

**1989 No. 1119**

**BUILDING AND BUILDINGS**

**The Building Regulations (Amendment)  
Regulations 1989**

<i>Made</i> - - - -	<i>4th July 1989</i>
<i>Laid before Parliament</i>	<i>11th July 1989</i>
<i>Coming into force</i>	<i>1st April 1990</i>

The Secretary of State, in exercise of the powers conferred upon him by sections 1(1), 3(1), 16(9), 47(1) and 126(a) of, and paragraphs 1, 2, 7, 8 and 10 of Schedule 1 to, the Building Act 1984(b) and of all other powers enabling him in that behalf, after consulting the Building Regulations Advisory Committee and such other bodies as appear to him to be representative of the interests concerned in accordance with section 14(3) of that Act, hereby makes the following Regulations:

**Citation and commencement**

1. These Regulations may be cited as the Building Regulations (Amendment) Regulations 1989 and shall come into force on 1st April 1990.

**Amendment of the Building Regulations 1985**

2. The Building Regulations 1985(c) shall be amended as follows—

- (1) In regulation 2(1) the following definitions shall be omitted, namely, “element”, “exposed”, “industrial building”, “residential building”, “solid parts”, “U value”, “wall” and “window”.
- (2) In regulation 3(3) the words “or paragraph L4 or L5” shall be omitted.
- (3) In regulations 6(1) (a) the words “G1 (food storage)” shall be omitted and after the words “sanitary conveniences” there shall be inserted the words “and washing facilities”.
- (4) For parts F, G, H and L of Schedule 1 there shall be substituted the Parts respectively set out in the Schedule to these regulations.
- (5) The following paragraph shall be inserted in regulation 11 after paragraph (5)(d)—  
“ (6) A person who intends to carry out building work consisting only of the installation of a hot water supply system in relation to which paragraph G3 (hot water storage) of Schedule 1 imposes requirements shall not be required to give a building notice or deposit full plans if—  
(a) the system is approved by the British Board of Agrément, and  
(b) it is to be installed by or under the supervision of an installer approved by the Board.”.
- (6) In regulation 13(3)(b) the words after “these regulations” shall be omitted.

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(a) See the definition of “prescribed”.

(b) 1984 c.55.

(c) S.I. 1985/1065, to which there are amendments not relevant to these Regulations.

(d) Inserted by S.I. 1985/1576.

**Consequential amendments to the Building (Approved Inspectors etc) Regulations 1985**

3. The Building (Approved Inspectors etc) Regulations 1985(a) shall be amended as follows—

- (1) In regulation 10(2) for the words “ any requirement of paragraph L2 or L3 ” there shall be substituted the words “ paragraph L1 ”.
- (2) In regulation 27(2), for paragraph (b) there shall be substituted— “ (b) Part L (conservation of fuel and power) of Schedule 1 to those regulations.”.

**Transitional provisions**

4. These Regulations shall not apply where—

- (a) before 1st April 1990 a building notice has been given to, or full plans deposited with, a local authority or an initial notice or a public body's notice has been given in accordance with sections 47(1) and 54(1) respectively of the Building Act 1984, or
- (b) work is carried out after that date in accordance with any such notice or plans, whether with or without any departure or deviation from them,

and the Building Regulations 1985 and the Building (Approved Inspectors etc) Regulations 1985 shall continue to apply to such a notice or plans and to such work as if the amendments in these Regulations had not been made.

4th July 1989

*Nicholas Ridley*  
One of Her Majesty's Principal Secretaries of State

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(a) S.I. 1985/1066.

## SCHEDULE

<i>Requirement</i>	<i>Limits on application</i>
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### PART F VENTILATION

#### Means of Ventilation

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

This requirement applies only to—

- (a) dwellings;
- (b) the spaces within any building containing two or more dwellings which are used solely or principally in connection with those dwellings;
- (c) rooms containing sanitary conveniences;
- (d) bathrooms.

#### Condensation in Roofs

F2. Adequate provision shall be made to prevent excessive condensation—

- (a) in a roof; or
- (b) in a roof void above an insulated ceiling.

### PART G HYGIENE

G1. (Not used)

#### Bathrooms

G2. A bathroom 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.

This requirement applies only to dwellings.

#### Hot Water Storage

G3. If hot water is stored and the storage system does not incorporate a vent pipe to the atmosphere, there shall be adequate precautions to—

- (a) prevent the temperature of stored water at any time exceeding 100°C; and
- (b) ensure that the hot water discharged from safety devices is safely conveyed to where it is visible but will cause no danger to persons in or about the building.

This requirement does not apply to—

- (a) a storage system having a storage capacity of 15 litres or less;
- (b) a space heating system; or
- (c) a system which heats or stores water for the purposes of an industrial process.

#### Sanitary conveniences and washing facilities

G4.—(1) Adequate sanitary conveniences shall be provided in rooms provided for that purpose, or in bathrooms. Any such room or bathroom shall be separated from places where food is prepared.

(2) Adequate washbasins shall be provided in—

- (a) rooms containing water closets; or
- (b) rooms or spaces adjacent to rooms containing water closets. 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.

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**PART H DRAINAGE AND WASTE DISPOSAL**

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**Foul water drainage**

H1.—(1) Any system which carries foul water from appliances within the building to a sewer, a cesspool or a septic or settlement tank, shall be adequate.

(2) Foul water in sub-paragraph (1) means waste water which comprises or includes—

- (a) waste from a sanitary convenience or other soil appliance;
- (b) water which has been used for cooking or washing.

**Cesspools, septic tanks and settlement tanks**

H2. Any cesspool, septic tank or settlement tank shall be—

- (a) of adequate capacity and so constructed that it is impermeable to liquids;
- (b) adequately ventilated; and
- (c) so sited and constructed that—
  - (i) it is not prejudicial to the health of any person,
  - (ii) it will not contaminate any underground water or water supply, and
  - (iii) there are adequate means of access for emptying.

**Rainwater drainage**

H3. Any system which carries rainwater from the roof of the building to a sewer, soakaway, watercourse, or some other suitable rainwater outfall shall be adequate.

**Solid waste storage**

H4.—(1) Adequate means of storing solid waste shall be provided.

(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 street.

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**PART L CONSERVATION OF FUEL AND POWER**

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L1. Reasonable provision shall be made for the conservation of fuel and power in buildings.

This requirement applies to—

- (a) dwellings; and
  - (b) other buildings whose floor area exceeds 30m<sup>2</sup>.
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## EXPLANATORY NOTE

*(This note is not part of the regulations)*

These Regulations amend the Building Regulations 1985. The principal amendments (regulation 2(4) and the Schedule) are the substitution of new Parts, with changed requirements, for Parts F (Ventilation), G (Hygiene), H (Drainage and Waste Disposal), and L (Conservation of Fuel and Power) in Schedule 1 to the 1985 Regulations. Regulation 2(5) amends regulation 11 of the 1985 Regulations to remove the requirement to give a building notice or deposit full plans in certain defined circumstances where the work consists only of the installation of a hot water supply system. Consequential amendments are made to the Building (Approved Inspectors etc) Regulations 1985. Regulation 4 contains transitional provisions.