opening not more than 500 mm x 550 mm	200 mm diameter or rectangular/square <i>flues</i> having the same cross sectional area and a minimum diameter not less than 175 mm.
Closed appliance with rated output more than 30 kW but not more than 50 kW, burning any fuel	175 mm diameter or rectangular/square <i>flues</i> having the same cross sectional area and a minimum diameter not less than 150 mm.
Closed appliance with rated output not more than 30 kW burning any fuel	150 mm diameter or rectangular/square <i>flues</i> having the same cross sectional area and a minimum diameter not less than 125 mm.
Closed appliance with rated output not more than 20 kW that burns smokeless or low volatiles fuel	125 mm diameter or rectangular/square <i>flues</i> having the same cross sectional area and a minimum diameter not less than 100 mm for straight <i>flues</i> or 125 mm for <i>flues</i> with bends or offsets.

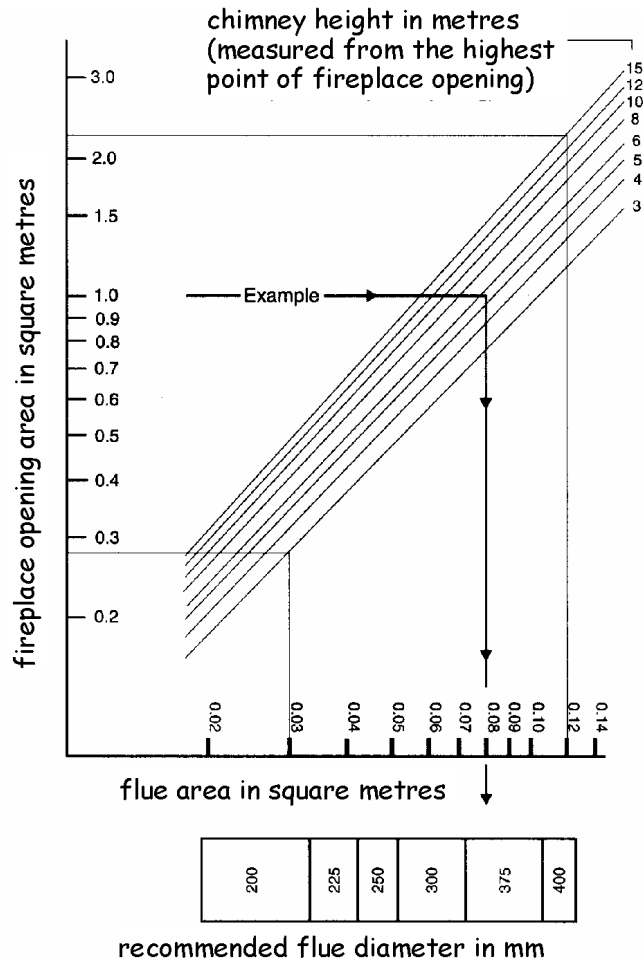
Notes:

1. Closed appliance includes cookers, stoves, room heaters and boilers. Smokeless fuel means solid mineral fuel that produces combustion products containing particulate matter that does not exceed a specified low amount.
2. Any *chimney* pot or open-topped terminal must maintain the same cross-sectional area as the *flue*. Any covered terminal should have side outlets with a total free area twice that of the *flue*.
3. Specialist advice should be sought when proposing to construct *flues* with an area of more than 120000 mm² or 15% of the total face area of the fireplace opening.
4. The diagram to clause 3.20.7 should only be used for the range of sizes shown within the shaded area.
5. Fire size is related to the free opening area at the front of the fireplace opening.

Fireplace opening areas



Flue sizing for larger solid fuel open fires



3.20.9 Size of flues – oil-firing appliances

The cross sectional area of a *flue* serving an oil-firing appliance should be in accordance with the recommendations in BS 5410: Part 1: 1997 and should be the same size as the appliance *flue* spigot.

3.20.10 Size of flues – gas-fired appliances

The area of a *flue* serving a gas-fired appliance should have a size to ensure safe operation. A *flue* should be provided in accordance with the following recommendations:

- Clause 9 of BS 5871-3: 2005, for a *decorative fuel-effect gas appliance*;
- BS 5871-2: 2005, for an inset live fuel-effect gas appliance;
- BS 5440: Part 1: 2000, for any other gas-fired appliance.

3.20.11 Design of flues

A combustion appliance should be connected to a *chimney* that discharges to the external air. However there are some combustion appliances that are designed not to discharge direct to the external air, such as *flueless* cookers. An opening window, extract fan or passive stack ventilation system may be sufficient to ventilate a *kitchen* but where other types of *flueless* appliances are installed, the manufacturer’s instructions should be followed. Every solid fuel appliance should be connected to a separate *flue*.

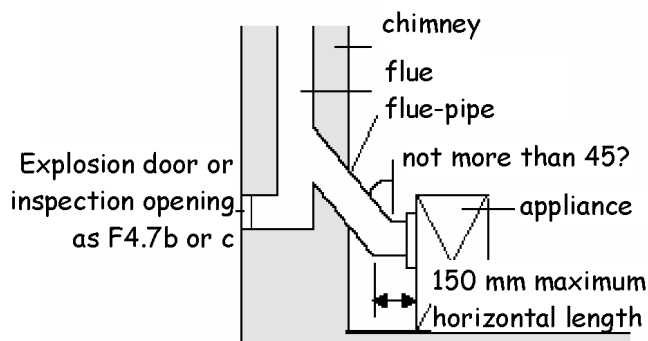
Solid fuel and oil-firing Every oil-firing appliance should be connected to a separate *flue*. However this is not necessary where all the appliances have pressure jet burners and are connected into a shared *flue*.

Gas-fired Every gas-fired appliance that requires a *flue* should connect into a separate *flue*. However, in certain instances, appliances can be connected to shared *flues*, if they are installed in accordance with the recommendations in BS 5440: Part 1: 2000.

The *flue* of a natural draught appliance, such as a traditional solid fuel appliance, should offer the least resistance to the passage of combustion gases. Resistance can be minimised by restricting the number of bends and horizontal runs should only be incorporated on back-entry appliances.

The horizontal length of the back-entry *flue* pipe at the point of discharge from the appliance should be not more than 150 mm.

Flue-pipe connection to back-entry solid fuel appliance



Section through appliance and flue-pipe

Where bends are essential, they should be angled at not more than 45° to the vertical.

3.20.12 Openings in flues

The *flue* should have no intermediate openings. However it is acceptable to provide a draught stabiliser or draft diverter on the *chimney* provided it is in the same *room* or space as the appliance being served. An explosion door may also be provided.

3.20.13 Access to flues

Access should be provided for inspection and cleaning of the *flue* and the appliance and therefore an opening that is fitted with a *non-combustible*, rigid, gas-tight cover would be acceptable.

3.20.14 Location of metal chimneys

To minimise the possibility of condensation in a metal *chimney*, it should not be fixed externally to a *building*, but should be routed inside the *building*. However a metal *chimney* may be fixed externally if it is insulated and *constructed* of a material that can be used externally, such as stainless steel or, in the case of gas, aluminium, so long as they conform to the specifications of the National Annex to BS EN 1856-1: 2003.

3.20.15 Terminal discharges at low level

Combustion gasses at the point of discharge can be at a high temperature. Therefore flues discharging at low level where they may be within reach of people should be protected with a terminal guard.

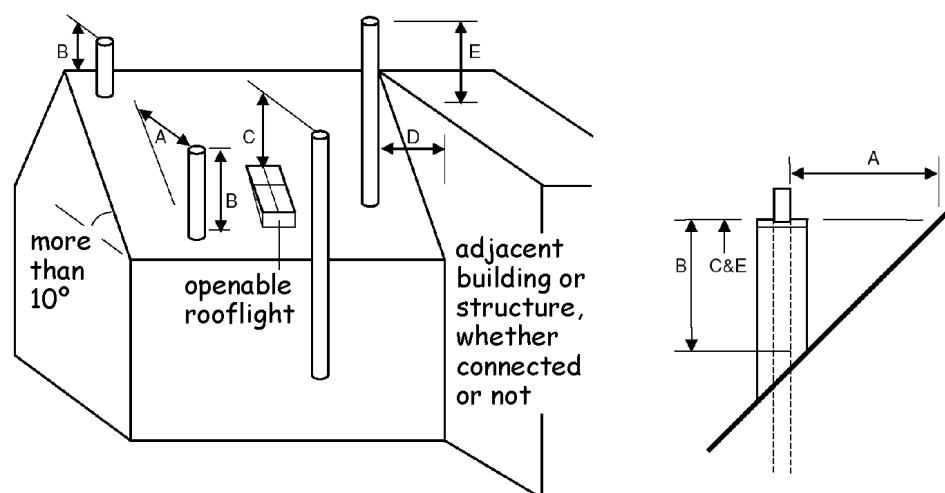
A *flue* terminal should be protected with a guard if a person could come into contact with it or if it could be damaged. If the *flue* outlet is in a vulnerable position, such as where the *flue* discharges within reach of the ground, or a balcony, veranda or window, it should be designed to prevent the entry of matter that could obstruct the flow of gasses.

3.20.16 Terminal discharge from condensing boilers

The condensate plume from a condensing boiler can cause damage to external surfaces of a *building* if the terminal location is not carefully considered. The manufacturer's instructions should be followed.

3.20.17 Solid fuel appliance flue outlets

The outlet from a *flue* should be located externally at a safe distance from any opening, obstruction or flammable or vulnerable materials. The outlets should be located in accordance with the following diagram:



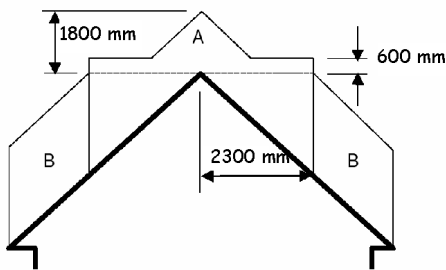
Minimum dimension to flue outlets

A	2300 mm horizontally clear of the weather skin.
B	1000 mm provided A is satisfied; or 600 mm where above the ridge. However, where the roof is thatch or shingles, the dimensions should be as diagram 2 to clause 3.20.17.
C	1000 mm above the top of any <i>flat roof</i> ; and 1000 mm above any openable rooflight, dormer or <i>ventilator</i> , etc. within 2300 mm measured horizontally.
D/E	where D is not more than 2300 mm, E must be at least 600 mm.

Notes:

1. Horizontal dimensions are to the surface surrounding the *flue*.
2. Vertical dimensions are to the top of the *chimney* terminal.

Flue terminals in close proximity to roof coverings that are easily ignitable, such as thatch or shingles, should be located outside Zones A and B in the following diagram:

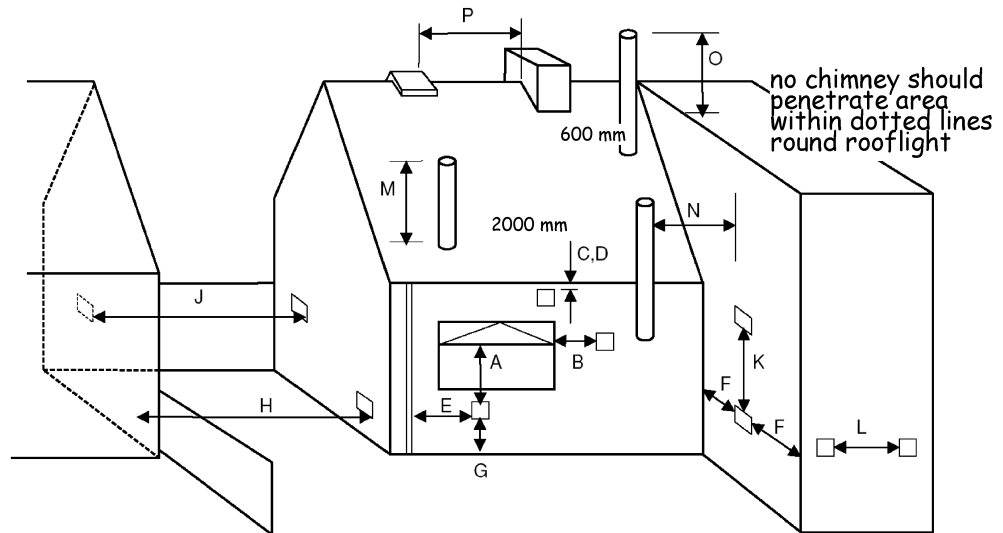


Location of flue terminals relative to easily ignitable roof coverings

Zone A	At least 1800 mm vertically above the weather skin; and at least 600 mm above the ridge.
Zone B	At least 1800 mm vertically above the weather skin; and at least 2300 mm horizontally from the weather skin.

3.20.18 Oil-firing appliance flue outlets

The outlet from a *flue* should be located externally at a safe distance from any opening, obstruction or combustible material. The outlets should be located in accordance with the following diagram:



Flue terminal positions for oil-firing appliances

Location	Minimum distance to terminal (mm)	
	pressure jet	vaporising
A Directly below an opening, air brick, opening window etc	600	not allowed
B Horizontally to an opening, air brick, opening window etc	600	not allowed
C Below a gutter, eaves or balcony with protection	75	not allowed
D Below a gutter, eaves or balcony without protection	600	not allowed
E From vertical sanitary pipework	300	not allowed
F From an internal or external corner	300	not allowed
G Above ground or balcony level	300	not allowed
H From a surface or <i>boundary</i> facing the terminal	600 [6]	not allowed
J From a terminal facing the terminal	1200	not allowed
K Vertically from a terminal on the same wall	1500	not allowed
L Horizontally from a terminal on the same wall	750	not allowed
M Above the highest point of an intersection with the roof	600 [1]	1000 [7]
N From a vertical structure to the side of the terminal	750 [1]	2300
O Above a vertical structure not more than 750 mm from the side of the terminal	600 [1]	1000 [7]
P From a ridge terminal to a vertical structure on the roof	1500	not allowed

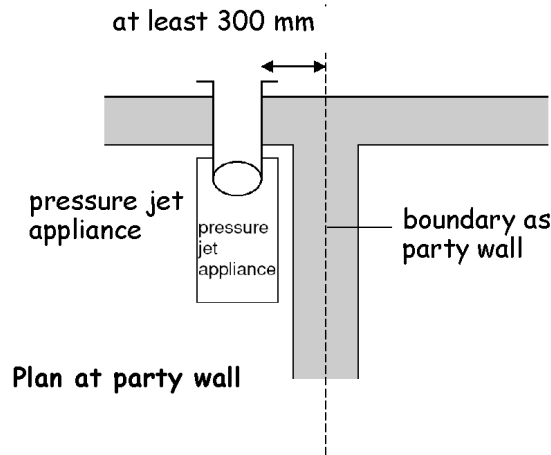
Notes:

1. Appliances burning Class D oil should discharge the *flue* gases at least 2 m above ground level.
2. Terminating positions M, N, and O for vertical balanced *flues* should be in accordance with manufacturer's instructions.
3. Vertical structure in N, O and P includes tank or lift rooms, parapets, dormers etc.
4. Terminating positions A to L should only be used for appliances that have been approved for low level *flue* discharge when tested in accordance with BS EN 303-1, [OFS A100](#) or [OFS A101](#).
5. Terminating positions should be at least 1800 mm from an oil storage tank unless a wall with a *non-combustible construction* type 7, short duration (see table to 2.B.1) and more than 300 mm higher and wider each side than the tank is provided between the tank and the terminating position.
6. Where a *flue* terminates not more than 600 mm below a projection and the projection is

plastic or has a combustible finish, then a heat shield of at least 750 mm wide should be fitted.

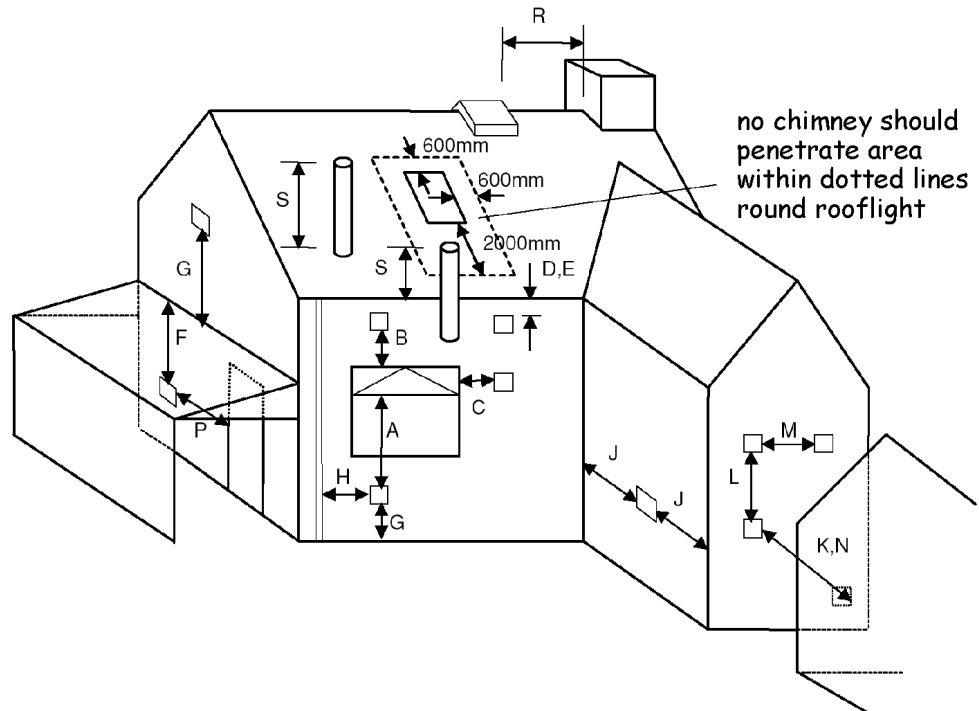
7. The distance from an appliance terminal installed at right angles to a *boundary* may be reduced to 300 mm in accordance with diagram 2 to clause 3.20.16.
8. Where a terminal is used with a vaporising burner, a horizontal distance of at least 2300 mm should be provided between the terminal and the roof line.
9. Notwithstanding the dimensions above, a terminal should be at least 300 mm from combustible material.

Separation between a boundary and terminal at right angles



3.20.19 Gas-fired appliance flue outlets

The outlet from a *flue* should be located externally at a safe distance from any opening, obstruction or combustible material. The outlets should be located in accordance with the following diagram:



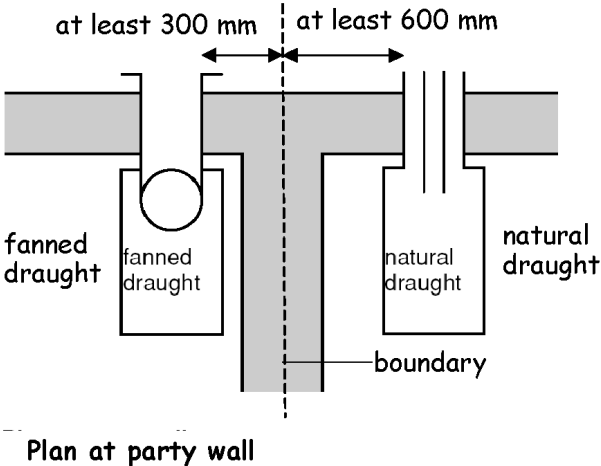
Flue terminal positions for gas-fired appliances

Location	Minimum distance to terminal in mm			
	Balanced <i>flue, room-sealed appliance</i>		open <i>flue</i>	
	natural draught	fanned draught	natural draught	fanned draught
A Directly below an opening, air brick, opening window, etc	(0-7 kW) 300 (>7-14 kW) 600 (>14-32 kW) 1500 (>32-70 kW) 2000	300	n/app	300
B Above an opening, air brick, opening window, etc	(0-32 kW) 300 (>32-70 kW) 600	300	n/app	300
C Horizontally to an opening, air brick, opening window, etc	(0-7 kW) 300 (>7-14 kW) 400 (>14-70 kW) 600	300	n/app	300
D Below a gutter, or sanitary pipework	300[2]	75[1]	n/app	75[1]
E Below the eaves	300[2]	200	n/app	200
F Below a balcony or <i>carport</i> roof	600	200	n/app	200
G Above ground, roof or balcony level	300	300	n/app	300
H From vertical drain/soil pipework	300	150[3]	n/app	150
J From an internal or external corner	600	300	n/app	200
K From a surface or <i>boundary</i> facing the terminal [4]	600	600[5]	n/app	600
L Vertically from terminal on same wall	1500	1500	n/app	1500
M Horizontally from terminal on same wall	300	300	n/app	300
N From a terminal facing the terminal	600	1200[6]	n/app	1200
P From an opening in a <i>carport</i> (e.g. door, window) into the <i>building</i>	1200	1200	n/app	1200
R From a vertical structure on the roof [7]	n/app	n/app	[note 8]	n/app
S Above an intersection with the roof	n/app	[note 9]	[note 10]	150

Notes:

1. Notwithstanding the dimensions in the table, a terminal serving a natural draught and fanned draught appliance of more than 3 kW heat input, should be at least 300 mm and 150 mm respectively from combustible material.
2. Where a natural draught *flue* terminates not more than 1 m below a plastic projection or not more than 500 mm below a projection with a painted surface, then a heat shield at least 1m long should be fitted.
3. This dimension may be reduced to 75 mm for appliances of up to 5 kW heat input.
4. The products of combustion should be directed away from discharging across a *boundary*.
5. The distance from a fanned draught appliance terminal installed at right angles to a *boundary* may be reduced to 300 mm in accordance with diagram 2 to clause 3.20.17.
6. The distance of a fanned *flue* terminal located directly opposite an opening in a *building* should be at least 2 m.
7. Vertical structure includes a *chimney-stack*, dormer window, tank room, lift motor room or parapet.
8. 1500 mm if measured to a roof terminal, otherwise as Table 2 in BS 5440-1: 2000.
9. To manufacturer's instructions.
10. As Table 2 in BS 5440-1: 2000.
11. n/all = not allowed. n/app = not applicable.

Separation between a *boundary* and terminal at right angles



3.21 Combustion appliances – air for combustion

- 3.21 Functional standard
- 3.21.0 Introduction
- 3.21.1 Supply of air for combustion generally
- 3.21.2 Supply of air for combustion to solid fuel appliances
- 3.21.3 Supply of air for combustion to oil-firing appliances
- 3.21.4 Supply of air for combustion to gas-fired appliances

standard
3.21
mandatory

Every *building* must be designed and *constructed* in such a way that each fixed combustion appliance installation receives air for combustion and operation of the *chimney* so that the health of persons within the *building* is not threatened by the build-up of dangerous gases as a result of incomplete combustion.

3.21.0 Introduction

All combustion appliances need ventilation to supply them with oxygen for combustion. This air, which must be replaced from outside the *building*, generally comes from the *room* in which the combustion appliance is located although many appliances are now located in specially *constructed* cupboards or *appliance compartments*. Ventilation of these cupboards or *appliance compartments* is essential to ensure proper combustion. Ventilation is also needed to ensure the proper operation of *flues*, or in the case of *flueless* appliances, to ensure the products of combustion are safely dispersed to the outside air.

Failure to provide adequate replacement air to a *room* can result in the accumulation of poisonous carbon monoxide fumes.

Conversions

In the case of *conversions*, as specified in regulation 4, the *building* as *converted* shall meet the requirement of this standard (regulation 12, schedule 6).

3.21.1 Supply of air for combustion generally

A room containing an open-flued appliance may need permanently open air vents. An open-flued appliance needs to receive a certain amount of air from outside dependant upon its type and rating. Infiltration through the building fabric may be sufficient but above certain appliance ratings permanent openings are necessary.

Ventilators for combustion should be located so that occupants are not provoked into sealing them against draughts and noise. Discomfort from draughts can be avoided by placing vents close to appliances e.g. floor vents, by drawing air from intermediate spaces such as hallways or by ensuring good mixing of incoming air. Air vents should not be located within a fireplace recess except on the basis of specialist advice. Noise attenuated ventilators may be needed in certain circumstances.

Appliance compartment

Appliance compartments that enclose open-flued appliances should be provided with vents large enough to admit all the air required by the appliance for combustion and proper flue operation, whether the compartment draws air from the room or directly from outside.

The installation of a mechanical extract system should be checked against the recommendations in clause 3.17.9.

3.21.2 Supply of air for combustion to solid fuel appliances

A solid fuel appliance installed in a room or space should have a supply of air for combustion by way of permanent ventilation either direct to the open air or to an adjoining space (including a sub-floor space) that is itself permanently ventilated direct to the open air. An air supply should be provided in accordance with the following table:

Supply of air for combustion

Type of appliance	Minimum ventilation opening size [2]
Open appliance without a throat [1]	A permanent air entry opening or openings with a total free area of 50% of the cross-sectional area of the flue .
Open appliance with a throat [1]	a permanent air entry opening or openings with a total free area of 50% of the throat opening area.
Any other solid fuel appliance	a permanent air entry opening or openings with a total free area of 550 mm ² for each kW of combustion appliance rated output more than 5 kW. (A combustion appliance with an output rating of not more than 5 kW has no minimum requirement, unless stated by the appliance manufacturer)

Notes:

1. THROAT means the contracted part of the chimney flue lying between the fireplace opening and the main chimney flue.
2. Where a draught stabiliser is fitted to a solid fuel appliance, or to a chimney or flue-pipe in the same room as a solid fuel appliance, additional ventilation opening should be provided with a free area of at least 300 mm²/kW of solid fuel appliance rated output.
3. Nominal fire size is related to the free opening width at the front of the fireplace opening.

3.21.3 Supply of air for combustion to oil-firing appliances

An oil-firing appliance installed in a *room* or space should have a supply of air for combustion by way of *permanent ventilation* either direct to the open air or to an adjoining space which is itself permanently ventilated direct to the open air. This also includes a sub-floor space. However this may not be necessary if it is a *room-sealed appliance*. An air supply should be provided in accordance with the recommendations in BS 5410: Part 1: 1997 or OFTEC Technical Information Sheets [TI/112](#) and [TI/132](#).

3.21.4 Supply of air for combustion to gas-fired appliances

A gas-fired appliance installed in a *room* or space should have a supply of air for combustion. An air supply should be provided in accordance with the following recommendations:

- a. BS 5871-3: 2005, for a *decorative fuel-effect gas appliance*;
- b. BS 5871-2: 2005, for an inset live fuel-effect gas appliance;
- c. BS 5440: Part 2: 2000, for any other gas-fired appliance.

3.22 Combustion appliances – air for cooling

- 3.22 Functional standard
- 3.22.0 Introduction
- 3.22.1 Appliance compartments
- 3.22.2 Supply of air for cooling to oil-firing appliances
- 3.22.3 Supply of air for cooling to gas-fired appliances

standard
3.22
mandatory

Every *building* must be designed and *constructed* in such a way that each fixed combustion appliance installation receives air for cooling so that the fixed combustion appliance installation will operate safely without threatening the health and safety of persons within the *building*.

3.22.0 Introduction

In some cases, combustion appliances may need air for cooling in addition to air for combustion. This air will keep control systems in the appliance at a safe temperature and/or ensure that casings remain safe to touch.

Conversions

In the case of *conversions*, as specified in regulation 4, the *building* as *converted* shall meet the requirement of this standard (regulation 12, schedule 6).

3.22.1 Appliance compartments

Where appliances require cooling air, *appliance compartments* should be large enough to enable air to circulate and high and low level vents should be provided.

3.22.2 Supply of air for cooling to oil-firing appliances

An oil-firing appliance installed in an *appliance compartment* should have a supply of air for cooling by way of *permanent ventilation*, in addition to air for combustion, either direct to the open air or to an adjoining space. This also includes a sub-floor space. Air for cooling should be provided in accordance with the recommendations in BS 5410: Part 1: 1997 and in OFTEC Technical Information Sheet [TI/132](#) for an oil-firing appliance located in an *appliance compartment*.

3.22.3 Supply of air for cooling to gas-fired appliances

A gas-fired appliance installed in an *appliance compartment* should have supply of air for cooling. Air for cooling should be provided in accordance with the recommendations in BS 5440: Part 2: 2000 for a gas-fired appliance located in an *appliance compartment*.

3.23 Fuel storage – protection from fire

- 3.23 Functional standard
- 3.23.0 Introduction
- 3.23.1 Separation of oil tanks from buildings and boundaries
- 3.23.2 Additional fire protection
- 3.23.3 Storage within a building
- 3.23.4 Bulk storage of woody biomass fuel

standard
3.23
mandatory

Every *building* must be designed and *constructed* in such a way that

(a) an oil storage installation, incorporating oil storage tanks used solely to serve a fixed combustion appliance installation providing space heating or cooking facilities in a *building*, will inhibit fire from spreading to the tank and its contents from within, or beyond, the *boundary*;

(b) a container for the storage of woody biomass fuel will inhibit fire from spreading to its contents from within or beyond the *boundary*.

Limitation:

This standard does not apply to portable containers.

3.23.0 Introduction

The guidance on oil relates only to its use solely where it serves a combustion appliance providing space heating or cooking facilities in a *building*. There is other legislation covering the storage of oils for other purposes. Heating oils comprise Class C2 oil (kerosene) or Class D oil (gas oil) as specified in BS 2869: 2006.

It is considered unlikely that a fire will originate from the stored oil. It is the purpose of this guidance therefore, to ensure that a fire that may originate from a *building*, or other external source, is not transferred to the tank contents, or if a fire does occur, its effects are limited.

Climate change

The acceptance of climate change and the environmental policies put in place to mitigate its impact are pushing the commercial introduction of renewable energy technologies to displace the use of fossil fuels and the related combustion emissions of greenhouse gases. Woody biomass can be used as an alternative to fossil fuels and in some EU countries biomass fuel is the principal source of renewable energy for heating applications. The carbon dioxide emitted when biomass is burnt can be considered to be offset by the carbon dioxide absorbed as trees grow. Whilst this does not compensate for the energy used in processing the wood for fuel, the carbon dioxide emissions are considerably less than those of fossil fuels.

Woody biomass

The use of woody biomass, in the form of wood chips, wood pellets and logs may offer a viable alternative to fossil fuels, particularly in areas not served by the gas grid, although the supply and distribution of chips and pellets is, as yet, poorly developed in Scotland.

Conversions

In the case of *conversions*, as specified in regulation 4, the *building* as *converted* shall meet the requirement of this standard (regulation 12, schedule 6).

3.23.1 Separation of oil tanks from buildings and boundaries

Every fixed oil tank with a capacity of more than 90 litres should be located at a distance from a *building* to reduce the risk of the fuel that is being stored from being ignited if there is a fire in the *building*. Some fire protection to, or for, the *building* is required if the oil tank is located close to the *building*. Further guidance may be obtained from OFTEC Technical Information Sheet [TI/136](#), Fire protection of oil storage tanks.

Precautions should also be taken when an oil storage tank is located close to a *boundary*. The installation of a tank should not inhibit full development of a neighbouring plot.

Large tanks

An oil tank with a capacity of more than 3500 litres should be located in accordance with the recommendations in BS 5410: Part 2: 1978.

Small tanks

An oil tank with a capacity of not more than 3500 litres should be located in accordance with the following table:

Location of oil storage tank not more than 3500 litres capacity

Location of tank	Protection recommended	
	Building without openings	Building with openings
Not more than 1.8 m from any part of any <i>building</i>	<i>non-combustible</i> base; and any part of the eaves not more than 1.8 m from the tank and extending 300 mm beyond each side of the tank must be <i>non-combustible</i> ; and either: a. any part of a <i>building</i> not more than 1.8 m from the tank should be of <i>non-combustible construction</i> type 7, short duration [2], or b. a barrier	<i>non-combustible</i> base; and any part of the eaves not more than 1.8 m from the tank and extending 300 mm beyond each side of the tank must be <i>non-combustible</i> ; and a barrier between the tank and any part of a <i>building</i> not more than 1.8 m from the tank.
More than 1.8 m from any <i>building</i>	<i>non-combustible</i> base	
Not more than 760 mm from a <i>boundary</i>	<i>non-combustible</i> base, and a barrier, or a wall with a <i>non-combustible construction</i> type 7, short duration [2]	
More than 760 mm from a <i>boundary</i>	<i>non-combustible</i> base	
Externally, wholly below ground	no protection required	

Notes:

1. BARRIER means an imperforate, *non-combustible* wall or screen at least 300 mm higher and extending 300 mm beyond either end of the tank, *constructed* so as to prevent the passage of direct radiated heat to the tank;
2. see section 2, Fire, annex 2.B.1.

3.23.2 Additional fire protection

The fuel feed system from the storage tank to the combustion appliance is also a potential hazard in the event of fire. The fire valve on the fuel feed, should be fitted in accordance with Section 8.3 of BS 5410: Part 1: 1997 and OFTEC Technical Information Sheet [TI/138](#).

Oil pipelines located inside a *building* should be run in copper or steel pipe. The recommendations of Clause 8.2 of BS 5410: Part 1: 1997 should be followed.

Fire can also spread to an oil storage tank along the ground. Provision should therefore be made to prevent the tank becoming overgrown such as a solid, *non-combustible* base in full contact with the ground. A base of concrete at least 100 mm thick or of paving slabs at least 42 mm thick that extends at least 300 mm beyond all sides of the tank would be appropriate. However, where the tank is within 1 m of the *boundary* and not more than 300 mm from a barrier or a wall of *non-combustible construction* type 7, short duration (see table to 2.B.1), the base need only extend as far as the barrier or wall.

3.23.3 Storage within a building

Where a storage tank is located inside a *building*, additional safety provisions should be made including the following:

- a. the place where the tank is installed should be treated as a place of special fire risk; and
- b. the space should be ventilated to the external air; and
- c. the space should have an outward opening door that can be easily opened without a key from the side approached by people making their escape; and
- d. there should be sufficient space for access to the tank and its mountings and fittings; and
- e. a catchpit as described in the guidance to standard 3.24.

Guidance on protection from spillage is provided to standard 3.24.

Further guidance may be obtained from OFTEC Technical Information Sheet [TI/127](#): Garage installations.

3.23.4 Bulk storage of woody biomass fuel

By its very nature woody biomass fuel is highly combustible and precautions need to be taken to reduce the possibility of the stored fuel igniting. To ensure maximum energy from the fuel all storage arrangements should be designed to be damp free and improve or maintain the moisture content of the fuel.

To inhibit the spread of fire to their contents, bulk storage for wood fuels should be located in accordance with the following table:

Bulk storage of woody biomass fuel

Location of container	Protection recommended
External and not more than 1.8 m from any part of any <i>building</i>	a. any part of the <i>building</i> eaves not more than 1.8 m from the container and extending 300 mm beyond each side of the container must be <i>non-combustible</i> ; and b. a barrier [1]
External not more than 1 m from any <i>boundary</i>	the container should be <i>constructed</i> to have medium fire resistance duration to its <i>boundary</i> walls.
Within a <i>building</i>	a. separated from the <i>building</i> with internal wall <i>constructions</i> providing medium fire resistance duration, type 5 [2] with any door to be outward opening to type 7 [2]; and b. separated from the <i>building</i> with floor <i>construction</i> providing medium fire resistance duration, type 2 [2]; and c. <i>external walls constructed</i> to type 8 [2] or type 9 [2], as appropriate.

Notes:

1. BARRIER means an imperforate, *non-combustible* wall or screen at least 300 mm higher than and extending 300 mm beyond either end of the container *constructed* so as to prevent the passage of direct radiated heat.
2. see section 2, Fire, annex 2.B.1.

Wood pellets can be damaged during delivery thus producing dust that can cause an explosion and precautions need to be taken to reduce this risk. Once a year any dust that has collected in the store should be removed.

Storage containers for wood pellets, where they are to be pumped from a transporter to the container, should include a protective rubber mat over the wall to reduce the damage to the pellets when they hit the wall. Containers should have an outward opening door incorporating containment to prevent the pellets escaping when the door is opened.

To maintain fire proof storage and prevent back-burning, there should be an interruption to the fuel transport system normally by use of a star-feeder or chute for the fuel to fall into the boiler. The installation should be in accordance with the safety standards described in BS EN 303-5: 1999.

The woody biomass fuel should be stored separately from the boiler that the fuel feeds for fire safety reasons.

3.24 Fuel storage – containment

- 3.24 Functional standard
- 3.24.0 Introduction
- 3.24.1 Construction of oil storage tanks
- 3.24.2 Installation of oil storage tanks
- 3.24.3 Secondary containment
- 3.24.4 Storage containers for solid biomass fuel

standard
3.24
mandatory

Every *building* must be designed and *constructed* in such a way that:

- (a) an oil storage installation, incorporating oil storage tanks used solely to serve a fixed combustion appliance installation providing space heating or cooking facilities in a *building* will: reduce the risk of oil escaping from the installation; contain any oil spillage likely to contaminate any water supply, ground water, watercourse, drain or sewer; and permit any spill to be disposed of safely;
- (b) the volume of woody biomass fuel storage allows the number of journeys by delivery vehicles to be minimised.

Limitation:

This standard does not apply to portable containers.

3.24.0 Introduction

Oil is a common and highly visible form of water pollution. Because of the way it spreads, even a small quantity can cause a lot of harm to the aquatic environment. Oil can pollute rivers, lochs, groundwater and coastal waters killing wildlife and removing vital oxygen from the water. Large quantities of water are taken from rivers and groundwater for use as drinking water and for irrigation. Oil contamination can make water unfit for these purposes.

Oil accounts for about a third of all reported pollution incidents in Scotland that are investigated by SEPA each year. That means around 500 to 600 pollution incidents a year with about 10 to 12% being serious. It is an offence to cause pollution and courts now impose heavy fines.

Groundwater Directive

Oil is a 'List I' substance within the meaning of the [EC Groundwater Directive \(80/68/EEC\)](#). The UK government is required by this directive to prevent List I substances from entering groundwater and to prevent groundwater pollution by List II substances.

The storage of oil is a controlled activity under the [Water Environment \(Controlled Activities\)\(Scotland\) Regulations 2005](#) and will be deemed to be authorised if it complies with [The Water Environment \(Oil Storage\)\(Scotland\) Regulations 2006](#). Enforcement is by SEPA.

Conversions

In the case of *conversions*, as specified in regulation 4, the *building* as *converted* shall meet the requirement of this standard (regulation 12, schedule 6).

