1973. No. 105 [C]

BUILDING REGULATIONS

Building Regulations (Northern Ireland) 1973

ORDER, DATED THE 4TH DAY OF APRIL 1973, MADE BY THE MINISTRY OF FINANCE UNDER ARTICLES 3, 5, 8, 9, 10 AND 11 OF THE BUILDING REGULATIONS (NORTHERN IRELAND) ORDER 1972.

ARRANGEMENT OF REGULATIONS

PART A

INTERPRETATION AND GENERAL

Regulation		*Page*
A 1	Title and commencement	10
A 2	Interpretation	10
A 3	Deemed-to-satisfy provisions	13
A 4	Exemptions	14
A 5	Application to erection of buildings	14
A 6	Application to alterations and extensions	14
A 7	Application to works and fittings	15
A 8	Application to material change of use	15
A 9	Giving of notices and deposit of plans	18
A10	Notice of commencement and completion of certain stages of work	19
A11	Testing of drains and private sewers	20
A12	Sampling of materials	20
A13	Exercise of power of dispensation or relaxation	20
A14	Application for dispensation or relaxation	20
A15	Appeals and prescribed periods	21

PART B

MATERIALS

B 1	Fitness of materials	21
B 2	*Deemed-to-satisfy provisions regarding the fitness of materials*	22
B 3	Unsuitable materials	22

BUILDINGS

PART C

PREPARATION OF SITE AND RESISTANCE TO MOISTURE

Regulation		*Page*
C 1	Interpretation of Part C	25
C 2	Preparation of site	25
C 3	Protection of floors next to the ground...	25
C 4	*Deemed-to-satisfy provisions for suspended timber floors* ...	26
C 5	*Deemed-to-satisfy provisions for floors of solid construction incorporating timber*	26
C 6	Protection of walls against moisture	27
C 7	*Deemed-to-satisfy provisions for protection of walls against moisture*	27
C 8	Weather resistance of external walls	27
C 9	Prevention of damp in certain cavity walls	27
C10	Weather resistance of roofs	28

PART D

STRUCTURAL STABILITY

D 1	Interpretation of Part D	28
D 2	Calculation of loading	28
D 3	Foundations	29
D 4	*Deemed-to-satisfy provision for foundations*	29
D 5	*Deemed-to-satisfy provision for reinforced concrete foundations*	29
D 6	*Deemed-to-satisfy provision for foundations of buildings having not more than four storeys (other than factories or storage buildings)*	30
D 7	*Deemed-to-satisfy provisions for strip foundations*	30
D 8	Structure above foundations	32
D 9	*Deemed-to-satisfy provision for structural work of steel* ...	32
D10	*Deemed-to-satisfy provision for structural work of aluminium*	32
D11	*Deemed-to-satisfy provision for structural work of reinforced concrete*	32
D12	*Deemed-to-satisfy provision for structural work of prestressed concrete*	32
D13	*Deemed-to-satisfy provision for structural work of precast concrete*	32
D14	*Deemed-to-satisfy provisions for structural work of timber* ...	32
D15	*Deemed-to-satisfy provisions for structural work of bricks, blocks or plain concrete*	32

Regulation		Page
D16	*Deemed-to-satisfy provision for walls of stone, flints or clunches of bricks*	33
D17	*Deemed-to-satisfy provision for chimneys of bricks, blocks or plain concrete*	33
D18	*Deemed-to-satisfy provision for composite construction in structural steel and concrete*	33
D19	Further requirements for the structure of certain buildings ...	33
D20	*Deemed-to-satisfy provision for localisation of structural failure*	34
D21	*Deemed-to-satisfy provision for the structure of certain buildings utilising large precast concrete panels*	34
	PART E	
	STRUCTURAL FIRE PRECAUTIONS	
E 1	Interpretation of Part E	35
E 2	Designation of purpose groups	37
E 3	Rules for measurement	38
E 4	Provision of compartment walls and compartment floors ...	38
E 5	Fire resistance	40
E 6	Tests of fire resistance	44
E 7	External walls	45
E 8	Separating walls	47
E 9	Special requirements as to compartment walls and compartment floors	48
E10	Protected shafts	50
E11	Fire-resisting doors	52
E12	Exceptions permitting use of certain doors in lift shafts ...	53
E13	Stairways	54
E14	Fire-stopping	54
E15	Restriction of spread of flame over surfaces of walls and ceilings	55
E16	Exceptions permitting ceilings to consist of plastics materials	57
E17	Roofs	58
E18	Small garages	59
E19	Small open carports	60
E20	Purpose group of small garages and open carports	61
	PART F	
	THERMAL INSULATION	
F 1	Application of Part F	61
F 2	Interpretation of Part F	61
F 3	Roofs	61
F 4	Walls of rooms wholly or partly in a roof	62
F 5	External walls	62
F 6	Floors	62
F 7	*Deemed-to-satisfy provisions regarding thermal insulation* ...	62

