

The Building (Amendment) Regulations, 2006

Made 15th M A7, 2006
 Coming into operation 1st October, 2006
 Laid before the States, 2006

THE ENVIRONMENT DEPARTMENT, in exercise of the powers conferred on it by section 1 of the Building (Guernsey) Law, 1956^a and all other powers enabling it in that behalf, hereby makes the following Regulations:-

Amendment to the Buildings Regulations, 1992.

1. (1) The Buildings Regulations, 1992^b shall be amended as follows.

(2) In regulation 2(1) (interpretation)-

(a) in the definition of "controlled service or fitting" for the words "paragraph C3" substitute "paragraph C1" and for the words "Part H, J or L, or paragraph M3" substitute "Part H or J or paragraph L1, L2, M3, M4",

^a Ordres en Conseil Vol. No. XVII, p. 56.

^b Guernsey S.I. No. 27 of 1992.

(b) after the definition of “relevant requirement” insert-

“**room for residential purposes**” means a room, or a suite of rooms, which is not a dwelling and which is used by one or more persons to live and sleep and includes a room in a hostel, an hotel, a boarding house, a hall of residence or a residential home, whether or not the room is separated from or arranged in a cluster group with other rooms, but does not include a room in a hospital, or other similar establishment, used for patient accommodation and, for the purposes of this definition, a “**cluster**” is a group of rooms for residential purposes which is-

- (a) separated from the rest of the building in which it is situated by a door which is designed to be locked, and
- (b) not designed to be occupied by a single household.”.

(3) In regulation 8 (requirements relating to material change of use)-

- (a) in paragraph (1)(a), for the words “paragraph C4” substitute “paragraph C2” and for the

words “and N” substitute “,paragraphs L1 and L2 and Part N”, and

(b) in paragraph (1)(b), for the words “A4 and C3” substitute “and C1(3)”.

(4) In regulation 10(2) (requirements relating to demolition) for the words “C4(2) and H7” substitute “C2 and H9”.

(5) In regulation 17 (notice of commencement and completion of certain stages of work), in paragraph (1)(g) for the words “paragraph H7” substitute “paragraph H9”.

(6) For Schedule 1 (requirements) substitute the Schedule 1 set out in the Schedule to these Regulations.

Interpretation.

2. (1) The Interpretation (Guernsey) Law, 1948^c applies to the interpretation of these Regulations.

(2) Any reference in these Regulations to an enactment is a reference thereto as from time to time amended, re-enacted (with or without modification), extended or applied.

Transitional provisions.

3. The Building Regulations, 1992 shall apply to -

(a) valid plans deposited before 1st October 2006, and

^c Ordres en Conseil Vol. XIII, p. 355.

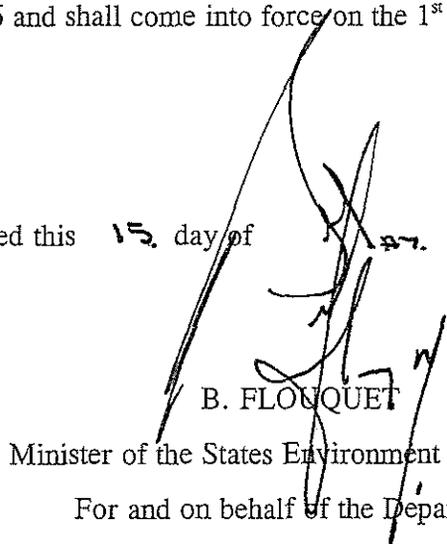
- (b) building work carried out in accordance with such plans, with or without any departure or deviation from such plans,

as if the amendments made by regulation 1 had not been made.

Citation and commencement.

4. These Regulations may be cited as the Building (Amendment) Regulations, 2006 and shall come into force on the 1st October 2006.

Dated this 15. day of July, 2006


B. FLOQUET

Minister of the States Environment Department

For and on behalf of the Department

SCHEDULE

“regulations 6, 8, 10 and 11

SCHEDULE 1

REQUIREMENTS

PART A

STRUCTURE

Loading.

A1. (1) The building shall be so constructed that the combined dead, imposed and wind loads are sustained and transmitted by it to the ground -

- (a) safely, and
- (b) without causing such deflection or deformation of any part of the building, or such movement of the ground, as will impair the stability of any part of that or another building.