3.24.1 Construction of oil storage tanks

Fixed oil storage tanks between 90 and 2500 litres and the fuel feed system connecting them to a combustion appliance should be strong enough to resist physical damage and corrosion so that the risk of oil spillage is minimised. Tanks should be *constructed* in accordance with:

- a. the recommendations of BS 799: Part 5: 1987, for a steel tank; or
- b. the recommendations of OFTEC Technical Standard [OFS T200](#), for a steel tank, with or without integral bunding; or
- c. the recommendations of OFTEC Technical Standard [OFS T100](#), for a polyethylene tank with or without integral bunding; or
- d. a European harmonised product standard and assessed by a *notified body*.

3.24.2 Installation of oil storage tanks

Large tanks

Tanks with a capacity more than 3500 litres and the fuel feed system connecting them to a combustion appliance should be installed in accordance with the recommendations of BS 5410: Part 2: 1978

Small tanks

Tanks with a capacity of more than 90 litres but not more than 3500 litres and the fuel feed system connecting them to a combustion appliance should be installed in accordance with the recommendations of BS 5410: Part 1: 1997.

Underground tanks

Reference should be made to the [Code of Practice for the Owners and Operators of Petrol Stations and Other Fuel Dispensing/Storage Facilities Involving Underground Storage Tanks](#). This CoP provides guidance on underground and partially buried oil storage tanks. The Scottish Executive has also produced a code of practice for owners and operators of underground storage tanks under the Groundwater Regulations.

Care should be taken to prevent leakage from pipework. Pipework should be run so as to provide the most direct route possible from the tank to the burner. Joints should be kept to a minimum and the use of plastic coated malleable copper pipe is recommended. Pipework should be installed in accordance with the recommendations in BS 5410: Parts 1: 1997 and Part 2:1978 and OFTEC Technical Information Sheet [TI/134](#).

3.24.3 Secondary containment

Risk assessment

It is necessary for a wide variety of possible hazards to be considered as to whether a catchpit (bund) is required or not. BS 5410: Part 1: 1997 highlights 2, as the size of the tank and its proximity to a watercourse. However other potential hazards should be borne in mind and a risk assessment should be carried out for each installation. It is preferable for installers to keep a record of this and OFTEC publication [TI/133](#) provides a simple crosscheck. The full list of potential hazards listed by OFTEC are:

- a. tank within 10 m of a watercourse;
- b. tank located where spillage could run into an open drain or to a loose fitting manhole cover;
- c. tank within 50 m of a borehole or spring;
- d. tank over ground where conditions are such that oil spillage could run-off into a watercourse;
- e. tank located in a position where the vent pipe outlet is not visible from the fill point;
- f. any other potential hazard individual to the *site*.

Catchpit (bund) If any of the above conditions apply, the oil storage tank should be provided with a catchpit. A catchpit means a pit, without a drain, which is capable of containing the contents of the tank, plus 10%.

An integrally banded tank is a tank, together with a catchpit, manufactured as a self-contained unit complete with a removable lid and designed to contain the escape of any liquid escaping from the tank in an overflow situation.

Integrally banded tanks A catchpit or integrally banded tank should be provided in accordance with the recommendations of OFTEC Standard [OFS T100](#) and [OFS T200](#); and

- a. for tanks with a capacity of more than 3500 litres, Clause 45.3 of BS 5410: Part 2: 1978;
- b. for tanks with a capacity of not more than 3500 litres, Clause 6.5 of BS 5410: Part 1: 1997.

A catchpit should also be provided in the following situations:

Provisions of a catchpit

Location of tank	Catchpit or integrally banded tank
Within a <i>building</i>	recommended
External, above ground (2500 litres or less)	in accordance with clause 3.24.3
External, wholly below ground	not required

3.24.4 Storage containers for solid biomass fuel

In order to best exploit the advantages achieved through the use of woody biomass as low carbon technology it is recommended that wood fuel storage provision is of a size that will ensure bulk deliveries need not be made at intervals of less than 1 month.

Deliveries of wood pellets may be less frequent than deliveries of wood chips because pellets can have 3 times the calorific value of dry wood chips. Alternatively, the storage volume can be smaller for the same energy capacity.

The following table provides recommendations for some *building* types of varying size on the storage recommendations that will permit a large enough volume to be delivered whilst minimising vehicle movements. The table is intended to provide an estimate of fuel storage based on heat demand and to help with initial studies. A more systematic exercise should be carried out during development of the scheme design. Advice on the sizing of storage for woody biomass fuel for smaller *buildings* is provided in the non-domestic Technical Handbook.

Woody fuel storage recommendations for 100% heating

Building type (m ²)	Heat demand (annual)	Wood chips		Wood pellets	
		Fuel required (m ³ /year)	Storage	Fuel required (m ³ /year)	Storage
education (400-2000)	90-450	110-565	10-60 m ³	40-210	5-20 m ³
industrial (100-2000)	20-360	25-450	5-55 m ³	10-165	5-20 m ³
office (100-2000)	20-420	25-525	5-55 m ³	10-195	5-15 m ³

Notes:

1. Figures represent monthly deliveries.
2. The storage recommendations relate to *buildings constructed* in accordance with the guidance in the 2007 edition of section 6, Energy. Storage for *buildings constructed* to higher standards of energy conservation may be reduced, whilst storage for *buildings constructed* to earlier standards should be increased to equivalent.
3. Recommended storage capacity to meet 100% of the space and DHW heating demand assuming storage capacity is 25% larger than delivery size.

3.25 Solid waste storage

3.25 Functional standard

3.25.0 Introduction

standard

3.25

mandatory

Every *building* must be designed and *constructed* in such a way that accommodation for solid waste storage is provided which:

- (a) permits access for storage and for the removal of its contents;
- (b) does not threaten the health of people in and around the *building*; and
- (c) does not contaminate any water supply, ground water or *surface water*.

Limitation:

This standard applies only to a *dwelling*.

3.25.0 Introduction

This standard does not apply to *buildings* other than *domestic buildings*.

3.26 Dungsteads and farm effluent tanks

- 3.26 Functional standard
- 3.26.0 Introduction
- 3.26.1 Construction of dungsteads and farm effluent tanks
- 3.26.2 Location of dungsteads and farm effluent tanks
- 3.26.3 Safety of dungsteads and farm effluent tanks

standard

3.26

mandatory

Every *building* must be designed and *constructed* in such a way that there will not be a threat to the health and safety of people from a dungstead and farm effluent tank.

3.26.0 Introduction

Silage effluent is the most prevalent cause of point source water pollution from farms in Scotland. A high portion of serious pollution incidents occur each year through failure to contain or dispose of effluent satisfactorily.

Collection, storage and disposal of farm effluent and livestock wastes are all stages when pollution can occur. These materials are generally classified by type of stock and physical form. This may be solid, semi-solid or liquid. Solids are stored in dungsteads that must be properly drained and the effluent collected in a tank while liquids are stored in tanks above or below ground. The container must be impermeable.

[Prevention of Environmental Pollution from Agricultural Activity](#)

The Code of Good Practice for the Prevention of Environmental Pollution from Agricultural Activity is a practical guide for farmers, growers, contractors and others involved in agricultural activities, on whom there is a statutory obligation to avoid causing pollution to the environment. The Code provides helpful guidance on the planning, design, *construction* management and land application of slurries and silage effluent that can give rise to pollution of water, air or soil environments. SEPA is the body responsible for enforcing these regulations.

Conversions

In the case of *conversions*, as specified in regulation 4, the *building* as *converted* shall meet the requirement of this standard (regulation 12, schedule 6).

3.26.1 Construction of dungsteads and farm effluent tanks

Every dungstead or farm effluent tank, including a slurry or silage effluent tank should be *constructed* in such a manner so as to prevent the escape of effluent through the structure that could cause ground contamination or environmental pollution.

The *construction* should also prevent seepage and overflow that might endanger any water supply or watercourse.

3.26.2 Location of dungsteads and farm effluent tanks

Every dungstead or farm effluent tank, including a slurry or silage effluent tank should be located at a distance from a premises used wholly or partly for the preparation or consumption of food so as not to prejudice the health of people in the food premises. The dungstead or farm effluent tank should be located at least 15 m from the food premises.

3.26.3 Safety of dungsteads and farm effluent tanks

Where there is the possibility of injury from falls, a dungstead or farm effluent tank should be covered or fenced to prevent people from falling in. Covers or fencing should be in accordance with the relevant recommendations of Section 8 of BS 5502: Part 50: 1993.

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4.0 Introduction

- 4.0.1 Background
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Introduction

4.0

4.0.1 Background

Safety has been defined by the International Standards Organisation as ‘a state of freedom from unacceptable risks of personal harm’. This recognises that no activity is absolutely safe or free from risk. No *building* can be absolutely safe and some risk of harm to users may exist in every *building*. Building standards seek to limit risk to an acceptable level by identifying hazards in and around *buildings* that can be addressed through the Building (Scotland) Regulations.

Deaths and serious injury to people in and around *buildings* occur in significant numbers from accidents involving falls, collisions, entrapment, scalding, electrocution or malfunction of fittings. Designers need to consider carefully all aspects of design to minimise risks inherent in any *building*.

Safety - good practice
www.hse.gov.uk
www.rospace.com

Not all issues relating to good practice are covered in this Technical Handbook. Publications by organisations including the Health and Safety Executive and the Royal Society for Prevention of Accidents (RoSPA) offer further information relevant safety of occupants of, and visitors to, *buildings*.

Accessibility

Buildings should be designed to address safety and the welfare and convenience of *building* users. An inclusive environment is one within which everyone, regardless of age, disability or circumstance, can make use of facilities safely, conveniently and without assistance to the best of their ability. In this respect, other legislation also has a bearing on access in *buildings*.

Disability
Discrimination Act

The Disability Discrimination Act (DDA) 1995 and 2005 has a much wider remit than the building regulations, applying as it does to owners and operators of all *buildings*, new and existing, that lie within its scope. To assist parties who have a duty under this Act to familiarise themselves with its requirements, the [Disability Rights Commission](#) (DRC) has produced assistive Codes of Practice. These can be accessed on the DRC web site along with other useful advice on related issues. Designers, clients and developers should consider the duties imposed under the DDA and are recommended to study the legislation and the Codes of Practice.

The DDA makes it unlawful to discriminate against a person on the grounds of that person's disability. The DDA applies generally, with some limited exclusions, to all non-domestic *buildings* including places of employment (Part 2), to any *building* used to provide goods or services to the public (Part 3) and to places of education (Part 4).

Of particular relevance is the [Code of Practice for Part 3 – Rights of Access to Goods, Facilities, Services and Premises](#). This requires that service providers should consider any requirement to make ‘reasonable adjustments’ in relation to the features of their premises to overcome physical barriers to access.

Where a physical feature places a disabled person at a disadvantage, the DDA imposes a duty to take reasonable steps to remedy the situation. Amongst options to consider would be the alteration or removal of a physical barrier that might restrict access. In this respect, the DDA covers any aspect of a *building* that might pose such a barrier, whilst the building regulations relate only to those issues identified in guidance as relevant to the functional standards.

The Disability Discrimination (Providers of Services) (Adjustment of Premises) (Amendment) Regulations 2005, offers a limited exemption to physical elements of a *building* designed and *constructed* in compliance with the Building (Scotland) Regulations. Under this exemption, it is not considered reasonable for a service provider to be required to make further adjustment to compliant elements for a period of 10 years from the date that *work* was completed.

This exemption relates only to elements specifically covered by guidance within the building regulations. Those with a duty under the DDA should be aware that their responsibility to observe good practice extends beyond such issues, to almost any aspect of a *building* .

At the time of publication, it is not yet known if this exemption will remain in place from May 2007. Designers therefore should be conversant with the good practice recommendations in documents such as BS 8300: 2001 – ‘Design of buildings and their approaches to meet the needs of disabled people - Code of practice’ which offer guidance on a wide range of issues outwith the remit of building regulations.

Access statements

Promoted by the implementation of the DDA, many designers and developers are becoming familiar with the use of an access statement as a means of assisting in the delivery of more inclusive *buildings* . This records how access issues have been considered and developed from project inception, through all stages of development, to the operation and management of a *building* .

Where design proposals vary from guidance within this Handbook or, in the case of a *conversion* where a standard is to be met as far as is *reasonably practicable* , relevant information extracted from a project access statement may assist in determining compliance.

4.0.2 Aims

The intention of this section is to give recommendations for the design of *buildings* that will ensure access and usability and reduce the risk of accident. The standards within this section:

- ensure accessibility to and within *buildings* and that areas presenting risk through access are correctly guarded; and
- reduce the incidence of slips, trips and falls, particularly for those users most at risk; and
- ensure that electrical installations are safe in terms of the hazards likely to arise from defective installations, namely fire and loss of life or injury from electric shock or burns; and
- prevent the creation of dangerous obstructions, ensure that *glazing* can be cleaned and operated safely and to reduce the risk of injury caused by collision with *glazing* or unsafe access to, and on, roofs; and
- safely locate hot water and steam vent pipe outlets, and minimise the risk of explosion through malfunction of unvented hot water storage systems and prevent scalding by hot water from sanitary fittings; and
- ensure the appropriate location and *construction* of storage tanks for liquefied petroleum gas.

4.0.3 Latest changes

The following is a summary of the changes that have been introduced between 1 May 2006 and 30 April 2007

- 4.1.1 revised guidance on accessible parking spaces
- 4.1.2 revised guidance seeking setting-down point
- 4.1.3 introduction of guidance on complementary steps to ramps
- 4.1.4 additional guidance on tactile paving on accessible routes
- 4.1.6 revised guidance on width of accessible routes
- 4.1.7 revised guidance on provisions at accessible entrances
- 4.1.8 introduction of guidance on use of powered doors
- 4.2.1 revised guidance on access within *buildings*
- 4.2.2 revised guidance on width of corridors in *buildings*
- 4.2.3 introduction of guidance on floor surfaces in circulation areas
- 4.2.4 revised guidance on size of lobbies in circulation areas
- 4.2.5 revised guidance and additional provisions for internal doors
- 4.2.6 introduction of guidance limiting door opening forces
- 4.2.7 revised guidance on lift provisions; additional guidance on powered lifting platforms
- 4.2.8 additional guidance on access between levels within a *storey*
- 4.2.9 introduction of guidance on accessible bedrooms
- 4.2.10 introduction of guidance on fixed counters
- 4.3.3 revised guidance on width of stairs
- 4.3.6 guidance on stair landings consolidate
- 4.3.7 introduction of guidance on tactile paving at external steps
- 4.3.9 removal of reference to centreline going on spiral stairs
- 4.3.10 revised guidance on ramps; guidance on sloping surfaces
- 4.3.11 revised guidance on width of ramps
- 4.3.12 revised guidance on length of ramp landings
- 4.4.1 addition of guidance on changes of direction on a raised access route and clarification on form of guarding
- 4.4.2 clarification of barrier height in specific locations
- 4.4.3 guidance on guarding ramp *flight* edge moved from standard 4.3
- 4.7.1 revised guidance on where hearing assistance systems should be provided; information on common systems
- 4.8 standard now includes manual controls for electrical fixtures
- 4.8.1 improved guidance on guarding of obstructions
- 4.8.2 additional guidance on collision with *glazing*
- 4.8.3 clarification of guidance on safe cleaning of windows
- 4.8.6 introduction of guidance on height of controls to windows and rooflights and height of controls to electrical fixtures
- 4.10.1 revised guidance on provision of wheelchair spaces

4.0.4 Relevant legislation

Listed below are some pieces of legislation that may be relevant and/or helpful to those using the guidance in this particular Section.

Disability
Discrimination Act
1995 & 2005

The Disability Discrimination Act sets out measures intended to end discrimination against people with disabilities in the areas of employment, access to goods, facilities and services, in the management, buying or renting of land or property, in education and in public transport.

Workplace (Health,
Safety and Welfare)
Regulations 1992

The Workplace, (Health, Safety and Welfare) Regulations 1992 cover the key issues for inspection and enforcement by local authorities on matters relating to the physical characteristics of the workplace such as temperature, lighting, cleanliness and sanitary conveniences.

Electricity Safety,
Quality & Continuity
Regulations 2002

The Electricity Safety, Quality and Continuity Regulations 2002 defines the duties of any party supplying electricity to premises with regard to matters such as supply, equipment, protection and provision of earthing.

The Electricity at
Work Regulations
1989

The Electricity at Work Regulations 1989 defines the duties of an employer to ensure and maintain a safe working environment with respect to any electrical installation within a *building*.

The Gas Safety
(Installation and Use)
Regulations 1998

The Gas Safety (Installations and Use) Regulations 1998 require that any person who installs, services, maintains, removes, or repairs gas fittings must be competent. It covers not only materials, workmanship, safety precautions and testing of gas fittings but also the safe installation of all aspects of gas-fired combustion appliance installations.

The Work at Height
Regulations 2005

The Work at Height Regulations 2005 apply to all work at height where there is a risk of a fall liable to cause personal injury. They place duties on employers, the self-employed, and any person who controls the work of others, such as facilities managers or *building* owners who may contract others to work at height.

4.1 Access to buildings

- 4.1 Functional standard
- 4.1.0 Introduction
- 4.1.1 Car parking
- 4.1.2 Setting-down points
- 4.1.3 Accessible routes
- 4.1.4 Surface of an accessible route
- 4.1.5 Length of accessible routes.
- 4.1.6 Width of accessible routes
- 4.1.7 Accessible entrance
- 4.1.8 Powered doors
- 4.1.9 Accessible thresholds

standard

4.1

mandatory

Every *building* must be designed and *constructed* in such a way that all occupants and visitors are provided with safe, convenient and unassisted means of access to the *building*.

Limitation:

There is no requirement to provide access for a wheelchair user to:

- (a) a *house*, between either the point of access to or from any car parking within the *curtilage* of a *building* and an entrance to the *house* where it is not *reasonably practicable* to do so; or
- (b) a common entrance of a *domestic building* not served by a lift, where there are no *dwellings* entered from a common area on the entrance *storey*.

4.1.0 Introduction

An inclusive approach to design should be taken to ensure that *buildings* are as accessible to as wide a range of people as possible. Solutions should be integral to a design rather than an afterthought added in order to meet duties under building standards or other legislation.

Inclusive Design

Inclusive design is not just relevant to *buildings*. It applies throughout any internal or external environment, wherever people go about everyday activities. It should be a continuous process, through all stages of the development of a *building* and involve potential users. Advice on this topic is available in the joint SBSA/Scottish Executive Planning Division Planning Advice Note [PAN 78: 'Inclusive Design'](#) which promotes the merits of an inclusive approach to the design of the *built* environment.

All those that are involved in the design of *buildings* should be aware of their responsibilities under the Disability Discrimination Act, further details of which can be found in clause 4.0.1.

Whilst the guidance to this standard reflects general good practice, certain issues remain outwith the scope of the building regulations. There are numerous publications offering additional guidance on accessibility and inclusive design, including those listed below.

- BS 8300: 2001, as amended – 'Design of buildings and their approaches to meet the needs of disabled people – code of practice'.
- '[Inclusive Mobility](#)' – Department of Transport, 2002.
- '[Guidance on the Use of Tactile Paving Surfaces](#)', published jointly by The Scottish Office and the Department for the Environment, Transport and the Regions (DETR).

Conversions

In the case of *conversions*, as specified in regulation 4, the *building* as *converted* shall meet the requirements of this standard in so far as is *reasonably practicable*, and in no case be worse than before the *conversion* (regulation 12, schedule 6).

4.1.1 Car parking

The need for car parking serving a *building* will commonly be determined by a developer and may also be a condition of planning permission. Where car parking is provided within the *curtilage* of a *building*, it should include accessible spaces.

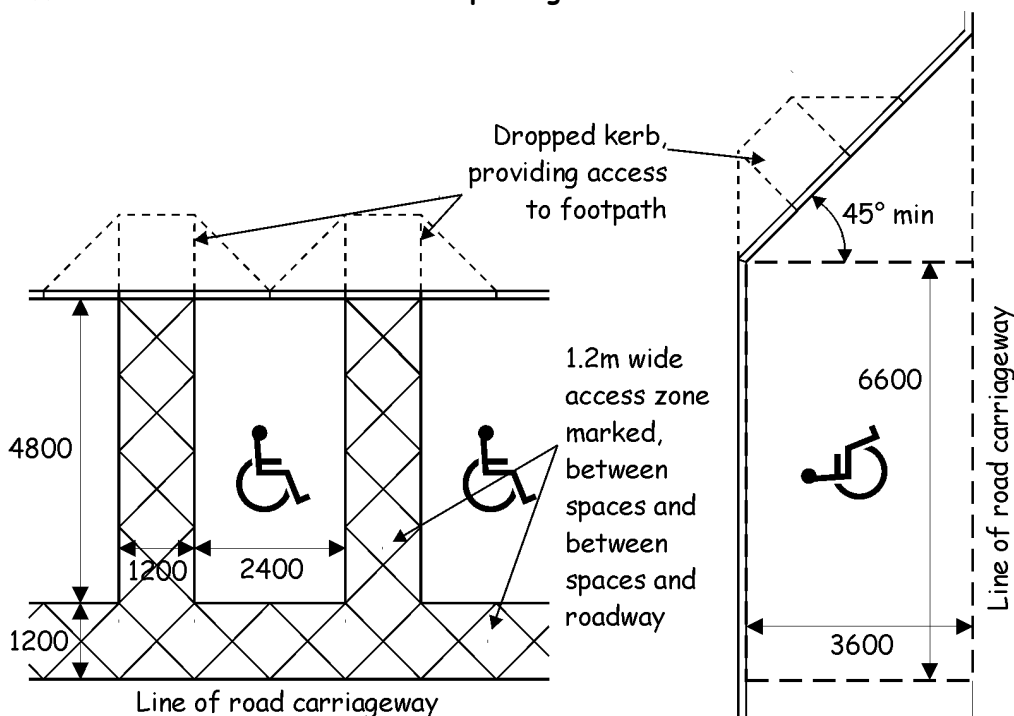
A proportion of car parking spaces should be designed to be accessible to a person with mobility impairment, including a wheelchair user, and designated for use as such. These parking spaces should be:

- a. provided on a ratio of at least 1 per 20 parking spaces, or part thereof; and
- b. located on a *road* surface that is level (with a gradient of not more than 1 in 50); and
- c. not more than 45 m from a common entrance; and
- d. clearly marked with the international symbol of access; and
- e. provided with a dropped kerb access to an accessible route; and
- f. where perpendicular or at an angle to a *road*, at least 4.8 m long x 2.4 m wide, outwith which a delineated access zone at least 1.2 m wide to each long side and between the end of the bay and any *road* is shown; or
- g. where parallel to a *road*, at least 6.6 m long by 3.6 m wide, as shown below.

Planning legislation

Reference should also be made to [SPP 17: 'Planning for Transport'](#) where a more onerous provision than noted in sub-clause a. above may be recommended for certain *building* types.

Off- and on-street accessible car parking



To allow operation by a person who uses a wheelchair, equipment such as ticket dispensers, located in pedestrian areas where there are accessible car parking spaces, should have any controls at a height of between 750 mm and 1.2 m above ground level.

4.1.2 Setting-down points

For the convenience of a person arriving at a *building* in a vehicle driven by another, where a *road* is provided within the curtilage of a *building*, there should be a setting-down point close to a principal entrance of each *building*.

This should be on a level surface, where the *road* gradient or camber is less than 1 in 50, with a dropped kerb between the *road* and an accessible route to the *building*.

On a busy vehicular route, such as a public highway, a setting-down point should be positioned outwith the *road* carriageway. As a person may require assistance in alighting from a vehicle, the size of the setting-down point should follow the recommendations for an on-street parking bay given in clause 4.1.1.

4.1.3 Accessible routes

Regardless of how they arrive within the *curtilage* of a *building*, a person should then be able to travel conveniently and without assistance to the entrance of a *building*. Routes to a *building* that are too steep, too narrow or poorly surfaced, or that contain steps or other obstructions, will make access difficult or impossible for many people. To prevent this, a route to an entrance should be provided that is accessible to everyone.

An accessible route should contain no barriers, such as kerbs, steps or similar obstructions that may restrict access. Street furniture can present a hazard, particularly to a wheelchair user or a person with a visual impairment and should be located outwith the width of an accessible route. Use of low-level bollards or chain-linked posts, for example, can be particularly hazardous.

There should be an accessible route to the principal entrance to a *building*, and to any other entrance that provides access for a particular group of people (for example, a staff or visitor entrance), from:

- a. a *road*; and
- b. any accessible car parking provided within the *curtilage* of the *building*.

There should also be an accessible route between accessible entrances of different *buildings* within the same *curtilage*.

Gradient of accessible route

As steeper gradients are more difficult to negotiate, level or gently sloping routes should be used where possible, in preference to ramps. An accessible route should be:

- level, which for the purpose of this guidance is a gradient of not more than 1 in 50; or
- gently sloping, which for the purpose of this guidance is a gradient of more than 1 in 50 and not more than 1 in 20; or
- ramped, with a gradient of more than 1 in 20 and not more than 1 in 12.

The cross-fall on any part of an accessible route should not exceed 1 in 40.

Gently sloping gradients

Gently sloping gradients should be provided with level rest points of not less than 1.5 m in length, at intervals dependent on the gradient of the sloping surface. This should follow the same relationship given for ramp *flights*, e.g. up to 20 m apart for a slope of 1 in 30, 30 m for a slope of 1 in 40 and so on.

Recommendations for ramps are provided in the guidance to standard 4.3.

Complementary steps

Ramps are not necessarily safe or convenient for an ambulant person with mobility impairment, and can be more difficult and dangerous to negotiate than steps. Therefore, any ramped access, having a rise of more than 300 mm, should be complimented by an alternate, stepped means of access.

4.1.4 Surface of an accessible route

For safety and convenience in use, the surface of an accessible route should be firm, uniform and of a material and finish that will permit ease in manoeuvring. It should provide a degree of traction that will minimise the possibility of slipping. This should take into account both anticipated use and environmental conditions.

The surface of an accessible route, whether composed of modular paving units, formless materials such as tarmac, or another durable material, should have a profile that will not offer a trip hazard or result in standing water. It should be installed in accordance with a code of practice relevant to the material, where such exists.

Surface elements such as drainage gratings and manhole covers should be of a type that will not create a trip or entrapment hazard. Uneven surfaces, such as cobbles, or loose-laid materials, such as gravel, will present difficulties to many people and should not be used.

Tactile paving

At a location where the footpath is level with a road surface, such as at a dropped kerb, tactile paving should be used to provide warning to a person with a visual impairment of the presence of a vehicular route. Information on use of tactile paving on footpaths is given in '[Guidance on the Use of Tactile Paving Surfaces](#)'.

4.1.5 Length of accessible routes.

The longer a pedestrian route, the greater difficulty it can present to many people. Therefore, in addition to minimising gradients where possible, as recommended in clause 4.1.3, the length of an accessible route to an accessible entrance of a *building* should be limited to 45 m.

In some projects, such as sports stadia or retail developments, a large number of accessible parking spaces may be provided. In such a case, it may not be *reasonably practicable* for every such space to be within 45 m of a principal entrance. Where this is the case, resting points with seating positioned outwith the width of the accessible route should be provided at not more than 50 m intervals on the route from the furthest spaces .

4.1.6 Width of accessible routes

The width of a pedestrian route to a *building* should reflect how it will be used. For example, most public footpaths are at least 1.8 m wide, which allows two-way traffic under most circumstances.

Any part of an accessible route to a *building* from accessible parking spaces or a setting-down point should have a minimum surface width of 1.8 m.

Elsewhere, the clear and unobstructed surface width of an accessible route should be not less than 1.2 m, which will accommodate any person where traffic is in a single direction of travel. To allow for passing, localised widening of any route narrower than 1.8m wide to not less than 1.8 m should be made at any junction and change of direction and, where the whole length of the route is not visible, also at not more than 10 m intervals along the route.

On an accessible route, a level footpath of not less than 1.0 m in width should be maintained to the rear of the slope to any dropped kerb.

Any gate across an accessible route should offer a clear opening width of at least 850 mm.

Guidance to standard 2.9 may further affect minimum width where an accessible route forms part of an *escape route*

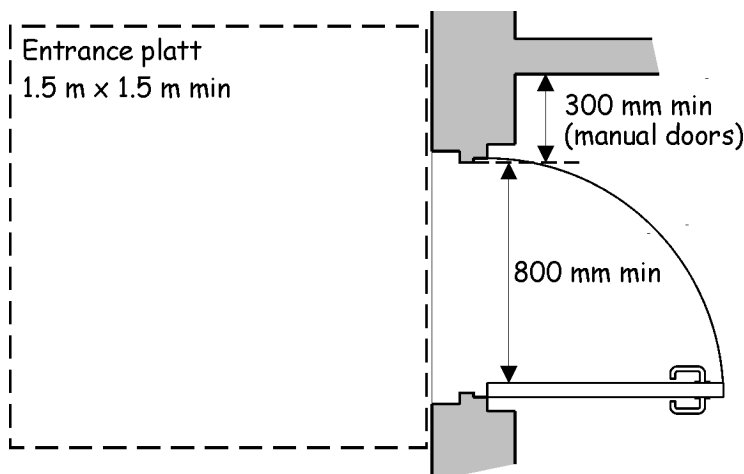
4.1.7 Accessible entrance

An entrance to a *building* that will be used as a principal means of access, including an entrance that provides access for a particular group of people, e.g. staff; or that offers a direct means of access between *buildings*, should be an accessible entrance, designed to present as little restriction to passage as possible

An accessible entrance to a *building* should:

- a. be readily identifiable from the general features of the *building*; and
- b. have an unobstructed entrance platt, measuring at least 1.5 m by 1.5 m, with a crossfall of not more than 1 in 50, if required to prevent standing water; and;
- c. where secured by a lock or other access control system as part of the normal operation of the *building*, have a canopy, recessed entrance or similar means of protecting people entering the *building* from the elements; and
- d. have an accessible threshold (see clause 4.1.9); and
- e. have a door leaf which provides a clear opening width of at least 800 mm in accordance with the diagram below; and
- f. have a *glazed* vision panel, as described below; and
- g. be provided with a securely fixed internal floor finish that will reduce tracking of dirt and moisture into the *building* that may cause a slip hazard and which should offer a firm surface for wheelchair traffic. Where *reasonably practicable*, this should be provided for a length of at least 1.8 m, to allow for drying of both foot and wheeled traffic; and
- h. if not a powered door, have an unobstructed space to the opening face of the door, next to the leading edge, of at least 300 mm; and
- i. if fitted with a door closing device, follows the recommendations in clause 4.2.6; and
- j. where it includes a revolving door, also have an adjacent side hinged door in accordance with the points noted above.

Accessible entrance door



Weather protection	The form that weather protection should take will vary with location and exposure of the <i>building</i> . However, an example of minimum provision might be a canopy or recess, 750mm deep, across the width of the entrance platt, with an underside not more than 2.3 m above entrance level. It is recognised that there are circumstances where provision of weather protection may not be practicable or may be constrained by other permissions.
Clear opening width	The projection of ironmongery which extends across the width of a door leaf, such as an emergency push bar for escape or a horizontal grab rail, should be subtracted when calculating the clear opening width.
<i>Glazed</i> vision panels	To assist in preventing collisions, a clear <i>glazed</i> vision panel or panels to a door should give a zone of visibility from a height of not more than 500 mm to at least 1.5 m above finished floor level. This may be interrupted by a solid element between 800 mm and 1.15 m above floor level. A vision panel is not needed to a powered door controlled by automatic sensors or where adjacent <i>glazing</i> offers an equivalent clear view to the other side of a door.
Door entry systems	Where an intercom or entry control system is provided, it should be positioned between 900 mm and 1.2 m above floor level. It should include an inductive coupler compatible with the 'T' setting on a personal hearing aid, together with a visual indicator that a call made has been received. Controls should contrast visually with surrounding surfaces and any numeric keypad should follow the 12-button telephone convention, with an embossed locator to the central '5' digit.

4.1.8 Powered doors

Use of a powered door will improve accessibility at an entrance to a *building*. However, care should be taken to ensure that the form of such a door does not present any additional hazard or barrier to use.

Powered doors should be controlled by either an automatic sensor, such as a motion detector, or by a manual activation device, such as push-pad. Any manual control should be located at a height of between 750 mm and 1.0 m above ground level and at least 1.4 m from the plane of the door or, where the door opens towards the direction of approach, 1.4 m from the front edge of the open door leaf. A manual control should contrast visually with the surface on which it is mounted.

In addition to the general recommendations for accessible entrances given in clause 4.1.7, a powered door should have:

- signage to identify means of activation and warn of operation; and
- sensors to ensure doors open swiftly enough and remain open long enough to permit safe passage in normal use and to avoid the door striking a person passing through; and
- if a swing door, identification of any opening vertical edge using visual contrast; and
- if on an *escape route*, or forming a lobby arrangement where the inner door is also powered or lockable, doors that, on failure of supply will either fail 'open' or have a break-out facility permitting doors to be opened in direction of escape; and
- guarding to prevent collision with, or entrapment by a door leaf, except where such guarding would prevent access to the door.

Guidance on safety aspects of automatic doors are given in BS 7036-1 to 5: 1996 – 'Code of practice for safety at powered doors for pedestrian use'.

Large powered revolving doors can be more convenient to use than small revolving doors but may still present a hazard to some people. They should therefore always be complemented by an adjacent powered swing or sliding door.

4.1.9 Accessible thresholds

To be accessible, a door should not present unnecessary barriers to use, such as a step or raised profile at a threshold, that might present difficulties to a wheelchair user or be an entrapment or trip hazard to an ambulant person, whether or not using a walking aid.

An accessible threshold should be designed to prevent the ingress of rain and should be level where this is *reasonably practicable*.

Where, an upstand is proposed, any projection should have a height of not more than 15 mm, with any vertical element of more than 5 mm height being pencil-rounded or chamfered to an angle of not more than 45° to the horizontal.

4.2 Access within buildings

- 4.2 Functional standard
- 4.2.0 Introduction
- 4.2.1 Access within buildings.
- 4.2.2 Corridors
- 4.2.3 Floor surfaces
- 4.2.4 Lobbies
- 4.2.5 Internal doors
- 4.2.6 Door closing devices
- 4.2.7 Vertical circulation between storeys
- 4.2.8 Vertical circulation within storeys
- 4.2.9 Sleeping accommodation within residential buildings.
- 4.2.10 Fixed counter installations at service points

standard
4.2
mandatory

Every *building* must be designed and *constructed* in such a way that:

- (a) in non-domestic *buildings*, safe, unassisted and convenient means of access is provided throughout the *building*;
- (b) in *residential buildings*, a proportion of the *rooms* intended to be used as bedrooms must be accessible to a wheelchair user;
- (c) in *domestic buildings*, safe and convenient means of access is provided within common areas and to each *dwelling*;
- (d) in *dwellings*, safe and convenient means of access is provided throughout the *dwelling*; and
- (e) in *dwellings*, unassisted means of access is provided to, and throughout, at least one level.

Limitation:

There is no requirement to provide access for a wheelchair user:

- (a) in a non-domestic *building* not served by a lift, to a *room*, intended to be used as a bedroom, that is not on an entrance *storey*; or
- (b) in a *domestic building* not served by a lift, within common areas and to each *dwelling*, other than on an entrance *storey*.

4.2.0 Introduction

Circulation areas within a *building* should allow occupants to move around freely and without difficulty, to the best of their ability. Lack of space can make movement around a *building* difficult for many people and hamper activities such as carrying or moving large items.

It is important to consider space provision and the form of access, both within and between *storeys* and particular elements of a *building* that may otherwise make use of a *building* difficult for many people.

All those involved in the design of *buildings* should also be aware of their responsibilities under the Disability Discrimination Act, further details of which can be found in clause 4.0.1.

Whilst the guidance to this standard reflects general good practice, certain issues remain outwith the scope of the building regulations. There are numerous publications offering additional guidance on accessibility and inclusive design, including those listed below.

- BS 8300: 2001, as amended – ‘Design of buildings and their approaches to meet the needs of disabled people – code of practice’.
- ‘[Accessible Stadia](#)’ (Football Licensing Authority, 2003). This document provides useful guidance on accessibility issues relating specifically to *assembly buildings* such as sports stadia and arenas.

Conversions

In the case of *conversions*, as specified in regulation 4, the *building* as *converted* shall meet the requirements of this standard in so far as is *reasonably practicable*, and in no case be worse than before the *conversion* (regulation 12, schedule 6).

4.2.1 Access within buildings.

A *building* should be accessible to everyone. It should be possible for a person to move throughout a *building* and use the facilities present to the best of their ability, without assistance and without the need to overcome unnecessary barriers.

Every *storey* and level of a *building* should be accessible. However, it is recognised that it may not be necessary or, in some cases, *reasonably practicable* to provide full access to all parts of a *building*. Consequently, the following exceptions are noted.

Limited access

Level access, or access by stair, ramp or lifting device need not be provided to any *storey*, or part of a *storey*:

- containing only fixed plant or machinery, the only normal visits to which are intermittent, for inspection or maintenance purposes; or
- where access must be restricted to suitably trained persons for health and safety reasons, such as walkways providing access only to process machinery or catwalks and working platforms reached by industrial ladder.

Stepped access

Level or ramped access or access by a lift need not be provided:

- in a *residential building*, such as a hotel, to an *upper storey* or level containing neither communal facilities or accommodation, including bedrooms, designed to be accessible to a wheelchair user; or
- to a raised area, other than a *gallery*, within a *storey* of a restaurant, bar or similar *building*, which amounts to not more than half the public area, if all serving and other facilities are located on the accessible portion of the *storey*.
- in a car parking structure, to a *storey* within which accessible parking spaces are not provided, unless that *storey* also contains facilities that are not available on another, accessible, *storey*; or
- within an area of fixed seating, other than to spaces provided for wheelchair users as recommended in guidance to standard 4.10.

Access between areas in *buildings* such as places of lawful detention may need to be restricted for security purposes. Where proposed, any such restrictions should be clearly identified.

4.2.2 Corridors

Corridors within a *building* should be wide enough to allow two-way traffic and manoeuvring at junctions or when passing through doorways. For example, a clear width of 1.8 m is the minimum that will allow two wheelchair users to pass safely.

All corridors therefore should have an unobstructed width of at least 1.2 m wide. This is the minimum width for escape recommended in section 2 (Fire).

However, where corridors are less than 1.8 m in width, manoeuvring or passing spaces of not less than 1.8 m in length and width and free of obstructions should be provided. These can be more easily incorporated at any change of direction and at junctions.

Obstructions

Other than on a wall opposite a doorway, or in the areas noted above, an obstruction such as a radiator may project up to 100 mm, reducing a corridor width to 1.1 m, over a maximum length of 900 mm.

