



Building Act 1984

1984 CHAPTER 55

PART III

OTHER PROVISIONS ABOUT BUILDINGS

Buildings

72 Means of escape from fire.

- (1) If it appears to a local authority, after consultation with the [^{F1}fire and rescue authority], that—
- (a) a building to which this section applies is not provided, or
 - (b) a proposed building that will be building to which this section applies will not be provided,

with such means of escape in case of fire as the local authority, after such consultation, deem necessary from each storey whose floor is more that twenty feet above the surface of the street or ground on any side of the building, the authority shall by notice require the owner of the building, or, as the case may be, the person proposing to erect the building, to execute such work or make such other provision in regard to the matters aforesaid as may be necessary.

- (2) Sections 99 and 102 below apply in relation to a notice given under subsection (1) above in so far as it requires a person to execute works.
- (3) In so far as such a notice requires a person to make provision otherwise than by the execution of works, he is, if he fails to comply with the notice, liable on summary conviction to a fine not exceeding level 4 on the standard scale and to a further fine not exceeding £2 for each day on which the offence continues after he is convicted.
- (4) In proceedings under subsection (3) above, it is open to the defendant to question the reasonableness of the authority's requirements.
- (5) 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

Status: Point in time view as at 10/11/2004. This version of this provision has been superseded.

Changes to legislation: Building Act 1984, Section 72 is up to date with all changes known to be in force on or before 03 June 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)

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

(6) This section applies to a building that exceeds two storeys in height and in which the floor of any upper storey is more than twenty feet above the surface of the street or ground on any side of the building and that—

- (a) is let in flats or tenement dwellings,
- (b) is used as an inn, hotel, boarding-house, hospital, nursing home, boarding-school, children's home or similar institution, or
- (c) is used as a restaurant, shop, store or warehouse and has on an upper floor sleeping accommodation for persons employed on the premises.

(7) This section has effect subject to section 30(3) of the ^{M1}Fire Precautions Act 1971.

Textual Amendments

- F1** Words in s. 72(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\(2\)\(3\)\(f\)](#); S.I. 2004/2304, art. 2; S.I. 2004/2917, art. 2

Marginal Citations

- M1** [1971 c. 40.](#)

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