(2) In assessing whether a building complies with sub-paragraph (1) regard shall be had to the imposed and wind loads to which it is likely to be subjected in the ordinary course of its use for the purpose for which it is intended.

Ground movement.

A2. The building shall be constructed so that ground movement caused by -

- (a) swelling, shrinkage or freezing of the subsoil, or
- (b) land-slip or subsidence (other than subsidence arising from shrinkage), in so far as the risk can be reasonably foreseen,

will not impair the stability of any part of the building.

Disproportionate collapse.

A3. The building shall be constructed so that in the event of an accident the building will not suffer collapse to an extent disproportionate to the cause.

Swimming Pools and Reservoirs.

A4. Swimming pools and reservoirs shall be so constructed so that -

- (a) they are impervious to liquid, and
- (b) they will not damage the structure of any other building or any road.

PART B

FIRE SAFETY

Means of escape.

B1. The building shall be designed and constructed so that there are appropriate provisions for the early warning of fire and appropriate means of escape in

case of fire from the building to a place of safety outside the building capable of being safely and effectively used at all material times.

Limits on application of B1.

Requirement B1 does not apply to any prison provided by the States of Guernsey Home Department.

Internal fire spread (linings).

B2. (1) To inhibit the spread of fire within the building the internal linings shall -

(a) adequately resist the spread of flame over their surfaces, and

(b) have, if ignited, either a rate of heat release or a rate of fire growth which is reasonable in the circumstances.

(2) In this paragraph "internal linings" means the materials or products used in lining any partition, wall, ceiling or other internal structure.

Internal fire spread (structure).

B3. (1) The building shall be designed and constructed so that, in the event of fire, its stability will be maintained for a reasonable period.

(2) A wall common to two or more buildings shall be designed and constructed so that it adequately resists the spread of fire between those buildings. For the purposes of this sub-paragraph a house in a terrace and a semi-detached house are each to be treated as a separate building.

(3) To inhibit the spread of fire within the building, it shall be subdivided with fire resisting construction to an extent appropriate to the size and intended use of the building.

(4) The building shall be designed and constructed so that the unseen spread of fire and smoke within concealed spaces in its structure and fabrics is inhibited.

Limits on application of B3(3).

Requirement B3(3) does not apply to material alterations to any prison provided by the States of Guernsey Home Department.

External fire spread (walls and roofs).

B4. (1) The external walls of the building shall adequately resist the spread of fire over the walls and from one building to another, having regard to the height, use and position of the building.

(2) The roof of the building shall adequately resist the spread of fire over the roof and from one building to another having regard to the use and position of the building.

Access and facilities for the fire service.

B5. (1) The building shall be designed and constructed so as to provide reasonable facilities to assist fire fighters in the protection of life.

(2) Reasonable provision shall be made within the site of the building to enable fire appliances to gain access to the building.

PART C

SITE PREPARATION AND RESISTANCE TO CONTAMINANTS AND
MOISTURE

Preparation of the site and resistance to contaminants.

C1. (1) The ground to be covered by the building shall be reasonably free from any material that might damage the building or affect its stability, including vegetable matter, topsoil and pre-existing foundations.

(2) Reasonable precautions shall be taken to avoid danger to health and safety caused by contaminants on or in the ground covered, or to be covered by the building and any land associated with the building.

(3) Adequate sub-soil drainage shall be provided, if it is needed to avoid -

(a) the passage of ground moisture to the interior of the building, or

(b) damage to the building, including damage through the transport of water-borne contaminants to the foundations of the building.

(4) For the purposes of this requirement, "contaminant" means any substance, which is or may become harmful to persons or buildings including substances, which are corrosive, explosive, flammable, radioactive or toxic.

Resistance to moisture.

C2. The walls, floors and roof of the building shall adequately protect the building and people who use the building from harmful effects caused by -

- (a) ground moisture,
- (b) precipitation including wind-driven spray,
- (c) interstitial and surface condensation, and
- (d) spillage of water from or associated with sanitary fittings or fixed appliances.

PART D

TOXIC SUBSTANCES

Cavity insulation (walls).

D1. If insulating material is inserted into a cavity in a cavity wall reasonable precautions shall be taken to prevent the subsequent permeation of any toxic fumes from that material into any part of the building occupied by people.