Gently sloping surfaces Within a *building*, unidentified gradients may disorient *building* users and the need for gently sloping surfaces in *rooms* and on circulation routes should be considered carefully before use. Level rest points on gently sloping routes should be provided as recommended in clause 4.1.3. Where not extending across the full width of a *room* or corridor, guarding should be provided to any exposed edge of such an area as for a ramp *flight*, as noted in the guidance to standard 4.4.

4.2.3 Floor surfaces

Floor surfaces to corridors and circulation areas within a *building* should be uniform, permit ease in manoeuvring and be of a material and finish that, when clean and dry, provides a level of traction that will minimise the possibility of slipping.

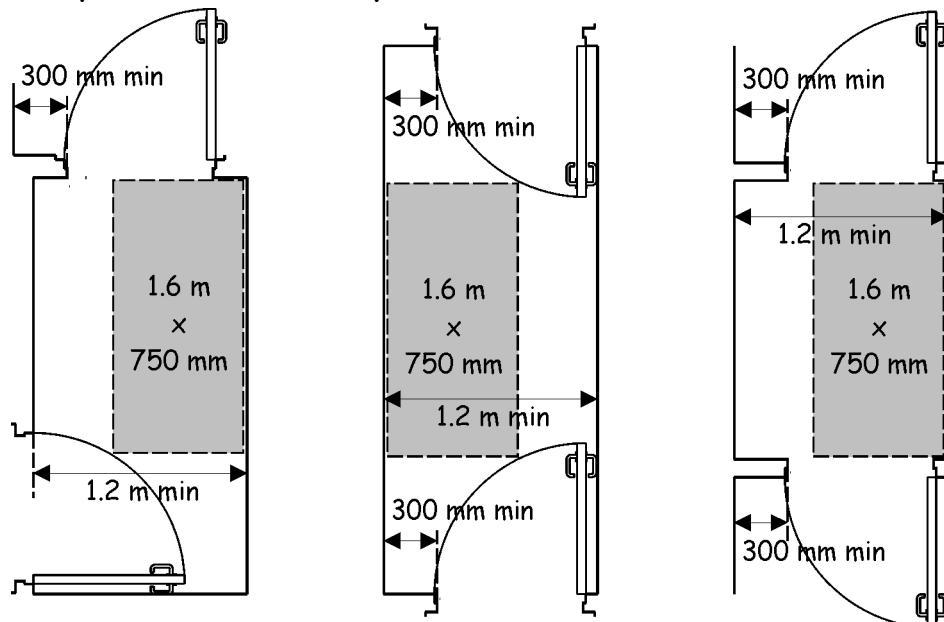
Where there is a change in the characteristics of materials on a circulation route, such as from a tile to carpet finish, transition should be level and, where *reasonably practicable*, differing surfaces should contrast visually to identify the change in material and reduce the potential for trips.

4.2.4 Lobbies

Use of a lobby can reduce the effect of external conditions on the interior of a *building* and may also contribute to fire safety. However, where two sets of doors are located in close proximity, this can present a hazard and a potential barrier to access.

Any lobby provided at the entrance to or within a *building* should allow a person to pass through whilst remaining clear of the swing of doors. A rectangular area, of at least 1.6 m long by 750 mm wide, outwith any door swing, would permit safe passage of, for example, a person in a wheelchair and a companion.

Examples of accessible lobby dimensions



Where either door can be secured by a locking device, the lobby should be not less than 1.5 m wide. This will permit a wheelchair or pram to be turned around should passage be denied.

However, the above recommendations need not be applied to a lobby leading solely to *sanitary accommodation* which does not contain an enlarged WC cubicle or an accessible *sanitary facility* .

4.2.5 Internal doors

Within a building, doors should present as little restriction to passage as possible and be *constructed* in a manner that does not present a hazard or a potential barrier to access.

An internal door within a *building* should:

- a. if fitted with a threshold, have an accessible threshold; and
- b. have a door leaf which provides a clear opening width in accordance with the table below; and
- c. if across a circulation route or in other specified locations, have a clear *glazed* panel in any openable leaf, as noted below, and
- d. if not a powered door, have an unobstructed space next to the leading edge of the opening face of the door of at least 300 mm; and
- e. if fitted with a closing device, meet the recommendations given in clause 4.2.6.

Width of doors

Minimum corridor width at door (mm)	Minimum clear opening width (mm) [1]
1500	800
1200	825 [2]
900 [3]	850 [2]

Notes:

1. the projection of any ironmongery that extends across the width of a door leaf, such as an emergency push bar to a fire exit or horizontal pull handle to accessible *sanitary accommodation*, should be subtracted when calculating the clear opening width.
2. the clear opening width may reduce to 800 mm where a door is approached head-on.
3. a corridor width of less than 1.2 m should not be present within new *buildings* but may be found within some existing *buildings* .

However, the above provisions need not apply to a door within part of a *building* to which access by stair, ramp or lifting device need not be provided, as set out in clause 4.2.1. In addition, within *sanitary accommodation*, subclauses b. & d. need only apply to a door giving access to an enlarged WC cubicle or to an accessible *sanitary facility*.

A door should not open onto a corridor in a manner that might create an obstruction, other than a door to a cupboard or duct enclosure that is normally locked in a closed position.

Glazed vision panels

A clear *glazed* vision panel, as described in clause 4.1.7, should be provided to any door across a corridor and

- to a door between a circulation space and a *room* with an occupant capacity of more than 60; and
- to the outer door of a lobby leading solely to *sanitary accommodation* .

Vision panels may be omitted for security reasons, within places of lawful detention, or where light or noise control is essential, such as to a cinema or theatre auditorium, provided doors with a double swing action are not used.

4.2.6 Door closing devices

Heavy door leafs and strong closing devices can make an otherwise accessible door impassable to many *building* users. The force needed to open and pass through a door, against a closing device, therefore should be limited.

A door should be capable of operating with an opening force of not more than 30 N (for first 30° of opening) and 22.5 N (for remainder of swing) when measured at the leading edge of the leaf. Within this limit, a closing device should close the door leaf from any opening angle, against the resistance of any latch and seals, under normal operating conditions.

Where a door across a corridor requires to be retained in a closed position, in normal use or under fire conditions, and this cannot be achieved by use of a closer alone without exceeding these opening forces, a latch should be used to retain the door in a closed position and the door fitted with operating ironmongery.

A free swing device, which only has a closing action when activated by an alarm system, should not be fitted to a door across a circulation route as this permits the door to be left open at any angle, creating a collision hazard.

4.2.7 Vertical circulation between storeys

Stairs within a *building* should be designed to be accessible to a person with reduced mobility, as described in guidance to standard 4.3. There should be an accessible stair between each level of a *building*.

In addition to such a stair, a means of unassisted access, other than a ramp, should be provided between *storeys* except to specific areas where access by a lift need not be provided, as described in clause 4.2.1.

Generally, unassisted access between *storeys* should be provided by a passenger lift, with the installation meeting the recommendations of BS EN 81-70: 2003.

In some circumstances, when altering existing *buildings* or within new *buildings* with a small *storey* area, it may not always be *reasonably practicable* to install a passenger lift. In such cases, where vertical travel is not more than 4.0 m, the installation of a powered lifting platform meeting the recommendations of BS 6440: 1999, may be considered.

General provisions for lifting devices

Any lifting device should be designed and installed to include the following general provisions:

- a clear landing at least 1.5 m x 1.5 m in front of any lift entrance door; and
- controls on each level served, between 900 mm and 1.1 m above the landing, and within the lift car on a side wall between 900 mm and 1.1 m above the car floor and at least 400 mm from any corner; and
- on the landing of each level served, tactile call buttons and visual and tactile indication of the *storey* level; and
- lift doors, handrails and controls that contrast visually with surrounding surfaces; and
- a signalling system which gives notification that the lift is answering a call made from a landing; and
- a means of two way communication, operable by a person with a hearing impairment, that allows contact with the lift if an alarm is activated, together with visual indicators that alarm has been sounded and received.

Passenger lifts

In addition to general provisions for lifting devices, a passenger lift should be provided with:

- automatic lift door(s), with a clear opening width of at least 800 mm, fitted with sensors that will prevent injury from contact with closing doors; and
- a lift car at least 1.1m wide by 1.4 m deep; and
- within the overall dimensions of the lift car, a horizontal handrail, of a size and section that is easily gripped, located 900 mm above the floor on any wall not containing a door; and
- within a lift car not offering through passage, a mirror on the wall facing the doors, above handrail height, to assist a wheelchair user in reversing out; and
- within the lift car, tactile *storey* selector buttons and, in a lift serving more than 2 *storeys*, visual and voice indicators of the *storey* reached; and
- a system which permits adjustment of the dwell time after which the lift doors close, once fully opened, to suit the level of use.

Powered lifting platforms

In addition to general provisions for lifting devices, a powered lifting platform should:

- if serving a *storey* to which the public have access, have a platform size of 1100 mm wide by 1400 mm deep and a clear opening width to any door of 850 mm; or
- if serving any other *storey*, have a platform size of at least 1050 mm wide by 1250 mm deep and a clear opening width to any door of 800 mm; and
- be fully contained within a liftway enclosure; and
- have a operational speed of not more than 0.15 metres per second; and
- be operated by a continuous pressure type control, of a form operable by a person with limited manual dexterity; and
- be provided with a horizontal handrail, of a size and section that is easily gripped, 900 mm above the floor fitted to at least one side of the platform; and
- be provided with permanent and clear operating instructions located adjacent to or within the platform.

4.2.8 Vertical circulation within storeys

In addition to a stair, as described in guidance to standard 4.3, a ramp or lifting device should be provided to every change of level within a *storey*, except to specific areas where access by a lift or ramp need not be provided, as described in clause 4.2.1

Access between levels within a *storey* provided by a lifting device should be in accordance with the recommendation given in clause 4.2.7. However, where a powered lifting platform is used, this may be without a liftway enclosure where vertical travel is not more than 2.0 m.

4.2.9 Sleeping accommodation within residential buildings.

Within *residential buildings*, such as hotels and halls of residence, sleeping accommodation which is accessible to a wheelchair user should be provided. At least 1 bedroom in 20, or part thereof, should:

- be provided with accessible *sanitary accommodation*, as noted in clause 3.12.3; and
- have an effective clear width of not less than 1.2 m between walls, fixed furniture or other permanent obstructions within the room; and
- contain a manoeuvring space of at least 1.5 m by 1.5 m, clear of obstructions, including furniture and any door swing; and

- have a clear space around at least one bed of at least 700 mm wide to the foot and one side and at least 1.5m wide to the other side, which may overlap with the manoeuvring space noted above; and
- include an assistance alarm that can be operated or reset from a bedspace, and is also operable from floor level. The alarm should have an audible tone distinguishable from a fire alarm and a visual indicator provided both within and outside the bedroom and should also give alert at a location where staff will be on duty.

However, in a place of lawful detention, the ratio may be increased to not more than 1 in 100.

4.2.10 Fixed counter installations at service points

Fixed counter installations such as a reception desk or a serving counter in a bar or restaurant should be accessible to a person who is standing, regardless of stature, or seated in a wheelchair.

To allow this, surfaces should be provided at two levels. For standing users, this should be within a range of 950 mm to 1.1m in height. For seated users, this should be approximately 750 mm above floor level, with a knee recess below of at least 500 mm deep and at least 700 mm high and a clear manoeuvring space in front of the surface of at least 1.2 m deep. The knee recess is particularly important where activities such as writing may take place, such as at a bank counter. Where depth of the surface will permit, the knee recess should be provided to both sides of the counter.

Where only one such counter is proposed a portion of the surface, not less than 900 mm wide or, where practical in larger installations, 1.5 m wide, should be installed at lower height. Where a number of similar counters are proposed, at least one counter should be installed at the lower height.

4.3 Stairs and ramps

- 4.3 Functional standard
- 4.3.0 Introduction
- 4.3.1 Measurement for stairs
- 4.3.2 Rise, going, tread and pitch of stairs
- 4.3.3 Width of stair flights and landings
- 4.3.4 Number of rises in a flight
- 4.3.5 Risers and treads
- 4.3.6 Stair landings
- 4.3.7 Warning surfaces to landings of external steps
- 4.3.8 Stair flights consisting of both straight and tapered treads
- 4.3.9 Stair flights consisting wholly of tapered treads
- 4.3.10 Pedestrian ramps
- 4.3.11 Width of ramps flights
- 4.3.12 Ramp landings
- 4.3.13 Handrails to stairs and ramps
- 4.3.14 Height of handrails
- 4.3.15 Headroom on stairs and ramps
- 4.3.16 Industrial stairs and fixed ladders
- 4.3.17 Stairs and fixed ladders in agricultural buildings
- 4.3.18 Stepped or ramped gangways within areas of fixed seating

standard

4.3

mandatory

Every *building* must be designed and *constructed* in such a way that every level can be reached safely by stairs or ramps.

4.3.0 Introduction

Half of all accidents involving falls within and around *buildings* occur on stairways, with young children and elderly people being particularly at risk. This risk can be greatly reduced by ensuring that any change in level incorporates basic precautions to guard against accident and falls.

Stairs and ramps should be *constructed* to be within limits recognised as offering safe and convenient passage and designed so that any person who is likely to use them can do so comfortably and safely, with the minimum amount of difficulty. Design should also address the issue of appropriate guarding, where a level change is made, and seek to eliminate any possible trip hazards.

Explanation of terms

The following terms are explained to provide clarity to their meaning in the Technical Handbooks.

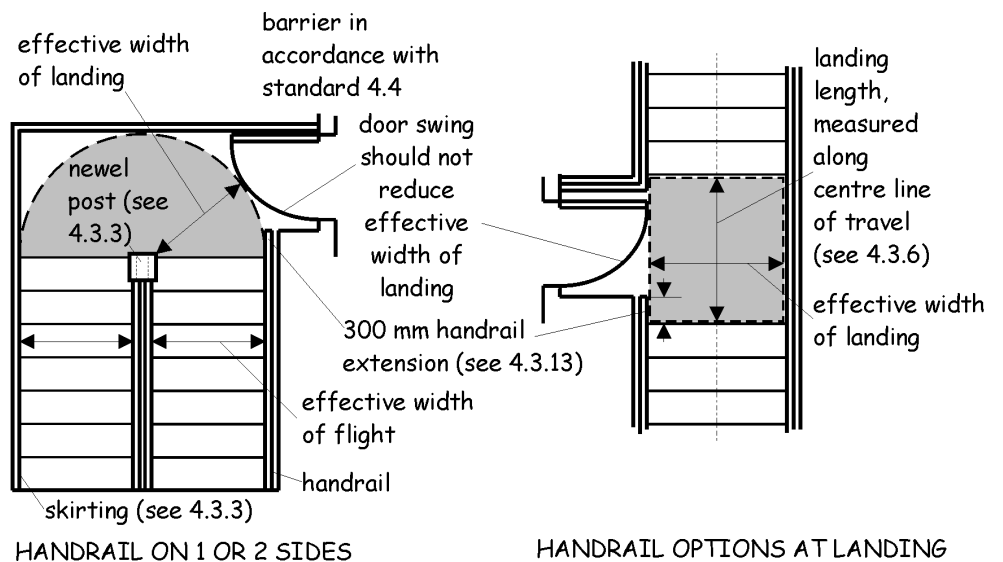
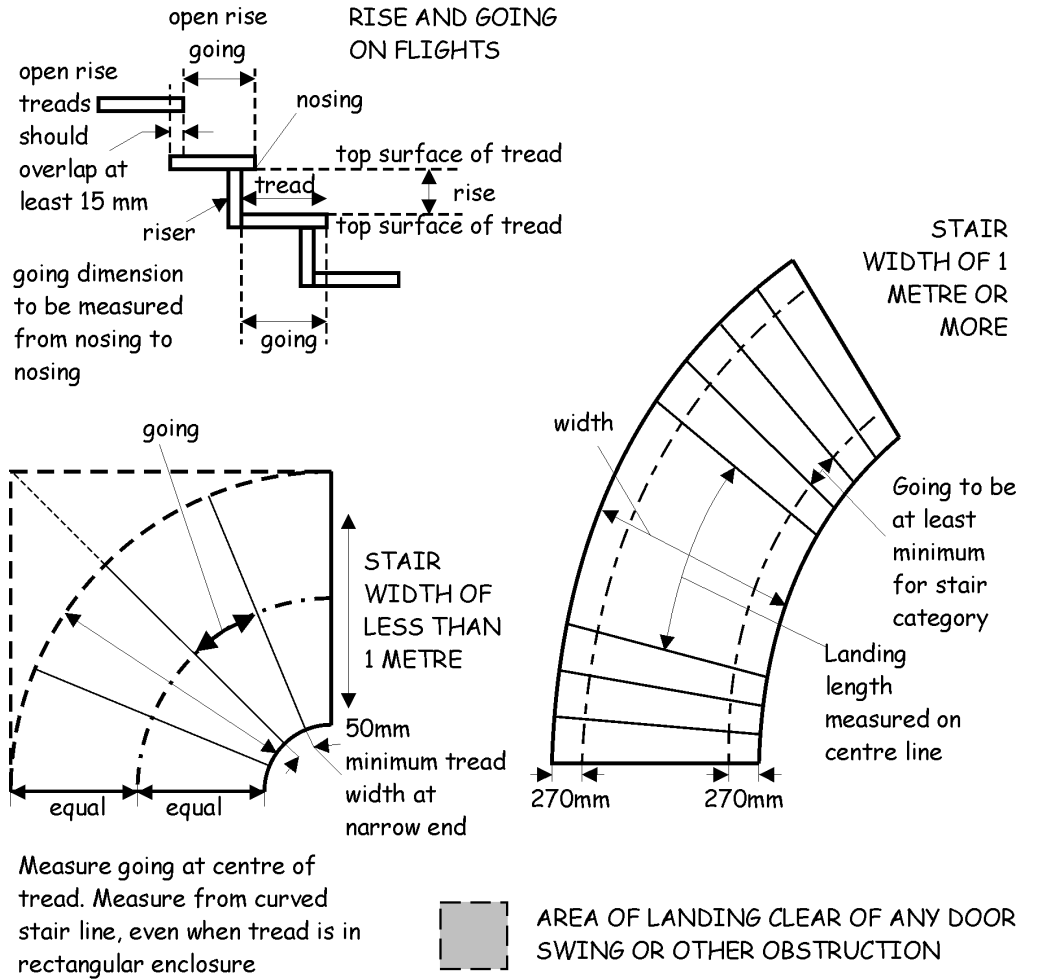
Tapered tread means a stair tread in which the nosing is not parallel to the nosing of the tread or landing next above.

Conversions

In the case of *conversions*, as specified in regulation 4, the *building* as *converted* shall meet the requirements of this standard in so far as is *reasonably practicable*, and in no case be worse than before the *conversion* (regulation 12, schedule 6).

4.3.1 Measurement for stairs

Measurement for stairs



4.3.2 Rise, going, tread and pitch of stairs

The geometry of a stair *flight* can have a significant effect on the ability of people to use a stair safely and conveniently and limits should be placed on the rise and going of a stair, and steepness of pitch.

To provide safe and convenient access, the rise, going, tread and pitch of a *flight* in a stair should be in accordance with the following table:

Stair geometry - stairs to or within a building

Minimum rise (mm)	Maximum rise (mm)	Minimum going (mm)	Tread	Maximum pitch
100	170	250	not less than going	34°

Notes:

1. all rises in a *flight* should be of uniform height;
2. in a straight *flight* , or in a part of a *flight* that is straight, measurement should be uniform along the centreline of the *flight* ;
3. where a *flight* consists partly of straight and partly of tapered treads, the going of the tapered treads should be uniform and should not be less than the going of the straight treads;
4. the going measured at the narrow end of a tapered tread should be at least 50 mm (see diagram to clause 4.3.1);
5. the aggregate of the going and twice the rise should be at least 550 mm and not more than 700 mm. For example, stairs provided with the minimum going of 250 mm would result in rises of at least 150 mm ;
6. In a stair, wholly within *shared residential accommodation* , maximum rise may be 220 mm, minimum going may be 225 mm and maximum pitch may be 42°.

The most comfortable combination of rise and going varies between individuals but in general, a going in excess of the minimum, resulting in a figure in the upper end of the range in note 5, above, will increase both safety and amenity.

4.3.3 Width of stair *flights* and landings

The clear, or effective, width of a stair should allow users to move up and down unhindered and permit people to pass on a *flight* .

The effective width should be measured between handrails or, where there is no handrail present, between any walls or protective barriers. It should be clear of obstructions, as described in the diagram to clause 4.3.1. The effective width of a stair should be not less than 1.0 m, or otherwise in accordance with the recommendations of the following table:

Effective widths of flights and landings

Stair wholly within shared residential accommodation	Escape stairs	Any other stair
a. 900 mm [1], such as from one <i>storey</i> to another or between levels within a <i>storey</i> ; or	refer to recommendations in guidance to standard 2.9	not less than 1.0 m
b. 600 mm where it serves only <i>sanitary accommodation</i> and/or one room other than accessible <i>sanitary accommodation</i> , a <i>kitchen</i> or an accessible bedroom.		

Notes:

1. the effective width of the stair within *shared residential accommodation* may be 800 mm where a handrail is fitted to both sides of the *flight*.

The projection of any stringer or newel post into this width should be not more than 30 mm.

4.3.4 Number of rises in a flight

The act of climbing stairs can be tiring to many people. Whilst landings can provide a safe resting point, the *flight* itself is not intended to do so. The maximum number of rises between landings should therefore be limited.

Generally, a *flight* should have not more than 16 rises.

Below a minimum number of steps, it becomes difficult to signal a change of level, which can contribute significantly to a trip hazard.

Generally, a *flight* should have at least 3 rises .

However, people tend to take greater care at certain locations, such as at an external door, and a single step or 2 steps may be appropriate under certain circumstances. There may be less than 3 rises:

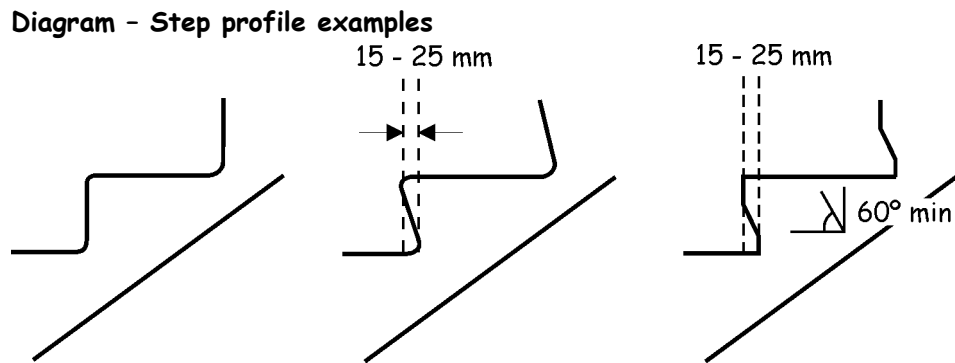
- a. other than at an accessible entrance, between an external door of a *building* and the ground; or
- b. between a landing and an adjoining level where the route of travel from the adjoining level to the next *flight* changes direction through 90° (i.e. a quarter landing).

4.3.5 Risers and treads

All stairs providing access to and within *buildings* should be designed to be accessible by most persons with reduced mobility .

Open risers on a *flight* can be a hazard. When ascending a stair, people may be at risk of trapping the toes of shoes beneath projecting nosings, and of tripping as a result. In addition, many may feel a sense of insecurity when looking through spaces present between treads.

A stair should have contrasting nosings to assist in identifying the position of treads and risers should be profiled to minimise tripping as shown below. Open rises should not be used unless a stair is intended for descent only, such as in a dedicated *escape stair* on an *escape route* .



However, a stair within *shared residential accommodation* may be *constructed* with open risers and without contrasting nosings as occupants will be more familiar with the stair through frequent use.

Small children can climb or fall through gaps in stair treads and the size of such gaps should be limited to prevent this. In a *flight* with open rises, the treads should overlap by at least 15 mm. Any opening between adjacent treads in a *flight* should be small enough to prevent the passage of a 100 mm sphere.

4.3.6 Stair landings

Clear space is needed to the head and foot of any stair *flight* to allow people to move between a *flight* and an adjacent level surface safely. People may also wish to pause on stairs, particularly during ascent, and any intermediate landing should provide a temporary respite and be of a size to allow this whilst still permitting others to pass safely.

A stair landing should:

- be provided at the top and bottom of every *flight*. A single landing may be common to 2 or more *flights*; and
- be level except, in external locations, for any minimal crossfall necessary to prevent standing water; and
- have an effective width of not less than the effective width of the stair *flight* it serves; and
- be clear of any door swing or other obstruction.

Length of a landing

The minimum length of a stair landing, measured on the centreline of travel, should be either 1.2 m or the effective width of the stair, whichever is less. However where, on an intermediate landing, a change of direction of 90° or more occurs, the centreline length need not be measured if the effective width of the stair is maintained across the landing.

On landings to external stair *flights*, where tactile paving is used, the minimum length of landing should be 1.2 m.

Flights not needing a landing

A landing need not be provided to a *flight* of steps between the external door of a *building* and the ground where:

- the door is not an accessible entrance; and
- the door slides or opens in a direction away from the *flight*; and
- the rise of the *flight* is not more than 600 mm.

4.3.7 Warning surfaces to landings of external steps

A sudden and unguarded change of level on an access route can present a hazard to a person with a visual impairment. Therefore, on external access routes, tactile paving should be used to alert people to the presence of a *flight* of steps.

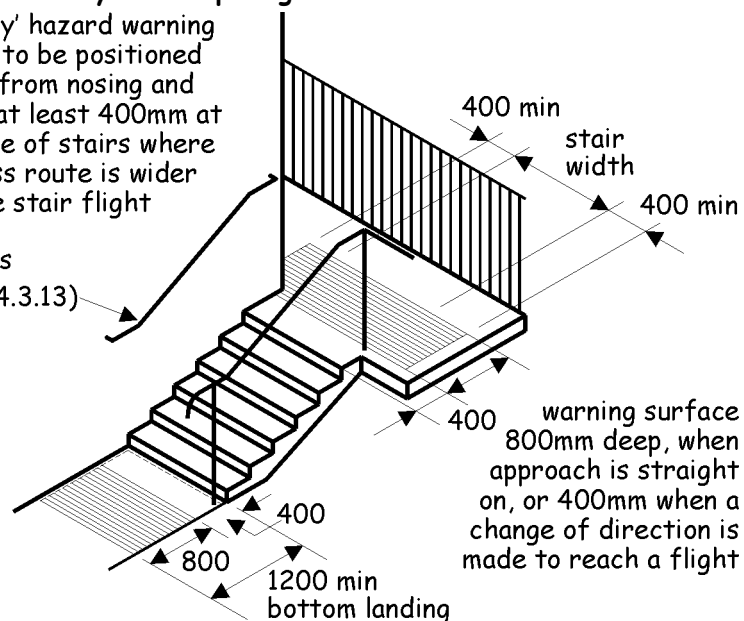
The use of 'corduroy' tactile paving identifies this hazard and advises users to 'proceed with caution'. It should be provided at the head and foot of any *flight* of external steps, forming a strip 800 mm deep, positioned 400 mm from the first step edge, as noted below.

On any landing mutual to a *flight* of steps and a ramp, tactile paving should lie outwith the landing area of any ramp *flight*, to prevent possible confusion which might lead to injury

Use of corduroy tactile paving

'corduroy' hazard warning surface to be positioned 400mm from nosing and extend at least 400mm at each side of stairs where an access route is wider than the stair flight

handrails
(clause 4.3.13)



General information on use of tactile paving, including options on intermediate landings, is given in '[Guidance on the Use of Tactile Paving Surfaces](#)'.

4.3.8 Stair flights consisting of both straight and tapered treads

On that part of a *flight* consisting of tapered treads, the going of the tapered treads should be uniform and should not be less than the going of the straight treads. At the inner end of the tread, the going should be at least 50 mm. Tapered treads on a stair should be *constructed* in accordance with BS 585: Part 1: 1989, Appendices B1 and B3, irrespective of material or whether it contains open rises. However, guarding should be in accordance with the guidance in clause 4.4.2.

In a *flight* less than 1 m wide the going should be measured at the centre line of the *flight* as described in clause 4.3.1. In a *flight* 1 m wide or more the going should be measured at 2 points, 270 mm from each end of the tread, as described in clause 4.3.1 and the minimum going should be at least the going of the straight treads.

4.3.9 Stair flights consisting wholly of tapered treads

Stairs formed from tapering treads, particularly where forming a spiral, can present greater difficulties in use for many people than straight *flights*. There should be an appropriate level of safety and amenity on such stairs, particularly where used as a primary means of access.

A *flight* consisting wholly of tapered treads, forming a helix or spiral, should be *constructed* to give safe passage. To achieve this, it should be *constructed* in accordance with the guidance in BS 5395: Part 2: 1984, but account should be taken of the following guidance clauses:

- minimum and maximum rise should be as recommended in clause 4.3.2; and
- the effective width should be as recommended in clause 4.3.3; and
- the maximum number of rises on a *flight* should be as recommended in clause 4.3.4; and
- other than on a stair within *shared residential accommodation*, risers and treads should be as recommended in clause 4.3.5; and
- handrails should be as recommended in clauses 4.3.13 and 4.3.14; and
- protective barriers should be as recommended in clause 4.4.2.

4.3.10 Pedestrian ramps

Surfaces with a gradient of 1 in 20 to not more than 1 in 12 are considered to be ramps and recommendations are made on such surfaces to ensure the safety and amenity of users. Gradients of more than 1 in 12 are considered too steep to negotiate safely and are not recommended.

Steep gradients require both greater effort to ascend and more care when descending. As a general principle, the steeper the gradient of a ramp, the shorter the *flight* should be. A pedestrian ramp should be *constructed* in accordance with the following table:

Gradient, length and rise of a *flight* in a pedestrian ramp

Maximum gradient of flight	Maximum length of flight	Maximum rise
1 in 20	10 m	500 mm
1 in 15	5 m	333 mm
1 in 12	2 m	166 mm
More than 1 in 12	Not recommended	not recommended

Notes:

1. The maximum *flight* length for a particular gradient can be interpolated as follows: 3 m long for a gradient of 1 in 13, 4 m long for a gradient of 1 in 14, and so on.

4.3.11 Width of ramps *flights*

The width of a ramp should relate to the intensity of use. For example, an unobstructed width of 1.8 m is the minimum that will allow two wheelchair users to pass safely. As a ramp *flight* will normally be enclosed between flanking handrails or guarding, it is important that this width still offers safe and convenient passage.

The effective width of a ramp *flight* should be at least 1.0 m. Effective width is measured between handrails, or where there are no handrails, the protective barrier or inside face of any wall or guarding kerb, and should be clear of any obstructions.

A ramp which forms part of an *escape route* should have an effective width of not less than 1.2 m and follow the general guidance for *escape route* corridors given in the guidance to standard 2.9.

4.3.12 Ramp landings

Clear space is needed to the head and foot of any ramp *flight* to allow people to move between a *flight* and an adjacent level surface safely. This should permit manoeuvring of a wheelchair without obstructing passage or the need to encroach into circulation routes or onto a ramp *flight*.

A ramp landing should:

- be provided at the top and bottom of every *flight*. A single landing may be common to 2 or more *flights*; and
- be level except, in external locations, for any minimal crossfall necessary to prevent standing water ; and
- have an effective width not less than the effective width of the *flight* it serves; and
- be clear of any door swing or other obstruction.

The unobstructed length of a landing should be not less than 1.5 m, to allow space for wheelchairs or prams to stop after travelling down a *flight* and to provide manoeuvring space.

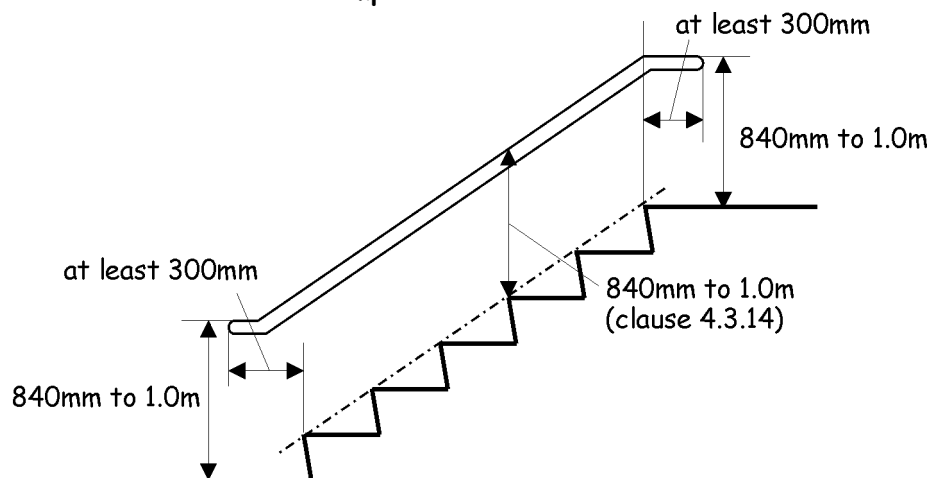
Where the entire length of a series of ramp *flights* is not visible from either the top or bottom landing, intermediate landings should have an effective width of not less than 1.8 m, to provide passing places during ascent or descent.

4.3.13 Handrails to stairs and ramps

Handrails to a stair and ramp *flights* will provide support and assist safe passage. As the full width of a *flight* may be used, either by people passing or by person who favours one side, a handrail should generally be provided to both sides of a stair or ramp *flight*.

A handrail should be provided to both sides of any *flight* where there is a change of level of more than 600 mm, or where the *flight* on a ramp is longer than 2 m.

Handrails to stairs and ramps



The extension of a handrail at landings allows an individual to steady themselves before ascending or descending. For a person with impaired vision, the change in slope of the handrail and its return into a wall can also

signal the start or finish of a *flight* .

A handrail on a stair or ramp *flight* should:

- a. extend at least 300 mm beyond the top and bottom of the *flight* as shown in the diagram above. However the 300 mm extension may be omitted where the handrail abuts a newel post; and
- b. have a profile and projection that will allow a firm grip; and
- c. end in a manner, such as a scrolled or wreathed end, that will not present a risk of entrapment to users; and
- d. contrast visually with any adjacent wall surface.

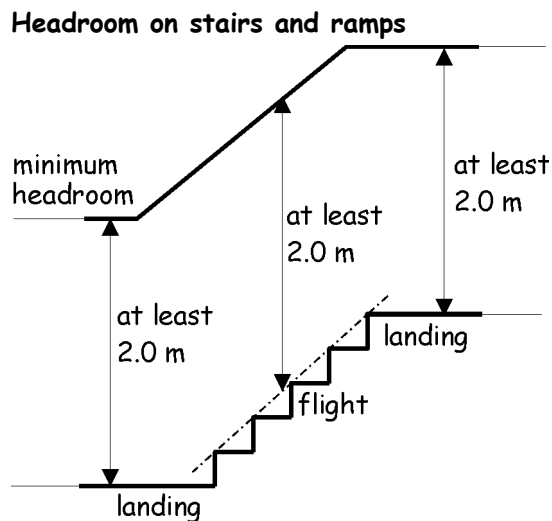
A stair or ramp that is more than 2.3 m wide should be divided by a handrail, or handrails, in such a way that each section is at least 1.1 m and not more than 1.8 m wide. This does not apply to a stair between an entrance door to a *building* and ground level, unless forming part of an *escape route* .

4.3.14 Height of handrails

A handrail should be fixed at a height of at least 840 mm and not more than 1.0 m, measured vertically above the pitch line of a *flight* on a stair or ramp and on a landing where a handrail is provided.

4.3.15 Headroom on stairs and ramps

A *flight* or landing on a stair or ramp should have clear headroom of at least 2.0 m extending over the whole of the effective width. Height should be measured vertically from the pitch line of the *flight* or from the surface of the landing.



4.3.16 Industrial stairs and fixed ladders

An industrial stair or fixed ladder serving an area in any *building* to which only limited access is provided should be *constructed* so as to offer safe passage. This method of access is not for public use and would only be expected to be provided in places such as plant-rooms. A stair or ladder should be *constructed* in accordance with:

- a. BS 5395: Part 3: 1985 or BS 4211: 2005, as appropriate; or
- b. BS 5395: Part 2: 1984 where the stair is a spiral or helical stair.

4.3.17 Stairs and fixed ladders in agricultural *buildings*

A stair or fixed ladder in an agricultural *building* should offer safe passage. Such a stair or fixed ladder should be *constructed* in accordance with BS 5502: Part 80: 1990.

4.3.18 Stepped or ramped gangways within areas of fixed seating

In *buildings* designed for assembly and entertainment, where areas of fixed seating are provided to accommodate spectators, access is commonly provided by gangways separating areas of seating.

To maintain sight lines for spectators, it is common for seating areas to be formed on a rake, either as a continuous gradient or following a rising parabolic curve. In the latter, steps following the curve may be provided if the variation in step rises is uniform within a *flight*.

The design of radial gangways – those running ‘at right angles’ to seating rows – should allow safe access and minimise possible hazards to users.

Where a stepped or ramped gangway provides access within an area of fixed seating, it should be in accordance with the general guidance set out in this standard. However, it is not necessary to provide:

- a. a handrail where the edge of a stepped or ramped gangway is adjacent to fixed seating or an appropriate barrier. Where the side of a gangway is remote from seating, appropriate guarding should be provided as described in clauses 4.4.1 and 4.4.2;
- b. a landing in accordance with clause 4.3.6 at the foot of a stepped gangway where this gives direct access only to fixed seating, e.g. at a balcony, and where a protective barrier is provided as described in clauses 4.4.1 and 4.4.2.

Where fixed seating is installed, intermediate steps between tiers of seating should be positioned to minimise projection of any riser into the clearway zone at the end of each row. This may result in treads of differing lengths. A regular step rhythm should be maintained in all cases.

4.4 Pedestrian protective barriers

- 4.4 Functional standard
- 4.4.0 Introduction
- 4.4.1 Location of pedestrian protective barriers
- 4.4.2 Design of pedestrian protective barriers
- 4.4.3 Guarding to the edge of ramps

standard

4.4

mandatory

Every *building* must be designed and *constructed* in such a way that every sudden change of level that is accessible in, or around, the *building* is guarded by the provision of pedestrian protective barriers.

Limitation:

This standard does not apply where the provision of pedestrian protective barriers would obstruct the use of areas so guarded.