PART G

SOUND INSULATION

Regulation		*Page*
G 1	Sound insulation of walls	63
G 2	*Deemed-to-satisfy provisions for sound insulation of walls* ...	63
G 3	Sound insulation of floors	64
G 4	*Deemed-to-satisfy provisions for the insulation of floors required to resist the transmission of airborne and impact sound*	65
G 5	*Deemed-to-satisfy provisions for the insulation of floors required to resist the transmission of airborne sound only* ...	65
G 6	*Measurement of sound transmission*	66

PART H

STAIRWAYS AND BALUSTRADES

H 1	Interpretation of Part H	67
H 2	Private stairways	67
H 3	Common stairways	68
H 4	Tapered steps	68
H 5	Guarding of stairways and landings	69
H 6	Balustrades, parapets and railings on balconies and external areas	69

PART J

REFUSE DISPOSAL

J 1	Refuse storage container chambers constructed in buildings comprising more than one dwelling	69
J 2	Refuse chutes in buildings comprising more than one dwelling	70
J 3	Pipes or shafts ventilating refuse storage container chambers or refuse chutes	70
J 4	Hoppers for refuse storage container chambers or refuse chutes	71

PART K

OPEN SPACE, VENTILATION AND HEIGHT OF ROOMS

K 1	Open space outside windows of habitable rooms	71
K 2	Shared land on housing estates	73
K 3	Preservation of zones of open space	73
K 4	Means of ventilation	74
K 5	Ventilation openings on to courts	74
K 6	Ventilation of larders	75
K 7	Ventilation of common stairways	75
K 8	Height of habitable rooms	76

PART L

CHIMNEYS, FLUE PIPES, HEARTHS AND FIREPLACE RECESSES

L 1	Application and interpretation of Part L	76
L 2	General structural requirements	77
L 3	Fireplace recesses for Class I appliances	78

Regulation		Page
L 4	Constructional hearths for Class I appliances	79
L 5	Walls and partitions adjoining hearths for Class I appliances	80
L 6	Chimneys for Class I appliances	80
L 7	Flue pipes for Class I appliances	82
L 8	*Deemed-to-satisfy provisions regarding materials for the construction of flue pipes for Class I appliances*	82
L 9	*Deemed-to-satisfy provisions regarding placing and shielding of flue pipes for Class I appliances*	82
L10	Proximity of combustible material—Class I appliances ...	84
L11	Openings into flues for Class I appliances	84
L12	Flues communicating with more than one room or internal space—Class I appliances	84
L13	Outlets of flues for Class I appliances	85
L14	Chimneys for Class II appliances	85
L15	Flue pipes for Class II appliances	87
L16	*Deemed-to-satisfy provisions regarding materials for the construction of flue pipes for Class II appliances*	87
L17	*Deemed-to-satisfy provisions regarding placing and shielding of flue pipes for Class II appliances*	87
L18	Sizes of flues for Class II appliances	88
L19	Openings into flues for Class II appliances	89
L20	Flues communicating with more than one room or internal space—Class II appliances	89
L21	Outlets of flues for Class II appliances	89
L22	Insulated metal chimneys serving Class I or Class II appliances	90

WORKS AND FITTINGS

PART M

HEAT-PRODUCING APPLIANCES AND INCINERATORS

M 1	Interpretation of Part M	91
M 2	Prevention of emission of smoke—(Clean Air)	91
M 3	High-rating appliances	92
M 4	Class I appliances	92
M 5	Exceptions permitting discharge of Class I oil-burning appliances otherwise than in accordance with regulation M4(9)	94
M 6	Additional provisions and exception for Class I incinerators ...	94
M 7	*Deemed-to-satisfy provisions for the supply of combustion air to Class I appliances*	94
M 8	Class II appliances	95
M 9	Exceptions permitting discharge of Class II gas appliances otherwise than into a flue	96