

## 1984 No. 295

## BUILDING REGULATIONS

**Building (Amendment) Regulations (Northern Ireland) 1984**

*Made* . . . . . 15th August 1984

*Coming into operation* . . . . . 1st December 1984

The Department of the Environment, in exercise of the powers conferred by Articles 3, 5(1) and 15(2) of the Building Regulations (Northern Ireland) Order 1979(a) and now vested in it(b) 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 the Department to be representative of the interests concerned, hereby makes the following regulations:—

*Citation and commencement*

1. These regulations may be cited as the Building (Amendment) Regulations (Northern Ireland) 1984 and shall come into operation on 1st December 1984.

*Interpretation*

2. In these regulations “the principal regulations” means the Building Regulations (Northern Ireland) 1977(c).

*Transitional provisions*

3.—(1) The principal regulations shall apply to—

- (a) plans deposited in accordance with the principal regulations before the commencement of these regulations;
- (b) work carried out in accordance with such plans with or without any departure or deviation from those plans;
- (c) work completed before such commencement;

as if the amendments effected by regulation 4 had not been made.

(2) For the purpose of paragraph (1) “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.

*Amendment of the principal regulations*

4. The principal regulations shall be amended as follows:—

(1) For regulation A6 (Application to erection of buildings) there shall be substituted the following regulation:—

*“Application to erection of buildings*

A6. Subject to the provisions of regulation A5, Parts A to L and Part R shall apply to the erection of a building.”

(2) In paragraph (1) of regulation A7 (Application to alterations and extensions) there shall be inserted after the words “Parts A to L” the words “and Part R”.

(a) S.I. 1979/1709 (N.I. 16)

(b) S.I. 1982/338 (N.I. 6) Art. 5 and Sch 1 Part II

(c) S.R. 1977 No. 149 as amended by S.R. 1979 No. 79, S.R. 1980 No. 86 and S.R. 1982 No. 81

(3) In regulation A14 (Exercise of dispensation or relaxation) after the entry "Part Q (Ashpits, wells, tanks and cisterns)", there shall be inserted the following entry:—

"Part R (Facilities for disabled persons)."

(4) After Part Q there shall be inserted the Part set out in the Schedule.

(5) In Table A, in Schedule 11 (Publications to which specific reference is made in the Building Regulations (Northern Ireland) 1977) there shall be inserted at the end the following entry:—

(1)	(2)	(3)	(4)
BS 5810: 1979	—	—	R3

Sealed with the Official Seal of the Department of the Environment for Northern Ireland on 15th August 1984.

(L.S.)

*Harold Carson*

Assistant Secretary

## SCHEDULE

Regulation 4(4)

**Part to be inserted after Part Q (Ashpits, Wells, Tanks and Cisterns) of the principal regulations**

## PART R

## FACILITIES FOR DISABLED PERSONS

*Interpretation of Part R*

R1. In this Part “disabled persons” means persons affected by an impairment of sight or hearing or with a physical impairment which makes them dependent upon a wheelchair for mobility or otherwise limits their ability to walk.

*Provision of facilities for disabled persons*

R2.—(1) This regulation applies to buildings which are—

- (a) office premises or shop premises within the meaning of section 1 of the Office and Shop Premises Act (Northern Ireland) 1966(a);
- (b) factories within the meaning of section 175 of the Factories Act (Northern Ireland) 1965(b);
- (c) to be used for the purposes of—
  - (i) a university;
  - (ii) the Ulster Polytechnic;
  - (iii) a school within the meaning of the Education and Libraries (Northern Ireland) Order 1972(c);
  - (iv) a college of education or other establishment for the training of teachers maintained in pursuance of Article 55 of that Order or in respect of which grants are paid under that Article; or
  - (v) any other institution providing further education under Article 23 of that Order;
- (d) other buildings to which the public are to be admitted.

(2) References in this regulation to a storey to which there is access at ground level are references to any storey the floor of which is at or about the level of the finished surface of the ground adjoining the building at a point where there is access from the exterior.

(3) Subject to paragraph (4)—

- (a) the means of access to any storey to which there is access at ground level shall include provision for access by disabled persons; and
- (b) the means of access within such a storey as aforesaid shall include provision for access by disabled persons.

(4) In the case of a hall or auditorium or a building constituting, or forming part of, a sports stadium where audience or spectator seating is fixed or arranged in tiers in such a way as to make it impracticable to provide access for the disabled to all seats, it shall be a sufficient compliance with paragraph (3) to provide the minimum number of wheelchair spaces calculated in accordance with paragraph (5) with adequate access thereto.

(5) For the purposes of paragraph (4) the minimum number is—

- (i) in the case of a building constituting, or forming part of, a sports stadium such number as is necessary to secure that the number of wheelchair spaces in the whole stadium is 20 or exceeds 1/200th of the total number of seats in the whole stadium which are available to the public, whichever is the lesser; and
- (ii) in any other case, 8 or a number exceeding 1/200th of the total number of the seats in the hall or auditorium available to the public, whichever is the lesser.

(6) If sanitary conveniences are provided a reasonable number (and at least one) shall be accessible to, and designed for use by, disabled persons.

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(a) 1966 c. 26

(b) 1965 c. 20

(c) S.I. 1972/1263 (N.I. 12)

*Deemed-to-satisfy provisions regarding facilities for disabled persons*

R3. The requirements of regulation R2 shall be deemed to be satisfied by compliance with the relevant provisions of BS 5810: 1979.

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**EXPLANATORY NOTE**

*(This note is not part of the Regulations.)*

These regulations further amend the Building Regulations (Northern Ireland) 1977. They come into operation on 1st December 1984 but do not apply to work which has been completed, or for which plans have been deposited with a district council before that date.

These regulations introduce a new Part R, which requires the provision of facilities for disabled persons. The new provisions apply to the erection of certain new buildings and to the structural alteration or extension of certain existing buildings (regulation 4(1) and (2)).

The requirements extend to offices, shops, factories, educational buildings and buildings to which the public are to be admitted (new regulation R2(1)). In general, there are to be means of access, meeting the needs of disabled persons, to and within any storey to which there is access at ground level, but there are special rules for sports stadia and auditoria (new regulation R2(2) to (5)). If toilet facilities are provided, provision must be made for the disabled (new regulation R2(6)).

The requirements are deemed to be satisfied when British Standard BS 5810: 1979 is complied with (new regulation R3). Copies of this British Standard may be obtained from the British Standards Institution, Linford Wood, Milton Keynes, MK14 6LE.

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This Order has been exempted from printing by the Statutory Rules (Northern Ireland) Order 1979. A summary is given in the List of Statutory Rules of a Local Character under the heading ROAD TRAFFIC AND VEHICLES.