PART E

RESISTANCE TO THE PASSAGE OF SOUND

Protection against sound from other parts of the building and adjoining buildings.

E1. Dwellings and rooms for residential purposes shall be designed and constructed in such a way that they provide reasonable resistance to sound from other parts of the same building and from adjoining buildings.

Protection against sound within a dwelling etc.

E2. Dwellings and rooms for residential purposes shall be designed and constructed in such a way that -

- (a) internal walls between a bedroom or a room containing a water closet, and other rooms, and
- (b) internal floors,

provide reasonable resistance to sound.

Limits on application of E2.

(1) Requirement E2 does not apply to -

- (a) an internal wall which contains a door,
- (b) an internal wall which separates an en suite toilet from the associated bedroom, or
- (c) existing walls and floors in a building which is subject to a material change of use.

Reverberation in common internal parts of buildings containing flats or rooms for residential purposes.

E3. The common internal parts of buildings which contain flats or rooms for residential purposes shall be designed and constructed in such a way as to prevent more reverberation around the common parts than is reasonable.

Limits on application of E3.

Requirement E3 only applies to corridors, stairwells, hallways and entrance halls which give access to the flat or room for residential purposes.

Acoustic conditions in schools.

E4. (1) Each room or other space in a school building shall be designed and constructed in such a way that it has the acoustic conditions and the insulation against disturbance by noise appropriate to its intended use.

(2) For the purposes of this paragraph -

"school" has the same meaning as in section 1(1) of the Education (Guernsey) Law, 1970^d, and

"school building" means any building forming a school or part of a school.

PART F

VENTILATION

Means of ventilation (buildings).

^d Ordres en Conseil Vol. XXII, p. 325 as amended by XXVII p. 347, XXVIII p. 181, XXX p. 179, XXXI p. 168 and XXXII p. 144.

F1. There shall be adequate means of ventilation provided for people in the building.

Limits on application of F1.

Requirement F1 does not apply to a building or space within a building -

- (a) into which people do not normally go,
- (b) which is used solely for storage, or
- (c) which is a garage used solely in connection with a single family dwelling.

PART G

HEALTH AND HYGIENE STANDARDS

Sanitary conveniences and washing facilities.

G1. (1) Adequate sanitary conveniences shall be provided in rooms provided for that purpose, or in bathrooms, and shall be provided with an efficient supply of water for the flushing of water closets and urinals where such installations exist. Any such room or bathroom shall be separated from places where food is stored or prepared.

- (2) Adequate washbasins shall be provided in -
 - (a) rooms containing water closets, or

- (b) rooms or spaces adjacent to rooms containing water closets, and

any such room or space shall be separated from places where food is prepared.

(3) There shall be a suitable installation for the provision of hot and cold water to washbasins provided in accordance with sub-paragraph (2).

(4) Sanitary conveniences and washbasins to which this paragraph applies shall be designed and installed so as to allow effective cleaning.

Bathrooms.

G2. Adequate bathroom facilities shall be provided containing either a fixed bath or shower bath, and there shall be a suitable installation for the provision of hot and cold water to the bath or shower bath.

Limits on application of G2.

Requirement G2 applies only to dwellings, guest houses, hotels, lodgings, institutions and any other building containing sleeping accommodation.

Hot water storage.

G3. A hot water storage system that has a hot water storage vessel which does not incorporate a vent pipe to the atmosphere shall be installed by a person competent to do so, and there shall be precautions -

- (a) to prevent the temperature of stored water at any time exceeding 100 C, and

- (b) to ensure that the hot water discharged from safety devices is safely conveyed to where it is visible but will not cause danger to persons in or about the building.

Limits on application of G3.

Requirement G3 does not apply to -

- (a) a hot water storage system that has a storage vessel with a capacity of 15 litres or less,
- (b) a system providing space heating only, or
- (c) a system which heats or stores water for the purposes only of an industrial process.

Kitchens.

G4. Adequate kitchen facilities shall be provided containing a fixed sink unit and suitable provision of hot and cold water.

Limits on application of G4.

Requirement G4 applies only to dwellings, guest houses, hotels, lodgings and institutions.

Water Supply.

G5. A sufficient, wholesome and potable water supply shall be provided for the building.

Habitable Rooms.

G6. The layout, size and arrangement of habitable rooms shall be adequate.