4.4.0 Introduction

Protective barriers are necessary to prevent people in and around buildings from an accidental fall at an unguarded change of level.

In assessing the type of barrier to be used, the likely hazards, the use of the *building* and the risks to the people that may be present should all be considered. Any barrier should minimise the risk of persons falling or slipping through gaps in the barrier. This is particularly important in *buildings* where children may be present.

The height and form of a barrier are both important, particularly to prevent a fall resulting from an intentional act, such as climbing. Young children are often adept at climbing anything within their reach. It is important therefore that barriers are designed to minimise potential hand and footholds in any *building* where children may be present.

Conversions

In the case of *conversions* , as specified in regulation 4, the *building* as *converted* shall meet the requirements of this standard in so far as is *reasonably practicable* , and in no case be worse than before the *conversion* (regulation 12, schedule 6).

4.4.1 Location of pedestrian protective barriers

In the interests of safety, protective barriers should be provided where there is a sudden change in level and the possibility of severe injury from a fall.

At a change of direction on an access route, a drop of any height can be a hazard, particularly to a wheelchair user or a person with a visual impairment. A protective barrier should be provided both where a significant drop occurs and in locations where a smaller change of level may increase the risk of injury.

It is not practical to provide a barrier at every change in level, but a protective barrier for pedestrians should be provided at the edge of:

- a. every floor, stair, ramp, landing, raised floor or other raised area to which people have access, where there is a difference in level of 600 mm or more; and
- b. any change in direction on an access or circulation route which is raised above the level of the surrounding surfaces.

However, there is no need to provide a protective barrier in a location which would block an intended access route or be incompatible with the normal use of an area, such as to the edge of a loading bay or theatre stage.

A wall, partition or area of fixed *glazing*, *constructed* in accordance with the recommendations of clause 4.4.2, may act as an appropriate barrier.

To ensure a person can be aware of the presence of a protective barrier it should, unless forming part of a wall or partition, contrast visually with surrounding surfaces. If a barrier is principally *glazed*, the recommendations for marking given in clause 4.8.2 should be followed.

4.4.2 Design of pedestrian protective barriers

In and around non-domestic *buildings*, where the presence of children is anticipated, gaps in any protective barrier should not be large enough to permit a child to pass through.

To ensure this, openings in a protective barrier should prevent the passage of a 100 mm diameter sphere. However, the space between a rise in a stair and the lowest edge of the protective barrier may be larger than 100 mm, provided the lowest edge of the barrier is not more than 50 mm above, and parallel to, the pitch line of the stair

A protective barrier, and any wall, partition or fixed *glazing* accepted instead of a barrier should be secure, capable of resisting loads calculated in accordance with BS 6399: Part 1: 1996 and be of a height as follows:

Height of pedestrian protective barriers

Location	Minimum height (mm) [1]
at the edge of a floor in front of walls, partitions or fixed <i>glazing</i> incapable of withstanding the loads specified in BS 6399: Part 1: 1996	800
in front of an openable window	800 [2]
on a stair or ramp <i>flight</i>	900 [3]
directly in front of, or behind fixed seating	800 [4]
all other locations	1100

Notes:

1. A handrail provided in accordance with clauses 4.3.13 and 4.3.14 may form the top of a protective barrier if the heights in this table are met;
2. Protective barriers should be installed where the opening window has:
 - a. a sill that is less than 800 mm above finished floor level; and
 - b. an operation that will allow the possibility of falling out; and
 - c. a difference in level between the floor level and the ground level of more than 600 mm.

At 2 storeys or more above ground level, reference should be made to clause 4.8.4. where external *glazing* is cleanable from within the *building*.
3. Where a handrail forming the top of a protective barrier to a *flight* meets a protective barrier to a landing, the height of the latter may be reduced for a distance not more than 300 mm to permit a smooth junction.
4. Barrier height may be reduced to 750 mm where it has an overall width at the top of at least 250 mm. At the foot of a gangway leading to fixed seating, the height of a protective barrier should be 1.1 m.

4.4.3 Guarding to the edge of ramps

Where there is not a continuous pedestrian protective barrier to the edge of a ramp *flight*, a kerb upstand of at least 100 mm high should be provided to any open side of the *flight* where there is a drop of any height. However, the use of an upstand kerb alone in open landscaping is not recommended as it may present a potential trip hazard.

Alternatively, an external ramp *flight* may be provided with a landscaped margin, level with the edge of the ramp for a distance of 600 mm before any grading.

4.5 Electrical safety

- 4.5 Functional standard
- 4.5.0 Introduction
- 4.5.1 Electrical installations
- 4.5.2 Extra-low voltage installations
- 4.5.3 Installations operating above low voltage
- 4.5.4 Socket outlets in bathrooms and rooms containing a shower

standard
4.5
mandatory

Every *building* must be designed and *constructed* in such a way that the electrical installation does not:

- (a) **threaten the health and safety of the people in, and around, the *building* ; and**
- (b) **become a source of fire.**

Limitation:

This standard does not apply to an electrical installation:

- (a) serving a *building* or any part of a *building* to which the Mines and Quarries Act 1954 or the Factories Act 1961 applies; or
- (b) forming part of the works of an undertaker to which regulations for the supply and distribution of electricity made under the Electricity Act 1989.

4.5.0 Introduction

The hazards posed by unsafe electrical installation are injuries caused by contact with electricity (shocks and burns) and injuries arising from fires in *buildings* ignited through malfunctioning or incorrect installations.

Concern has been expressed that risks have been increasing in recent years due to:

- the increasing prevalence and variety of electrical systems in *buildings* and the demands being made on them;
- the reduction in subscription to voluntary industry self-regulation schemes.

The intention of this standard is to ensure that electrical installations are safe in terms of the hazards likely to arise from defective installations, namely fire, electric shock and burns or other personal injury. Installations should:

- safely accommodate any likely maximum demand; and
- incorporate appropriate automatic devices for protection against overcurrent or leakage; and
- provide means of isolating parts of the installation or equipment connected to it, as are necessary for safe working and maintenance.

The standard applies to fixed installations in *buildings*. An installation consists of the electrical wiring and associated components and fittings, including all permanently secured equipment, but excluding portable equipment and appliances.

Appendix 6 of BS 7671: 2001 (The Wiring Regulations) provides specimen certificates that may be completed by the person responsible for the installation. These can be issued to the person ordering the *works* as evidence of compliance with the recommendations of the British Standards.

Socket outlets

‘Socket outlet’ means a fixed device containing contacts for the purpose of connecting to a supply of electricity the corresponding contacts of a plug attached to any current-using appliance.

Conversions

In the case of *conversions*, as specified in regulation 4, the *building* as *converted* shall meet the requirement of this standard (regulation 12, schedule 6).

4.5.1 Electrical installations

Electricity, when properly used, is a safe and convenient source of energy for heat, light and power within *buildings*. However, misuse may lead to significant harm to individuals and *buildings* alike.

Risk of fire from an electrical installation should be minimised. In normal operation, taking into account the surroundings, it should not create the risk of fire, burns, shock or other injury to people.

An electrical installation should be designed, *constructed*, installed and tested such that it is in accordance with the recommendations of BS 7671: 2001, as amended.

4.5.2 Extra-low voltage installations

To avoid the risk of harm, any circuit which is designed to operate at or below extra-low voltage should be protected against both direct and indirect contact with any other circuit operating at higher than extra-low voltage.

Extra-low voltage is defined as not more than 50 volts alternating current or 120 volts direct current, measured between conductors or to earth. This might include installations for alarm or detection purposes, or for transmission of sound, vision, data or power.

Any such installation should be designed, *constructed*, installed and tested such that it is in accordance with the recommendations of BS 7671: 2001, as amended.

4.5.3 Installations operating above low voltage

To avoid the risk of harm, any circuit which is designed to operate at a voltage higher than low voltage should be provided with a cut-off switch for use in emergency in accordance with the recommendations of BS 7671: 2001, as amended.

Low voltage is defined as not more than 1000 volts alternating current or 1500 volts direct current, measured between conductors or not more than 600 volts alternating current or 900 volts direct current between conductors and earth.

A fireman's switch, in a conspicuous position, should be provided to any circuit supplying exterior electrical installations or internal discharge lighting installations (including luminous tube signage) operating at a voltage exceeding low voltage.

4.5.4 Socket outlets in bathrooms and rooms containing a shower

In a bathroom or shower room, an electric shaver power outlet, complying with BS EN 60742 : 1996 may be installed. Other than this, there should be no socket-outlets and no means for connecting portable equipment.

Rooms containing a shower

Where a shower cubicle is located in a *room*, such as a bedroom, any socket-outlet should be installed at least 3 m from the shower cubicle.

4.6 Electrical fixtures

- 4.6 Functional standard
- 4.6.0 Introduction

standard

4.6

mandatory

Every *building* must be designed and *constructed* in such a way that electric lighting points and socket outlets are provided to ensure the health, safety and convenience of occupants and visitors.

Limitation:

This standard applies only to *domestic buildings* where a supply of electricity is available.

4.6.0 Introduction

This standard does not apply to non-domestic *buildings* .

4.7 Aids to communication

- 4.7 Functional standard
- 4.7.0 Introduction
- 4.7.1 Hearing enhancement systems

standard

4.7

mandatory

Every *building* must be designed and *constructed* in such a way that it is provided with aids to assist those with a hearing impairment.

Limitation:

This standard does not apply to *domestic buildings*.

4.7.0 Introduction

There are many situations within a *building* , where a means of clear communication needs to be ensured

A variety of hearing enhancement systems are commonly used within *buildings* including induction loops, infrared and radio transmission systems. The type of system and performance sought should be considered at an early stage in the design process.

Hearing enhancement systems are important in locations where an audience will normally be present, where intelligibility of a sound source can be compromised by distance or reverberation, in locations where a physical barrier exists between speaker and listener and where information will be sought.

Designers and *building* operators should also be aware of the benefits that the use of temporary and portable hearing enhancement solutions can offer to a wider range of situations, outwith those listed in guidance.

Conversions

In the case of *conversions* , as specified in regulation 4, the *building* as *converted* must meet the requirements of this standard (regulation 12, schedule 6).

4.7.1 Hearing enhancement systems

People with hearing loss should be able to access facilities in a *building* and to participate fully in activities such as conferences, meetings and entertainment.

To enable this, a hearing enhancement system or similar device to assist a person with hearing loss should form part of a *building* installation and be provided to:

- a. any auditorium or other space, with fixed seating, where an audience or spectators will be present; and
- b. any *room* with a floor area more than 60 m² that is intended to include uses such as meetings, lectures, classes or presentations; and
- c. any location where a person is separated from a vendor or service provider by a physical barrier such as a *glazed* screen; and
- d. the principal reception desk, public counter or information point in any *building* to which the public have access. In larger *buildings*, with multiple entrances, there may be a number of these in different locations.

The installation of such a system should enhance sound communicated to the user, whether received directly through a personal hearing aid, or through additional equipment supplied as part of the system. It should preserve the characteristics of the source whilst suppressing reverberation and extraneous noise and should not be affected by environmental interference such as from lighting or other electrical installations.

The presence and type of hearing enhancement system installed should be indicated with clear signage at the entrance to any such *room* or at a service point.

Types of system

Three forms of hearing enhancement system are in common use:

- audio frequency induction loop systems can provide assistance to users of personal hearing aids incorporating an induction pick-up facility (T setting) without the need for additional equipment and are common in both counter and larger *room* situations. They may not be suitable where a signal must be contained within a designated area or privacy of communication is required or in areas where interfering magnetic fields may be present.
- infra red systems are popular in auditorium applications, offering line-of-sight wireless communication, providing flexibility and, within a *room*, privacy of transmission. They are not readily affected by electrical interference, though do require the use of additional personal receiver units. They can, however, be adversely affected by strong sunlight.
- radio systems offer benefits similar to infra-red, with the added advantage that line-of-sight is not required. However, they can potentially offer less privacy as signals may pass through obstructions such as walls and be picked up on other receiving equipment.

www.rnid.org.uk

Location and anticipated use are key factors in determining the most appropriate system for a given situation. General advice on provision and installation of listening equipment and selection of systems is available on the Royal National Institute for Deaf People website .

4.8 Danger from accidents

- 4.8 Functional standard
- 4.8.0 Introduction
- 4.8.1 Collision with projections
- 4.8.2 Collision with glazing
- 4.8.3 Cleaning of windows and rooflights
- 4.8.4 Guarding of windows for cleaning
- 4.8.5 Emergency stopping of escalators and passenger conveyors
- 4.8.6 Access to manual controls
- 4.8.7 Roof access
- 4.8.8 Working on roofs

standard
4.8
mandatory

Every *building* must be designed and *constructed* in such a way that:

- (a) people in and around the *building* are protected from injury that could result from fixed *glazing* , projections or moving elements on the *building* ;
- (b) fixed *glazing* in the *building* is not vulnerable to breakage where there is the possibility of impact by people in and around the *building* ;
- (c) both faces of a window and rooflight in a *building* are capable of being cleaned such that there will not be a threat to the cleaner from a fall resulting in severe injury;
- (d) a safe and secure means of access is provided to a roof; and
- (e) manual controls for ventilation and for electrical fixtures can be operated safely.

Limitation:

Standards 4.8(d) does not apply to *domestic buildings* .

4.8.0 Introduction

This standard covers several unrelated safety issues that do not lend themselves to inclusion in other standards although glass and *glazing* do figure prominently.

Collision or entrapment accidents result in a significant numbers of deaths and injuries to people in and around *buildings* every year. The majority of these accidents occur during normal use and involve *building* features such as doors, windows and areas of fixed *glazing* , with the risk of injury increased where vulnerable glass is involved. Collisions with *glazing* are very common as it can, if transparent, be difficult to see and may create confusing lighting effects, presenting particular difficulties for a person with a visual or cognitive impairment.

Falls still result in deaths and serious injury to people while cleaning windows. Whether windows are cleaned professionally or by the *building* owner, provision should be made to permit *glazing* to be cleaned safely.

Where ventilation is provided by openable windows or rooflights, people may encounter difficulty and a hazard may arise in using these items where controls are poorly sited. Similarly, location of electrical sockets, switches and other controls can, if not considered, affect safe and convenient use.

Roof *work* continues to be an activity with a high accident rate. Almost 1 in 5 *construction* deaths occur in this sphere of *work* . Roof *work* therefore should be recognised as a high-risk activity and high safety standards should be actively promoted by all those who are involved. Casual roof access should be discouraged but where access is provided, such as for inspection and maintenance, this should ensure safe access, giving protection against falls. Use of fragile roof materials should be discouraged wherever possible.

Conversions

In the case of *conversions* , as specified in regulation 4, the *building* as *converted* shall meet the requirements of this standard in so far as is *reasonably practicable* , and in no case be worse than before the *conversion* (regulation 12, schedule 6).

4.8.1 Collision with projections

Fixtures that project into, or open onto any place to which people have access can be a hazard. Any element of a *building* capable of projecting into a circulation route or space should be positioned, secured or guarded so that it does not present a risk to *building* users.

The simple way to avoid risk is to ensure that obstructions do not encroach into such spaces. However, where a *building* element does project into a circulation route or space, and any part of the obstruction is less than 2.0 m above the ground, guarding should be provided to both highlight the hazard and prevent collision with the *building* element.

Guarding should be provided to:

- any moveable projection, such as a door leaf or window frame, that opens across a circulation route or into a circulation space; or
- any permanent projection of more than 100 mm into a circulation route or space that begins at a height of more than 300 mm above the ground, or the projection of which increases with height by more than 100 mm; or
- any accessible area where headroom reduces to less than 2.0 m, such as beneath a stair *flight* .

Guarding should comprise of a continuous horizontal rail, at a height of between 900 mm and 1.1 m above ground level and a solid element, such as kerb upstand or rail, positioned approximately 100 mm above ground level, to assist in detection by a visually impaired person using a cane.

There should be visual contrast between guarding rails and surrounding surfaces. Consideration should be given to positioning of guarding to direct a person away from the hazard, further reducing the risk of a collision.

Additional guarding may be needed to prevent collision with, or entrapment by, a powered door leaf (see clause 4.1.8).

4.8.2 Collision with glazing

Glazing in certain locations is more vulnerable to human impact. Care should be taken in the selection of *glazing* at low level in screens, walls and partitions or in areas surrounding doors, particularly where *glazed* side panels may be mistaken for doors.

To reduce the risk of injuries from accidental human impact in these locations, designers should either:

- fit *glazing* of a type, thickness and pane size that will be resistant to impact, which either does not break or breaks safely; or
- provide protection in the form of guarding to vulnerable *glazing* .

Glazing should be designed to resist human impact as set out in BS 6262: Part 4: 2005, where all, or part, of a pane is:

- within 800 mm of floor level; or
- part of a door leaf; or
- within 300 mm of a door leaf and within 1.5 m of floor level.

Glazing manifestation

Large areas of transparent *glazing* , in fixed screens or partitions or where forming doors, can be difficult to identify and may be a particular hazard to a person with a visual impairment. *Glazing* in a *building* , positioned where accidental collision may be likely, should be made apparent by some form of manifestation (marking). Differences in the design of manifestation used can

also assist in identifying the position of doors within a *glazed* screen.

Manifestation should be of a size and form that is immediately obvious. It should, as far as is *reasonably practicable*, contrast visually with backgrounds viewed through the *glazing* by a person approaching from either side. Forms might include broken or solid lines, patterns or logos and may be a continuous element or at appropriate horizontal intervals. Manifestation should be present within 2 height ranges, between 850 mm and 1.0 m, and between 1.4 m and 1.6 m above floor level. It should be permanent, e.g. screen printed or opaque etching or a durable applied material which is not easily removed.

Unframed *glazed* doors

In addition, any unframed *glazed* door which operates on a pivot action should have any exposed vertical edge highlighted to contrast visually with surroundings, to assist in identifying the door edge when opening or in an open position. This is particularly important on powered doors.

4.8.3 Cleaning of windows and rooflights

Falls account for most window cleaning accidents, and generally occur from loss of balance through over-extension of reach or due to breakage of part of the *building* fabric through improper use or access. It is therefore important that all transparent or translucent *glazing* should be designed so that it may be cleaned safely.

There is, however, no need to provide for the safe cleaning of any *glazed* element that is opaque and does not allow the passage of light.

Any window or rooflight, all or part of which is more than 4 m above the adjacent ground or internal floor level, should be *constructed* so that any external and internal *glazed* surfaces can be cleaned safely from:

- a. inside the *building* in accordance with the recommendations of Clause 8 of BS 8213: Part 1: 2004; or
- b. a loadbearing surface, such as a balcony or catwalk, large enough to prevent a person falling further; or
- c. a window access system, such as a cradle or travelling ladder, mounted on the *building*, as described in Annex C3 of BS 8213: Part 1: 2004 ; or
- d. a ladder sited on adjacent ground or from an adjacent loadbearing surface which has unobstructed space large enough to allow safe use the a ladder and which will contain a person from falling further. However, a ladder should not be used to access any external or internal *glazed* surface more than 9 m above the surface on which the ladder is sited. General guidance on the safe use of ladders may be found in HSE information sheet MISC613 '[Safety in window cleaning using portable ladders](#)'.

Roof access hatches

Glazing within a roof access hatch, located within a *roof space*, need not be *constructed* so that it may be safe cleaned.

Cleaning from inside

When cleaning a window from inside, a person should not have to sit or stand on a window sill or use other aids to reach the external face of a window. The criterion of safety is the ability to reach all points on the surface of the external *glazing* with only the arm projecting outside the line of the window whilst remaining standing on the floor.

'Safe reach'

Ergonomic statistics on reach capabilities for the UK adult population are given in Annex A of BS 8213: Part 1: 2004. As reach may safely be increased to some degree by use of cleaning implements, it would still be considered reasonable to apply a safe limit to downward reach of 610 mm

and a safe limit to lateral and vertical reach as an arc with a radius of 850 mm measured from a point not more than 1.3 m above floor level.

Cleaning from a loadbearing surface

Where the window is to be cleaned from a loadbearing surface noted in subclause (b) to this clause, there should be provided:

- a means of safe access, and
- a protective barrier not less than 1.1 m high to any edge of the surface or access which is likely to be dangerous.

This method of cleaning is only appropriate where no part of the *glazing* is more than 4 m above the loadbearing surface.

Alternative methods

Where there is a need for safe cleaning of *glazing*, it may be appropriate to consider alternate methods of cleaning, in addition to those listed in the guidance, where an equivalent level of safety can be demonstrated.

4.8.4 Guarding of windows for cleaning

For openable windows on the ground and first floor of a *building*, or where the outside face of the *glazing* will not be cleaned from inside the *building*, no guarding need be provided for the purpose of cleaning *glazing*. However, the general guidance for provision of protective barriers given in clause 4.4.2 should be followed.

At greater heights, 2 storeys or more above ground level, where it is intended to clean the outside face of the *glazing* from inside the *building*, the increased risk from a fall should be recognised and guarding provided to a height of at least 1.1 m above floor level.

Where guarding is provided, it should be designed to conform to BS 6180: 1999. All guarding should be permanently fixed and should not be detachable to permit windows to open. Where the presence of children can be anticipated within a *building*, guarding should be designed so that it is not easily climbable.

Guarding to a window is not needed where the open window gives access to a fully guarded balcony.

4.8.5 Emergency stopping of escalators and passenger conveyors

Escalators and passenger conveyors should be provided with devices capable of being readily operated that, when activated, can bring the equipment to a controlled halt in such a way that passengers will be able to maintain their balance.

The location of the devices and the stopping of the equipment should meet the recommendations of BS EN 115: 1995.

4.8.6 Access to manual controls

The location of a manual control device can have a significant effect on both the ease of operation of the device and safety in use. Positions that are inaccessible present a greater risk of accident when bending or reaching. Any control that is intended for operation by the occupants of a *building* should be installed in position that allows safe and convenient use

This guidance is applicable to manual controls to openable *ventilators*, including windows and rooflights and to controls and outlets of electrical fixtures located on a wall or other vertical surface. Unless incorporating a restrictor or other protective device for safety reasons, controls should be

operable with one hand.

Windows, rooflights and ventilators

An openable window, rooflight or other ventilator, intended to be operable by *building* occupants to provide natural ventilation, should have controls for opening, positioned at least 350 mm from any internal corner, projecting wall or similar obstruction and at a height of:

- not more than 1.7 m above floor level, where access to controls is unobstructed; and
- not more than 1.5 m above floor level, where access to controls is limited by a fixed obstruction, not more than 900 mm high which projects not more than 600 mm in front of the position of the controls. Where obstruction is greater, a remote means of opening, in an unobstructed location, should be provided; and
- not more than 1.0 m above floor level, in an unobstructed location, in any room intended specifically for use by a wheelchair user, such as an accessible bedroom.

The above guidance does not apply to windows or rooflights openable only for cleaning or maintenance purposes or that are controlled by an automatic system, or to *trickle ventilators*.

Electrical fixtures

Outlets and controls of electrical fixtures and systems should be positioned at least 350 mm from any internal corner, projecting wall or similar obstruction and, unless the need for a higher location can be demonstrated, not more than 1.2 m above floor level. This would include fixtures such as sockets, switches, fire alarm call points and timer controls or programmers. Within this height range:

- light switches should be positioned at a height of between 900 mm and 1.1 m above floor level.
- standard switched or unswitched socket outlets and outlets for other services such as telephone or television should be positioned at least 400 mm above floor level. Above an obstruction, such as a worktop, fixtures should be at least 150 mm above the projecting surface.
- in accommodation specifically intended for wheelchair users, such as accessible bedrooms, operable controls should be located at a height of not more than 1.0 m above floor level.

Where sockets are concealed, such as to the rear of built-in appliances, or obstructed by built-in furniture, separate switching should be provided in an accessible position, to allow appliances to be isolated.

4.8.7 Roof access

Working on roofs can be dangerous. Falls account for more deaths and serious injuries in the *construction* industry than any other cause. Any fall from a roof inevitably involves, at least, serious injury - the risks are substantial.

A means of safe and secure access should be provided to a roof of a *building*. One method of providing such access would be the installation of a stair, ladder or walkway meeting BS 5395: Part 3: 1985.

Access as described above need not be provided to a roof having eaves that, at any part, are at a height of less than 4.5 m above the adjacent ground.

Alternative Access Where access may occur on a very infrequent basis, it may not be appropriate to provide permanent access. In such cases, alternative access options might include a mobile platform or zip-up scaffolding in accordance with the guidance in HSE publications.

Unauthorised access Where fixed ladders are provided and could be accessible to the public, it would be appropriate to make the lowest section of the ladder (up to 4.5 m) demountable to prevent unauthorised access.

4.8.8 Working on roofs

Where access to roofs is provided, precautions should be taken to limit the hazards presented by fragile roof surfaces.

There should be a clear visible warning identifying any part of a roof that is not capable of bearing a concentrated load of 0.9 kN on a 130 mm by 130 mm square. The visible warning should include the relevant hazard sign from BS 5499: Part 5: 2002.

4.9 Danger from heat

- 4.9 Functional standard
- 4.9.0 Introduction
- 4.9.1 Installation of unvented hot water storage systems
- 4.9.2 Specification of small unvented hot water storage systems
- 4.9.3 Specification of large unvented hot water storage systems
- 4.9.4 Discharge from unvented hot water storage systems
- 4.9.5 Hot water discharge from sanitary fittings

standard

4.9

mandatory

Every *building* must be designed and *constructed* in such a way that protection is provided for people in, and around, the *building* from the danger of severe burns or scalds from the discharge of steam or hot water.

4.9.0 Introduction

Guidance is given under this standard on a number of issues relating to hot water safety.

Unvented hot water storage systems

Guidance is given to minimise the risk of explosion due to malfunction of an unvented hot water vessel by:

- ensuring that such installations are carried out by appropriately qualified personnel, and
- requiring a minimum range of safety devices be fitted to any such installation to prevent the temperature of the stored water exceeding 100° C

It is not intended that this guidance should be applied to storage systems with a capacity of less than 15 litres, to systems used solely for space heating or to any system used for an industrial or commercial process.

Hot water overflows

Guidance is given on provisions for the safe removal of the discharge created by the normal operation of safety devices in such an installation to a safe and visible location.

Sanitary facilities

Measures to prevent scalding from hot water are now addressed for certain *sanitary facilities* used for personal hygiene. Provisions and specific temperature limits, additional to recommendations in this guidance, may be applicable to certain *building* types or uses under other legislation, particularly through duties under Health and Safety legislation .

Maintaining safety devices

Safety devices installed to protect from hazards such as scalding or the risk of explosion of unvented systems should be maintained to ensure correct operation. This forms part of an operator's duty of care under Health and Safety legislation. Guidance on maintenance can be provided by both manufacturers and installers of such devices.

Conversions

In the case of *conversions*, as specified in regulation 4, the *building* as *converted* shall meet the requirement of this standard (regulation 12, schedule 6).

4.9.1 Installation of unvented hot water storage systems

Installation of an unvented hot water storage system should be carried out by a person with appropriate training and practical experience.

Competence of installers This might include current membership of a registration scheme operated by a recognised professional body. This could include those administered by the Scottish and Northern Ireland Plumbing Employers Federation ([SNIPeF](#)) and the Construction Industry Training Board ([CITB](#)) or an equivalent body.

The following points should be noted in relation to installation of an unvented hot water storage system:

- the installer should be a competent person and, on completion, the labelling of the installation should identify the installer;
- the installed system should meet the recommendations of BS 7206: 1990 or be the subject of an approval by a *notified body* and incorporate the safety devices outlined in clause 4.9.2 ;
- certification of the unit or package should be recorded by permanent marking and a warning label which should be visible after installation. A comprehensive installation/user manual should be supplied;
- the tundish and discharge pipework should be correctly located and fitted by the installer and the final discharge point should be visible and safely positioned where there is no risk from hot water discharge.

The operation of the system under discharge conditions should be tested to ensure provision is adequate.

4.9.2 Specification of small unvented hot water storage systems

An unvented hot water storage system should be designed and installed to prevent the temperature of the stored water at any time exceeding 100° C and to provide protection from malfunctions of the system.

An unvented hot water storage system should be in the form of a proprietary unit or package which is in accordance with the recommendations of BS 7206: 1990 or the subject of approval by a *notified body* to an equivalent level of safety and performance.

Pressure safety devices A unit or package should have fitted:

- a check valve to prevent backflow; and
- a pressure control valve to suit the operating pressure of the system; and
- an expansion valve to relieve excess pressure; and
- an external expansion vessel or other means of accommodating expanded heated water.

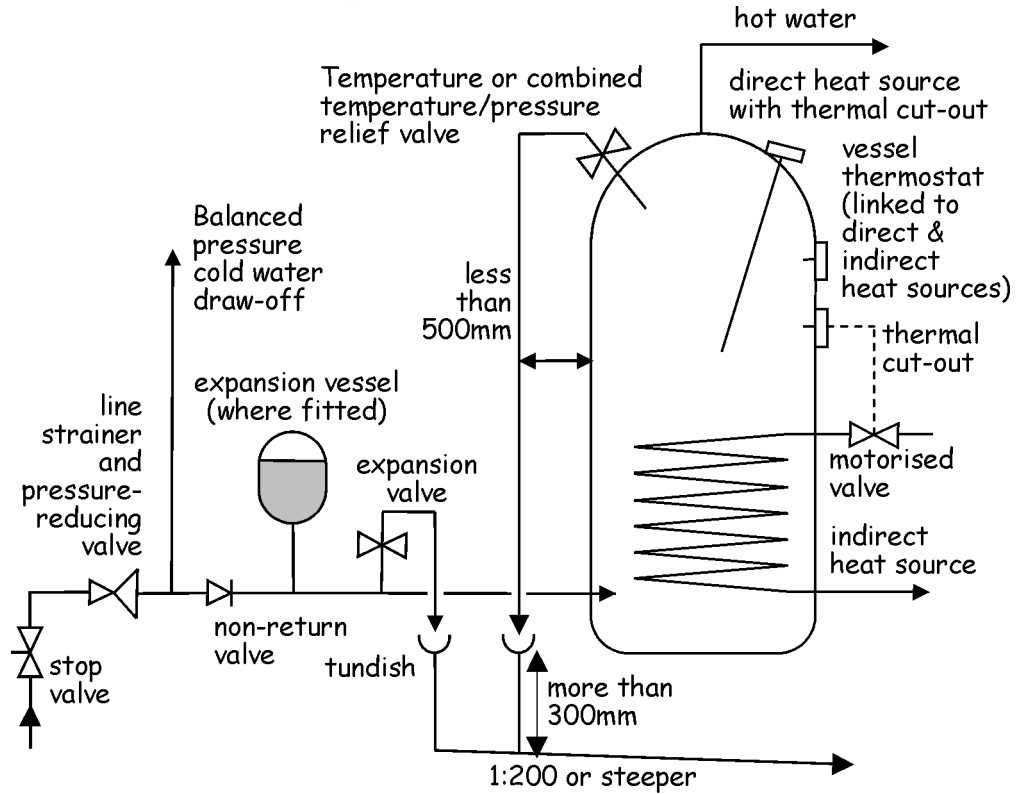
These devices are factory-fitted (unit) or supplied for fitting by the installer (package).

A unit or package should have a minimum of 2 temperature-activated devices operating in sequence comprising:

- a non self-resetting thermal cut-out; and
- a temperature relief valve.

These devices should be in addition to any thermostatic control that is fitted to maintain the temperature of the stored water at around 60° C.

Unvented hot water storage System - indirect example



Thermal cut-out

A temperature-operated, non self-resetting, energy cut-out complying with BS 3955: 1986 should be fitted to the vessel. In the event of thermostat failure, heating to the water in the vessel should stop before the temperature rises to the critical level required for operation of the temperature relief valve.

In indirectly heated vessels, the non self-resetting thermal cut-out should operate a motorised valve, or other similar device, to shut off the flow from the heat source.

On directly heated vessels or where an indirectly heated vessel has an alternative direct method of water heating fitted, a non self-resetting thermal cut-out device should be provided for each direct source.

Temperature relief valve

The temperature relief valve should be located directly on the storage vessel. Generally, a combined temperature and pressure valve is fitted. The relief valve should comply with BS 6283 Part 2: 1991 for temperature relief valves or BS EN 1490: 2000 for combined temperature and pressure relief valves which are set to open at temperatures not normally exceeding 90° C.

The relief valve should have a discharge capacity rating at least equal to the rate of energy (power in kilowatts) input to the heat source. In the case of an indirectly heated unit or package, the valve should be tested to discharge water at a rate not less than 500 kg/h for systems up to 45 kW. The discharge pipework should accommodate this flow rate.

4.9.3 Specification of large unvented hot water storage systems

An unvented hot water storage system should be designed and installed to prevent the temperature of the stored water at any time exceeding 100° C and to provide protection from malfunctions of the system.

Installations of this size will generally be specified to individual designs rather than supplied as proprietary units. The provision of evidence of compliance with safety requirements equivalent to the level set out in clause 4.9.2 should be the responsibility of the designer of the system.

Where the system has a power input of less than 45kW, safety devices should be provided in accordance with the recommendations of clause 2.4.2 of BS 6700: 1997.

Where the system has a power input greater than 45 kW, safety devices should include an appropriate number of temperature or combined temperature/pressure relief valves:

- to BS 6283: Part 2: 1991 or BS EN 1490: 2000, or
- of equivalent suitability marked with the activation temperature (in °C), pressure (if relevant) and the discharge rating (in kW), measured in accordance with Appendix F of BS 6283 Part 2: 1991 or BS EN 1490: 2000

Relief valves should provide a combined discharge rating at least equal to the power input of the system.

Provision of thermal cut-outs appropriate to the installation heat source(s) should be provided as noted in clause 4.9.2.

Discharge pipework should be provided as noted in clause 4.9.4, noting that the size of piping should be designed to accommodate the required discharge capacity and may exceed the guidance given in the table to clause 4.9.4.

4.9.4 Discharge from unvented hot water storage systems

The removal of discharges of water from the system can be considered in three parts

Relief valve to tundish

Each valve should discharge into a metal pipe not less than the nominal outlet size of the valve. The discharge pipe should have an air-break, such as a tundish, not more than 500 mm from the vessel relief valve and located in an easily visible location within the same enclosure. Discharge pipes from more than one relief valve may be taken through the same tundish.

Pipework should be installed so that any discharge will be directed away from electrical components should the discharge outlet become blocked.

Tundish to final discharge point

The presence of this air break results in the pressure of the final discharge being no higher than that of a vented system .

The discharge pipe from the tundish to final discharge point should be of a material, usually copper, capable of withstanding water temperatures of up to 95° C and be at least one pipe size larger than the outlet pipe to the relief valve.

A vertical section of pipe, at least 300 mm long, should be provided beneath the tundish before any bends to the discharge pipe; thereafter the pipe should be appropriately supported to maintain a continuous fall of at least 1 in 200 to the discharge point.

The pipework should have a resistance to the flow of water no greater than that of a straight pipe 9 m long unless the pipe bore is increased accordingly. Guidance on sizing of pipework from the tundish to the final discharge point is shown in the following table:

Size of discharge pipework

Valve outlet size	Minimum size of discharge pipe to tundish	Minimum size of discharge pipe from tundish	Maximum resistance allowed, expressed as a length of straight pipe i.e. no elbows or bends	Equivalent resistance created by the addition of each elbow or bend
G ½	15 mm	22 mm	Up to 9 m	0.8 m
		28 mm	Up to 18 m	1.0 m
		35 mm	Up to 27 m	1.4 m
G ¾	22 mm	28 mm	Up to 9 m	1.0 m
		35 mm	Up to 18 m	1.4 m
		42 mm	Up to 27 m	1.7 m
G 1	28 mm	35 mm	Up to 9 m	1.4 m
		42 mm	Up to 18 m	1.7 m
		54 mm	Up to 27 m	2.3 m

Annex D to BS 6700: 1997 "Specification for design, installation, testing and maintenance of services supplying water for domestic use within buildings and their curtilages" also gives guidance on pipe sizing for water distribution systems

Discharge pipe termination

The pipe termination should be in a visible location and installed so that discharge will not endanger anyone inside or outside the *building*.

Ideally, the final discharge point should be above the water seal to an external gully and below a fixed grating. Other methods for terminating the final discharge point would include:

- a. up to 100 mm above external surfaces such as car parks, grassed areas, or hard standings; a wire cage or similar guard should be provided to both prevent contact with discharge and protect the outlet from damage, whilst maintaining visibility;
- b. at high level into a hopper and downpipe of a material, such as cast iron, appropriate for a hot water discharge with the end of the discharge pipe clearly visible;
- c. onto a *flat roof* or pitched roof clad in a material capable of withstanding high temperature discharges of water, such as slate/clay/concrete tiles or metal sheet, with the discharge point a minimum of 3 m from any plastic guttering system that would collect such discharges.

Discharge at high level may be possible if the discharge outlet is terminated in such a way as to direct the flow of water against the external face of a wall. However, evidence of the minimum height of the outlet above any surface to which people have access and the distance needed to reduce the discharge to a non-scalding level should be established by test or otherwise.

4.9.5 Hot water discharge from sanitary fittings

Guidance to the Water Byelaws recommends that, to prevent the development of Legionella or similar pathogens, hot water within a storage vessel should be stored at a temperature of not less than 60° C and

distributed at a temperature of not less than 55° C. Detailed guidance on the control of Legionella may be found in HSE Approved Code of Practice L8 – ‘[Legionnaires’ Disease – Control of Legionella Bacteria in Water Systems](#)’ .

If water is supplied at high temperature from any source, there is a danger of scalding to *building* users. Risk of severe injury increases proportionally with increase in temperature and with extent of contact .

Facilities used for personal hygiene

To prevent scalding, the temperature of hot water, at point of delivery to a bath, shower or bidet, should be limited

A device or system limiting water temperature should not compromise the principal means of providing protection from the risk of Legionella. It should allow flexibility in setting of a delivery temperature, up to a maximum of 48° C, in a form that is not easily altered by *building* users.

Delivery temperature of hot water to a facility should relate to the vulnerability of people who may use the facility, particularly elderly people or unsupervised children, who are more at risk from injury. Reference should be made to existing recommendations on duty of care and risk assessment made under Health and Safety legislation and, in addition, to the following guidance available for specific *building* types:

- for *residential care buildings* , to recommendations in HSE publication HSG220 - ‘[Health & Safety in Care Homes](#)’.
- for healthcare *buildings*, to recommendations in NHS Scotland Scottish Health Guidance Note ‘ [Safe Hot Water and Surface Temperatures](#)’.
- for schools, public *buildings* and *buildings* open to the public, to recommendations in ‘ [Guidance to the Water Byelaws](#)’, issued by Defra.

