

New Building Regulations

New Building Regulations have been introduced in Northern Ireland on 30 November 2006, and will apply to Building Regulation applications received on or after this date. They cover Part F 'conservation of fuel and power', Part L 'combustion appliances and fuel storage', and Part R 'access and use of buildings'. A new Technical Booklet H 'stairs ramps, guarding and protection from impact' has also been produced.

A brief summary is given below

- New Part F regulations for the conservation of fuel and power include the calculation of carbon dioxide emission rates for new buildings, air permeability tests and the provision of information to occupiers about the building and fixed heating appliances. New provisions are also included for existing buildings where there is a change in the use of a building and or where an extension is being built.

Two new technical booklets, one for domestic buildings and one for non domestic buildings accompany these Part F regulations. These booklets give solutions on how the regulations can be met.

- New Part L regulations have been renamed 'combustion appliances and fuel storage' and include fire protection measures for oil and gas storage tanks, and protection of the environment against spillage from oil storage tanks. A comprehensive technical booklet has also been introduced.
- New Part R regulations have been renamed 'access to and use of buildings'. These Regulations are only in relation to non domestic buildings. Again, a new technical booklet has been introduced to show one method of meeting these regulations.

In addition to the above, minor amendments have been made to Part E and V, and new 'deemed-to-satisfy' tables have been introduced in schedule 5 of the Building Regulations.

Technical booklet H 2006 is the new 'deemed-to-satisfy' guidance document for stairs. Some changes in this booklet for non domestic stairs include limiting number of stair risers per flight to 12, and open riser stairs are now not permitted.

Further information on these new Building Regulations and downloadable copies of the technical booklets can be found on the website:

www.dfpni.gov.uk/building-regulations

Accredited Construction Details for Part F can be found below:

www.planningportal.gov.uk/england/professionals/en/1115314255826.html