Limits on application of G6.

Requirement G6 applies only to dwellings, guesthouses, lodgings, institutions and any other building containing sleeping accommodation.

Sinks in Work places.

G7. Adequate sinks shall be provided in buildings used as places of work in which at least 10 persons are employed to work at any time.

PART H

DRAINAGE AND WASTE DISPOSAL

Foul water drainage.

H1. (1) An adequate system of drainage shall be provided to carry foul water from appliances within the building to one of the following, listed in order of priority -

- (a) a public sewer, or, where that is not reasonably practicable,
- (b) a private sewer communicating with a public sewer, or, where that is not reasonably practicable,
- (c) a cesspool, or where that is not reasonably practicable,
- (d) either a septic tank which has an appropriate form of secondary treatment or another wastewater treatment system.

(2) In this Part "foul water" means waste water which comprises or includes -

- (a) waste from a sanitary convenience, bidet, or appliance used for washing receptacles for foul waste, or
- (b) water which has been used for food preparation, cooking or washing.

Cesspools, septic tanks, settlement tanks and effluent tanks.

H2. (1) Any cesspool, septic tank and its form of secondary treatment, or other wastewater treatment system shall be so sited and constructed that -

- (a) it is not prejudicial to the health of any person,
- (b) it will not contaminate any watercourse, underground water or water supply,
- (c) there are adequate means of access for emptying and maintenance, and
- (d) where relevant, it will function to a sufficient standard for the protection of health in the event of a power failure.

(2) Any cesspool or holding tank which is part of a wastewater system or septic tank shall be -

- (a) of adequate capacity,

- (b) so constructed that it is impermeable to liquids,
- (c) adequately ventilated, and
- (d) adequately covered or fenced in.

(3) Where a foul water drainage system from a building discharges to a cesspool, wastewater treatment system or septic tank, a durable notice shall be affixed in a suitable place in the building containing information on any continuing maintenance required to avoid risks to health.

Rainwater drainage.

H3. (1) Adequate provision shall be made for rainwater to be carried from the roof of the building.

(2) Paved areas around the building shall be so constructed as to be adequately drained.

(3) Rainwater from a system provided pursuant to sub-paragraphs (1) or (2) shall discharge to one of the following, listed in order of priority -

- (a) an adequate soakaway or some other adequate infiltration system, or, where that is not reasonably practicable,
- (b) a watercourse, or, where that is not reasonably practicable,
- (c) a sewer,

and wherever practicable the outfall shall be situated within the States Water Board Controlled Area as shown on the map of such area lodged at the Greffe.

Limits on application of H3(2) and H3(3).

Requirement H3(2) applies only to paved areas -

- (a) which provide access to the building pursuant to paragraph M1 (access and use) and M2 (access to extensions to buildings other than dwellings) of this Schedule,
- (b) which provide access to or from a place of storage pursuant to paragraph H6(2) of this Schedule (solid waste storage),
- (c) in any passage giving access to the building, where this is intended to be used in common by the occupiers of one or more other buildings, or
- (d) forming the service or estate road providing access to buildings, and

Requirement H3(3) does not apply to the gathering of rainwater for reuse.

Building over sewers.

H4. (1) The erection or extension of a building or work involving the underpinning of a building shall be carried out in a way that is not detrimental to the building or building extension or to the continued maintenance of the drain or sewer.

(2) In this paragraph and paragraph H5 "**map of sewers**" means the map of sewers kept at the Greffe as required by Section 14(1) of the Sewerage Guernsey Law 1974^e.

Limits on the application of H4.

Requirement H4 applies only to work carried out -

- (a) over a drain or sewer which is shown on the map of sewers, or
- (b) on any site or in such a manner as may result in interference with the use of, or obstruction of the access of any person to any drain or sewer which is shown on the map of sewers.

Separate systems of drainage.

H5. Any system for discharging water to a sewer which is provided pursuant to paragraph H3 shall be separate from that provided for the conveyance of foul water from the building.

Limits on the application of H5.

Requirement H5 applies only to a system provided in connection with the erection or extension of a building where it is reasonably practicable for the system to discharge directly or indirectly to a sewer for the separate conveyance of surface water which is-

- (a) shown on the map of sewers, or

^e Ordres en Conseil Vol. XXIV, p. 372.