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Where both hot and cold water are supplied to a facility, the above may be achieved, for single or limited outlet applications, by use of a thermostatic mixing valve (TMV) or fitting complying with BS EN 1111: 1999 or BS EN 1287: 1999, fitted as close to the point of delivery as practicable. Guidance on the installation, use and maintenance of thermostatic mixing valves and fittings for domestic-scale applications may be found in [BRE information Paper IP 14/03](#) or from the Thermostatic Mixing Valve Association (TMVA).

4.10 Fixed seating

4.10 Functional standard

4.10.0 Introduction

4.10.1 Variety in provision of fixed seating

standard

4.10

mandatory

Every *building*, which contains fixed seating accommodation for an audience or spectators, must be designed and *constructed* in such a way that a number of level spaces for wheelchairs are provided proportionate to the potential audience or spectators.

Limitation:

This standard does not apply to *domestic buildings*.

4.10.0 Introduction

All people should have access to, and use of, facilities provided within *buildings* and should be able to participate in the proceedings at lecture/conference facilities and at *entertainment* or leisure and social venues.

The provision of flexible seating solutions, including spaces assigned for occupation by wheelchair users, will offer a greater level of general amenity. Consideration of a range of seat types and aisle widths, as well as the presence of removable seating will also offer greater choice for those using such facilities.

Conversions

In the case of *conversions*, as specified in regulation 4, the *building as converted* shall meet the requirements of this standard in so far as is *reasonably practicable*, and in no case be worse than before the *conversion* (regulation 12, schedule 6).

4.10.1 Variety in provision of fixed seating

Within any area of fixed seating, such as in a lecture room or auditorium or at a sporting venue, the layout should identify space for the seating of wheelchair users. These provisions may also benefit a person with mobility impairment or who may travel with an assistance dog.

Where arm rests are provided, seats at the end of a row or adjacent to a wheelchair space should have a removable or lift-up arm rest, to offer easier access to a proportion of seating.

A choice in seating location for wheelchair users should be available. Spaces should not be provided as a single area but dispersed through the seated area, as single spaces or pairs. Spaces should be next to standard seating to allow a spectator who uses a wheelchair to sit with family or friends.

In a level or raked auditorium, accessible spaces should be provided in a variety of locations. In a stepped auditorium, distribution of accessible spaces should be made on any level to which there is level or ramped access for the audience from another part of the *building*. The number of spaces should be in accordance with the following table.

Wheelchair spaces to areas of fixed seating

Seated capacity	Number of wheelchair spaces
up to 600	1 per 100 or part thereof [1]
601 – 10 000	1 per 100 or part thereof
10 001 – 20 000	100 + 5 per 1 000 above 10 000
20 001 – 40 000	150 + 3 per 1 000 above 20 000
more than 40 000	210 + 2 per 1 000 above 40 000

Notes:

1. In smaller auditoria, the presence of removable seating will offer increased flexibility and should be provided in addition to permanent wheelchair spaces. For each space noted above, removable seating providing one additional space should be present, up to a maximum of 6 spaces in total. For example, a 150 seat auditorium will have 2 wheelchair spaces and removable seating for a further 2 spaces.

Spaces should be level and not less than 1.4 m long by 900 mm wide, with an adjacent access width of at least 900 mm. Within a raked or stepped auditorium, spaces should be provided with guarding to any edge where there is a change of level. Guarding, as recommended in clause 4.4.2, should include a rail or upstand to 100 mm above floor level.

Spaces should be designed so that they neither obstruct nor are obstructed by other spectators and sight lines to any performance area or stage are maintained. This should take into account the potential obstruction from both a standing and seated audience.

4.11 Liquefied petroleum gas storage

- 4.11 Functional standard
- 4.11.0 Introduction
- 4.11.1 LPG storage installations
- 4.11.2 LPG storage – fixed tanks
- 4.11.3 LPG storage - cylinders

standard

4.11

mandatory

Every *building* must be designed and *constructed* in such a way that each liquefied petroleum gas storage installation, used solely to serve a combustion appliance providing space heating, water heating, or cooking facilities, will:

- (a) be protected from fire spreading to any liquefied petroleum gas container; and
- (b) not permit the contents of any such container to form explosive gas pockets in the vicinity of any container

Limitation:

This standard does not apply to a liquefied petroleum gas storage container, or containers, for use with portable appliances.

4.11.0 Introduction

This guidance deals with non-domestic supply installations where liquefied petroleum gas (LPG) is stored under pressure at ambient temperatures in fixed vessels larger than 75 kg LPG capacity.

Guidance is also given on the storage of LPG within grouped cylinders, when connected to a supply installation

The intention of the guidance to this standard is to minimise both the risk of fire spreading to the tank and of the contents of the tank forming explosive gas pockets in the vicinity of any LPG storage container.

All persons concerned with the storage and use of LPG should be aware of the following characteristics and potential hazards:

- the two forms of liquefied petroleum gases that are generally available in the UK are commercial butane and commercial propane;
- LPG is stored as a liquid under pressure. It is colourless and its weight as a liquid is approximately half that of the equivalent volume of water;
- LPG vapour is denser than air, commercial butane being about twice as heavy as air. Therefore the vapour may flow along the ground and into drains, sinking to the lowest level of the surroundings and may therefore be ignited at a considerable distance from the source of the leakage. In still air, vapour will disperse slowly;
- when mixed with air, LPG can form a flammable mixture;
- leakage of small quantities of the liquefied gas can give rise to large volumes of vapour/air mixture and thus cause considerable hazard;
- owing to its rapid vaporisation and consequent lowering of temperature, LPG, particularly in liquid form, can cause severe frost burns if brought into contact with the skin;
- a container that has held LPG and is 'empty' may still contain LPG in vapour form and is thus potentially dangerous.

Conversions

In the case of *conversions*, as specified in regulation 4, the *building* as *converted* shall meet the requirement of this standard (regulation 12, schedule 6).

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4.11.1 LPG storage installations

The type, size and location of an LPG storage installation will determine the factors that should be addressed in the *construction* of the facility, to comply with health and safety requirements.

The Liquefied Petroleum Gas Association (LPGA) produces and maintains Codes of Practice which give guidance on achieving levels of risk appropriate to compliance with health and safety legislation for the design, *construction* and operation of LPG installations. These Codes have been produced in consultation with the Health and Safety Executive (HSE).

The operation of properties where LPG is stored or is in use are subject to legislation enforced by both the HSE and by the Local Authority.

4.11.2 LPG storage – fixed tanks

A liquefied petroleum gas storage tank, together with any associated pipework connecting the system to a combustion appliance providing space or water heating, or cooking facilities, should be designed, *constructed* and installed in accordance with the requirements set out in the LPGA Code of Practice 1: 'Bulk LPG Storage at Fixed Installations'.

Above-ground tanks should be in accordance with Part 1 – 'Design, Installation and Operation of Vessels Located Above Ground', as amended.

Below-ground tanks should be in accordance with Part 4 – 'Buried / Mounded LPG Storage Vessels', as amended .

For propane installations, above or below-ground, of not more than 2 tonnes (4500 litres) overall capacity, reference may be made to the simplified guidance given in the LPGA Code of Practice 1: 'Bulk LPG Storage at Fixed Installations': Part 2 – 'Small Bulk Propane Installations for Domestic and Similar Purposes', as amended.

Guidance given in this clause is relevant for all tanks, though specific criteria are noted for tanks below 4 tonnes LPG capacity (9000 litres). For guidance for larger installations, in excess of 4 tonnes LPG capacity, reference should be made to the relevant Part of the Code of Practice.

Every tank should be separated from a *building* , *boundary* , or fixed source of ignition, to:

- a. in the event of fire, reduce the risk of fire spreading to the tank; and
- b. enable safe dispersal in the event of venting or leaks.

Tanks should be situated outdoors, in a position that will not allow accumulation of vapour at ground level. Ground features such as open drains, manholes, gullies and cellar hatches, within the separation distances given in column A of the table overleaf should be sealed or trapped to prevent the passage of LPG vapour.

Tanks should be separated from *buildings* , *boundaries* or fixed sources of ignition in accordance with the table overleaf:

Separation distances for liquefied petroleum gas storage tanks

Maximum capacity (in tonnes)		Minimum separation distance for above ground tanks (in metres)		
of any single tank	of any group of tanks	From a building, boundary or fixed source of ignition to the tank		between tanks
		A no fire wall [1]	B with fire wall [1]	
0.25	0.8	2.5	0.3 [2]	1.0
1.1	3.5	3.0	1.5 [2]	1.0
4.0	12.5	7.5	4.0	1.0

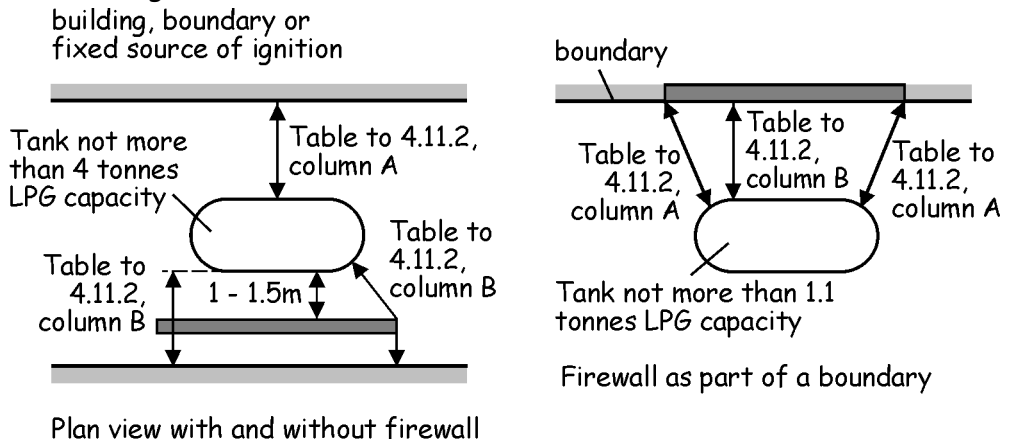
Notes:

1. Fire wall means a wall or screen meeting the guidance for an *external wall* with a fire resistance of short duration (section 2, Fire) within 1 m of the *boundary*, and located between 1 m and 1.5 m from the tank and extending
 - a. longitudinally: so that the distance specified above without the fire wall is maintained when measured around the ends of the fire wall; and
 - b. vertically: 2 m or the height to the top of the pressure relief valve, whichever is greater.
2. For vessels up to 1.1 tonnes capacity, the fire wall need be no higher than the top of the pressure relief valve and may form part of the *site boundary*.

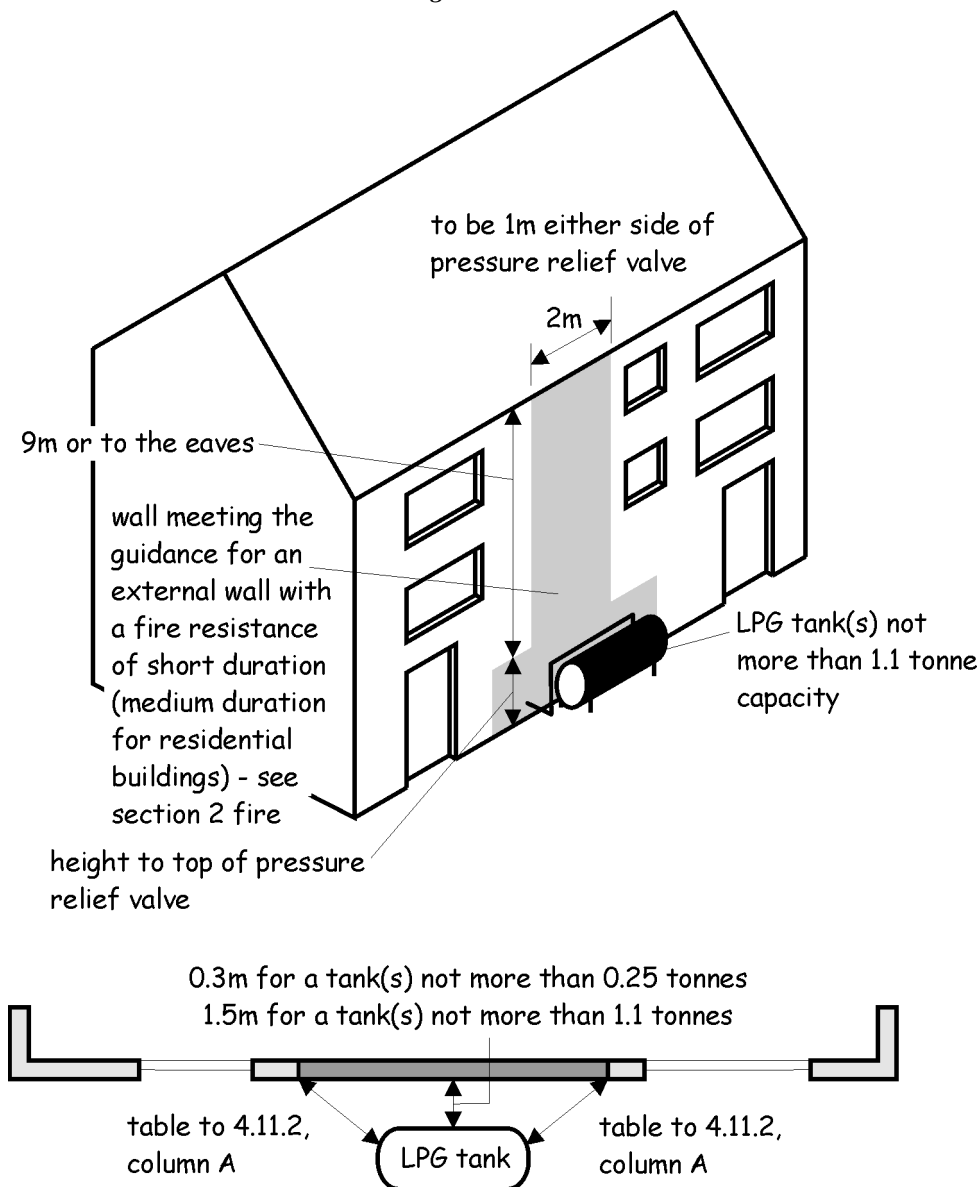
For vessels up to 1.1 tonnes capacity located closer to a *building* than the separation distance in column A of the above table, the fire wall should form part of the wall of the *building* in accordance with the diagram below. Where part of the *building* is used for residential accommodation (or as a *dwelling*), such a fire wall should meet the guidance for an *external wall* with a fire resistance of medium duration (section 2, Fire)

Where a group of tanks are sited together, the number of tanks in a group should not exceed 6 and the total storage capacity of the group should not be more than that given for any group of tanks in the table above.

Separation or shielding of a LPG tank from a building, boundary or fixed source of ignition



Small LPG tank close to a building



Vehicular parking areas

Motor vehicles under the control of a *site occupier* should be parked at least 6 m from LPG tanks or the separation distance in column A of the table to this clause, whichever is the smaller. This does not apply to the loading/unloading of vehicles. Motor vehicles not under *site* control (e.g. those belonging to members of the public) should be parked no closer than the separation distance in column A of the table to this clause.

4.11.3 LPG storage - cylinders

Where an LPG storage installation consists of a set of cylinders, the installation should be in accordance with the LPGA Code of Practice 24: 'Use of LPG cylinders': Part 1 - 'The Use of Propane in Cylinders at Residential Premises' and Part 6 - 'The Use of Propane in Cylinders at Commercial and Industrial Premises'

Use of cylinders in such an installation commonly takes the form of 2 sets of paired cylinders connected to a manifold, with supply provided from one pair of cylinders at any one time. This allows continuous supply to be maintained when changing empty cylinders.

Any installation should enable cylinders to stand upright, secured by straps or chains against a wall outside the *building*.

Cylinders should be positioned on a firm, level base such as concrete at least 50 mm thick or paving slabs bedded on mortar , and located in a well-ventilated position at ground level, so that the cylinder valves will be:

- a. at least 1 m horizontally and 300 mm vertically from openings in the *buildings* or from heat source such as *flue* terminals or tumble dryer vents;
- b. at least 2 m horizontally from untrapped drains, unsealed gullies or cellar hatches unless an intervening wall not less that 250 mm high is present.

Cylinders should be readily accessible, reasonably protected from physical damage and located where they do not obstruct *exit* routes from the *building* .

4.12 Vehicle protective barriers

- 4.12 Functional standard
- 4.12.0 Introduction
- 4.12.1 Vehicle protective barriers

standard

4.12

mandatory

Every *building* accessible to vehicular traffic must be designed and constructed in such a way that every change in level is guarded.

4.12.0 Introduction

Where vehicles are introduced into a *building*, measures should be taken to protect people from any additional risks presented. Where areas subject to vehicular traffic are at a level higher than adjacent areas, such as on ramps or platforms, precautions should be taken to ensure that vehicles can not fall to a lower level.

In the assessment of the type of barrier to be provided, the designer should give consideration to the likely hazards, the *building* use and the risks to *building* users.

Conversions

In the case of *conversions*, as specified in regulation 4, the *building* as *converted* shall meet the requirement of this standard (regulation 12, schedule 6).

4.12.1 Vehicle protective barriers

If vehicles have access to a floor, roof or ramp that forms part of a *building* , a vehicle protective barrier should be provided to the edge of any such area that is above the level of any adjoining floor, ground or any other route for vehicles.

When designing barriers to resist vehicular impact, an estimate of the characteristic mass of the vehicle should be made. Ideally, this should be determined statistically. If this is not possible, the characteristic mass should be taken to be equal to the maximum mass anticipated. Further information on estimation of equivalent static forces for a given characteristic mass and displacement can be obtained in Annex A to BS 6180: 1999.

The designer should, wherever possible, avoid introducing projections on the vehicular face of the barrier and should also consider methods of redirecting vehicles in such a way as to cause minimum damage after impact.

A vehicle protective barrier should be:

- a. capable of resisting loads calculated in accordance with BS 6399: Part 1: 1996, and
- b. of a height at least that given in the table below:

Height of vehicle protective barriers

Location	Minimum height in mm
Floor or roof edge	400
Ramp edge	600

The minimum height for these barriers relates to the height at which imposed load is applied as described in BS 6399, Part 1: 1996.

In locations used by both vehicles and pedestrians, such as parking areas, additional barrier criteria may apply to edges and to changes in level as described in clauses 4.4.1 and 4.4.2.

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- 5.0 Introduction**
- 5.1 Resisting sound transmission to dwellings**

5.0 Introduction

5.0.1 Background

Introduction

5.0

5.0.1 Background

There are currently no Building Standards to protect the occupants or users of a non-domestic *building* from noise but the need may arise for such standards at a later date.

Standard 5.1 is included here because there are situations in which it is necessary for a non-domestic *building* or part of a *building* to have a *separating wall* or *separating floor* that resists the transmission of sound to an adjacent *dwelling* .

5.1 Resisting sound transmission to dwellings

- 5.1 Functional standard
- 5.1.0 Application of requirements

standard
5.1
mandatory

Every *building* must be designed and constructed in such a way that each wall and floor separating one *dwelling* from another, or one *dwelling* from another part of the *building*, or one *dwelling* from a *building* other than a *dwelling*, will limit the transmission of noise to the *dwelling* to a level that will not threaten the health of the occupants of the *dwelling* or inconvenience them in the course of normal domestic activities provided the source noise is not in excess of that from normal domestic activities.

Limitation:

This standard does not apply to:

- (a) fully detached houses; or
- (b) roofs or walkways with access solely for maintenance, or solely for the use, of the residents of the *dwelling* below.

5.1.0 Application of requirements

Standard 5.1 is included here because there are situations in which it is necessary for a non-domestic *building* to have a separating wall or *separating floor* that resists the transmission of sound to a *dwelling* .

In most cases this will be very obvious as a *dwelling* will be created at the same time as the non-domestic *building* and the guidance in 'Domestic Buildings – Section 5: Noise' will be followed as a matter of course.

Occasionally the need for sound-resisting construction may be less obvious. An example of this would be where a new shop is built onto the side of an existing *domestic building* and the existing external wall to the *domestic building* becomes a separating wall. This new separating wall would need to be resistant to the transmission of sound. Note that for the purposes of this example, it is assumed that there is a legal right to utilise this existing wall. In such situations and similar situations the guidance in 'Domestic buildings – Section 5: Noise' should be used.

Conversions

In the case of conversions, as specified in Regulation 4, the *building* as converted shall meet the requirement of this standard (Regulation 12, Schedule 6).

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 - 6.2 Building insulation envelope**
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 - 6.4 Insulation of pipes, ducts and vessels**
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- 6.A Compensating U-values for windows, doors and rooflights**
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6.0 Introduction

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Introduction

6.0

6.0.1 Background

Over the years changes have been made to the Scottish building regulation requirements for energy conservation. A brief history of the drivers for these changes follows:

- in the 1960s health was the main focus and minimising the occurrence of damp and mould in *housing* and other residential *buildings*;
- in the 1970s, tackling the fuel crises was the main issue and the scope of the regulations was extended to cover all heated *buildings*;
- in the 1980s to early 1990s cost effectiveness identified a need for heating controls and these were introduced for *buildings*;
- from the late 1990s to the present, 'greenhouse gas emissions' in particular carbon dioxide and 'global warming' have been the drivers for regular changes;
- in this century the European Union has influenced the way that the energy standards of the Member States are set through the Directive on the energy performance of *buildings*.

The *construction* industry has a major role to play in the conservation of fuel and power and the consequential reduction of carbon emissions. Carbon dioxide emissions from the burning of fossil fuels are contributing to climate change and energy use in *buildings* are a significant source of emissions. Rising temperatures, an increased risk of flooding and sea level rise are some of the expected impacts of climate change on Scotland and the UK, but some of the worst impacts of climate change can be avoided if action is taken to reduce reliance on fossil fuels. Increased energy efficiency and promotion of renewable energy are an important element of Scotland's strategy to tackle the threat of climate change.

6.0.2 Aims

The intention of section 6 is to ensure that effective measures for the conservation of fuel and power are incorporated in *buildings*. In addition to energy conservation provisions for the *building* fabric and the *building* services it contains, a carbon dioxide emissions standard obliges a designer to consider new *buildings* in an holistic way. In view of this, localised or *building*-integrated low and zero carbon technologies (LZCT) (e.g. photovoltaics, active solar water heating, combined heat and power and heat pumps) can be used as a contribution towards meeting this standard.

The standards and guidance given in this section are intended to achieve an improvement of around 23-28% fewer emissions on the previous standards, however nothing here prevents a *building* from being designed and *constructed* to be even more energy efficient and make greater use of LZCT. Where this occurs, both the monetary and environmental savings will be improved.

This section should be read in conjunction with all the guidance to the Building (Scotland) Regulations 2004 but in particular section 3: Environment, has a close affiliation with energy efficiency, regarding:

- ventilation;
- combustion appliances; and
- biomass fuel storage.

6.0.3 General guidance

This section covers the energy efficiency for non-domestic *buildings*. Such *buildings* include; factories, *offices*, *shops*, warehousing, hotels, *hospitals*, hostels, and also those used for assembly and entertainment. When determining how to follow the Technical Handbook guidance for energy efficiency in *buildings*, recognition should be given to the following:

Modular and portable *buildings*

- a. an *insulation envelope* is only appropriate to those parts of a *building* that are intended to be heated or cooled. N.B. Heating rated at a maximum of 25 W/m² of floor area and installed only for the purposes of frost protection should be disregarded, for the purposes of this guidance;
- b. some concessions are given in annex 6C to modular and portable *buildings* (some of which could be *stand-alone buildings*). The flowchart in the annex gives guidance on the possible compliance routes. Note there are no concessions for *limited life buildings* which are *constructed* in a conventional manner;
- c. single storey portable *buildings* with a floor area of not more than 30 m² (some of which could be *stand-alone buildings*) and first erected before 1st May 2005 can be relocated within Scotland until 30th April 2015 without further upgrading in respect of energy performance;
- d. *stand-alone buildings* that are heated (see paragraphs below); and
- e. work on existing *buildings* (see paragraph below).

Heated *stand-alone buildings*

The EU Directive on the Energy Performance of Buildings [2002/91/EC](#) has introduced the category of '*stand-alone building*' and within appendix A of the Technical Handbooks a definition has been provided. The Directive exempts such *buildings* that are less than 50 m² in floor area from both the need to use a methodology for compliance with energy standards and also, the need to have an energy performance certificate, standards 6.1 and 6.9, respectively. The defined term not only includes detached *buildings*, but also enables thermally divided parts of a *building* with separate heating shut-down control, to be included. For *stand-alone buildings* that are less than 50m² in floor area, compliance with standards 6.2 to 6.8 and 6.10 must still be met. The guidance to standard 6.2 recommends that the *insulation envelope* achieves the level of performance applicable to an extension. There are no exemptions for those which are 50 m² or greater.

Examples of *stand-alone buildings*

Common examples of *stand-alone buildings* that could be less than 50 m² and which would therefore be eligible for exemption are; a detached petrol filling station kiosk, which is associated with a supermarket and heated *office* and *toilet* accommodation, within an otherwise unheated warehouse.

Work on existing *buildings*

In general, as for the other standards within Scottish building regulations, the energy standards apply to *conversions* and also *work* on existing *buildings*, such as; extensions, alterations and replacements. For certain situations however, it is either inappropriate that they apply, or the guidance to the standards is different and this is usually to meet the constraints of the existing *building*. It is advisable in the first instance to check the functional standard as sometimes a limitation removes certain classes of this type of *work*. A standard that does apply, will apply in full to the new *work* on the existing *building*, the exception to this could be where the standards are brought into effect by *conversion* and this is identified in the introduction to the guidance supporting each standard. Where the guidance that supports a functional standard varies from that for new *buildings*, this is identified towards the end of the guidance for each standard.

6.0.4 U-values

Thermal transmittance (*U-value*) is a measure of how much heat will pass through one square metre of a structure when the temperatures on either side differ by one 1⁰C. It is expressed in units of Watts per square metre per degree of temperature difference (W/m²K).

Measurements of *U-values* should be made in accordance with BS EN ISO: 8990:1996. In calculation thermal bridging may be disregarded where the difference in thermal resistance between bridging and bridged material is less than 0.1 m²K/W. Normal mortar joints need not be taken into account in calculations for brickwork, but should be taken into account for lightweight insulating blockwork, for example.

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Taking into account guidance from BRE publication BR 443 (2006 Edition) '[Conventions for U-value calculations](#)', individual *U-values* of *building* elements forming the *insulation envelope* should be established:

- a. by using insulation to a thickness derived from manufacturers' data relating to thermal conductivities (W/m.K) and thermal transmittances (*U-values*: W/m²K) certified by a *notified body*;
- b. by using insulation to a thickness derived from the tables in Part A of the [SBSA Technical Guide: 'U-values'](#);
- c. by calculation taking into account thermal bridging effects of, e.g. timber joists, structural and other framing and normal bedding mortar, by using the Combined Method set out in BS EN ISO 6946: 1997 or [CIBSE Guide Section A3](#), 2006 Edition (for worked examples see Part B of the SBSA Technical Guide: 'U-values');
- d. for floors adjacent to the ground and basements, by using the method outlined in Part C of the SBSA Technical Guide: 'U-values' and set out fully in BS EN ISO 13370: 1998 or CIBSE Guide Section A3, 2006 Edition;
- e. for windows, doors and rooflights, by using BS EN ISO 10077-1: 2000 or BS EN ISO 10077-2: 2003, for rooflights BS EN ISO 12567-2: 2005, or the tables in Part A of the SBSA Technical Guide: 'U-values'; or λ
- f. for metal cladding systems using Finite Element Analysis the method of calculation should be made in accordance with BS ISO 10211-1:1996 and BS ISO 10211-2:2001.

6.0.5 Thermal conductivity

The thermal conductivity (the λ -value) of a material is a measure of the rate at which that material will transmit heat and is expressed in units of Watts per metre per degree of temperature difference (W/m.K). Establishing the thermal conductivity of materials in a *building* element forming part of the *insulation envelope* will enable the thermal transmittance of the element to be calculated.

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The measurement of thermal conductivity should be made in accordance with BS EN 12664: 2001, BS EN 12667: 2001 or BS EN 12939: 2001. SBSA Technical Guide: 'U-values' gives the thermal conductivity of some common *construction* materials, but where available, preference should be given to values that are certified by a *notified body*. The additional guidance given in BRE publication [BR 443](#) should also be followed.

6.0.6 Insulation envelope where the u-values should be ignored.

Thermal transmittance through *separating walls* or *separating floors* between 2 units in *different occupation* should be ignored, if it is likely that both parts will be heated or cooled to a similar degree.

6.0.7 Buffering effects on the insulation envelope

The following should be considered where a *building* (or part) is separated or divided from an enclosed area that:

- is neither heated nor cooled; or
- is heated or cooled to a significantly different level.

Examples of such areas could be in the first instance, an enclosed, unheated car parking garage which is adjacent to *office* accommodation and for the second case, a cold store which is adjacent to a space heated part of a *factory*. In such cases the *separating walls* and *separating floors* or dividing walls and floors should resist thermal transfer.

This can be achieved by one of the following ways:

- either by disregarding the 'buffering' effects of the area and treating the *U-value* of the element as if it were directly exposed to the external air; or
- by following the procedure in BS EN ISO 13789: 1999.

6.0.8 Roofs that perform the function of a floor

A roof of a *building* that also performs the function of a floor or similar load-bearing surface (e.g. an *access deck*, *escape route*, roof garden or car park), should be considered as a roof for the purpose of identifying its status with regard to the *insulation envelope*.

6.0.9 Atria

In a *building* with an atrium, the guidance given in clause 6.0.6 only applies if the atrium is unheated and totally divided from the remainder of the *building* by translucent *glazing* and doors and, if appropriate, walls and floors. In addition to this, it should not be intended that the atrium is to gain heat transfer from the surrounding *building*. In other situations involving atria, where none of the above occurs, the *insulation envelope* is at roof level (usually predominantly *glazed* with translucent material) and the atria is considered to be a part of the main *building*.

6.0.10 Annexes to guidance

At the back of this section are annexes. These give guidance in respect of modular and portable *buildings*, calculation procedures and energy certificates.

6.0.11 Calculation of areas

When calculating areas for the purposes of this section and in addition to regulation 7, schedule 4, the following should be observed:

- a. all areas should be measured in m², unless stated otherwise in this guidance;
- b. the area of a floor, wall or roof is to be measured between finished internal faces of the *insulation envelope*, including any projecting bays and in the case of a roof, in the plane of the insulation;
- c. floor areas are to include stairwells within the *insulation envelope* and also non-useable space (for example service *ducts*); and
- d. the area of an opening (e.g. window or door) should be measured internally from in-go to in-go and from head to sill or threshold.

6.0.12 Latest changes

There were no major changes made to this section between 1 May 2007 and 30 April 2008 but a few minor corrections have been made. A summary of these corrections can be found on the [2008 Technical Handbooks](#) website page.

[EU Directive
2006/32/EC](#)

6.0.13 Relevant legislation

Reference should be made to UK legal requirements enforcing article 13 of the Energy End-Use Efficiency and Energy Services Directive 2006/32/EC. When *building work* is carried to an existing *building* with a floor area of more than 1000 m² or a new *building* is *constructed*, the energy supply companies providing services to such *buildings* should be notified.

6.1 Carbon dioxide emissions

- 6.1 Functional standard
- 6.1.0 Introduction
- 6.1.1 Simplified Building Energy Model (SBEM)
- 6.1.2 Summary of procedure
- 6.1.3 The 'Notional' Building and SBEM calculation tool.
- 6.1.4 Setting the target carbon dioxide emissions level
- 6.1.5 Setting the building carbon emission rate
- 6.1.6 Adjustment of BER

<p>standard</p> <p style="font-size: 2em; font-weight: bold; margin: 10px 0;">6.1</p> <p>mandatory</p>	<p>Every <i>building</i> must be designed and constructed in such a way that:</p> <p>(a) the energy performance is calculated in accordance with a methodology which is asset based, conforms with the European Directive on the Energy Performance of Buildings 2002/91/EC and uses UK climate data; and</p> <p>(b) the energy performance of the <i>building</i> is capable of reducing carbon dioxide emissions.</p> <p>Limitation: This standard does not apply to:</p> <p>(a) alterations and extensions to buildings;</p> <p>(b) conversions of buildings;</p> <p>(c) non-domestic buildings and buildings that are ancillary to a <i>dwelling</i> that are stand-alone having an area less than 50 square metres;</p> <p>(d) buildings, which will not be heated or cooled, other than by heating provided solely for the purpose of frost protection; or</p> <p>(e) limited life buildings which have an intended life of less than 2 years.</p>
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6.1.0 Introduction

Standard 6.1 focuses on the reduction of carbon dioxide emissions arising from the use of heating, hot water, ventilation and lighting in a new *building*. It sets an overall level for maximum carbon dioxide emissions in buildings by use of a methodology which incorporates a range of parameters which will influence energy use. This means a designer is obliged to consider energy as a complete package rather than looking only at individual elements such as insulation or boiler efficiency. In other words standard 6.1 involves a ‘whole *building* approach’ to energy. Such an approach offers a good degree of design flexibility and favours the use of localised or building-integrated low and zero carbon technologies.

For the majority of new buildings, standard 6.1 has the greatest influence on design for energy performance, standards 6.2 to 6.10 in the main recommend only base minimum levels or back-stops to be achieved for the individual elements. To reach compliance with standard 6.1, it is usual to go beyond these back-stop levels by incorporating additional energy efficiency measures.

small stand-alone buildings

The guidance given in support of standards 6.2 to 6.8 for extensions and alterations should be followed when designing stand-alone buildings of less than 50 m².

Conversions

In the case of conversions, as specified in regulation 4, this standard does not apply.

Simplified Building Energy Model	<p>6.1.1 Simplified Building Energy Model (SBEM)</p> <p>The Simplified Building Energy Model (SBEM) is a calculation tool which may be used with the methodology which conforms with European Directive 2002/91/EC and is recommended for use with the carbon dioxide emissions calculation. A version for use with this guidance is freely available at http://www.ncm.bre.co.uk/index.jsp.</p>
Alternative calculation tools	<p>It may be appropriate to use other tools with the methodology (such as using detailed simulation models), particularly where the <i>building</i> is considered to be a complex design. In this situation the verifier should be consulted early in the design process. The SBSA will give a list of other recommended calculation tools as and when they become available. The guidance given here is written in terms of the SBEM calculation tool but the principles and procedures still apply to other calculation tools.</p>
Objectives	<p>6.1.2 Summary of procedure</p> <p>The calculated carbon dioxide emissions measured in kilograms per square metre of floor area per annum for the proposed <i>building</i> should not exceed those which are calculated for a 'notional' <i>building</i> which has the same size and shape. In broad terms, the way that this process works is described below.</p>
TER	<p>Input the size and shape data of the proposed <i>building</i> into a calculation methodology together with the Scottish standard package of construction and <i>building</i> services performance measures. A carbon dioxide emission rate is then generated and improved upon by using a formula which reflects the type of heating/cooling system for the <i>building</i>. This creates the target (carbon dioxide) emissions rate (TER). Having established the TER the designer then proceeds to incorporate the package of construction and <i>building</i> services performance measures which are appropriate to the proposed <i>building</i> having regard to:</p> <ul style="list-style-type: none"> • actual type(s) of fuel to be used in the <i>building</i> and CO₂ emissions; and • the backstop measures given in sections 6.2, 6.3, 6.4, 6.5 and 6.6.
BER	<p>Once the designer is satisfied that all the input data accurately reflects the proposed <i>building</i> design, the building (carbon dioxide) emissions rate (known as BER) is created. If BER is equal or less than TER then compliance with this guidance can be considered as having been achieved. If BER is greater than TER then the designer can improve the construction and <i>building</i> services performance measures in the proposed <i>building</i>, for example, by reducing the air permeability. Another option that would be open to the designer would be to incorporate some 'enhanced management and control' features, for example, power factor correction. Where these features are not taken account of by a calculation methodology, the designer may slightly reduce the BER.</p>
Setting up the 'notional' <i>building</i>	<p>6.1.3 The 'Notional' Building and SBEM calculation tool.</p> <p>The 'notional' <i>building</i> can be created, once the design of a proposed <i>building</i> has reached the stage whereby the following information is known:</p> <ul style="list-style-type: none"> • orientation (location is not needed as one set of climate data applies throughout Scotland); • overall size and shape, together with the internal layout and dimensions (see 6.0.1 for calculation of areas);

- the heated and/or cooled spaces and the activities carried out in these internal spaces; and
- the construction build-up in relation to thermal mass.

At all stages the conventions in the SBEM calculation tool manual should be read in conjunction with the specific guidance given in this clause. The version of SBEM calculation tool that is freely available has some of the input data already embedded in the software but this may not be the case with some other methodologies. In the interests of transparency, all the information needed to create the 'notional' *building* (whether user defined or embedded in SBEM calculation tool) is given in this clause.

Enhanced values and efficiencies for Scotland

Scottish weather data and embedded values within the SBEM calculation tool should always be selected. The software will automatically generate the 'notional' *building* from the information provided for the actual *building*. The following values and efficiencies are always applied to the 'notional' *building* when 'Scotland' is selected:

U-values

Exposed Element	U-values (W/m ² K)
Pitched roof	0.16
Flat roof	0.25
Walls	0.30
Floors including ground floors [1]	0.25
Windows, roof windows, rooflights and doors	2.2
High usage entrance doors, display windows [2] and similar <i>glazing</i>	6.0
Smoke vents	6.0
Vehicle access and similar large doors	1.5

Notes:

1. For ground floors the SBEM calculation tool will calculate a *U-value* (for an un-insulated floor) using default assumptions about the perimeter/floor area ratio. If this is 0.25 or above, the value of 0.25 will be used.
2. If it is less than 0.25, the value will be reported to the user who has the option of providing the actual perimeter/floor area ratio. If the calculated *U-value* based on the actual perimeter/floor area ratio is less than 0.25, this lower value is used.
3. Clause 6.2.1 characterises display windows.

