



Statutory Document No. 86/00

THE BUILDING CONTROL ACT 1991  
**THE BUILDING (AMENDMENT)  
REGULATIONS 2000**

*Approved by Tynwald  
Coming into operation*

*21st March 2000  
1st July 2000*

In exercise of the powers conferred on the Department of Local Government and the Environment by sections 1(1) and 3(1) of, and paragraphs 1, 2, 4, 6 and 7 of Schedule 1 to the Building Control Act 1991<sup>1</sup>, and of all other enabling powers, the following Regulations are hereby made:-

**1. Citation and commencement**

These Regulations may be cited as the Building (Amendment) Regulations 2000 and, subject to section 37(2) of the Building Control Act 1991, shall come into operation on the 1st July 2000.

**2. Amendment of the Building Regulations 1993**

- (1) The Building Regulations 1993<sup>2</sup> are amended as follows.
- (2) In regulation 2(1), omit the definitions of "Construction Products Directive", "European technical approval" and "harmonised standard".
- (3) For regulation 7 substitute –

**"7. Material and workmanship**

Building work shall be carried out –

- (a) with adequate and proper materials which –
  - (i) are appropriate for the circumstances in which they are used,
  - (ii) are adequately mixed or prepared, and
  - (iii) are applied, used or fixed so as adequately to perform the function for which they are designed: and
- (b) in a workmanlike manner."

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<sup>1</sup> 1991 c.21

<sup>2</sup> SD 2/93

Price: 60p

(4) For Part F of Schedule 1 substitute –

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**“PART F VENTILATION**

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**Means of ventilation**

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

Requirement F1 does not apply to a building or space within a building –

- (a) into which people do not normally go; or
- (b) which is used solely for storage; or
- (c) which is a garage used solely in connection with single dwelling.

**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.”

(5) For Part K of Schedule 1 substitute –

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**“PART K PROTECTION FROM FALLING, COLLISION AND IMPACT**

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**Stairs, ladders and ramps**

**K1.** Stairs, ladders and ramps shall be so designed, constructed and installed as to be safe for people moving between different levels in or about the building.

Requirement K1 applies only to stairs, ladders and ramps which form part of the building.

**Protection from falling**

**K2.** All of the following –

- (a) any stairs, ramps, floor and balconies and any roof to which people have access, and
- (b) any light well, basement area or similar sunken area connected to a building,

shall be provided with barriers where it is necessary to protect people in or about the building from falling.

Requirement K2 (a) applies only to stairs and ramps which form part of the building.

**Vehicle barriers and loading bays**

**K3.** (a) Vehicle ramps and any levels in a building to which vehicles have access shall be provided with barriers where it is necessary to protect people in or about the building.

(b) Vehicle loading bays shall be constructed in such a way, or be provided with such features, as may be necessary to protect people in them from collision with vehicles.

**Protection from collision with open windows etc.**

**K4.** Provision shall be made to prevent people moving in or about the building from colliding with open windows, skylights or ventilators.

Requirement K4 does not apply to dwellings.

**Protection against impact from and trapping by doors**

**K5.** (1) Provision shall be made to prevent any door or gate –

- (a) which slides or opens upwards, from falling onto any persons, and
- (b) which is powered, from trapping any persons.

(2) Provision shall be made for powered doors and gates to be open in the event of power failure.

(3) Provision shall be made to ensure a clear view of space either side of a swing door or gate.”

Requirements K5 does not apply to –

- (a) dwellings, or
- (b) any door or gate which is part of a lift.

(6) For Part M of Schedule 1 substitute –

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**“PART M ACCESS AND FACILITIES FOR DISABLED PEOPLE**

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**Interpretation**

**M1.** In this Part “disabled people” means people who have –

- (a) an impairment which limits their ability to walk or which requires them to use a wheelchair for mobility, or
- (b) impaired hearing or sight.

The requirements of this Part do not apply to –

- (a) a material alteration;
- (b) an extension to a dwelling, or any other extension which does not include a ground storey;
- (c) any part of a building which is used solely to enable the building or any service or fitting in the building to be inspected, repaired or maintained.

**Access and use**

**M2.** Reasonable provision shall be made for disabled people to gain access to and use the building.

**Sanitary conveniences**

**M3.** (1) Reasonable provision shall be made in the entrance storey of a dwelling for sanitary conveniences, or where the entrance storey contains no habitable rooms, reasonable provision for sanitary conveniences shall be made in either the entrance storey or principal storey.

(2) In this paragraph “entrance storey” means the storey which contains the principle entrance to the dwelling, and “principal storey” means the storey nearest to the entrance storey which contains a habitable room, or if there are two such storey equally near, either such storey.

(3) If sanitary conveniences are provided in any building which is not a dwelling, reasonable provision shall be made for disabled people.

The requirements of this Part do not apply to a dwelling the total area of which does not exceed 80 square metres.

**Audience or spectator seating**

**M4.** If the building contains audience or spectator seating, reasonable provision shall be made to accommodate disabled people.”

Requirement M4 does not apply to dwellings.

(7) For Part N of Schedule 1 substitute –

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**“PART N GLAZING – SAFETY IN RELATION TO OPENING AND CLEANING**

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**Protection against impact**

**N1.** Glazing with which people are likely to come into contact whilst moving in or about the building shall –

- (a) if broken on impact, break in a way which is unlikely to cause injury, or
- (b) resist impact without breaking, or
- (c) be shielded or protected from impact.

**Manifestation of glazing**

**N2.** Transparent glazing with which people are likely to come into contact while moving in or about the building shall incorporate features which make it apparent.

Requirement N2 does not apply to dwellings.

**Safe opening and closing of windows**

**N3.** Windows, skylights and ventilators which can be opened by people in or about the building shall be so constructed or equipped that they may be opened, closed or adjusted safely.

Requirement N3 does not apply to dwellings.

**Safe access for cleaning windows**

**N4.** Provision shall be made for any windows, skylights, or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.

Requirement N4 does not apply to –

- (a) dwellings, or
- (b) any transparent or translucent elements whose surfaces are not intended to be clean.”

**3. Transitional provisions**

Nothing in these Regulations applies to –

- (a) any plans which, in accordance with the principal Regulations, are deposited with a building authority before the coming into operation of these Regulations;
- (b) work carried out in accordance with plans deposited before such coming into operation; or
- (c) work carried out and completed before such coming into operation.

MADE the seventeenth day of February 2000

W.A. Gilbey  
Minister for Local Government and the Environment

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**EXPLANATORY NOTE**

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

These Regulations amend the Building Regulations 1993 (SD 2/93). The requirements of regulation 7 of the 1993 Regulations, which relate to materials and workmanship, are clarified. More stringent requirements are imposed in relation to ventilation, protection from falling, collision and impact, access and facilities for disabled people and glazing.