- (b) under construction for and on behalf of the States of Guernsey.

Solid waste storage.

- H6.** (1) Adequate provision shall be made for the storage of solid waste.
- (2) Adequate means of access shall be provided -
- (a) for people in the building to the place of storage, and
 - (b) from the place of storage to a collection point, or to a street (where there is no collection point).

Overflow drainage.

H7. Any reservoir shall be provided with adequate drainage to take off excess water.

Farm drainage.

- H8.** (1) Any farm building or yard for use by animals (including a poultry run) shall -
- (a) be so sited and constructed so that it will not contaminate any stream, surface water drain, pond or underground water supply, by reason of the use of the building or yard,
 - (b) have a floor, in the case of the building, or a surface, in the case of the yard, impermeable to liquids, and

(c) have all drains, other than drains for rainwater, connected to an adequate watertight tank or other adequate watertight receptacle.

(2) In this paragraph-

(a) "**Farm building**" means a building intended for use in connection with the keeping of any cattle, horses, goats, swine or poultry or any other animals, and

(b) "**poultry**" means domestic fowl, turkey, geese, duck, guinea fowl, partridge, pheasant and pigeon.

Disused drains, cesspools, septic tanks, settlement tanks or effluent tanks.

H9. (1) Any system which carried foul water from appliances within the building to a sewer, a cesspool, or an effluent, septic or settlement tank, and which has been disconnected from the appliances, shall be capped off or otherwise sealed.

(2) Any cesspool, septic tank, settlement tank or effluent tank which has become disused shall be adequately cleansed and rendered innocuous.

(3) The requirements of this paragraph shall apply to any drainage work required to be carried out under Section 11 or 13 of the Sewerage (Guernsey) Law, 1974.

PART J

HEAT PRODUCING APPLIANCES AND OIL TANKS

Air Supply.

J1. Combustion appliances shall be so installed that there is an adequate supply of air to them for combustion to prevent overheating and for the efficient working of any flue pipe or chimney.

Discharge of products of combustion.

J2. Combustion appliances shall have adequate provision for the discharge of the products of combustion to the outside air.

Protection of building.

J3. Combustion appliances and flue-pipes shall be so installed, and fireplaces and chimneys shall be so constructed and installed, as to reduce to a reasonable level the risk of people suffering burns or the building catching fire in consequence of their use.

Limits on application of J1, J2, and J3.

The requirements in paragraphs J1 to J3 apply only to fixed combustion appliances (including incinerators).

Provision of information.

J4. Where a hearth, fireplace, flue or chimney is provided or extended, a durable notice containing information on the performance capabilities of the hearth, fireplace, flue or chimney shall be affixed in a suitable place in the building for the purpose of enabling combustion appliances to be safely installed.

Protection of liquid fuel storage systems.

J5. Liquid fuel storage systems and the pipes connecting them to combustion appliances shall be so constructed and separated from buildings and the boundary of the premises as to reduce to a reasonable level the risk of the fuel igniting in the event of fire in adjacent buildings or premises.

Protection against pollution.

J6. (1) Any oil or gas fired boiler, internal combustion engine or any storage tank, pipes or other apparatus intended to be used for or in conjunction with the consumption, storage or supply of petroleum spirit, oil or gas, or heating by oil or gas shall be -

(a) so manufactured or constructed that it is impermeable to liquids, and

(b) so sited and constructed that -

(i) it is not prejudicial to the health or safety of any person, and

(ii) it will not contaminate any stream, surface water drain, pond or underground water or water supply.

(2) Any petroleum spirit, or oil storage tank shall be provided with, and situated in an adequate secondary containment vessel or catchpit which itself shall meet the requirements of sub-paragraphs (1)(a) and (b).

(3) Any petroleum spirit or oil storage tank shall have affixed in a prominent position a durable notice containing information on how to respond to an oil escape, so as to reduce to a reasonable level the risk of pollution.

Clean air.

J7. (1) Furnaces and boilers shall be installed so as to operate, as far as practicable, without emitting -

- (a) smoke, or
 - (b) grit and dust.
- (2) "Furnace" in this paragraph means any furnace except -
- (a) one designed solely or mainly for a single family dwelling, or
 - (b) one used for heating a boiler with maximum heating capacity of less than 58 million joules per hour.