Thermal Bridges

Type of junction	Psi value (W/mK)
Wall - ground floor junction	0.16
Intermediate floor	0.07
Wall - wall corner	0.09
Separating wall between units (applied to each unit)	0.03
Eaves (equates to insulation at ceiling level)	0.06
Lintel above window or door opening	0.21
Window or door jamb	0.05
Window sill	0.04

Window and rooflight areas

Building type	Windows and doors as % of the area of insulation envelope wall (excluding separating walls that follow 6.0.5)	Rooflights as % of area of roof [1]
Residential (Non-domestic)	30	20
Offices, shops and buildings for entertainment and assembly purposes	40	20
Industrial and storage buildings	15	20
High usage entrance doors and display windows and similar <i>glazing</i> [2][3]	as required	as required

Notes:

1. Dormer windows in a roof are included in the rooflight area.
2. SBEM calculation tool always assumes windows, doors and roof-lights the same as for the 'notional' *building*.
3. Clause 6.2.1 characterises display windows.

Air permeability

The 'notional' *building* has a air permeability of 10m³/m².h at 50 Pa.

Solar Transmittance

Total solar energy transmittance (g-value) of *glazing* (including display windows and rooflights) should be taken as 0.65.

HVAC system efficiencies

HVAC System	Cooling SSEER [1] (cooling demand /cooling energy)	SCoP [2] (heating demand/heating energy)	Auxiliary energy (kWh/m ²)
Heating only	n/a	0.73	6.5
Air conditioning	1.67	0.83	26.6
Mechanical Ventilation	n/a	n/a	11.0

Notes:

- SSEER is the source seasonal energy efficiency ratio.
- SCoP is the seasonal co-efficiency of performance.

Lighting installed power density

For general lighting the following table is used to calculate the installed power density:

Lighting installed power density

Activity Area	Power Density
office, storage and industrial spaces	(illuminance / 100) x 3.75
other spaces	(illuminance / 100) x 5.2

Notes:

- The illuminance should be appropriate to the activity area.
- The 'notional' *building* has local manual switching.

For display lighting, take the 'notional' display lighting density appropriate to the activity (from the activity area database in the SBEM calculation tool).

User defined information

The following information should be input and should reflect the design of the proposed *building*:

- size and shape (see clause 6.0.11);
- activity area parameter values and classes of building services as in the actual building e.g. open plan *office*. Each space is used for the same activity (and therefore the same activity area parameter values) in the notional and the proposed *building*;
- The 'notional' and proposed *building* should have the same orientation;
- areas of elements;
- construction build-up of elements to complement U-values embedded in the SBEM calculation tool.

Note:

- any service not covered by section 6 e.g. emergency escape lighting, specialist process lighting and lifts are ignored
- assume mains gas as the heating fuel where this is available on site otherwise oil is assumed. This should be used with the CO₂ emission factors in the table below.
- assume grid mains electricity will be used as the energy source for all other *building* services.
- thermal bridge heat losses will be based on the same geometry as the proposed *building*.

Concluding the 'notional' *building*

Work on the 'notional' *building* can be considered to be complete when an unimproved carbon dioxide emissions rate is generated. This term is known as 'C_{notional}'.

Establishing the target emission rate (TER)

6.1.4 Setting the target carbon dioxide emissions level

Once the notional *building* has a carbon dioxide emissions rate 'C_{notional}' the TER can be calculated. One of the formulae below should be selected. This should be the one that best describes the *building* services strategy of the proposed *building*.

For heated and naturally ventilated buildings (or parts thereof) use:

$$TER = C_{\text{notional}} \times (1 - 0.15) \times (1 - 0.10)$$

For heated and mechanically ventilated (including air-conditioned) buildings (or parts thereof) use:

$$TER = C_{\text{notional}} \times (1 - 0.20) \times (1 - 0.10)$$

The first multiplier of C_{notional} is the carbon dioxide emissions reduction improvement factor which reflects the improvement made by this current guidance.

The second multiplier is a 10% building integrated low and zero carbon energy technology (LZCT) benchmark.

LZCT includes the following types of technologies:

- photovoltaics;
- solar water heating;
- wind turbines;
- CHP;
- district or block heating; and
- heat pumps.

This benchmark has the effect of applying a second improvement factor, it meets the spirit of European Directive 2002/91/EC and means that designers consider the incorporation of low and zero carbon technologies (LZCT) in the *building* design. Designers can choose to include more LZCT than this benchmark, although the extent to which this can be traded off against measures such as thermal insulation, is limited by the guidance to standards 6.2 to 6.6. On the other hand, designers can opt to incorporate less than 10% or even no LZCT. If they elect to do this, more energy efficiency measures will need to be incorporated in the design.

6.1.5 Setting the building carbon emission rate

The building (carbon dioxide) emissions rate (BER) is calculated by replacing the embedded values and efficiencies in SBEM calculation tool with those that the designer wishes to incorporate in the design. There are however 2 measures that restrain the flexibility of design and these are:

- Setting the *building* CO₂ emission rate, actual type(s) of fuel to be used in the *building* and allied CO₂ emissions see the table below; and
- the backstop measures given in the guidance to standards 6.2, 6.3, 6.4, 6.5 and 6.6, where appropriate.

The first of these measures is to encourage designers to select low carbon dioxide emitting fuels where possible and the second is to limit inappropriate use of LZCT.

Carbon dioxide emission factors

Fuel	Carbon dioxide emission factor (kgCO₂/kWh)
Natural gas	0.194
LPG	0.234
Biogas	0.025
Oil	0.265
Coal	0.291
Anthracite	0.317
Smokeless fuel (incl. coke)	0.392
Dual fuel appliances (mineral+wood)	0.187
Biomass [3]	0.025
Grid supplied electricity	0.422
Grid displaced electricity[1]	0.568
Waste heat [2]	0.018

Notes:

1. Grid displaced electricity comprises all electricity generated by *building* integrated power generation systems (photovoltaic (PV), Combined heat and power (CHP) etc). The associated CO₂ emissions are deducted from the total CO₂ emissions for the *building* before determining the actual *building* emission rate. Any fuel used by the *building* integrated power generation system (e.g. to power the CHP engine) must be included in the *building* CO₂ emissions.
2. Includes waste heat from industrial processes and power stations rated at more than 10MWe and with a power efficiency greater than 35%.
3. For biomass-fired systems rated at greater than 100kW output but where there is an alternative appliance to provide standby, the CO₂ emission factor should be based on the fuel of the lead boiler.
4. For systems rated at less than 100kW output, where the same appliance is capable of burning both bio-fuel and fossil fuel, the CO₂ emission factor for dual fuel should be used, except where the building is in a smoke control area, when the smokeless fuel figure should be used.
5. If thermal energy is supplied from a district or community heating or cooling system, emission factors will have to be determined based on the particular details of the scheme, but should take account of the annual average performance of the whole system (i.e. the distribution circuits, and all the heat generating plant, including any CHP, and any waste heat recovery or heat dumping).

Once the embedded values and efficiencies have been replaced to reflect the proposed design, the *building* (carbon dioxide) emissions rate (BER) can be established.

Comparison between BER and TER

If the BER is equal or less than TER then compliance with this standard can be considered as having been achieved. If it is greater, the BER should be revised, having regard to the adjustments permitted by enhanced management and control features (see clause below).

6.1.6 Adjustment of BER

Certain management features offer improved energy efficiency in practice. Where these management features are provided in the actual *building*, the BER can be reduced by an amount equal to the product of the percentages given in the table below and the CO₂ emissions for the system(s) to which the feature is applied.

Management features

Feature	Adjustment factor
Central power factor correction to achieve a power factor of at least 0.9	0.010
Central power factor correction to achieve a power factor of at least 0.95	0.025
Lighting voltage reduction management scheme	0.010
Natural ventilation control design to achieve an occupied period temperature always less than 28 ° C	0.05

For example, if the total CO₂ emissions in a gas heated *building* were 60kg/m²/annum and 20kg/m²/annum are due to electrical energy consumption without power factor correction, the provision of correction equipment to achieve a power factor (pf) of 0.95 would enable the BER to be reduced by $20 \times 0.025 = 0.5$ kg/m²/annum. The revised BER would then be 59.5 kg/m²/annum.

Credit can only be taken where the feature is applied. For example the benefit of 'lighting voltage reduction management' can only be taken on the buildings electrical lighting load. Similarly credit for natural ventilation control can only be taken for areas which are fully naturally ventilated without the need for any mechanical ventilation.

6.2 Building insulation envelope

- 6.2 Functional standard
- 6.2.0 Introduction
- 6.2.1 Maximum U-values
- 6.2.2 Areas of windows, doors, rooflights and roof windows
- 6.2.3 Shell and fit out buildings
- 6.2.4 Resisting heat loss through thermal bridging
- 6.2.5 Limiting air infiltration
- 6.2.6 Air-tightness testing
- 6.2.7 Conversion of unheated buildings
- 6.2.8 Conversion of heated buildings
- 6.2.9 Conversion of historic buildings
- 6.2.10 Extensions to the insulation envelope
- 6.2.11 Thermal bridging and air infiltration for existing buildings
- 6.2.12 Alterations to the insulation envelope

standard
6.2
mandatory

Every *building* must be designed and constructed in such a way that an insulation envelope is provided which reduces heat loss.

Limitation:

This standard does not apply to:

- (a) non-domestic buildings which will not be heated, other than heating provided solely for the purposes of frost protection;
- (b) communal parts of domestic buildings which will not be heated, other than heating provided solely for the purposes of frost protection; or
- (c) buildings which are ancillary to dwellings, other than conservatories, which are either unheated or provided with heating which is solely for the purpose of frost protection.

6.2.0 Introduction

The levels set out in the guidance to this standard are robust back-stops and these are necessary for the following reasons:

- to prevent inefficient use of some of the more mature low and zero carbon technologies (LZCT); and
- to ensure that a good level of fabric insulation is incorporated especially to construction elements that would be difficult and costly to upgrade in the future.

Thermal bridging at the junctions of *building* elements and round openings in the *building* structure are quantified and embedded in the SBEM calculation tool (refer clause 6.1.1). The principal reason for this is that the heat loss through such junctions, if poorly designed and constructed can contribute as much 10% to the overall heat loss through the insulation envelope.

As fabric insulation levels improve, the heat lost through air infiltration becomes proportionally greater. For example, in a typical 1960s *building* with poorly fitted windows 20% of the total heat could be lost through air infiltration and ventilation. If the same *building* was upgraded to 2002 levels of fabric insulation but no attempt was made to upgrade the air infiltration measures then the ventilation heat losses could represent over 40% of total heat losses. Providing a balance between uncontrolled air leakage and controlled ventilation is therefore an important aspect of energy efficiency and good indoor air quality.

Conversions

In the case of conversions, as specified in regulation 4, the *building* as converted shall meet the requirements of this standard in so far as is *reasonably practicable*, and in no case be worse than before the conversion (regulation 12, schedule 6).

6.2.1 Maximum U-values

Column (a) of the table below sets out robust backstop measures. In most cases standard 6.1 will effect even better levels of thermal insulation, unless the design of a *building* involves extensive use of building-integrated or localised low and zero carbon technologies (LZCT).

Individual element
U-values

Localised areas of the same type of element may be designed to give poorer performance. These in turn will need to be compensated by the rest of the element being designed and built to a more demanding level. An example of this would be a meter box set into an *external wall* or a roof void access hatch. These areas should not be any worse than the figures given in column (b) of the table below. N.B. ‘repeating’ thermal bridges (e.g. timber studs in a timber frame wall) are already taken in account in a BS EN ISO 6946: 1997 *U-value* calculation and should not be considered as individual element U-values.

Maximum U-values for building elements of the insulation envelope

Type of element	(a) Area weighted average value for all elements of the same type (W/m ² K)	(b) Individual elements (W/m ² K)
Wall [1]	0.3 [4]	0.7
Floor [1]	0.25	0.7
Roof	0.25	0.35
Windows, doors, roof windows and rooflights [2, 3]	2.2	3.3

Notes:

1. Excluding separating walls and separating floors where thermal transmittance should be ignored.
2. Vehicle doors or similar large doors should have a maximum *U-value* of 1.5 Wm²K.
3. There is no maximum *U-value* for display windows.
4. 0.35 for modular and portable *buildings*.

Display Windows

A display window is an area of *glazing*, including glazed doors, intended for the display of products or services on sale within the building, positioned at the external perimeter of the *building*, at an access level and immediately adjacent to a pedestrian thoroughfare. *Glazing* that extends to a height of more than 3 m above such an access level or incorporates an fixed or opening light of less than 2 m², should not be considered part of a display window except:

- where the size of individual products on display require a greater height of *glazing*;
- in cases of *building work* involving changes to the façade (including glazing) and requiring planning consent, where Development Control Officers should have discretion to require a greater height of *glazing*, e.g. to fit in with surrounding buildings or to match the character of the existing façade.

It is expected that display windows will be found in the type of buildings detailed below:

- shops including retail-warehouse, undertakers, show-rooms, post offices, hairdressers, shops for sale of cold food for consumption off premises.
- financial and professional services banks, building societies.
- estate and employment agencies.

- food and drink restaurants, pubs, wine bars, shops for sale of hot food for consumption off premises.

6.2.2 Areas of windows, doors, rooflights and roof windows

Due to the carbon dioxide emissions standard 6.1, there is no guidance on minimum or maximum areas for windows, doors, rooflights and roof windows in buildings. The use of a methodology for establishing compliance with standard 6.1 provides a more equitable approach to the conflicting energy issues of heatloss, solar gain, natural lighting, and artificial lighting. In the case of shell and fit out buildings that are not the subject of a staged building warrant, the areas should follow the guidance given in the following clause.

6.2.3 Shell and fit out buildings

New buildings which have been constructed as a shell under one building warrant for later fit out under a separate warrant should meet the maximum U-values for *building* elements of the *insulation envelope* as given in column (a) of the table below.

Localised areas of the same type of element may be designed to give poorer performance. These in turn will need to be compensated by the rest of the element being designed and built to a more demanding level. These areas should be better than the figures given in column (b) of the table below.

Maximum U-values for building elements of the insulation envelope

Type of element	(a) Area weighted average value for all elements of the same type (W/m^2K)	(b) Individual elements (W/m^2K)
Wall [1]	0.25	0.7
Floor [1]	0.22	0.7
Roof	0.16	0.35
Windows, doors, roof windows and rooflights [2, 3]	1.8	3.3

Notes:

1. Excluding separating walls and separating floors where thermal transmittance should be ignored.
2. There are no limits on display windows which are characterised by clause 6.2.1.

The opening areas in the *building* 'shell' should be designed in accordance with the table below.

Maximum windows, doors and rooflight areas

Building Type	Windows and doors as % of the area of exposed wall	Rooflights as % of area of roof
Residential (non-domestic)	30	20
Offices, shops and buildings for entertainment and assembly	40	20
Industrial and storage buildings	15	20
High usage entrance doors and display windows [1], and similar <i>glazing</i>	As required	As required

Notes:

1. There are no limits on display windows which are characterised by clauses 6.2.1.

It is advisable to consult with the verifier of the relevant local authority on shell and fit out issues at an early stage with the development. In some instances it may be advisable to apply for a 'staged building warrant'.

6.2.4 Resisting heat loss through thermal bridging

The *insulation envelope* of the *building* should be constructed in such a way that there are no substantial thermal bridges or gaps where the layers of insulation occur. Significant in-use energy consumption can occur, through incorrect detailing at both the design stage or poor construction *work*. The key areas of concern are:

- within *building* elements;
- at the junction between *building* elements; and
- at the edges of *building* elements where openings in the structure are formed.

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SBEM calculation tool referred to in the guidance to standard 6.1 takes account of thermal bridges, giving:

- onerous default figures for 'no information';
- less onerous default figures for designs that follow '[Accredited Construction Details \(Scotland\)](#)'; or
- Accurate figures from 'numerical modelling'.

6.2.5 Limiting air infiltration

All *building* fabric will allow a certain degree of air leakage. It is widely recognised that it is impossible to make the *insulation envelope* 100% airtight. Where it is desirable to either vent or ventilate the *building* fabric to the outside air (to allow moisture due to either precipitation or condensation to escape), this should be designed into the construction. Reliance on fortuitous ventilation should be avoided. Measures should be introduced however, to reduce unwanted air leakage and thereby prevent an increase in energy use within the heated part of the *building*.

The guidance given here should not be used to compromise ventilation required for:

- health of the occupants of the *building* (section 3);
- any smoke control system (section 2); or
- combustion appliances (section 3).

The main principle of limiting air infiltration is to provide a continuous barrier to air movement around the *insulation envelope* and thereby reduce external air paths into each of the following:

- the inside of the *building*;
- the internal *building* elements;
- the ‘warm’ side of the insulation; and
- spaces between the component parts of exposed *building* elements, where such parts contribute significantly to the thermal performance of the element.

Accredited Details Correct *cavity barrier* design for the purposes of structural fire precautions, with airtight materials can often contribute to achieving this objective. One approach to addressing these issues would be for non-domestic buildings of domestic type construction to be designed and built to ‘[Accredited Construction Details \(Scotland\)](#)’.

Vertical Shafts In buildings other areas that need consideration are common stair entrances and shafts which extend through most of the floors (e.g. lift and common stair enclosures).

Air-tightness The move to methodology-based energy standards for new buildings means that improving the air-tightness of a *building* can allow greater design flexibility using other traditional energy efficiency measures and still allow the carbon dioxide standard in 6.1 to be met.

6.2.6 Air-tightness testing

An air-tightness industry is not yet fully established. In order to allow testing procedures in Scotland to develop at a rate that is manageable to industry, the guidance below recommends that testing need only be carried out when better than routine air-tightness levels are declared at the building warrant application stage.

The following points will assist in establishing if air-tightness testing should be carried out:

- if the *building* is designed and built following the guidance in ‘[Accredited Construction Details \(Scotland\)](#)’ the input data to the methodology for the proposed *building* (see clause 6.1.5) should be taken as air permeability equals $10\text{m}^3/\text{m}^2\cdot\text{h}$ at 50 Pa and testing is not considered necessary; or
- if the *building* is not designed and built following the guidance in ‘[Accredited Construction Details \(Scotland\)](#)’, the input data to the methodology (see clause 6.1.5) for the proposed *building* should be taken as air permeability equals $15\text{m}^3/\text{m}^2\cdot\text{h}$ at 50 Pa and testing is not considered necessary; or
- if the input data to the methodology (see clause 6.1.5) for the proposed *building* is that the air permeability will be less than $10\text{m}^3/\text{m}^2\cdot\text{h}$ at 50 Pa, air-tightness testing should be carried out to justify that this more demanding level is being achieved on site.

Note, air-tightness testing can be used to justify any input data to the methodology if air permeability falls in between 10 and 15m³/m².h at 50 Pa, and the designer does not wish to default to a figure of 15m³/m².h at 50 Pa in the proposed *building*.

Frequency of testing multiple units

Where a *building* warrant consists of multiple units of the same construction, with each unit of less or equal than 150 m² in floor area, only 1 in 20 units or part thereof, needs be tested as it can be considered that all units will have similar build standards. The verifier should have the opportunity to select the units to be tested. Where the units have a floor area greater than 150m² all units should be tested.

For detailed guidance on air tightness reference should be made to [BR 448: Air Leakage in commercial and public buildings](#), and CIBSE [Technical Memorandum 23 \(TM23\): Testing buildings for air leakage](#).

6.2.7 Conversion of unheated buildings

A *building* that was originally designed to be unheated in most instances has the greatest void to fill in terms of energy efficiency. Heating such buildings will adversely affect energy efficiency and because of this, the most demanding of measures are recommended when conversion occurs. Where conversion of a *building* that was previously designed to be unheated is to be carried out, it is appropriate to treat the *building* as if it were an extension to the insulation envelope of a non-domestic *building* and follow the guidance given in clause 6.2.10. This category also includes conversion of buildings with heating rated at a maximum of 25 W/m² floor area and installed solely for the purposes of frost protection.

6.2.8 Conversion of heated buildings

In the case of a *building* that was previously designed to be heated, the impact on energy efficiency as a result of the conversion, may be either negligible, none whatsoever or in some circumstances even an improvement. In view of this, a less demanding approach is recommended which at the same time still ensures that some overall improvements are being made to the existing *building* stock.

Where an extension is formed and/or alterations are being made to the *building* fabric at the same time at the conversion, the guidance given in clause 6.2.10 to 6.2.12 should be also followed.

Where conversion of a heated *building* is to be carried out, the *insulation envelope* should be examined and upgraded (if necessary) following the table:

Maximum U-values for building elements of the <i>insulation envelope</i>	
Type of element [1]	Area-weighted average value for all elements of the same type (W/m²K)
Wall [2]	0.70
Floor [2]	0.70
Roof [2]	0.35
New and replacement windows, doors, roof windows and roof-lights [3, 4]	1.80

Notes:

1. This excludes separating walls and separating floors where thermal transmittance should be ignored.

2. Where upgrading *work* is necessary to achieve the U-values reference should be made to 'Reconstruction of elements' in clause 6.2.9 and more demanding U-values achieved, where appropriate.
3. There are no limits on display windows which are characterised by clause 6.2.1.
4. Refer to table in clause 6.2.10 for maximum areas of windows, doors and rooflights.

6.2.9 Conversion of historic buildings

Historic Buildings

With historic buildings, the energy efficiency improvement measures that should be invoked by conversion can be more complex. The number of these types of buildings in the country is finite. The majority of them have visual features that are not only worth preserving but the industry of today can have difficulty in replicating such construction.

No specific guidance is given here on this subject. Each case will have to be dealt with on its own merits. Any improvements to the fabric insulation of the *building* will often depend on whether or not the installation *work* can be carried out using a non-disruptive method. For example, insulating the ceiling of an accessible *roof space*. In certain cases, buildings are given historic status because of the features that exist on one particular façade and in these circumstances it may be possible to make some improvements to other less critical elevations or areas. In all cases the 'do nothing' approach should not be considered initially. Innovative but sympathetic and practical solutions on energy efficiency, which are beyond the scope of this guidance, can often result in an alternative package of measures being developed for a historic *building*. This could consist of reducing carbon dioxide emissions through improvements to the heating system (refer standards 6.3, 6.4), the lighting system (refer standard 6.5) or incorporation of LZCT (including biomass boilers and heat pumps). Consultation on such matters at an early stage with both the verifier and the Development Control Officer of the relevant local authority is advisable.

6.2.10 Extensions to the insulation envelope

Extensions

The majority of the construction for an extension will be new-build and seldom will there be the need to *construct* to a lesser specification as is sometimes the case for alteration *work*. At the interface of the existing and new construction however, it may be appropriate to build to a slightly lower specification to allow the transition to occur. e.g. proprietary metal 'wall starter' ties where existing brickwork stops and new cavity blockwork begins. It will still be necessary to ensure that the other building standards are met with regard to the transitional construction.

U-values

Where the insulation envelope of a *building* is extended, the new *building* fabric should be designed in accordance with the following table:

Maximum U-values for building elements of the *insulation envelope*

Type of element, (excluding separating walls and separating floors where thermal transmittance should be ignored.	(a) Area-weighted average value for all elements of the same type (W/m ² K)	(b) Individual element U-value (W/m ² K)
Wall [2]	0.27	0.7
Floor [2]	0.22	0.7
Pitched-roof insulation between ceiling ties or collars [2]	0.16	0.35
Flat roof or pitched roof insulation between rafters or roof with integral insulation [2]	0.20	0.35
Windows, doors, roof windows and roof-lights [1] [2]	1.8	3.3

Notes:

1. There are no limits on display windows (Clause 6.2.1. characterises the term)
2. The U-values for the elements involved in the *work* may be varied provided that the area-weighted *U-value* of all the elements in the extension is no greater than that of a 'notional' extension which is the same size and shape as one designed to these elemental measures when the area of openings, in the walls (excluding separating walls where it considered that zero heat loss occurs) and roof of the 'notional' *building* are the same as the table below. An example of this approach is given in Annex 6B.

Where the *insulation envelope* of a *building* is extended, the new opening areas should be designed in accordance with the table below.

Maximum windows, doors and roof-light areas

Building Type	Windows and doors as % of the area of exposed wall	Roof-lights as % of area of roof
Residential buildings (non-domestic).	30	20
Offices, shops and buildings for entertainment and assembly purposes.	40	20
Industrial and storage buildings.	15	20
High usage entrance doors and display windows and similar <i>glazing</i> .	As required	As required

Notes:

1. There are no limits on display windows which are characterised by clause 6.2.1.

6.2.11 Thermal bridging and air infiltration for existing buildings

The elements involved in the *work* should follow the guidance in clauses 6.2.4 and 6.2.5. In addition BR 262 '[Thermal Insulation, avoiding risks](#)' 2002 edition, can be followed.

It should be noted that the methodology (SBEM calculation tool) does not apply to this type of *work*, and also air-tightness testing is not necessary.

6.2.12 Alterations to the *insulation envelope*

For alterations it is more than likely that the existing construction will be from a different era, in building regulation terms. In many instances each *building* will need to be considered on its own merits. Some of the guidance given in this clause is written in specific terms, but in certain cases (e.g. historic buildings), it may be necessary to adopt alternative energy efficiency measures which are appropriate to the amount of alteration *work* being undertaken.

Extending the
insulation envelope

Reference should be made to the guidance on extensions to the *insulation envelope* (clause 6.2.10.) for alterations that involve increasing the floor area and/or bringing parts of the existing *building* that were previously outwith the *insulation envelope* into the occupied part of the *building*. Examples of such *work* could be, changing a *roof space*, part of an unheated warehouse or a deep solum space into *office* accommodation:

- in the case of a *roof space*, this will usually involve extending the *insulation envelope* to include, the gables, the collars, a part of the rafters and the oxters, as well as any new or existing dormer construction. The opportunity should be taken at this time to upgrade any remaining poorly performing parts of the roof which are immediately adjacent to the alterations, for example, insulation to parts of the ceiling ties at the eaves;
- in the case of an unheated warehouse, this will usually involve extending the *insulation envelope* to include, the existing floor, perimeter walls and the roof/ceiling to the new *office* area; and
- in the case of a deep solum space, this will usually involve extending the *insulation envelope* to include, the solum/existing floor and perimeter walls to the new *office* area.

Alterations to the *insulation envelope* of a *building* should be considered using the guidance in the following paragraphs.

Infill of small openings

The infill of an existing opening of approximately 4 m² or less in the *building* fabric should have a *U-value* which matches at least that of the remainder of the surrounding element. In the case of a wall or floor however, it should not be worse than 0.70 W/m²K and for a roof, not worse than 0.35 W/m²K.

Infill of large openings

The infill of an existing opening of greater area (than approximately 4 m²) in the building fabric should have a *U-value* which achieves those in column (a) of the table to 6.2.10. Another way would be to follow the guidance in the paragraph above, but compensate for the energy efficiency deficit by improving the overall *U-value* of other parts of the *insulation envelope*.

Insulation envelope
formed from internal
elements

Where the alteration causes an existing internal part or other element of a *building* to form the *insulation envelope*, that part of the *building* (including any infill construction) should have *U-values* which achieve those in column (a) of the table to clause 6.2.10. This will most likely occur where a part of a *building* is permanently removed as a phase of the alteration *work*. Another approach would be to follow the guidance given in the previous paragraph,

but compensate for the energy efficiency deficit by improving the overall *U-value* of other parts of the *insulation envelope*. Where this occurs at a *boundary*, no upgrading is necessary if the element is a wall that is exclusively the property of the adjoining *building*.

Windows, doors and rooflights

Where windows, doors and rooflights are being created or replaced, they should achieve the *U-value* recommended in column (a) of the table to clause 6.2.10. Where the *work* relates only to 1 or 2 replacement windows a centre pane *U-value* for each window no higher than 1.2 W/m²K is acceptable. An example of a compensatory approach for several windows, doors and rooflights is given in annex 6A. For secondary *glazing*, an existing window, after alteration should achieve a *U-value* of about 3.5 W/m²K.

Display windows

There are no limits imposed on display windows which are characterised by clause 6.2.1.

Reconstruction of elements

Where the build-up of an element forming part of the *insulation envelope* is to be altered or dismantled and rebuilt, the opportunity should be taken to improve the level of thermal insulation. Column (a) of the table to clause 6.2.10 gives benchmark *U-values* and in many cases these can be achieved without technical risk, within the constraints of the existing construction. It is recognised however that certain constructions are easier to upgrade than others. A *building* that was in a ruinous state should, after renovation, be able to achieve almost the level expected of new construction. It may not however be possible for a *building* to have its internal space significantly reduced in area or height in order to accommodate insulation, or for excessive enabling alterations to be caused by the fitting of external thermal insulation, unless the owner/*occupier* of the *building* intends that these changes are to be made. Other building standards and the impact that they will have when upgrading thermal insulation should be taken into account. In the majority of cases however, after an alteration of this nature to the *insulation envelope*, a roof should be able to achieve at least an average *U-value* of 0.35 W/m²K and in the case of a wall or floor, 0.70 W/m²K.

When alterations are carried out, attention should still be paid to limiting thermal bridging at junctions and around windows, doors and rooflights and also limiting air infiltration (see clause 6.2.11). As far as alterations are concerned only the *work* that forms the alteration and the impact of that *work* on the existing *building* need be considered.

6.3 Heating system

- 6.3 Functional standard
- 6.3.0 Introduction
- 6.3.1 Efficiency and credits
- 6.3.2 Appliance efficiency
- 6.3.3 CHPQA Quality Index (CHP(QI))
- 6.3.4 Boiler plant controls
- 6.3.5 Heat pump controls
- 6.3.6 Electric Heating Controls
- 6.3.7 Domestic hot water heating controls
- 6.3.8 Space heating controls (general)
- 6.3.9 Work on existing buildings

standard

6.3

mandatory

Every *building* must be designed and *constructed* in such a way that the heating and hot water service systems installed are energy efficient and are capable of being controlled to achieve optimum energy efficiency.

Limitation:

This standard does not apply to:

- (a) *buildings* which do not use fuel or power for controlling the temperature of the internal environment;
- (b) heating provided solely for the purpose of frost protection; or
- (c) individual solid-fuel or oil-firing stoves or open-fires, gas or electric fires or room heaters (excluding electric storage and panel heaters) provided as secondary heating in *domestic buildings*.

6.3.0 Introduction

In the design of *buildings*, the energy efficiency of the heating plant is an important part of the package of measures which contributes to the overall *building* carbon dioxide emissions. In practice the backstop levels for appliance efficiencies and controls will normally be exceeded to achieve compliance with standard 6.1. for new *buildings*.

Good control of space heating is essential for conservation of energy in *buildings*, as without it, the potential of energy efficient heating plant cannot be realised. Generally the system should have sufficient zone, time and temperature controls to ensure that the heating system only provides the desired temperature when the *building* is occupied. Such operating controls can be overridden however, when heating is needed to protect the *building's* structure, services or contents from frost or condensation damage.

There are two efficiency issues which go beyond the guidance to the standard. These are:

- a heating system boiler should be correctly sized to ensure energy efficiency; and
- where future heating capacity is required consideration should be given to providing additional space for extra plant. The pipe-work or ductwork should be configured to allow for the future loading.

Conversions

In the case of *conversions*, as specified in regulation 4, the *building* as *converted* shall meet the requirements of this standard in so far as is *reasonably practicable*, and in no case be worse than before the *conversion* (regulation 12, schedule 6).

6.3.1 Efficiency and credits

Appliances installed in a *building* should be energy efficient.

heating efficiency credits Designers may wish to consider using heating efficiency credits when designing systems incorporating boilers, warm air heaters, radiant heaters, heat pumps, and domestic hot water systems to exceed the minimum efficiency specified. Examples of how this is achieved is given in annex F.

The heat generator is a device for converting fuel and or electricity into heat, e.g. a boiler or radiant panel.

The heat generator efficiency is the ratio of useful heat output to energy input in the fuel (based on gross calorific value) or electricity delivered to the heat generator as determined by the testing methods for that type of heat generator.

The heat generator seasonal efficiency is the estimated seasonal ratio of heat input to heat output from the heat generator. This will depend on the heat generator efficiency and the operating mode of the heat generator over the heating season. For example in the case of boilers it is a weighted average of the efficiencies of the boiler at 30% and 100% of the boiler output. For other technologies the heat generator seasonal efficiency may be the same as the heat generator efficiency. Annex 6.E shows a way of determining seasonal boiler efficiency.

The effective heat generator seasonal efficiency equals the heat generator seasonal efficiency + heating efficiency credits, which are awarded for the provision of specific measures. The effective heat generating seasonal efficiency is the minimum efficiency that should be met by the heat generator and associated heating efficiency credits.

6.3.2 Appliance efficiency

The following tables recommend efficiencies for:

- minimum boiler seasonal efficiency for heating plant;
- minimum thermal efficiency for gas and oil fired warm air systems and radiant heaters;
- co-efficient of performance (COP) for heat pumps,
- minimum thermal efficiencies for domestic hot water systems; and
- maximum permissible specific fan power for air distribution systems.

Boiler seasonal efficiency in new *buildings*

Fuel Type	Boiler system	Minimum Boiler Seasonal Efficiency (based on gross calorific value)
Gas (Natural) Gas (LPG)	Single	84%
Oil	Multiple	80% for any individual boiler and 84% for the overall multi-boiler system.

Effective heat generating seasonal efficiencies and boiler seasonal efficiency in existing buildings

Fuel Type	Minimum effective heat generating seasonal efficiency (based on gross calorific value)	Minimum boiler seasonal efficiency (based on gross calorific value)
Gas (Natural)	84%	80%
Gas (LPG)	85%	81%
Oil	86%	82%

Gas and oil firing warm air systems minimum thermal efficiency

System	Minimum thermal efficiency (based on gross calorific value)
Gas firing forced convection heater without a fan complying with EN 621	80%
Fan assisted gas-firing forced convection complying with EN 1020	80%
Direct gas firing forced convection heater complying with EN 525	90%
Oil firing forced convection	80%

Radiant heaters minimum thermal efficiency

System	Minimum thermal efficiency (based on gross calorific value)
Luminous (flueless)	85.5%
Non-luminous (flueless)	85.5%
Non-luminous (<i>flued</i>)	73.8%
Multi-burner radiant heaters	80%

Heat pump Co-efficient of Performance (COP)

System	Minimum Heating COP (at design condition)
All types except absorption heat pumps and gas engine heat pumps	2.0
Absorption heat pumps	0.5
Gas engine driven heat pumps	1.0

Domestic hot water systems

System Type	Minimum thermal efficiencies (based on gross calorific value)	
Direct - firing	Natural gas	73%
	LPG - firing	74%
	Oil - firing	75%
Indirect - firing (dedicated hot water boiler)	Natural gas	80%
	LPG - fired	81%
	Oil - fired	82%

Notes:

1. There is no minimum thermal efficiency specified for electric domestic hot water heaters.

Air distribution systems

System Type	Maximum permissible specific fan power (Watts/(litre/s))
Central mechanical ventilation including heating and heat recovery	2.5 (3.0)
Central mechanical ventilation with heating.	2.0 (2.5)
All other central systems	1.8 (2.0)
Local ventilation only units within the local area, such as window/wall/roof units, serving one <i>room</i> or area	0.5
Local ventilation only units remote from the area such as ceiling void or roof mounted units, serving one <i>room</i> or area	1.2 (1.5)
Other local units, e.g. fan coil units	0.8

Notes:

1. For existing *buildings* the maximum permissible specific fan power is given in brackets.

6.3.3 CHPQA Quality Index (CHP(QI))

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CHPQA is a scheme under which registration and certification of CHP schemes are carried out in accordance with the criterion for good quality CHP.

This is an indicator of the energy efficiency and environmental performance of a CHP scheme, relative to the generation of the same amounts of heat and power by separate, alternative means.

The required minimum combined heat and power quality index for all types of CHP should be 105. There is no minimum combined heat and power quality index specified for electric (primary) heating. The CHP unit should operate as the lead heat generator and be sized to supply no less than 45% of the annual heating demand.

CHP may be used as the main or supplementary heat source in community heating or district heating schemes. In calculating the total CO₂ emissions for a new building, the following data should be entered into the SBEM calculation tool.

- The proportion of the annual heat demand (H) supplied from the CHP plant (P). This is needed as the CHP unit is normally sized below the peak heat demand of the building and will also be out of service for maintenance purposes.
- The overall efficiency ratio of the CHP plant (E) = annual useful heat supplied + annual electricity generated (net of parasitic electricity use) divided by the annual energy of the fuel supplied (in gross calorific value terms).
- The heat to power ratio of the CHP plant (R) = annual useful heat supplied divided by annual electricity generated (net of parasitic electricity use).

From these parameters, the SBEM calculation tool (or other detailed simulation model) will calculate the CO₂ emissions in the heat supplied from the CHP plant using an emissions factor for the electricity generated by the CHP of 568g/kWh applied to the annual total of electricity generation.

The annual carbon dioxide emissions for the heat supplied by a CHP plant (assuming gas-fired) = $((H \times P)/E) + (H \times P)/(R \times E) \times 194 - ((H \times P)/R) \times 568$.

Carbon dioxide emissions are in kg for the heat demand H in MWh where the terms H, P, E and R are defined above.

The CO₂ emissions for the balance of heat supplied by the boilers is then calculated by the SBEM calculation tool as for a boiler only system.

6.3.4 Boiler plant controls

When installing boiler plant in new *buildings* the following controls package in the table below should be installed. (For electrical boilers heating controls refer clause 6.3.6)

Minimum controls for new boilers or multiple-boilers systems (depending on boiler plant output or combined boiler plant output).

