1980 No. 86

BUILDING REGULATIONS

Building (Amendment No. 2) Regulations (Northern Ireland) 1980

Made . . . . . *4th March 1980*

Coming into operation . . . *1st July 1980*

The Department(a) of Finance, in exercise of its powers under Articles 3(1)(b) and 5(1) of the Building Regulations (Northern Ireland) Order 1972 (c) and of every other power enabling it in that behalf, after consultation with the Building Regulations Advisory Committee and such other bodies as appear to it to be representative of the interests concerned, hereby makes the following regulations:—

Title and commencement

1. These regulations may be cited as the Building (Amendment No. 2) Regulations (Northern Ireland) 1980 and shall come into operation on 1st July 1980.

Interpretation

2. In these regulations "the principal regulations" means the Building Regulations (Northern Ireland) 1977(d) and any reference to a Part, regulation or schedule shall be construed as a reference to a Part or regulation of or schedule to the principal regulations.

Transitional provisions

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

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

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

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

Amendments of the principal regulations

4.—(1) In regulation A7 (Application to alterations and extensions) for "regulation A5" there shall be substituted "regulations A5 and FF1 (2) and (3)".

(2) In paragraph (1) of regulation A9 (Application to material change of use) in the list of provisions applicable under Case D "Part F (Thermal insulation)" shall be omitted.

(a) Formerly Ministry: *see* 1973 c. 36 s. 40 and Sch. 5 para. 8(1)
(b) Read in conjunction with the Schedule to S.I. 1978/1038 (N.I. 8) (which replaced Schedule 1 to S.I. 1972/1996 (N.I. 19)). The relevant enabling provisions of this Order were brought into operation on 1st November 1979 by S.R. 1979 No. 327 (C.15)
(c) S.I. 1972/1996 (N.I. 19). Amended by S.I. 1978/1038 (N.I. 8)
(d) S.R. 1977 No. 149 (I, p. 496) as amended by S.R. 1979 No. 79 (I, p. 262)

(3) In the list of regulations set out in paragraph (1) of regulation A14 (Exercise of power of dispensation or relaxation)—

(*a*) for "Part F (Thermal insulation)" there shall be substituted "Part F (Thermal insulation of dwellings)"; and

(*b*) after Part F there shall be inserted an item "Part FF (Conservation of fuel and power in buildings other than dwellings)".

(4) In the heading to Part F for "Thermal Insulation" there shall be substituted "Thermal Insulation of Dwellings".

(5) After Part F there shall be inserted the Part set out in Schedule 1 to these regulations.

(6) In Rule E of Schedule 2 (Giving of Notices and Deposit of Plans) after item 6 there shall be inserted:—

"6A. Calculations for the purposes of regulation F3(1), F3(2), FF3 or FF4 other than calculations to determine the U value of any part of a wall, floor or roof which is constructed in accordance with the provisions of regulation F4(1) or FF4(*b*).".

(7) In section (A) of Part VI of Schedule 6 (Notional Periods of Fire Resistance) item 1 shall be deleted.

(8) In the footnotes to Parts I and IV(B) of Schedule 8 (Notional Designation of Roof Coverings) for "BS747 : Part 2 : 1970" there shall be substituted "BS747 : 1977".

(9) In Schedule 9 for the heading "Thermal Insulation" there shall be substituted "Thermal Insulation of Dwellings".

(10) After Schedule 9 there shall be inserted the schedule set out in Schedule 2 to these regulations.

Sealed with the Official Seal of the Department of Finance for Northern Ireland on 4th March 1980.

(L.S.) *F. R. Rodgers*
Assistant Secretary

SCHEDULE 1 Regulation 4(5)

Part to be inserted after Part F (Thermal insulation of dwellings) of the principal regulations

PART FF

Conservation of Fuel and Power in Buildings Other Than Dwellings

Application of Part FF

FF1.—(1) Subject to paragraphs (2) and (3), this Part shall apply to any building, or part of a building, falling wholly within purpose group II, III, IV, V, VI, VII or VIII other than—

(*a*) any building, or part, of purpose group III to which Part F applies;

(*b*) any building, or part, which has a total floor area not exceeding 30 m^2;

(*c*) any building, or part, of purpose group II, III, IV, V or VII and any building, or part, of purpose group VIII which is not intended to be used for storage if, in each case, the proposed use is such that the design output rating of the space heating installation therein will not need to exceed 25w per square metre of floor area in order to maintain temperature conditions normal for that use; and

(*d*) any building, or part, of purpose group VI and any building, or part, of purpose group VIII which is intended to be used for storage if, in each case, the proposed use is such that the design output rating of the space heating installation therein will not need to exceed 50w per square metre of floor area in order to maintain temperature conditions normal for that use.