PART K

SAFE MEANS OF ACCESS AND EGRESS

Stairs, ladders and ramps.

K1. Stairs, ladders and ramps shall be so designed, constructed and installed as to be safe for people moving between different levels in or about the building.

Protection from falling.

- K2.**
- (a) Any stairs, ramps, floors and balconies and any roof to which people have access, and
 - (b) any light well, basement area or similar sunken area connected to a building,

shall be provided with barriers where it is necessary to protect people in or about the building from falling.

Limitations on application of K1 and K2(a).

Requirements K1 and K2(a) apply only to stairs, ladders and ramps which form part of the building.

Vehicle barriers and loading bays.

K3. (1) Vehicle ramps, and any levels in a building to which vehicles have access, shall be provided with barriers where it is necessary to protect people in or about the building.

(2) Vehicle loading bays shall be constructed in such a way, or be provided with such features, as may be necessary to protect people in them from collision with vehicles.

Protection from collision with open windows etc.

K4. Provision shall be made to prevent people moving in or about the building from colliding with open windows, skylights or ventilators.

Limits on application of requirement K4.

Requirement K4 does not apply to dwellings, except the elevations of those dwellings directly abutting the public highway.

Protection against impact from and trapping by doors.

K5. (1) Provision shall be made to prevent any door or gate -

- (a) which slides or opens upwards, from falling onto any person, and

(b) which is powered, from trapping any person.

(2) Provision shall be made for powered doors and gates to be opened in the event of a power failure.

(3) Provision shall be made to ensure a clear view of the space on either side of a swing door or gate.

Limits on application of K5.

Requirement K5 does not apply to -

(a) dwellings, or

(b) any door or gate which is part of a lift.

Reservoirs and water retaining structures.

K6. Reservoirs and water retaining structures which are not covered shall -

(a) be enclosed by a fence, and

(b) have adequate means of egress in case of accidental entry.

PART L

CONSERVATION OF FUEL AND POWER

Dwellings.

L1. Reasonable provision shall be made for the conservation of fuel and power in dwellings by -

- (a) limiting the heat loss -
 - (i) through the fabric of the building,
 - (ii) from hot water pipes and hot air ducts used for space heating, and
 - (iii) from hot water vessels,
- (b) providing space heating and hot water systems which are energy-efficient,
- (c) providing lighting systems with appropriate lamps and sufficient controls so that energy can be used efficiently, and
- (d) providing sufficient information with the heating and hot water services so that building occupiers can operate and maintain the services in such a manner as to use no more energy than is reasonable in the circumstances.

Limits on application of requirement L1(c).

The requirement for sufficient controls in paragraph L1(c) applies only to external lighting systems fixed to the building.

Buildings other than Dwellings.

L2. Reasonable provision shall be made for the conservation of fuel and power in buildings other than dwellings by -

- (a) limiting the heat losses and gains through the fabric of the building,
- (b) limiting the heat loss -
 - (i) from hot water pipes and hot air ducts used for space heating, and
 - (ii) from hot water vessels and hot water service pipes,
- (c) providing space heating and hot water systems which are energy efficient,
- (d) limiting exposure to solar overheating,
- (e) making provision where air conditioning and mechanical ventilation systems are installed, so that no more energy needs to be used than is reasonable in the circumstances,
- (f) limiting the heat gains by chilled water and refrigerant vessels and pipes and air ducts that serve air conditioning systems,
- (g) providing lighting systems which are energy efficient, and

- (h) providing sufficient information with the relevant services so that the building can be operated and maintained in such a manner as to use no more energy than is reasonable in the circumstances.

Limits on application of requirements L2(e) and (f).

Requirements L2 (e) and (f) apply only within buildings and parts of buildings where more than 200m² of floor area is to be served by air conditioning or mechanical ventilation systems.

Limits on application of requirement L2(g).

Requirement L2(g) applies only within buildings and parts of buildings where more than 100m² of floor area is to be served by artificial lighting.

PART M

ACCESS TO AND USE OF BUILDINGS

Access and Use.

M1. Reasonable provision shall be made for people to –

- (a) gain access to, and

- (b) use,

the building and its facilities.

Access to Extensions to Buildings other than dwellings.

M2. (1) Suitable independent access shall be provided to extensions of buildings, other than dwellings, where reasonably practicable.