Boiler plant output and controls package	Minimum controls
Less than 100 kW (Package A)	<p>Timing and temperature demand control which should be zone-specific where the <i>building</i> floor area is greater than 150 m².</p> <p>Weather compensation except where a constant temperature supply is required.</p>
100 - 500 kW (Package B)	<p>Controls package A above plus:</p> <p>Optimal start/stop control is required with night set-back or frost protection outside occupied periods.</p> <p>Boiler with two stage high/low firing facility or multiple boilers should be installed to provide efficient part-load performance.</p> <p>For multiple boilers, sequence control should be provided and boilers, by design or application, should have limited heat loss from non-firing modules, for example by using isolation valves or dampers.</p> <p>Individual boilers, by design or application, should have limited heat loss from non-firing modules, for example by using isolation valve or dampers.</p>
Greater than 500 kW individual boilers (Package C)	<p>Controls package A and B above plus:</p> <p>The burner controls should be fully modulating for gas-fired boilers or multi-stage for oil-fired boilers.</p>

6.3.5 Heat pump controls

For minimum controls provisions where space heating is provided by heating only heat pumps or reverse cycle heat pumps in new *buildings*, reference should be made to the control packages given in the following table:

Source	System	Minimum controls package
All types.	All technologies.	On/off zone control. If the unit serves a single zone, and for <i>buildings</i> with a floor area of 150m ² or less the minimum requirement is achieved by default time control.
Air to air.	Single package.	Controls package for all types above plus; Heat pump unit controls to include; Control of room air temperature (if not provided externally). Control of outdoor fan operation. Defrost control of external airside heat exchanger. Control for secondary heating (if fitted).
Air to air.	Split system Multi-split System. Variable Refrigerant flow system.	Controls package for all types above plus; Heat pump unit controls to include; Control of room air temperature (if not provided externally). Control of outdoor fan operation. Defrost control of external airside heat exchanger. Control for secondary heating (if fitted).
Water or ground to air.	Single package energy transfer systems (matching heating/cooling demand in buildings).	Controls package for all types above plus; Heat pump unit controls to include; Control of room air temperature (if not provided externally). Control of outdoor fan operation for cooling tower or dry cooler (energy transfer systems). Control for secondary heating (if fitted) on air to air systems. Control of external water pump operation.
Air to water. Water or ground to air.	Single package. Split package.	Controls package for all types above plus; Heat pump unit controls to include; Control of water pump operation (if not provided externally). Control of outdoor fan operation for cooling tower or dry cooler (energy transfer systems). Control for secondary heating (if fitted). Control of external water pump operation.
Gas engine driven heat pumps.	Multi-split. Variable refrigerant flow.	Controls package for all types above plus; Heat pump unit controls to include; Control of room air temperature (if not provided externally). Control of outdoor fan operation. Defrost control of external airside heat exchanger. Control for secondary heating (if fitted).

Notes:

1. For all systems in the table above, additional controls should include room thermostats (if not integral heat pump) to regulate the space temperature and interlocked with the heat pump operation.

6.3.6 Electric Heating Controls

When installing electric boiler or primary and secondary electric heating the following controls package in the table below should be installed:

Electric Boiler Controls

System	Controls
Boiler temperature control.	The boiler should be fitted with a flow temperature control and be capable of modulating the power input to the primary water depending on space heating conditions. [1] <i>Buildings</i> with a total usable floor area up to 150m ² should be divided into at least two zones with independent temperature control. For <i>buildings</i> with a total usable floor area greater than 150m ² , sub zoning of at least two space heating zones must be provided, temperature each having separate timing and temperature controls, by either; (a) multiple heating zone programmers; or (b) a single multi-channel programmer.
Zone temperature control.	Separate temperature control of zones within the <i>building</i> [1], using either; (a) room thermostats or programmable room thermostats in all zones; (b) a room thermostat or programmable room thermostat in the main zone and individual radiator controls such as thermostatic radiator valves (TRVs) on all radiators in the other zones; or (c) a combination of (a) and (b) above.
Time control of space and water heating	Time control of space and water heating should be provided by either; (a) a full programmer with separate timing to each circuit; (b) two or more separate timers providing timing control to each circuit; or (c) programmable room thermostat(s) to the heating circuit(s), with separate timing of each circuit.

Notes:

1. An acceptable alternative to this is any boiler management control system that meets the specified zoning, timing and temperature requirements.

Primary and secondary electric heating system controls (other than electric boilers)

System	Controls
Electric warm air system	<p>Time and temperature control, either integral to the heater system or external: (a) a time switch/programmer and room thermostat; or (b) a programmable room thermostat.</p> <p>For <i>buildings</i> with a total usable floor area greater than 150m² more than one space heating circuit should be provided, each having separate timing and temperature control: (a) multiple heating zone programmers; or (b) a single multi-channel programmer.</p>
Electric radiant heater	<p>Zone or occupancy control. Connection to a passive infrared detector (electric radiant heaters can provide zone heating or be used for a scheme). Common electric radiant heaters include the quartz or ceramic type.</p>
Panel/skirting heater	<p>Local time and temperature control heater: (a) Time control provided by a programmable time switch integrated into the appliance or a separate time switch; or (b) Individual temperature control provided by integral thermostats or by separate room thermostat (Panel heater systems provide instantaneous heat).</p>
Storage heaters	<p>Charge control : automatic control of input charge (ability to detect the internal temperature and adjust the charging of the heater accordingly).</p> <p>Temperature control : manual controls for adjusting the rate of heat release from the appliance such as adjustable damper or some other thermostatically controlled means.</p>
Fan/fan convector heaters	<p>Local fan control : a switch integrated into the appliance or a separate remote heaters switch.</p>

6.3.7 Domestic hot water heating controls

Although this guidance refers only to non-domestic *buildings*, hot water systems are generally referred to as 'domestic' hot water (DHW) systems.

A DHW system should have controls that will switch off the heat when the water temperature required by the occupants has been achieved and during periods when there is no demand for hot water. The following DHW controls package in the table below should be installed.

Gas/oil firing systems

Systems	Controls
Direct	Automatic thermostat control to shut off the burner/primary heat supply when the desired temperature of the hot water has been reached.
	Time control.
Indirect	Automatic thermostat control to shut off the burner/primary heat supply when the desired temperature of the hot water has been reached.
	High limit thermostat to shut off primary flow if system temperature too high.
	Time control.

Electric DHW systems

Control system	Point of use	Locally	Central	Instantaneous
Automatic thermostat control to interrupt the electrical supply when the desired storage temperature has been reached.	Yes	Yes	Yes	No
High limit thermostat (thermal cut-out) to interrupt the energy supply if the system temperature gets too high.	Yes	Yes	Yes	No
Manual reset in the event of an over temperature trip.	Yes	Yes	Yes	No
A 7-day time-clock or Building Management System (BMS) interface should be provided to ensure bulk heating of water using off peak electricity.	No	Yes	Yes	No
High limit thermostat (thermal cut-out) to interrupt the energy supply if the outlet temperature gets too high. [1]	No	No	No	Yes
Flow sensor that only allows electrical input should sufficient flow through the unit be achieved.	No	No	No	Yes

Notes:

1. Outlet temperature is controlled by rate of flow through the unit.

A DHW system (other than a system with a solid fuel boiler) should have controls that will switch off the heat when the water temperature required by the occupants has been achieved and during periods when there is no demand for hot water. In the case of DHW central heating systems this thermostat should be interconnected with the other controls which are needed to form a boiler interlock.

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Vented copper hot water storage vessels associated with the system should meet the heat loss and heat exchanger requirements in BS 1566: 2002.

6.3.8 Space heating controls (general)

Where the space heating is to be intermittent and does not make use of off-peak electricity, the system should only operate when the *building* is normally occupied or is about to be occupied.

6.3.9 Work on existing buildings

Conversions

Where *conversion* of a *building* that was previously designed to be either heated or unheated is to be carried out, the guidance to 6.3.1 to 6.3.3 and 6.3.6 to 6.3.7 is appropriate to any new appliances or heating system installations.

In many cases heating system improvements to historic *buildings* will be more feasible than any other energy efficiency measures for example improving wall insulation. Where this is the case systems which go beyond these minimum backstop levels may help offset the deficiency in other areas of energy efficiency and carbon dioxide emissions.

Alterations

Where an entirely new or replacement space heating/DHW system is being installed in an existing *building* the guidance in 6.3.1 to 6.3.3 and 6.3.6 to 6.3.7 should be followed.

part systems

If a heating and/or DHW system is being replaced in part, or being extended, the guidance 6.3.1 to 6.3.3 and 6.3.6 to 6.3.7 should be followed but only as it affects the new or replaced components of the system. Such alterations should not allow the heating system as a whole to be downgraded in terms of energy efficiency or compromised from a safety point of view.

6.4 Insulation of pipes, ducts and vessels

- 6.4 Functional standard
- 6.4.0 Introduction
- 6.4.1 Insulation of pipes and ducts
- 6.4.2 Insulation of vessels
- 6.4.3 Work on existing buildings

standard

6.4

mandatory

Every *building* must be designed and *constructed* in such a way that temperature loss from heated pipes, *ducts* and vessels, and temperature gain to cooled pipes and *ducts*, is resisted.

Limitation:

This standard does not apply to:

- (a) *buildings* which do not use fuel or power for heating or cooling either the internal environment or water services;
- (b) *buildings*, or parts of a *building*, which will not be heated, other than heating provided solely for the purpose of frost protection;
- (c) pipes, *ducts* or vessels that form part of an isolated industrial or commercial process; or
- (d) cooled pipes or *ducts* in *domestic buildings*.

6.4.0 Introduction

Thermal insulation to heating pipes and *ducts* and hot water storage vessels will improve energy efficiency by preventing:

- uncontrolled heat loss from such equipment; or
- an uncontrolled rise in the temperature of the parts of the *building* where such equipment is situated.

Conversions

In the case of *conversions*, as specified in regulation 4, the *building* as *converted* must be improved to as close to the requirement of this standard as is *reasonably practicable*, and in no case be worse than before the *conversion* (regulation 12, schedule 6).

6.4.1 Insulation of pipes and ducts

Pipes and *ducts* used for space heating and space cooling (including pipes carrying chilled water and refrigerants) should be thermally insulated to reduce heat loss in the case of the former and heat gain in the case of the latter. This will not be necessary where the pipes or *ducts* always contribute to the heating or cooling demands of the *room* or space and the pipes or *ducts* are located at a height of 3 m or less above the floor.

Pipes that are used to supply hot water within a *building* should be insulated against heat loss. This is to conserve heat in the hot water pipes between frequent successive draw-offs.

Insulation for such pipes and *ducts* may be provided by following the guidance given for 'environmental thickness' in BS 5422: 2001 'Methods for specifying thermal insulating materials for pipes, tanks, vessels, ductwork and equipment operating within the temperature range – 40°C to + 700°C'.

It is not necessary to follow any of the above guidance on pipe and *duct* insulation if the installation is part of a stand-alone system that serves only an industrial or commercial process.

The *building* design should be considered at an early stage in the development to ensure the complete insulation of pipe and *ducts* where such services pass through or around structural *building* components, floor joists, for example.

6.4.2 Insulation of vessels

A hot water storage vessel should be insulated against heat loss. This can be achieved by following the guidance for 'environmental thickness' given in BS 5422: 2001. The pipes that connect to the vessel, the vent pipe and primary flow and return, for example, should also be insulated to a distance of about 1 m back from their points of connection (in addition to the guidance above on pipe insulation).

Unvented hot water systems

Where an unvented hot water system is installed, additional insulation should be considered to reduce the heat loss that can occur from the safety fittings and pipework. Such insulation should not compromise the safe operation of the system, including the visibility of warning discharges.

6.4.3 Work on existing buildings

Where a new boiler or hot water storage vessel is installed, or where existing systems are extended, new or existing pipes, *ducts* and vessels that are accessible or exposed as part of the *work* should be insulated as for new systems. Replacement hot water storage vessels should be insulated as for new systems.

It is recognised that complete insulation will sometimes not be possible, where such services pass through or around structural *building* components, floor joists, for example.

6.5 Artificial and display lighting

- 6.5 Functional standard
- 6.5.0 Introduction
- 6.5.1 Artificial lighting efficiency
- 6.5.2 Display lighting efficiency
- 6.5.3 Controls for artificial and display lighting
- 6.5.4 Work on existing buildings

standard

6.5

mandatory

Every *building* must be designed and *constructed* in such a way that the artificial or display lighting installed is energy efficient and is capable of being controlled to achieve optimum energy efficiency.

Limitation:

This standard does not apply to:

- (a) process and emergency lighting components in a *building*;
- (b) communal areas of *domestic buildings*; or
- (c) alterations in dwellings.

6.5.0 Introduction

Artificial and display lighting can account for a substantial proportion of the electricity used within a *building*. Appropriate lighting design (including use of natural daylight) can not only reduce CO₂ emissions and associated running costs, but also reduce internal heat gains and lessen any need for air conditioning.

There are issues which go beyond the guidance that designers may wish to consider;

- when designing a lighting system consideration should be given to the advances in lighting technology, particularly with light emitting diodes technology (LED); and
- the system design should accommodate future upgrading with minimal disruption to the *building* fabric and services.

Conversions

In the case of *conversions*, as specified in regulation 4, the *building* as *converted* shall meet the requirement of this standard (regulation 12, schedule 6).

6.5.1 Artificial lighting efficiency

A *building* with a floor area of more than 50 m² and installed with artificial lighting should have general purpose artificial lighting systems which are designed to be energy efficient. It is not necessary for this to apply to either emergency lighting (see section 2: Fire) or specialist process lighting which is intended to illuminate specialist tasks within a space, rather than the space itself. Examples of specialist process lighting are, theatre spotlights, lighting used for the recording process in TV studios and lighting in *hospital* operating theatres.

www.ncm.bre.co.uk

The lighting design should be completed in accordance with the advice and guidance given in the Society of Light and Lighting (CIBSE) [Code for Lighting 2002](#). The [Simplified Building Energy Model \(SBEM\)](#) calculation tool will take account of carbon dioxide emissions attributed to them and this will encourage energy efficient lighting systems.

6.5.2 Display lighting efficiency

A display lighting system installed in a building with a floor area of more than 50 m² should be designed to be energy efficient.

Display lighting is artificial lighting that:

- highlights a merchandising display (e.g. in retail premises);
- highlights an exhibit (e.g. in a museum or art gallery); or
- is used in spaces intended for public entertainment (e.g. dance halls, auditoria and cinemas), but excludes any specialist process lighting within the space.

Due to the nature and purpose of display lighting, it is often not possible to achieve the levels of energy efficiency that can be reached with general purpose artificial lighting. Paragraphs, a. and b. below however, give two alternative ways of achieving the objectives of the guidance:

- a. where the installed lighting capacity comprises lighting fittings with lamps having an average initial (100 hour) efficacy of not less than 15 lumens per circuit watt;
- b. where at least 95% of the display lighting capacity in circuit Watts (i.e. the power consumed by lamps, their associated control gear and power factor correction equipment) is provided by lighting fittings using either compact and tubular fluorescent, metal halide, tungsten halogen or high pressure sodium lamps of any type and rating with an efficacy greater than 15 lumens per circuit Watt.

6.5.3 Controls for artificial and display lighting

Every artificial lighting system in a *building* that has a floor area of more than 50 m² should have controls which encourage the maximum use of daylight and minimise the use of artificial lighting during the times when *rooms* or spaces are unoccupied. It is not necessary for this to apply to either emergency lighting (see section 2: Fire) or specialist process lighting (see clause 6.5.1 above).

Alternative ways (or a combination of ways) that can be considered as achieving the objectives of the standard for general artificial lighting are:

- a. the radial distance on plan from any local switch to any luminaire it controls should generally be not more than 6 metres, or twice the height of the luminaire above the floor if this is greater. Such switches should be readily accessible (e.g. located on circulation routes);

- b. switches can be operated by ultrasonic, infra-red or other remote control handsets;
- c. if lighting rows are located adjacent to windows, they can be controlled by photocells which monitor daylight and adjust the level of artificial lighting accordingly, either by switching or dimming;
- d. automatic switching which turns the lighting on or off when it senses the presence or absence of occupants; or
- e. *buildings* used for industrial, retail, assembly, entertainment or other similar uses and in areas where continuous lighting is required by the occupants of the *building* during hours of operation, the control can be by way of time switching or daylight-linked photo-electric switching. For managed spaces in these *buildings* centralised manual switching can be considered. Examples of managed spaces include: cinema/theatre, sports hall, restaurant, passenger terminal, museum/gallery, foyer, large *kitchen* and *shop*.

www.cibse.org

Another way that can be considered as achieving the objectives of the standard for general artificial lighting is to install switching in accordance with the advice and guidance given in the Society of Light and Lighting (CIBSE) [Code for Lighting 2002](#).

Display lighting

When considering energy efficient switching for display lighting, dedicated circuits should be provided, that can be switched off at times when people will not be inspecting exhibits or merchandise or occupying the spaces used for public entertainment. In a retail store, for example, this could be achieved by timers to switch off the display lighting outwith opening hours, or possibly at a later time of the day for displays which are intended to be viewed from outside the *building*.

6.5.4 Work on existing buildings

When a *building* with a floor area of more than 50m² and installed with artificial lighting is altered or extended the general purpose artificial lighting systems should be designed to be energy efficient.

Paragraphs, (a) (b) and (c) below, give three alternative ways of achieving the objectives of the guidance:

- a. Where the design has been completed in accordance with the advice and guidance given in the Society of Light and Lighting (CIBSE) Code for Lighting 2002.
- b. Where the installed lighting capacity comprises lighting fittings with lamps having an average initial (100 hour) efficacy of not less than 65 lumens per circuit Watt. The lamp lumen output tables are obtainable from the manufacturers' published data.
- c. Where 95% of the artificial lighting capacity in circuit Watts (i.e. the power consumed by lamps, their associated control gear and power factor correction equipment) is provided by lighting fittings using lamps with luminous efficacies not less than those of the types listed in the table below:

Artificial lighting

Light Source	Types and ratings
High pressure sodium	All types and ratings
Metal halide	All types and ratings
Induction lighting	All types and ratings
Triphosphor or Multi-phosphor tubular Fluorescent	All 26mm dia. (T8) Lamps, and 16 mm dia. (T5) lamps rated above 11W, fitted with low-loss or high frequency control gear. All 38 mm dia. (T12) linear fluorescent lamps 2400mm long.
Compact fluorescent	All ratings above 11W.
Other	Any type and rating with an efficiency greater than 65 lumens per circuit Watt.

Notes:

1. A worked example of this approach can be found in Annex 6.D – Lighting Calculations.

6.6 Mechanical ventilation and air conditioning (MVAC)

- 6.6 Functional standard
- 6.6.0 Introduction
- 6.6.1 Form and fabric in relation to MVAC equipment.
- 6.6.2 Efficiency of MVAC equipment
- 6.6.3 Ductwork Installation
- 6.6.4 Control of MVAC equipment
- 6.6.5 Work on existing buildings

standard

6.6

mandatory

Every *building* must be designed and *constructed* in such a way that:

- (a) the form and fabric of the building minimises the use of mechanical ventilating or cooling systems for cooling purposes; and
- (b) in non-domestic *buildings*, the ventilating and cooling systems installed are energy efficient and are capable of being controlled to achieve optimum energy efficiency.

Limitation:

This standard does not apply to *buildings* which do not use fuel or power for ventilating or cooling the internal environment.

6.6.0 Introduction

Mechanical ventilation is a primary energy intensive process, and air conditioning is even more so. When considering the installation of mechanical ventilation and air conditioning (MVAC), attention should therefore be given to:

- form and fabric of the *building*;
- energy efficiency of the equipment; and
- control of the equipment.

[CIBSE Technical Memorandum 36 \(TM36\)](#)

Designers may wish to design beyond the current guidance to consider the possible impacts of future global warming on the risks of higher internal temperatures occurring more often. CIBSE Technical Memorandum 36 (TM36) 'Reducing overheating – a designer's guide' gives guidance on this issue.

Natural Ventilation

The designer should consider natural ventilation controls appropriate for the *building* geometry (which could include a combination of B rise Soleil, natural ventilation controls and daylight controls) . Particular attention should be paid to limiting overheating by ensuring that areas of the external *building* fabric which are susceptible to solar gain have appropriate areas of translucent *glazing* and/or solar shading. If a naturally ventilated *building* design can achieve an occupied period temperature of always less than 28 ° C then the BER can be adjusted to give credit for this (refer clause 6.1.6.). A ventilation strategy that incorporates night cooling and the thermal mass of a *building* should also be considered for effective natural ventilation control.

Conversions

In the case of *conversions*, as specified in regulation 4, the *building* as *converted* shall meet the requirement of this standard in so far as is *reasonably practicable*, and in no case worse than before the *conversion* (regulation 12, schedule 6).

6.6.1 Form and fabric in relation to MVAC equipment.

The form and fabric of the *building* should not result in a need for excessive installed capacity of mechanical ventilation and cooling equipment.

When considering the proportions of *glazing* in the *building*, the designer should give consideration to the provision of daylight controls and adequate levels of daylight – refer to BS 8206-2: 1992 for guidance on daylighting.

CIBSE Technical Memorandum 37 (TM37)

CIBSE Technical Memorandum 37 (TM37) provides a method for making an assessment of the risks of excessive temperatures occurring.

CIBSE suggest that for office type spaces, the number of occupied hours above 28°C should not exceed 1% of the annual occupied period.

6.6.2 Efficiency of MVAC equipment

Fans (other than individual fans that serve a small number of *rooms* in an otherwise naturally ventilated *building*), pumps, motors, refrigeration equipment and other components should have no more capacity for demand and standby than is needed. They should not be oversized as energy efficiency and power factor values will be adversely affected. Fan characteristics should be matched to the volume control using variable speed motors and variable pitch fans to optimise fan performance at part load.

Where air conditioning systems are installed to provide comfort cooling the minimum energy efficiency ratios of such systems can be demonstrated in the table below.

Comfort cooling energy efficiency ratio

Comfort cooling systems	Required minimum Energy Efficiency Ratio (EER)
Package air conditioners- single <i>duct</i> types	1.8
Package air conditioners - other types	2.2
Split and multi-split air conditioners (incl. VRF)	2.4
Vapour compression cycle chillers - water cooled	3.4
Vapour compression cycle chillers - air cooled	2.25
Water loop heat pump	3.2
Absorption chillers	0.5
Gas fired variable refrigerant flow (VRF)	1.0

Where fan systems are installed to either provide ventilation or air circulation, the total specific fan power (SFP) (i.e. the design power of all fans in the distribution system divided by the design ventilation rate through the *building*) should not be greater than 1.5 W/litres/second. The individual specific fan power at the design flow rate should be no worse than the values in the table of air distribution systems below. Ventilation system fans rated at more than 1100 W should be fitted with variable speed drives to ensure they operate efficiently by varying the output of the fan to match the actual demand.

Consideration should be given to allowing greater SFP where specialist processes occur or if the external air is more heavily polluted, as better air filtration or cleaning may be appropriate. Fan characteristics should be matched to the volume control using variable speed motors and variable pitch fans to optimise fan performance at part load.

Air distribution permissible specific fan power

Air distribution systems	Maximum permissible specific fan power (Watts/(Litres/s))
Central mechanical ventilation including heating, cooling and heat recovery.	2.5
Central mechanical ventilation including heating and cooling.	2.0
All other central systems.	1.8
Local ventilation only units remote from the area, such as ceiling void or roof mounted units serving one <i>room</i> or area.	0.5
Local ventilation only units within local area, such as window/wall/roof units, serving one <i>room</i> or area.	1.2
Other local units, e.g. a fan coil unit.	0.8

6.6.3 Ductwork Installation

To minimise air leakage and energy use, ventilation sheet metal ductwork should be airtight and where *constructed* of sheet metalwork be in accordance with HVCA DW/143 Specification for sheet metal ductwork.

6.6.4 Control of MVAC equipment

Appropriate ways should be provided to manage, control and monitor the operation of the equipment and systems that are installed in the *building*.

HVCA DW/143

Temperature sensors

Temperature sensors should be provided in areas for the services being controlled. The temperature control should be selected for the minimum energy consumption for the given occupancy conditions. The control system of the air conditioning system should be set up to avoid simultaneous heating and cooling and minimise energy consumption.

Free cooling

Free cooling should be optimised in order to minimise the running costs of the mechanical ventilation and air conditioning system. Central air handling units should have damper controls to provide fresh air as the first stage of cooling. When the external air is higher than the space temperature the dampers should be overridden to provide a minimum level of fresh air. Enthalpy control should also be considered to improve free cooling.

Night time cooling

Night time cooling to pre-cool the *building* structure overnight should be considered to limit daytime cooling demand and minimise energy consumption.

6.6.5 Work on existing buildings

Where an entirely new or replacement air conditioning system is being installed as part of an alteration, extension or *conversion* refer to the guidance in previous clauses.

If an air conditioning system is being replaced in part, or being extended, the guidance in previous clauses should be followed but only as it affects the new or replaced components of the system. Such alterations should not allow the air conditioning system as a whole to be downgraded in terms of energy efficiency or compromised from a safety point of view.

6.7 Commissioning building services

- 6.7 Functional standard
- 6.7.0 Introduction
- 6.7.1 Inspection and commissioning
- 6.7.2 Ductwork Leakage Testing
- 6.7.3 Work on existing buildings

standard
6.7
mandatory

Every *building* must be designed and *constructed* in such a way that energy supply systems and *building* services which use fuel or power for heating, lighting, ventilating and cooling the internal environment and heating the water, are commissioned to achieve optimum energy efficiency.

Limitation:

This standard does not apply to:

- (a) major power plants serving the National Grid;
- (b) the process and emergency lighting components of a *building*;
- (c) heating provided solely for the purpose of frost protection; or
- (d) energy supply systems used solely for industrial and commercial processes, leisure use and emergency use within a *building*.

6.7.0 Introduction

Commissioning in terms of this section means, raising the *building* services systems covered by this guidance from a level of static completion to full working order and achieving the levels of energy efficiency that the component manufacturers expect from their product(s). Commissioning however, should also be carried out with a view to ensuring the safe operation of the installation.

Although there is no requirement within section 6 for minimum efficiency levels of either, building-integrated or localised energy supply systems (e.g. diesel generators, micro wind turbines or photovoltaic arrays), there is a need for commissioning to be carried out to ensure efficient use, unless they are exempt under schedule 1, regulation 3. Major power plants which serve a number of *buildings* (e.g. an industrial estate) and only export surplus electricity to the National Grid will also need to be commissioned, unless exempt in terms of schedule 1, regulation 3.

Conversions

In the case of *conversions*, as specified in regulation 4, the *building* as *converted* shall meet the requirement of this standard (regulation 12, schedule 6).

6.7.1 Inspection and commissioning

A *building* services installation in a *building* should be inspected and commissioned in accordance with manufacturers' instructions to ensure optimum energy efficiency. The *building* and services should have facilities such as test points, inspection hatches and measuring devices to enable inspection, testing and commissioning to be carried out.

CIBSE/BSRIA

One way that can be considered as following the guidance would be to use the [CIBSE Commissioning Codes](#) and [BSRIA Commissioning Guides](#).

6.7.2 Ductwork Leakage Testing

[HVCA DW/143](#)

One way that can be considered as following the guidance would be by confirming that the leakage testing has been *constructed* to meet the equivalent leakage performance standards specified in HVCA DW/143: A practical guide to ductwork leakage testing.

6.7.3 Work on existing buildings

Ductwork leakage testing (see above clause) can only be carried out on *ducts* that are completely new and where it is possible to isolate the new *duct* from the existing.

6.8 **Written Information**

- 6.8 Functional standard
- 6.8.0 Introduction
- 6.8.1 Logbook information
- 6.8.2 Work on existing buildings

standard
6.8
mandatory

The *occupiers* of a *building* must be provided with written information by the owner:

- (a) on the operation and maintenance of the *building* services and energy supply systems; and
- (b) where any air-conditioning system in the *building* is subject to regulation 17, stating a time-based interval for inspection of the system.

Limitation:

This standard does not apply to:

- (a) major power plants serving the National Grid;
- (b) *buildings* which do not use fuel or power for heating, lighting, ventilating and cooling the internal environment and heating the water supply services;
- (c) the process and emergency lighting components of a *building*;
- (d) heating provided solely for the purpose of frost protection;
- (e) lighting, ventilation and cooling systems in a *domestic building*; or
- (f) energy supply systems used solely for industrial and commercial processes, leisure use and emergency use within a *building*.

6.8.0 Introduction

Correct use and appropriate maintenance of *building* services equipment is essential if the benefits of enhanced energy efficiency are to be realised from such equipment. The intention of this standard is to make the information that will help achieve this, available to the *occupier* of the *building*.

Although there is no requirement within section 6 for minimum efficiency levels of either, building-integrated or localised energy supply systems (e.g. diesel generators, micro wind turbines or photovoltaic arrays), there is a need for user and maintenance instructions to ensure efficient use unless they are exempt under schedule 1, regulation 3. Major power plants which serve a number of *buildings* (e.g. an industrial estate) and only export surplus electricity to the National Grid will also need to have user and maintenance instructions, unless exempt in terms of schedule 1, regulation 3.

Conversions

In the case of *conversions*, as specified in regulation 4, the *building* as *converted* shall meet the requirement of this standard (regulation 12, schedule 6).

CIBSE TM31

6.8.1 Logbook information

CIBSE [Technical Memorandum 31](#) (TM31) provides guidance on the presentation of a logbook, and the logbook information should be presented in this or a similar manner.

The logbook should contain information about all aspects of energy system operation and maintenance to ensure that the *building* user can optimise the use of fuel. This should include detailed information on *building* services plant and controls.

6.8.2 Work on existing buildings

It is recognised that some alterations to *building* services, because they are done on a piecemeal basis, will not result in optimum energy efficiency being attained for the entire system. Where this occurs, the person responsible for the commissioning of that part of the system should make available to the owner and *occupier*, a list of recommendations that will improve the overall energy efficiency of the system.

On completion of the extension or alteration to the *building* services system, the commissioning information should be updated in the logbooks.

6.9 Energy performance certificates

- 6.9 Functional standard
- 6.9.0 Introduction
- 6.9.1 Calculating the carbon dioxide emissions for a certificate
- 6.9.2 Information to be provided for buildings
- 6.9.3 Location of an energy performance certificate
- 6.9.4 Small stand-alone buildings

standard

6.9

mandatory

Every *building* must be designed and constructed in such a way that:

- (a) **an energy performance certificate for the *building* is affixed to the *building*, indicating the approximate annual carbon dioxide emissions and energy usage of the *building* based on a standardised use of the *building*;**
- (b) **the energy performance for the certificate is calculated in accordance with a methodology which is asset-based, conforms with the European Directive 2002/91/EC and uses UK climate data; and**
- (c) **the energy performance certificate is displayed in a prominent place within the *building*.**

Limitation:

- (a) This standard does not apply to *buildings* which do not use fuel or power for controlling the temperature of the internal environment;
- (b) this standard does not apply to non-domestic *buildings* and *buildings* that are ancillary to a dwelling that are stand-alone having an area less than 50 square metres;
- (c) this standard does not apply to *conversions*, alterations and extensions to *buildings* other than alterations and extensions to *stand-alone buildings* having an area less than 50 square metres that would increase the area to 50 square metres or more, or alterations to *buildings* involving the fit-out of the shell which the subject of a continuing requirement;
- (d) this standard does not apply to *limited life buildings* which have an intended life of less than 2 years;
- (e) Standard 6.9(c) only applies to *buildings* with a floor area of more than 1000 square metres, which are occupied by public authorities and institutions providing public services, which can be visited by the public.

6.9.0 Introduction

Article 7 of EU Directive ([2002/91/EC](#)) on the energy performance of *buildings* requires energy performance certificates (EPCs) to be made available to prospective owners and tenants when *dwellings* are *constructed*. Standard 6.9 achieves this by making EPCs fixtures within *buildings*.

It is intended that Scottish Ministers will direct local authorities to apply standard 6.9 to all existing *buildings* using Section 25 (2) of the Building (Scotland) Act 2003. The direction will limit the description of dwelling to which it applies to those that are being sold or rented out. It is proposed that guidance leaflets will be produced explaining the action that building owners need to take in order to comply.

Conversions

In the case of *conversions*, as specified in regulation 4 standard 6.9 does not apply.

6.9.1 Calculating the carbon dioxide emissions for a certificate

The EU Directive allows energy performance to be reflected in one or more numeric indicators. For this to be done in a transparent manner that is meaningful in terms of Scottish building regulations, the measure to be used is carbon dioxide.

Methodology and calculation tool

The certification should be carried out using the Directive compliant methodology and the calculation tool which was used to assess compliance with standard 6.1. In many cases the [SBEM calculation tool](#) will have been used for the new *building*. However, if a detailed simulation model has been used to comply with standard 6.1 it is acceptable to use it to do the energy performance calculation to produce the certificate. Scottish climate data should be used in preference to generic UK data.

Use of actual values
Dwellings

For the purpose of establishing a rating for the energy performance certificate for a new *building* the values and specifications used to obtain building warrant (as varied by any subsequent amendments to warrant) should be adopted. Where a *building* contains multiple units a rating can be produced for either the whole *building* or for each individual unit. However, if a non-domestic *building*, incorporates within it a *dwelling* (e.g. a caretaker's *flat*) a separate certificate should always be provided for the *dwelling* and reference should be made to the Domestic Technical Handbook.

6.9.2 Information to be provided for buildings

The energy performance certificate should display the following information:

- the postal address of the *building* for which the certificate is issued;
- *building* type;
- the name of the SBSA protocol organisation issuing the certificate (if applicable) and may include the member's membership number;
- the date of the certificate;
- the 'conditioned' floor area of the *building*;
- the main type of heating and fuel;
- the type of electricity generation;
- whether or not there is any form of *building* integrated renewable energy generation;
- the calculation tool used for certification;
- the type of ventilation system;
- a specific indication of current CO₂ emissions and an indication of potential emissions expressed in kg of CO₂ per m² of floor area per annum;
- a seven band scale in different colours representing the following bands of carbon dioxide emissions; A, B, C, D, E, F and G, where A = excellent and G = very poor;
- the approximate energy use expressed in kWh per m² of floor area per annum;
- a list of cost-effective improvements (lower cost measures);
- a statement to the effect of 'N.B. THIS CERTIFICATE MUST BE AFFIXED TO THE BUILDING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED VERSION'; and
- a statement to the effect of 'THIS CERTIFICATE SHALL BE DISPLAYED IN A PROMINENT PLACE', if the *building* is a public *building* and over 1000m² in area and is as described in clause below.

www.sbsa.gov.uk

A model form for an energy performance certificate for a *building* is given on the SBSA website.

cost-effective improvement

There are only limited cost-effective, low-cost, energy-efficiency improvements that can be made to the fabric of a new *building* (when no other *work* is proposed) such as upgrade insulation in an accessible *roof space*. However, there are several low cost measures that can be done to the *building* services. Examples are:

- fitting low energy lamps throughout the *building*;
- installing lighting management systems;
- insulating pipe-valves; and
- fitting variable speed motor control for fans and pumps.

Measures presented on the certificate must meet Scottish building regulations, be specific to the individual *building* and be technically feasible.

Additional advice

Certificates may give additional advice on projected energy costs and improvements that are cost-effective only when additional *work* is being carried out e.g. providing insulation when replacing flat roof coverings. Some experts providing certificates may wish to add extra value and give additional advice to their clients on improvements that are either aspirational (e.g. photovoltaics) or enhanced management and control features (e.g. automatic monitoring and targeting with alarms for out of range values). All of this is welcome, but in every case, such information should only be provided as an appendix to the certificate and be accompanied by advice on relevant warrants and building regulations.

Public *buildings* over 1000 m²

6.9.3 Location of an energy performance certificate

Buildings with an area of over 1000 m² occupied by public authorities and by institutions providing public services to a large number of persons and therefore frequently visited by these persons, must have an energy certificate (no more than 10 years old) placed in a prominent place. A suitable location would be an area of wall which is clearly visible to the public in the main entrance lobby or reception.

The public *buildings* referred to in the paragraph above described and characterised by all of the following:

- a. the area of the *building* is over 1000 m²;
- b. the *building* is occupied by public authorities or provides public services to a large number of persons;
- c. the *building* is frequently visited, at least weekly, by members of the general public;
- d. the public have a right of access to the *building* or the parts thereof providing services directly to the public; and
- e. public funding, even in part, is used in the operation of the *building*, or in the general upkeep of the *building* or in funding costs of staff employed therein.

Examples of such *buildings* are:

- colleges (further education, higher education), universities;
- community centres;
- concert halls, theatres;
- crematoria;
- day centres;
- education centres, schools (nursery, primary, secondary, special);
- exhibition halls (multi-function centres)
- headquarters' *buildings* (of local authorities such as district councils, health & social services trusts and boards, education and library boards, etc.) where the public have an unqualified right of access (for example to

attend council meetings, parliamentary meetings or other events to which the public have access);

- health centres, *hospitals*;
- hostels, halls of residence;
- law courts;
- leisure centres, swimming pools, sports pavilions;
- libraries, museums, art galleries;
- *offices* (passport *office*, motor tax *office*, benefits *office*, etc.) having a public counter and providing services directly to the public;
- outdoor centres;
- passenger terminals (rail, bus, sea, and air);
- police stations (with a public counter);
- residential care *buildings*;
- visitor centres; and
- youth centres.

The above list is not comprehensive, but indicates the type of *buildings* which should display an energy performance certificate.

Other *building* types

For all other *buildings*, the energy performance certificate should be indelibly marked and located in a position that is readily accessible, protected from weather and not easily obscured. A suitable location could be in a cupboard containing the gas or electricity meter or the water supply stopcock. Any appendix giving additional information should be removed if space is limited and it will obstruct the energy performance certificate.

6.9.4 Small stand-alone buildings

For *stand alone* ancillary *buildings* of less than 50m² floor area, an energy performance certificate need not be provided. Examples are, in the case of the former, a kiosk for a petrol filling station which is associated with a supermarket and for the latter, one or two *offices* and a *toilet* located in an otherwise unheated warehouse. For stand-alone *buildings* of a floor area of 50 m² or more that are heated or cooled which are ancillary or subsidiary to the main *building*, a certificate should be provided, in addition to the one for the main *building*.

6.10 Metering

- 6.10 Functional standard
- 6.10.0 Introduction
- 6.10.1 Metering
- 6.10.2 Metering in existing buildings

standard

6.10

mandatory

Every *building* must be designed and constructed in such a way that each part of a *building* designed for *different occupation* is fitted with fuel consumption meters.

Limitation:

This standard does not apply to:

- (a) domestic buildings;
- (b) communal areas of buildings in *different occupation*;
- (c) district or block heating systems where each part of the *building* designed for *different occupation* is fitted with heat meters; or
- (d) heating fired by solid fuel or biomass.

6.10.0 Introduction

To enable *building* operators to effectively manage fuel use, systems should be provided with fuel meters to enable the annual fuel consumption to be accurately measured.

Conversions

In the case of conversions, as specified in regulation 4, the *building* as converted shall meet the requirement of this standard. (regulation 12, schedule 6).

6.10.1 Metering

All buildings should be installed with fuel consumption metering in an accessible location, such as presently installed by the utility.

Each area divided by separating walls and separating floors and designed for *different occupation* should be provided with a fuel meter to measure the fuel usage in each area.

Multiple buildings

Where multiple buildings or fire separated units are served on a *site* by a communal heating appliance, the fuel metering shall be installed both at the communal heating appliance and heat meters at the individual buildings served.