(2) In relation to a structural alteration of the enclosing structure of an existing building or part of a building—

(*a*) regulation FF3 shall not apply if the building or part was erected before the date of coming into operation of this Part or was erected after that date but was exempted by paragraph (1); and

(*b*) in any case in which regulation FF3 applies, it shall apply as provided under sub-paragraphs (*a*) and (*b*) of regulation A7(1).

(3) In relation to an extension of an existing building or part of a building—

(*a*) regulation FF3 shall not apply if the extended building or part, treated as if it were being newly erected in its proposed form, would be exempted by paragraph (1); and

(*b*) in any case in which regulation FF3 applies, it shall apply as provided under sub-paragraph (*a*) of regulation A7(1) irrespective of when that building or part was erected.

Interpretation of Part FF

FF2.—(1) In this Part and in Schedule 9A—

"partially heated space" means any space which—

(*a*) is enclosed by a structure which is exposed in part to the external air; and

(*b*) if regarded as a building, or part of a building, falling wholly within one purpose group, would not be subject to the requirements of this Part by virtue of sub-paragraph (*c*) or (*d*) of regulation FF1(1);

"rooflight opening" means any structural opening in a roof which is provided for a hinged, sliding or fixed light irrespective of its size or function;

"U value" means the thermal transmittance co-efficient, that is to say, the rate of heat transfer calculated in watts through one square metre of a structure when the combined radiant and air temperature at each side of the structure differ by 1°C and the sum of the internal and external surface resistances is taken to be 0.18m^2°C/W for wall surfaces, 0.24m^2°C/W for floor surfaces and 0.15m^2°C/W for roof surfaces;

and for the purposes of this definition—

"surface resistance" means the reciprocal of the rate of heat transfer in watts between each square metre of surface and the surrounding air when there is a difference of temperature of 1°C between the surface and the surrounding air;

"ventilated space" means any space which—

(*a*) is enclosed by a structure which is exposed in part to the external air; and

(*b*) is ventilated by means of permanent vents having an aggregate area exceeding 30% of the wall boundary area; and for the purposes of this definition—

"permanent vent" means an opening or duct which communicates with the external air and is designed to allow the passage of air at all times; and

"wall boundary area" means the total superficial area of all walling, including any opening, bounding a ventilated space;

"window opening" means any structural opening which is provided for a window irrespective of its size and function or for a hinged or sliding door or panel having a glazed area of $2m^2$ or more.

(2) In this Part and in Schedule 9A—

(*a*) any reference to a building, or part of a building, of a specified purpose group shall be construed as a reference to a building or part of that purpose group determined in accordance with the provisions of regulation E2;

(*b*) any reference to a building, or part of a building, of purpose group VIII which is intended to be used for storage shall be construed as a reference to any such building or part which is a place for storage, deposit or parking of goods and materials (including vehicles); and

(*c*) any reference to a building, or part of a building, of purpose group VIII which is not intended to be used for storage shall be construed as a reference to any other premises not comprised in purpose groups I to VII.

(3) For the purposes of regulation FF4—

(*a*) any part of a roof which has a pitch of 70° or more shall be treated as an external wall;

(*b*) any floor which is so situated that its upper surface is exposed to the external air shall be treated as a roof in relation to that part of the building beneath it;

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

(*d*) the U value of any window opening or rooflight opening shall be assumed to be 5.7 $W/m^2°C$ if it is single-glazed, 2.8 $W/m^2°C$ if it is double-glazed or 2.0 $W/m^2°C$ if it is triple-glazed, irrespective of whether the light transmitting material is glass or not; and

(*e*) any other opening in a wall or roof shall be assumed to have a U value equivalent to the average U value of the element in which it is situated.

Conservation of Fuel and Power

FF3. A building, or part of a building, to which this Part applies shall be so designed and constructed that the enclosing structure provides adequate resistance to the passage of heat the loss of which from the building or part would entail the consumption of fuel or power to enable temperature conditions normal for the proposed use of the building or part to be maintained.

Deemed-to-Satisfy Provisions for the Conservation of Fuel and Power

FF4. The requirements of regulation FF3 shall be deemed to be satisfied if—

(*a*) (i) the total area of window openings and the total area of rooflight openings situated in walls and roofs for which a maximum U value is specified in sub-paragraph (*b*)(i) do not exceed the appropriate percentage values specified in Table 1: or

(ii) the calculated total rate of heat loss (W/°C) through all such openings does not exceed that which would have obtained had each of those openings been single-glazed and the total areas thereof complied with sub-paragraph (*a*)(i); and

(*b*) (i) the U value of every part of a wall, floor or roof which is described in Table 2 (excluding any openings therein) does not exceed the appropriate value specified in that Table; or

(ii) the calculated total rate of heat loss (W/°C) through all such walls, floors and roofs does not exceed that which would have obtained had the U value of every part of each of those elements complied with sub-paragraph (*b*)(i); or

(iii) each such wall, floor and roof is constructed in accordance with a specification contained in Part II or III of Schedule 9A whichever is appropriate.