(2) In this paragraph, “**independent access**” means, in relation to a part of a building (including any extension to that building), a route of access to that part which does not require the user to pass through any other part of the building.

Sanitary conveniences in Extensions to Buildings other than Dwellings.

M3. If sanitary conveniences are provided in any building that is to be extended, reasonable provision shall be made within the extension for sanitary conveniences.

Sanitary Conveniences in Dwellings.

M4. (1) Reasonable provision shall be made in the entrance storey of a dwelling for sanitary conveniences, or where the entrance storey contains no habitable rooms, reasonable provision for sanitary conveniences shall be made in either the entrance storey or principal storey.

(2) In this paragraph “**entrance storey**” means the storey which contains the principal entrance to the dwelling, and “**principal storey**” means the storey nearest to the entrance storey which contains a habitable room, or if there are two such storeys equally near, either such storey.

Limits on application of PART M and of requirements M2 and M3.

The requirements of this Part do not apply to -

- (a) an extension or material alteration of a dwelling, or

- (b) any part of a building which is used solely to enable the building or any service or fitting in the building to be inspected, repaired or maintained.

Requirement M2 does not apply where suitable access to the extension is provided through the building that is extended.

Requirement M3 does not apply where there is reasonable provision for sanitary conveniences elsewhere in the building, such that people occupied in, or otherwise having occasion to enter the extension can gain access to and use those sanitary conveniences.

PART N

GLAZING - MATERIALS AND PROTECTION

Protection against impact.

N1. Glazing, with which people are likely to come into contact whilst moving in or about the building, shall-

- (a) if broken on impact, break in a way which is unlikely to cause injury,
- (b) resist impact without breaking, or
- (c) be shielded or protected from impact.

Manifestation of Glazing.

N2. Transparent glazing, with which people are likely to come into contact whilst moving in or about the building, shall incorporate features which make it apparent.

Safe opening and closing of windows etc.

N3. Windows, skylights and ventilators which can be opened by people in or about the building shall be so constructed or equipped that they may be opened, closed or adjusted safely.

Limits on application of requirements N2 and N3.

Requirements N2 and N3 do not apply to dwellings.

Safe access for cleaning windows etc.

N4. Provision shall be made for any windows, skylights, or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.

Limits on application of requirement N4.

Requirement N4 does not apply to –

- (a) dwellings, or
- (b) any transparent or translucent elements whose surface is not intended to be cleaned.

PART P

ESTATE ROADS AND SERVICE ROADS

Layout, design and construction.

P1. Estate roads and service roads shall be of a suitable layout, including arrangement for the safety of pedestrians and provision for turning, and shall be of an adequate width and gradient, provided with a suitable surface and adequately constructed.

Drainage.

P2. Estate roads and service roads shall be provided with adequate drainage.”.

EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations amend the Building Regulations, 1992 by substituting a new Schedule 1 and making other consequential amendments. The revised requirements will come into force from 1st October 2006 but shall not apply to plans deposited before that date or to building work carried out in accordance with such plans.

The main amendments to Schedule 1 are to-

- (a) include more detailed requirements in Part L relating to conservation of fuel and power and amend significantly the requirements in Part M relating to access and use of buildings,
- (b) change the requirements relating to drainage and waste disposal in Part H,
- (c) amend significantly the requirements in Part E relating to resistance to the passage of sound, including a new requirement relating to schools, and in Part K relating to safe means of access and egress, including new requirements relating to sunken areas, vehicle loading bays, collision with open windows and trapping by doors,
- (d) amend the requirements-

- (i) in Part C relating to site preparation and resistance to contaminants and moisture,
- (ii) in Part F relating to ventilation, in particular to remove the requirement relating to condensation which is now in Part C,
- (iii) in Part J relating to heat producing appliances and oil tanks to add new requirements relating to information, and
- (iv) in Part N relating to glazing in particular to include a new requirement relating to safe means of opening and closing windows.

There are also amendments which-

- (a) effectively move the former limitations on requirement A4, in relation to disproportionate collapse, to A3, and
- (b) include a limitation on requirements B1 (means of escape) and B3(3) (internal fire spread (structure)) in relation to prisons in Guernsey.

The above amendments reflect provisions in Building Regulations in force in England and Wales with appropriate modifications for Guernsey.