Combined heat and power

Metering shall be provided to measure the hours run, electricity generated, and the fuel supplied to a combined heat and power unit.

6.10.2 Metering in existing buildings

Existing *buildings* which are a result of a *conversion* or in *buildings* where an extension or alteration is carried out should be installed with fuel consumption metering. The guidance in the above clause is applicable to this clause.

Where conversions, extensions or alterations, result in the creation of 2 or more units, each unit should have a fuel meter installed in an accessible location.

A fuel meter should be installed if a new fuel type or new boiler (where none existed previously) is installed.

Annex

6.A Compensating U-values for windows, doors and rooflights

6.A.0 Introduction

6.A.1 Example of trade-off between windows, doors and roof-lights.

annex

6.A

6.A.0 Introduction

This annex gives guidance on how to calculate the average *U-values* for windows, doors, and rooflights and supports the guidance to standard 6.2. It may be used in the following cases;

- a. where it is not possible to input the individual *U-values* for all the windows, doors and rooflights for the proposed new *building* into the calculation methodology;
- b. for work to existing non-domestic *buildings*, namely, replacements, alterations, extensions, and *conversions* (standard 6.2); and
- c. for small *stand-alone buildings* such as one or two *offices* and a *toilet* located in an otherwise unheated warehouse.

Individual windows, doors or rooflights may have *U-values* that exceed the *U-values* in the guidance to standard 6.2 provided that the average *U-value* for all the windows, doors and rooflights is not exceeded.

The example which follows below illustrates how this trade off can be done.

6.A.1 Example of trade-off between windows, doors and roof-lights.

A *building* has a total window area of 16.9 m² (including frames) and a total door area of 3.8 m². It is proposed to use two external quality timber finished ‘fire’ doors with a *U-value* of 2.0 W/m²K. In order to follow the guidance to standards 6.1 and 6.2, the additional heat loss due to the use of the external doors should be compensated for by more demanding *U-values* in the windows and/or rooflights so that the average overall *U-value* of such elements does not exceed 1.8 W/m²K.

U-value calculation

Element	Area (m ²)	U-value (W/m ² K)	Rate of heat loss per degree (W/K)
Windows	16.9	1.7 [1]	28.73
Doors	3.8	2.0	7.6
Rooflights	0.9	1.9 [1]	1.71
Total	21.6		38.04

Notes:

1. These *U-values* correspond to double-glazed windows or rooflights with a wood or plastic frame, with a 16 mm argon-filled space between the panes and a soft low-emissivity coating on the glass.

This gives an average *U-value* of 38.04 ÷ 21.6, or 1.76 W/m²K, which is below 1.8 W/m²K. The windows, doors and rooflights can therefore be considered to follow the objectives for the *insulation envelope* to reduce heat-loss.

Annex

6.B Compensatory approach - heat loss example

- 6.B.0 Introduction
- 6.B.1 Extension to an existing building
- 6.B.2 Proposed extension
- 6.B.3 'Notional extension'
- 6.B.4 The comparison

annex

6.B

6.B.0 Introduction

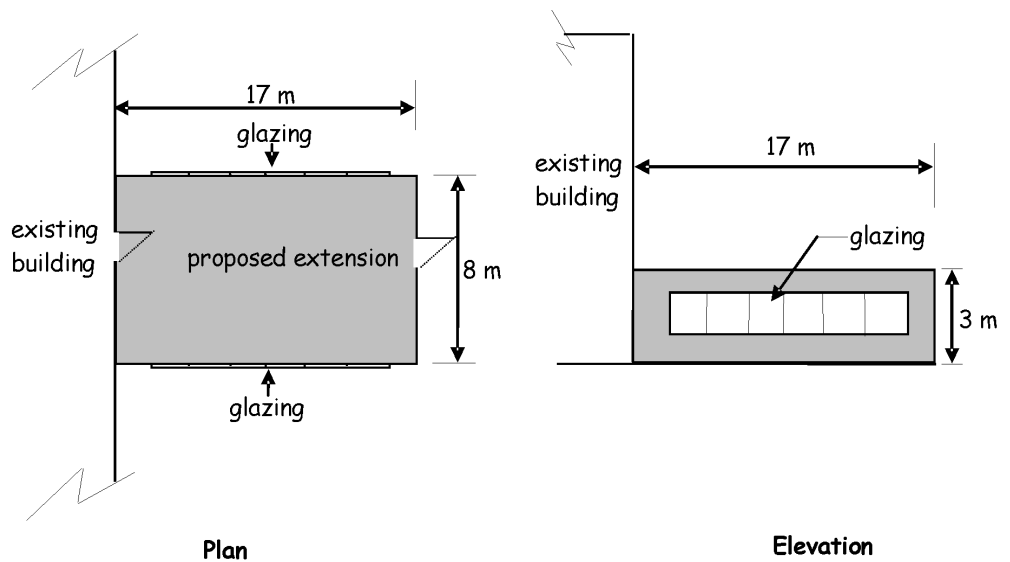
This annex gives an example of the compensatory approach for use with an extension. This is likely to be of use where there is a need to specify one or more *constructions* with a *U-value* better than the recommended maximum area weighted average *U-values* given in column (a) of the table to clause 6.2.10, although the example given in this instance is for an extension, the same principles are relevant to a *conversion* to which 6.2.7 applies and substantial alterations.

6.B.1 Extension to an existing building

First the internal exposed surface areas of all the elements with different area weighted *U-values* are calculated. Then the heat loss for the proposed development is calculated. One or more *U-values* may be higher or lower than those recommended in column (a) of the table to clause 6.2.10 and the percentage windows and doors area as proposed may be less or equal than the maximum percentage area of the exposed wall area (given in clause 6.2.10). After that the heat loss for a 'notional' extension (i.e. a *building* the same size and shape as the proposed and with its area window and doors) is calculated using *U-values* in the table to clause 6.2.10. The heat loss calculated for the proposed *building* should be less than or equal to that for the 'notional' one.

Compensatory approach example

It is proposed to form a 3 m high extension onto an existing single storey office building. The extra floor area created will be 136 m². A plan of the proposed layout is shown in the figure below. In this example the principle compensatory measure is the omission of rooflights, as the designer considers that it is easier to provide solar shading to slightly larger windows. The existing *building* and extension will be heated to a similar degree so there is no heat loss considered between these 2 areas.



6.B.2 Proposed extension

From the information in 6.B.1 the rate of heat loss from the proposed extension is calculated as follows;

Proposed extension heat loss calculation

Exposed Element	Exposed surface area (m ²)	U-value (W/m ² K)	Rate of heat loss (W/K)
<i>External Wall</i>	126-63 = 63	x 0.25 =	15.75
Roof	136.0	x 0.21 =	28.56
Floor	136.0	x 0.25 =	34.00
External Door	3.0	x 1.8 =	5.4
Window	2 of (15x2m) = 60.0	x 2.0 =	120
Rooflight	Not applicable		
Total rate of heat loss			<u>203.71</u>

6.B.3 'Notional extension'

The rate of heat loss from the notional extension is then calculated as follows;

Notional extension heat loss calculation

Exposed Element	Exposed surface area (m ²)	U-value (W/m ² K)	Rate of heat loss (W/K)
<i>External Wall</i>	126 - 50.4 = 75.6	x 0.27 =	20.41
Roof	136 - 27.2	x 0.20 =	21.76
Floor	136	x 0.22 =	29.92
Window + Ext. Door	50.4 (40%)	x 1.8 =	90.72
Rooflight	27.2	x 1.8 =	48.96
Total rate of heat loss			<u>211.77</u>

6.B.4 The comparison

The rate of heat loss from the proposed extension is less than that from the 'notional extension' and therefore the design of the development has followed the guidance to clause 6.2.10.

Annex

6.C Energy performance of modular and portable buildings

6.C.0 Introduction

6.C.1 Flow Chart to show compliance with section 6

annex

6.C

6.C.0 Introduction

Modular and portable *buildings* are prefabricated *buildings* which are designed for delivery to site as sub assemblies, connected together and completed on site. These *buildings* can be disassembled into their sub-assemblies when no longer required and transported to another location and reassembled.

Sub-assemblies are clearly identifiable elements manufactured from a number of components but not the components or raw materials themselves. They can be single or multiple volumetric modules or flat pack modules.

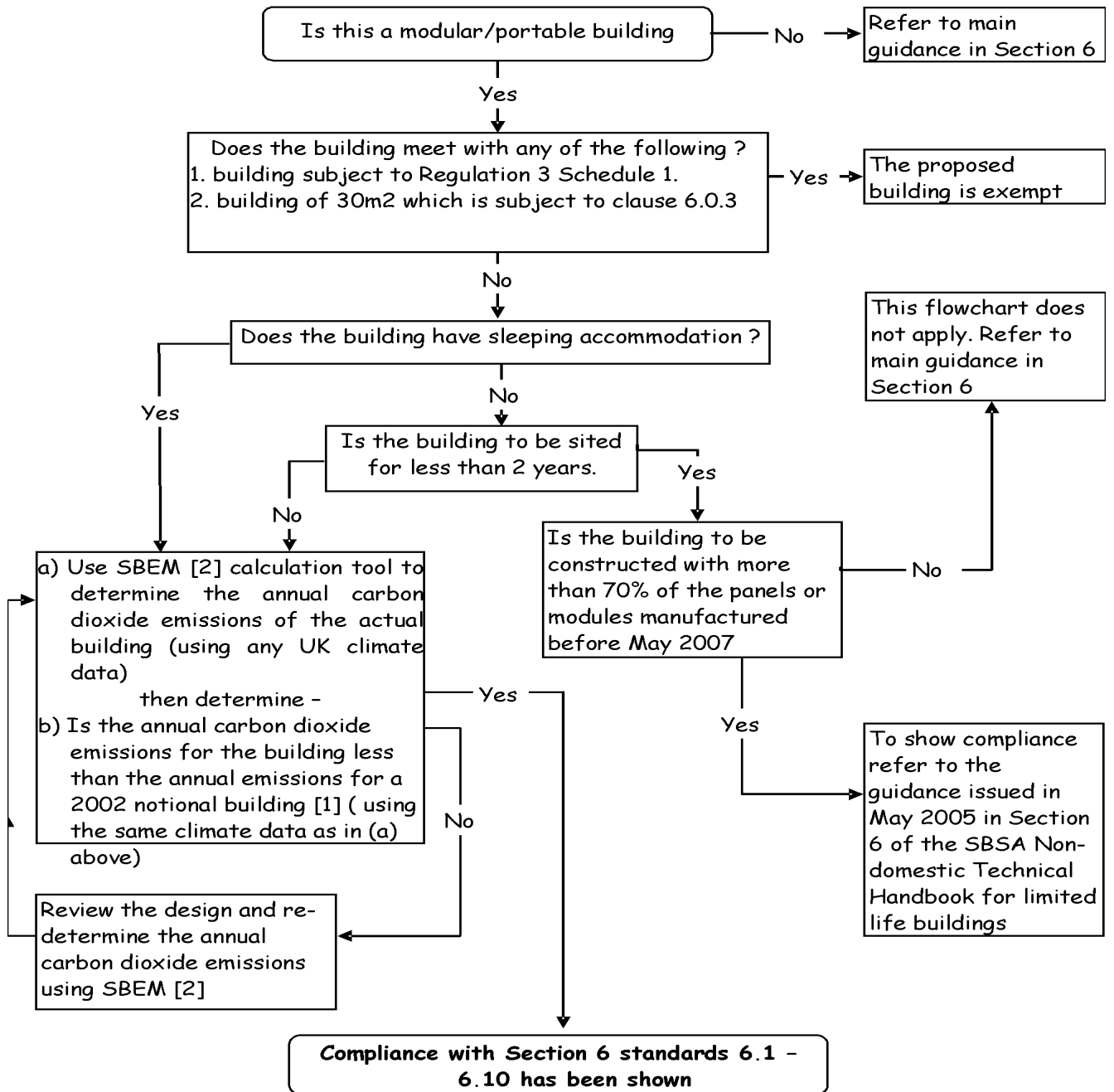
This annex provides guidance on the concessions given to modular and portable *buildings* where;

- a *building* with more than 70% of its external envelope is to be created from sub-assemblies which are manufactured before 1 May 2007 and which are obtained from a centrally held stock or from the disassembly of *buildings* on other premises; or
- the intended life of a *building* is less than 2 years.

6.C.1 Flow Chart to show compliance with section 6

The following flowchart gives guidance on the possible compliance routes. There are no concessions for *limited life buildings* which are *constructed* in a conventional manner.

6.A.1 Flow Chart to show compliance with Section 6



Notes

[1] There is no manufacturing capability for M&P buildings in Scotland, the 2002 notional building is therefore the same as the 2002 notional building in England and Wales.

[2] It may be appropriate to use an alternative calculation tool, see clause 6.1.1

Annex
6.D Lighting Calculations

- 6.D.0 Introduction
- 6.D.1 Examples

annex

6.D

6.D.0 Introduction

This annex shows 2 ways of providing energy efficient lighting to work on existing *buildings*. With the move to a methodology based approach using the [SBEM calculation tool](#), these examples are not applicable to new *buildings*.

6.D.1 Examples

Example (a) is for an extension to an existing *building* and example (b) is for a complete replacement of a lighting scheme. These approaches are not however exclusive to the type of work referred to in this annex, i.e. the first example could be adopted for new *build* and the second, for an extension. Where the *work* consists of an alteration or replacement these methods can be used, but only where a completely new system of lighting is to be provided.

Tables (a) and (b) below show a schedule of the lighting sources proposed. Lighting calculation show that 95% of installed circuit power is comprised of lamps listed in the tables.

Example (a).

A new hall and changing rooms are to be added to an existing community centre. The proposed lighting scheme incorporates lamps that are listed in the table to clause 6.5.1 a. except for some low voltage tungsten halogen down-lighters which are to be installed in the entrance area with local controls. A check therefore has to be made to show that the low voltage tungsten halogen lamps comprise less than 5% of the overall installed capacity of the lighting installation.

Main hall specification

Twenty wall mounted up-lighters with 250 W high pressure sodium lamps are to provide general lighting needs. The up-lighters are to be mounted 7 m above the floor. On plan, the furthest light is 20.5 m from its switch, which is less than three times the height of the light above the floor. It is also proposed to provide twenty, 18 W compact fluorescent lights as an additional system enabling instant background lighting whenever needed.

Specification for changing rooms, corridors and entrance

Ten 58 W, high frequency fluorescent light fittings are to be provided in the changing rooms and controlled by occupancy detectors. Six more 58 W fluorescent light fittings are to be located in the corridors and the entrance areas and switched locally. Additionally, in the entrance area there are to be the six 50 W tungsten halogen down-lighters noted above.

Lighting schedule

Position	Number	Description of light source	Circuit Watts per lamp	Total circuit Watts (W)
Main hall	20	250 W SON	286 W	5720
Main hall	20	18 W compact fluorescent	23 W	460
Changing rooms and corridors	16	58 W HF fluorescent	64 W	1024
Entrance	6	50 W low voltage tungsten halogen	55 W	330

From the schedule of light fittings above, the total circuit Watts of the lamps in the installation is 7534 W.

The percentage of circuit Watts consumed by lamps not listed in the table to clause 6.5.1a: = $330 \div 7534 \times 100 = 4.4\%$

Therefore, more than 95% of the installed lighting capacity, in circuit Watts, is from light sources listed in the table to clause 6.5.4. The switching arrangements follow the guidance in clause 6.5.3. The lighting scheme can therefore be considered as following the guidance in section 6.

Example (b)

A lighting scheme is proposed for a public house extension comprising a mixture of concealed perimeter lighting using high frequency fluorescent fittings and supplementary compact fluorescent lamps in the dining area. Lights in the dining and lounge areas are to be switched locally from behind the bar. Lighting to *kitchens* and *toilets* is to be switched locally.

Lighting schedule

Position	Number	Description	Circuit Watts (W) per lamp	Lumen output (lm) per lamp	Total circuit Watts (W)	Total lamp lumen output (lm)	
Over tables	20	11 W compact fluorescent	16	900	320	18,000	
Concealed perimeter and bar lighting	24	32 W T8 fluorescent high frequency ballast	36	3300	864	79,200	
<i>Toilets</i> and circulation	6	18 W compact fluorescent with mains frequency ballast	23	1200	138	7,200	
<i>Kitchens</i>	6	50 W, 1500 T8 fluorescent with high frequency ballast	56	5200	336	31,200	
					Totals	1658	135,600

From the schedule of light fittings above, the total lumen output of the lamps in the installation is 135,600 lumens.

The total circuit Watts of the installation is 1658 Watts.

Therefore, the average circuit efficacy is:

$$= 135,600/1658 = 81.8 \text{ Lumens/Watt}$$

The proposed lighting scheme can be considered as following the guidance in section 6.

Note that if 60W tungsten lamps were used in the dining area instead of the 11W compact fluorescent lamps actually proposed, the average circuit efficacy would drop to 51.9 lumens/W, which would not be following the guidance in clause 6.5.4.

Annex

6.E Determining seasonal boiler efficiency

- 6.E.0 Introduction
- 6.E.1 Single boiler systems and multiple-boiler systems using identical boilers
- 6.E.2 Multiple-boiler system replacing an existing installation where the component boilers have non-identical efficiencies
- 6.E.3 Multi-boiler system in a new building

annex

6.E

6.E.0 Introduction

This annex shows a way of determining seasonal boiler efficiency and supports the guidance to standard 6.3. The guidance given here applies to commercial boilers for use in wet central heating systems as follows:

- natural gas boilers;
- liquid petroleum gas (LPG) boilers; and
- oil-firing boilers.

6.E.1 Single boiler systems and multiple-boiler systems using identical boilers

The seasonal boiler efficiency is a ‘weighted’ average of the efficiencies of the boiler at 15%, 30% and 100% of the boiler output. This is usually quoted by the boiler manufacturer. Note that the efficiency based on net calorific value should be converted to that based on gross calorific value using the appropriate conversion factors below.

Fuel type conversion factors

Fuel Type	Conversion Factor
Natural Gas	0.901
LPG	0.921
Oil	0.937

To convert from net efficiency to gross, multiply the factor by the appropriate fuel. e.g. for a LPG boiler at 80% net x 0.921 = 73.68% net.

The boiler efficiencies, measured at 100% load and at 30%, are used as the basis for calculating the seasonal boiler efficiency as described by equation 1 below. The weighting factors given in equation 1 should be used as they represent typical seasonal operating conditions for the boiler.

Equation 1 applies in the following conditions:

- single boiler systems where the boiler output is not more than 400kW and the boiler will operate on a low temperature system;
- multiple-boiler systems where all individual boilers have identical efficiencies and where the output of each boiler is not more than 400 kW operating on low temperature systems. For boilers with an output greater than 400 kW the manufacturer’s declared efficiencies should be used.

Equation 1

$$\text{Seasonal boiler efficiency} = 0.81\eta_{30\%} + 0.19\eta_{100\%}$$

Where the terms in Equation 1 are defined as follows;

- $\eta_{30\%}$ is the gross boiler efficiency measured at 30% load;
- $\eta_{100\%}$ is the gross boiler efficiency measured at 100% load;

Equation 1 assumes that the efficiency at 15% load is taken to be the same as that at 30% (and therefore the equation has been simplified accordingly).

6.E.2 Multiple-boiler system replacing an existing installation where the component boilers have non-identical efficiencies

Where more than one boiler is installed on the same heating system and the efficiencies of the boilers are not all identical, equation 2 should be used to calculate the overall seasonal boiler efficiency. All boilers should be included in the calculation, even when some are identical.

Seasonal boiler efficiency for a multiple-boiler system replacing an existing installation where the component boilers have non-identical efficiencies where more than one boiler is installed on the same heating system and the efficiencies of the boilers are not all identical than equation 2 should be used to calculate the overall seasonal boiler efficiency. All boilers should be included in the calculation, even when some are identical.

Seasonal boiler efficiency (multiple-boiler systems with non-identical boilers)

Equation 2

$$\eta_{osbe} = \eta_{sbe} \cdot R \sum R$$

Where the terms in Equation 2 are defined as follows:

- η_{osbe} is the gross overall seasonal boiler efficiency, being a weighted average with respect to boiler output, of the individual seasonal boiler efficiencies
- η_{sbe} is the gross seasonal boiler efficiency of each individual boiler calculated using equation 1
- R is the rated output in kW of each individual boiler (at 80°C/60°C).

6.E.3 Multi-boiler system in a new building

DCLG Compliance Guide

In the case of multiple boilers in a new *building*, the more accurate three-step method described below should be used to calculate the overall seasonal boiler efficiency for multiple-boilers. This can be used to follow through the following calculations. The following worksheet (taken from DCLG Non Domestic Heating, Cooling and Ventilation Compliance Guide) shows a completed example calculation using this worksheet. The following calculation can be used to demonstrate the overall seasonal boiler efficiency of a multiple-boiler system.

Step 1

Determine which boilers are operating at what individual part load level at each of the three system part load conditions of 15%, 30% and 100%. For example, if the total system output is made up of three equally sized boilers, at 15% of system output, the lead boiler will be operating at 45% of its rated output, with the other two boilers switched off.

Step 2

Determine the efficiency at which each individual boiler is operating at each of the above operating conditions. In the above example, the efficiency of the boiler operating at 45% can be determined by linear interpolation between its efficiencies at 30% and 100% of rated output. Where it is necessary to determine the efficiency of an individual boiler at 15% of rated output, this should be taken as the same as the efficiency at 30% of rated output. (Note that the efficiency at 15% of rated output will only be needed if a single boiler meets the full design output.)

Step 3

Calculate the overall operating efficiency at each of the system part load conditions. This is calculated using equation 3:

Equation 3

$$\eta_p = Q_p / (\sum q_{b,p} / \eta_{b,p})$$

where η_p = the system efficiency at part load condition p, i.e. 15%, 30% and 100% of system rated output.

Q_p = the system heat output at part load condition p.

$q_{b,p}$ = the individual boiler heat output at system part load condition p.

$\eta_{b,p}$ = the individual boiler efficiency at system part load condition p.

Calculate the overall seasonal boiler efficiency as the weighted average of the efficiencies at the three load conditions using equation 4:

Equation 4

$$\eta_{OSBE} = 0.36\eta_{p=15\%} + 0.45\eta_{p=30\%} + 0.19\eta_{p=30\%}$$

The following worksheet shows a completed example of calculating the overall seasonal boiler efficiency of a multi-boiler system.

Overall seasonal boiler efficiency worksheet

Boiler No.	Rating kW	Efficiency at stated % of boiler output		Boiler output at stated % of system output			Boiler efficiency at stated % of system output		
		100%	30%	15%	30%	100%	15%	30%	100%
1	250.0	86.0	90.0	36.0	72.0	100.0	89.66 [1]	87.6	86.0
2	250.0	86.0	90.0	0.0	0.0	100.0	90.0	90.0	86.0
3	250.0	85.0	90.0	0.0	0.0	40.0	77.0	77.0	85.0
System efficiency at part load							89.66	87.60	85.41 [2]
Weighting factor							0.36	0.45	0.19
Overall seasonal boiler efficiency							87.28% [3]		

Notes:

1. Calculated by linear interpolation. $\eta = n30\% + (\eta_{30\%} - \eta_{100\%}) \times (36\% - 30\%) \div (100\% - 30\%)$.
2. Calculated by dividing the thermal output of the system (600kW) by the rate of fuel consumption, which is given by the sum of the boiler outputs divided by their individual operating efficiency, i.e. $600 \div [(250 \times 100\% / 86\%) + (250 \times 100\% / 86\%) + (250 \times 40\% / 85\%)] = 85.41\%$
3. Calculated as the weighted average, formulae to be confirmed. i.e. $(86.66\% \times 0.36) + (87.6\% \times 0.45) + (85.41\% \times 0.19) = 87.92\%$

Annex

6.F Heating Efficiency Credits

- 6.F.0 Introduction
- 6.F.1 Boiler replacement in existing buildings
- 6.F.2 Heating efficiency credits for heat pump in new and existing buildings.
- 6.F.3 Warm air heaters in new and existing buildings
- 6.F.4 Radiant heaters in new and existing buildings
- 6.F.5 DHW systems in new and existing buildings

annex

6.F

6.F.0 Introduction

This annex shows how heating efficiency credits can be used for installations in new and existing *buildings*. This annex supports the guidance to Standard 6.3.

- boiler replacements;
- heat-pump systems;
- warm air heaters;
- radiant heater systems; and
- DHW systems.

6.F.1 Boiler replacement in existing buildings

The following tables indicate the range of additional credits which may be used where the boiler seasonal efficiency is less than the minimum effective heat generating seasonal efficiency stated in clause 6.3.2.

Heating Efficiency Credits for boiler replacement.

Ref	Measure	Heating efficiency credits % points	Comments/explanation of terms
A	Boiler oversized by 20% or less.	2	Boiler oversize is defined as the amount by which the maximum boiler heat output exceeds heat output of the system at design conditions, expressed as a percentage of the system heat output. For multiple boiler systems the maximum boiler heat output is the sum of the maximum outputs of all the boilers in the system.
B	Multiple boilers.	1	Where more than one boiler is used to meet the heat load.
C	Sequential control of multiple-boiler systems.	1	Applies only to multi-boiler/module arrangements. It is recommended that the most efficient boiler(s) should act as the lead in a multi-boiler system.
D	Monitoring and targeting.	1	Means of identifying changes in operation or onset of faults. The credit can only be claimed if metering is included and a scheme for data collection is provided for inspection.
E	(1) TRV alone. Also applies to fanned convector systems. (2) Weather (inside/outside temperature) compensation system using a mixing valve. (3) Addition of TRV or temperature zone control to (2) above to ensure building temperature control.	1 1.5 1	TRV's allow relatively close control of building temperature and therefore reduce waste of energy. Provides more accurate predication of load and hence control This credit is additional to E (2) above.
F	(1) A room thermostat or sensor that controls boiler water temperature in relation to heat load. (2) Weather (inside/outside temperature) compensation system that is direct acting. (3) Add TRV or temperature zone control to (1) or (2) above to ensure full building temperature control.	0.5 2 1	Provides more accurate prediction of load and hence control. This credit is additional to F(1) or F(2) above. Note F(1) and F(2) are not used together.

Heating Efficiency Credits for boiler replacement (Cont).

Ref	Measure	Heating efficiency credits % points	Comments/explanation of terms
G	1. Optimised start.	1.5	A control system which starts plant operation at the latest time possible to achieve specified conditions at the start of the occupancy period.
	2. Optimised stop.	0.5	A control system which stops plant operation at the earliest possible time such that internal conditions will not deteriorate beyond preset limits by the end of the occupancy period.
	3. Optimised start/stop.	2	A control system which starts plant operation at the latest time possible to achieve specified conditions at the start of the occupancy period and stops plant operation at the earliest possible time such that internal conditions will not deteriorate beyond preset limits by the end of the occupancy period. Note that if optimised start/stop systems are installed credits G (1.) and G (2.) cannot also be claimed.
H	Full zoned time control.	1	Allowing each zone to operate independently in terms of start/stop time. Only applicable where operational conditions change in different zones. This does not include local temperature control.
I	Full building management system (BMS).	4	A full BMS will allow control, with respect to the heating plant, of the following: the sequential control of multiple boilers, full zoned time controls and weather compensation where applicable; frost protection and/or night set-back; and optimisation and monitoring and targeting. N.B. if a full BMS is installed, where credits are available for the individual components of a full BMS, the credits for the components can not be claimed in addition to these 4 percentage points. So, for example where a full BMS was installed that allowed sequential control of multiple boilers, credit C could not be claimed in addition to credit I.
J	Decentralised heating systems.	1	Elimination of long pipe runs between <i>buildings</i> or through unheated areas in existing systems in order to reduce excessive heat losses.

The following example demonstrates using heating efficiency credits to achieve the minimum effective heat generating seasonal efficiency for a boiler replacement.

An existing boiler will be replaced with a gas boiler with a seasonal efficiency of 80%.

To achieve the minimum effective heat generating seasonal efficiency of at least 84%, additional measures, with associated heating efficiency credits, must be adopted.

The following approach would achieve this:

- a decision has been made to restrict oversizing to 15% (after a detailed assessment of load).
- two equally sized boilers will be used to meet the heat load in place of the existing single boiler.
- TRVs will be fitted to control the temperature in areas other than where the room thermostat is fitted.
- the boilers will be fired by natural gas.

The calculation below shows how credits would be awarded in this example. No credit shall be given for the minimum controls package.

Example of Heating Efficiency Credits.

Plant description	Heating efficiency credits (% points)
Boiler oversizing is less than 20%.	2
System controlled by room thermostat which controls boiler water temperature.	0.5
System uses TRVs to ensure full building temperature control.	1
Multiple boilers.	1
Total credits.	4.5

For a 80% efficient boiler the effective heat generating seasonal efficiency = (boiler seasonal efficiency) + total heating efficiency credits = 80% + 4.5% = 84.5%

In this example the minimum effective heat-generating seasonal efficiency of 84% given in clause 6.3.2 is exceeded by 0.5%.

6.F.2 Heating efficiency credits for heat pump in new and existing buildings.

Heating efficiency credits are available for measures over and above the minimum level which can be added to the CoP. Where the efficiency measures outlined in clause 6.3.1 table 3 are adopted the relevant efficiency credit (percentage points) can be added to the minimum CoP (or to the manufacturer’s rating, where this exceeds the minimum COP) in order to calculate the effective CoP. An example where this may be used would be to assist in meeting the guidance given in clause 6.2.9 *conversions of historic buildings*.

Effective CoP = Coefficient of performance (%) + Total heating efficiency Credits. No credit shall be given for the minimum controls package.

Heating Efficiency Credits

Measure	Heating efficiency credit		Comment
	Ratio	% Points	
less than 20% oversizing	0.02	2	The amount by which the maximum heat pump output exceeds heat output of the system at design conditions, (expressed as a percentage of the system heat output).
Optimised stop	0.02	2	A control system which stops plant operation at the earliest possible time such that internal conditions will not deteriorate beyond preset limits by the end of the occupancy period.
Full zone control	0.02	2	Allowing each zone to operate independently in terms of start/stop time. Only applicable where operational conditions change in different zones.

The following example illustrates how heating efficiency credits can be added to the efficiency of the system to exceed the minimum level.

The proposed building will have an air-to-water, electrically driven heat pump to be used with an underfloor heating system. When tested to EN 14511 the CoP was measured as 2.0 (200%). The following controls packages should be installed:

controls package A (zone control, demand control and time control); and

controls package B which should include the following;

- control of water pump operation and water temperature for the distribution system;
- control of outdoor fan operation for air to water units;
- defrost control of external airside heat exchanger for air to water systems; and
- a room thermostat to regulate the space temperature and interlocked with the HP unit operation.

In addition optimised stop control and full zone control will be installed. The table below shows how credits will be awarded.

Example of Heating Efficiency Credits.

Measure	Heat Plant Efficiency Credit (expressed as a ratio)
CoP	2.00
Optimised stop	0.02
Full zone control	0.02
Total credits	0.04

A single duct air-to-water heat pump with a CoP of 2.0 (in this example manufacturer's rating) will have a effective CoP = (CoP) + (Total heating efficiency credits) = 2.0 + 0.04 = 2.04, The effective CoP would therefore be 2.04, exceeding the minimum CoP given in clause 6.3.2.

6.F.3 Warm air heaters in new and existing buildings

Heating efficiency credits are available for measures listed in the table below. If these measures are adopted, the associated efficiency benefits can be added to the heat generating seasonal efficiency and inputted into [SBEM calculation tool](#) or detailed simulation model in order to improve the energy performance rating for the proposed *building*. No credit shall be given for the minimum controls package.

Heating Efficiency Credits for warm air heater installations

Measure	Heating Efficiency Credits (% points)	Comment
Optimised shut down	1	A control system which stops plant operation at the earliest possible time such that internal conditions will not deteriorate beyond preset limits by the end of the occupancy period
High/Low burners	2	Two stage burners which enable two distinct firing rates
Modulating burners	3	Burner controls allow continuous adjustment between firing rates

It is recognised that destratification fans and air-induction schemes may improve the efficiency of a warm air system and significantly reduce the carbon emissions associated with the heating system. The benefits associated with these measures are calculated in the SBEM calculation tool. Note that warm air systems with air induction schemes or destratification fans should not be confused with central heating with air distribution. Warm air central heating systems are not within the scope of this guidance.

The following example demonstrates using heating efficiency credits to exceed the minimum heat generator seasonal efficiency for a warm air heater.

The proposed *building* will have a gas-fired forced convection warm air heater without a fan to assist transportation of combustion air and/or combustion products. When tested to BS EN 621: 1998 the efficiency is calculated as 80% which meets the minimum heat generator efficiency for this type of system.

The minimum controls package will be installed, i.e. zone, space temperature and time controls. In addition to the minimum controls installed, optimised start/stop and modulating burners will be provided.

Example of Heating Efficiency Credits.

Measure	Heating efficiency credits(% points)
Zone, space and temperature controls	0 (as minimum level)
Modulating burners	3
Optimised shut down	1
Total credits	4

A 80% efficient warm heater will have a effective heat generating seasonal efficiency = gross thermal efficiency + total heating efficiency credits = 80% + 4% = 84%.

De-stratification fans will also be installed providing 7 volume changes per hour. Note that the efficiency benefits of the de-stratification measures are calculated in the SBEM calculation tool.

The Effective Heat Generating Seasonal Efficiency would therefore be 84%, exceeding the minimum given in clause 6.3.2 by 4%. The value that would be entered in the SBEM calculation tool to calculate an energy performance rating is 84%, expressed as a ratio (i.e. 0.84).

6.F.4 Radiant heaters in new and existing buildings

Heating efficiency credits are available for measures listed in tables below. If these measures are adopted, the associated efficiency benefits can be added to the heat generating seasonal efficiency and input into the SBEM calculation tool in order to improve the energy performance rating for the proposed *building*.

Therefore, when demonstrating compliance for new *buildings* the relevant efficiency value to input into SBEM is the applicable thermal efficiency value in the table given in clause 6.3.1 (or the manufacturer’s rating for the appliance being specified, where it exceeds the relevant value in this table) plus any heating efficiency credits.

It is recognised that the efficiency of a heating system using radiant heaters improves with increasing room height. These efficiency benefits arise from a reduction in the ventilation and fabric losses. The efficiency benefits are assigned in the SBEM calculation tool.

Heating Efficiency Credits for radiant heater installations

Measure		Heating efficiency credits (% points)	Comments
Controls (additional to the minimum package)	Optimised shut down	1	A control system which stops plant operation at the earliest possible time such that internal conditions will not deteriorate beyond preset limits by the end of the occupancy period
	Zone control	1	Allowing each zone to operate independently in terms of start/stop time. Only applicable where operational conditions change in different zones

The following example demonstrates using heating efficiency credits to exceed the minimum heat generator seasonal efficiency for radiant panels.

The proposed *building* will have a *flued* non-luminous radiant heater system with a gross thermal efficiency of 73.8%. A black bulb sensor and an optimiser will be fitted.

The heating efficiency credits associated with these measures in the table below may be added to the appliance thermal efficiency in order to achieve an effective heat generating seasonal efficiency which exceeds the minimum level. The table below shows how credits would be awarded for this example. No credit shall be given for the minimum controls package.

Example of Heating Efficiency Credits.

Measure	Heating efficiency credits (% points)
Black bulb sensor	0
Optimised shut down	1
Zone control	1
Total credits	2

For a radiant heater installation with a gross thermal efficiency of 73%, the heat generating seasonal efficiency is calculated as follows : effective heat generating seasonal efficiency = gross thermal efficiency (73.8%) + total heating efficiency credits (2%) = 75.8%

In this example, the radiant heater system exceeds the minimum thermal efficiency for a thermal efficiency of 73.8% (refer clause 6.3.2). The value that would be entered in the SBEM calculation tool to calculate an energy performance rating is 75.8% – this value should be expressed as a ratio (i.e. 0.758).

6.F.5 DHW systems in new and existing buildings

Heating efficiency credits are available for domestic hot water systems. If these measures are adopted, the associated efficiency benefits can be added to the heat generating seasonal efficiency and entered into the SBEM calculation tool in order to improve the energy performance rating for the proposed *building*. This is shown in the following calculation.

Effective heat generating seasonal efficiency = Heat generator seasonal efficiency + Total heating efficiency credits

where the Heat generator seasonal efficiency is;

- the applicable thermal efficiency value for direct fired systems (or the manufacturer’s rating for the appliance being specified, where it exceeds the minimum provisions); or
- The Seasonal boiler efficiency for indirect gas- or oil-fired systems (or the manufacturer’s rating for the appliance being specified, where it exceeds the minimum provisions).
- Note that Heating efficiency credits are not available for the minimum controls package.

Heating Efficiency Credits for DHW systems

System Type	Measure	Heating efficiency credits (% points)
All system types	Decentralisation	2 [1]
Direct fired	Integral combustion circuit shut-off device	1
	Fully automatic ignition controls	0.5
All system types	Confirming correct size of unit by using manufacturer’s technical help lines and using manufacturer’s sizing software	2

Notes:

1. Not applicable to systems in new *buildings*.

Step 1

The following example demonstrates using heating efficiency credits to exceed the minimum heat generator seasonal efficiency for DHW systems.

- recovery rate of heater = 0.4694 litres/second
- gross input rate of heater = 128kW
- specific heat capacity of water = 4.187kJ/kg°C
- temperature rise of water inside heater = 50°C

The heater output is calculated from: Output of the heater = recovery rate of heater in litres/second x specific heat capacity of water x temperature rise of the water.

$$0.4694 \times 4.187 \times 50 = 96.26\text{kW output}$$

The gross thermal efficiency = Output of the heater divided by the gross input.

$$96.26 / 128 = 0.76\%$$

Step 2

The following table illustrates how the credits would be assigned. No credit shall be given for the minimum controls package.

The heating has been sized to closely match the system demand by using the manufacturer's sizing guide and it will be fitted with fully automatic controls.

Example of Heating Efficiency Credits.

Measure	Heating Efficiency Credit (% points)
Sized according to manufacturer's guidance	2
Fully automatic ignition controls	0.5
Total credits	2.5

Heat generating seasonal efficiency = gross thermal efficiency + total heating efficiency credits. Therefore the effective heat generating seasonal efficiency should be $76 + 2.5 = 78.5$

For this example, the value that would be entered in the SBEM calculation tool is 78.5% expressed as a ratio (i.e. 0.785).