

STATUTORY RULES OF NORTHERN IRELAND

**2012 No. 192**

**The Building Regulations (Northern Ireland) 2012**

**PART B**

Materials and workmanship

**Interpretation**

[<sup>F1</sup>22. In this Part—

“External wall” of a building includes reference to—

- (a) anything located within any space forming part of the wall;
- (b) any decoration or other finish applied to any external (but not internal) surface forming part of the wall;
- (c) any windows and doors in the wall; and
- (d) any part of a roof pitched at an angle of more than 70° to the horizontal if that part of the roof adjoins a space within the building to which persons have access, but not access only for the purpose of carrying out repairs or maintenance.

“Harmful substances” includes fumes and vapours;

“Relevant work” means—

- (a) the erection of a building;
- (b) the structural alteration or extension of a building;
- (c) the provision of any service or fitting; or
- (d) the backfilling of any excavation carried out in connection with (a), (b) or (c); and

“Specified attachment” means—

- (a) a balcony attached to an external wall;
- (b) a device for reducing heat gain within a building by deflecting sunlight which is attached to an external wall; or
- (c) a solar panel attached to an external wall.]

**Textual Amendments**

**F1** Reg. 22 substituted (1.4.2022) by [The Building \(Amendment\) Regulations \(Northern Ireland\) 2022 \(S.R. 2022/71\)](#), regs. 1, **6(1)** (with reg. 3)

**Fitness of materials and workmanship**

[<sup>F2</sup>23.—(1) In any relevant work—

- (a) the materials used shall—

- (i) be of a suitable nature and quality in relation to the purposes for and the conditions in which they are used;
  - (ii) be adequately mixed and prepared;
  - (iii) be applied, used or fixed so as adequately to perform the functions for which they are designed; and
  - (iv) not continue to emit any harmful substance longer than is reasonable in the circumstances; and
- (b) the standards of materials and workmanship need be no more than are necessary to—
- (i) secure the health, safety, welfare and convenience of persons in or about the building; and
  - (ii) further the conservation of fuel and power.
- (2) Subject to paragraph (3), building work shall be carried out so that materials which become part of an external wall, or specified attachment, of a relevant building are of European Classification A2-s1, d0 or Class A1, classified in accordance with BS EN 13501-1:2018.
- (3) Paragraph (2) does not apply to—
- (a) cavity trays when used between two leaves of masonry;
  - (b) any part of a roof (other than any part of a roof which falls within paragraph (d) of the definition of ‘External wall’ in regulation 22), if that part is connected to an external wall;
  - (c) door frames and doors;
  - (d) electrical installations;
  - (e) insulation and water proofing materials used below ground level;
  - (f) intumescent and fire stopping materials where the inclusion of the materials is necessary to meet the requirements of Part E;
  - (g) membranes;
  - (h) seals, gaskets, fixings, sealants and backer rods;
  - (i) thermal break materials where the inclusion of the materials is necessary to meet thermal bridging requirements of Part F; or
  - (j) window frames and glass.
- (4) In this regulation—
- (a) a “relevant building” means a building with a storey (not including roof-top plant areas or any storey consisting exclusively of plant rooms) at least 18 m above ground level and which—
    - (i) contains one or more dwellings;
    - (ii) contains an institution; or
    - (iii) contains a room for residential purposes (excluding any room in a hostel, hotel or boarding house); and
  - (b) “above ground level”, in relation to a storey, means above ground level when measured from the lowest ground level adjoining the outside of a building to the top of the floor surface of the storey.]

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**Textual Amendments**

**F2** Reg. 23 substituted (1.4.2022) by [The Building \(Amendment\) Regulations \(Northern Ireland\) 2022 \(S.R. 2022/71\)](#), regs. 1, **6(2)** (with reg. 3)

### **Urea formaldehyde foam**

**24.**—(1) Subject to paragraph (2), in-situ foamed urea formaldehyde shall not be used in the erection, structural alteration or extension of a building.

(2) In-situ foamed urea formaldehyde may be used for filling the cavity of a cavity wall having an inner leaf constructed of bricks or blocks, provided that it is—

- (a) suitable for such an application; and
- (b) satisfactorily installed.

**Changes to legislation:**

There are currently no known outstanding effects for the The Building Regulations (Northern Ireland) 2012, PART B.