



# Building Act 1984

## 1984 CHAPTER 55

### PART I

#### BUILDING REGULATIONS

##### *Passing of plans*

#### 24 Provision of exits etc.

(1) Where—

- (a) plans of a building or of an extension of a building are, in accordance with building regulations, deposited with a local authority, and
- (b) the building or, as the case may be, the building as extended will be a building to which this section applies,

the authority shall reject the plans unless they show that the building, or, as the case may be, the building as extended, will be provided with such means of ingress and egress and passages or gangways as the authority, after consultation with the [<sup>F1</sup>fire and rescue authority], deem satisfactory, regard being had to the purposes for which the building is intended to be, or is, used and the number of persons likely to resort to it at any one time.

- (2) Any question arising under subsection (1) above between a local authority and the person by whom, or on whose behalf, plans are deposited as to whether the means of ingress or egress or passages or gangways already existing, or proposed to be provided, ought to be accepted by the authority as satisfactory may on the application of that person be determined by a magistrates' court.
- (3) Where building regulations imposing requirements as to the provision of means of escape in case of fire are applicable to a proposed building or proposed extension of a building, or would be so applicable but for a direction under section 8 above dispensing with such requirements—
  - (a) this section, and
  - (b) any provision of a local Act that has effect in place of this section,

*Status: Point in time view as at 02/05/2018. This version of this provision has been superseded.*

*Changes to legislation: Building Act 1984, Section 24 is up to date with all changes known to be in force on or before 29 August 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)*

does not apply in relation to the proposed building or extension.

(4) Subject to subsection (3) above, this section applies to—

- (a) a theatre, and a hall or other building that is used as a place of public resort,
- (b) a restaurant, shop, store or warehouse to which members of the public are admitted and in which more than twenty persons are employed,
- [<sup>F2</sup>(c) premises in respect of which a club premises certificate has effect under the Licensing Act 2003,]
- (d) a school not exempted from the operation of building regulations, and
- (e) a church, chapel or other place of public worship

but not—

- (i) a private house to which members of the public are admitted occasionally or exceptionally,
- (ii) a building that was used as a church, chapel or other place of public worship immediately before the date on which section 36 of the <sup>M1</sup>Public Health Acts Amendment Act 1890, or a corresponding provision in a local Act, came into operation in the district or rating district, or
- (iii) a building that was so used immediately before the 1st October 1937 (the date of commencement of the <sup>M2</sup>Public Health Act 1936) in a district or rating district where neither the said section 36 nor such a corresponding provision ever came into operation.

#### Textual Amendments

- F1** Words in s. 24(1) substituted (1.10.2004 except in relation to W., 10.11.2004 for W.) by [Fire and Rescue Services Act 2004 \(c. 21\)](#), s. 61, [Sch. 1 para. 57\(2\)\(3\)\(b\)](#); S.I. 2004/2304, art. 2; S.I. 2004/2917, art 2
- F2** S. 24(4)(c) substituted (24.11.2005) by [Licensing Act 2003 \(c. 17\)](#), s. 201(2), [Sch. 6 para. 91](#) (with ss. 2(3), 15(2), 195); S.I. 2005/3056, art. 2(2)

#### Modifications etc. (not altering text)

- C1** S. 24 excluded by [Fire Safety and Safety of Places of Sport Act 1987 \(c. 27, SIF 45A\)](#), [ss. 26\(1\), 33\(1\)](#) (d)

#### Marginal Citations

- M1** 1890 c. 59.  
**M2** 1936 c. 49.

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