



Rialtas na hÉireann
Government of Ireland

Part M & Part B Update

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IBCI Conference March 2022

Overview

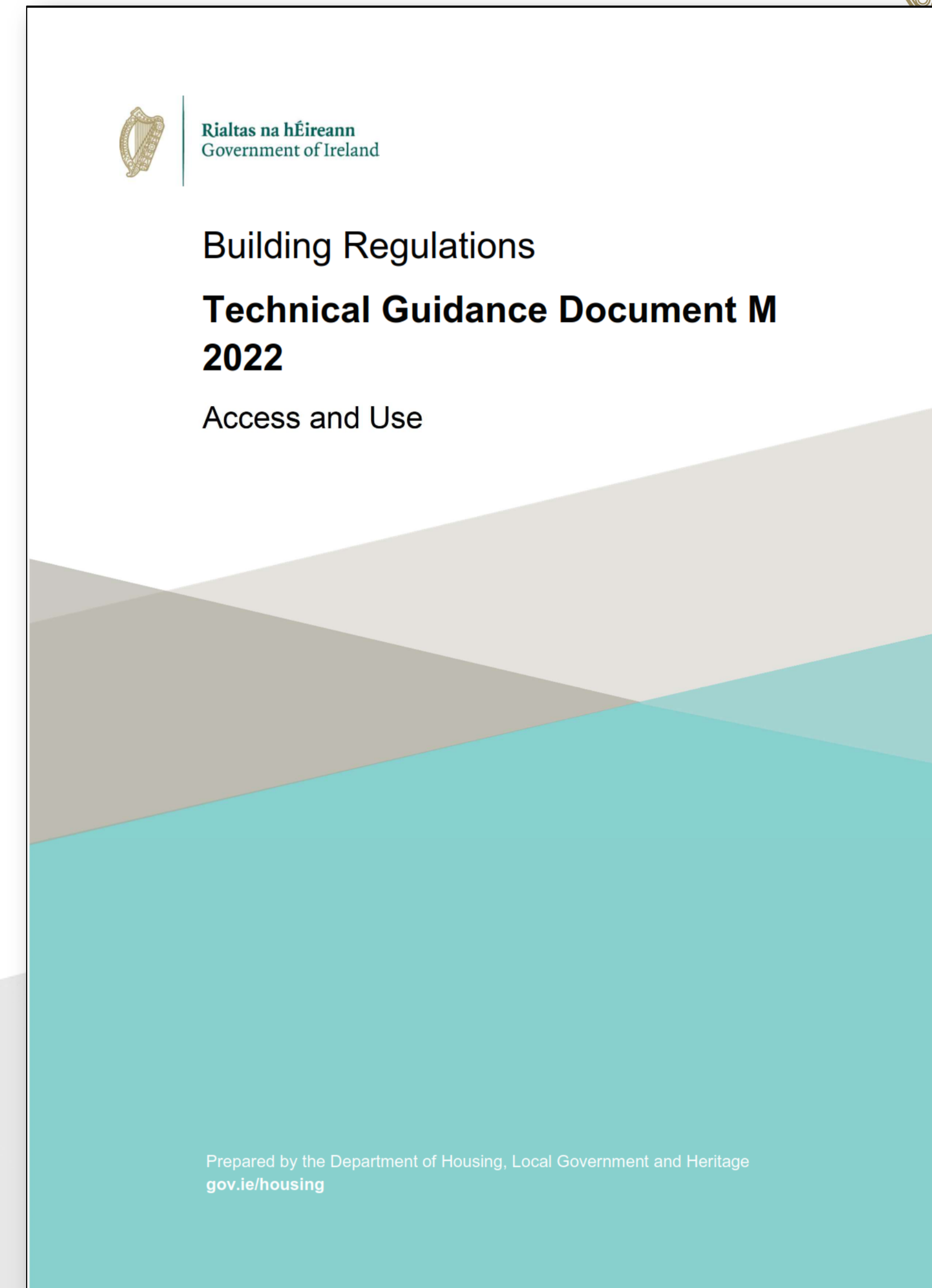


- Part M amendment - Changing Places Toilet
- Part B
 - 2020 Additional Guidance
 - Loft Conversion Guidelines
 - Ongoing Review to Part B

Part M - Changing Places Toilet



- Overview
- Building Regulations
- Second Schedule
- Technical Guidance Document
- Public Consultation



Part M - Review



- Commenced in December 2020
- Stakeholder Engagement
 - 1) Changing Places Ireland;
 - 2) National Disability Authority;
 - 3) Royal Institute of the Architects of Ireland;
 - 4) Society of Chartered Surveyors of Ireland;
 - 5) Office of Public Works;
 - 6) Health Service Executive – Estates;
 - 7) Construction Industry Federation; and
 - 8) Department of Education;
 - 9) Building Control Authorities
- Cost Analysis

Part M - Overview



- Objectives
- Benefits
- Impacts

Part M - Overview



- Objectives
- **Benefits**
- Impacts

Part M - Overview



- Objectives
- Benefits
- **Impacts**

Part M - Building Regulations



- **Draft Transitional Arrangements**

apply to works or to a building in which a material change of use takes place, where the works commence or change of use take place on or after [1 July 2023], except where -

- (a) a planning application is made on or before [30 June 2023] for planning permission or approval under the Planning and Development Act 2000 (No. 30 of 2000),
 - (b) a notice of a proposed development under Part 8 of the Planning and Development Regulations 2001 (S.I. No. 600 of 2001) has been given by a local authority under article 81 of those Regulations on or before [30 June 2023], or
 - (c) a fire safety certificate or a disability access certificate under the Building Control Regulations (S.I. No. 496 of 1997), in respect of the works or buildings, has been granted on or before [30 June 2023],
- and where the structure of the external walls of the building has been erected by [30 June 2025].

Part M - Building Regulations



- Definitions
 - ‘Changing Places Toilet’
 - an accessible sanitary facility with a toilet, hoist, basin, adult-sized changing bench and optional shower, with adequate space for use by persons with a range of abilities who may require assistance;
 - ‘Institutional Building’

Part M - Building Regulations



- Article 13

In addition, Part M shall apply to the building, where a material change of use as described in subparagraph (2) (b)(i), (ii), (iv), (vi), (vii) or (viii) of this article takes place.

and

(ii) in Part M –

(I) M1, M2, M3 and M5, and

(II) M4, having regard to the building size and use, where a material change of use as described in sub-article (2)(b)(i), (ii), (iv), (vi), (vii) or (viii) takes place,

Part M – Second Schedule



“Part M - Access and Use

Access and use M1 Adequate provision shall be made for people to access and use a building, its facilities and its environs.

M2 Adequate provision shall be made for people to approach and access an extension to a building.

Sanitary facilities M3 If sanitary facilities are provided in a building that is to be extended, adequate sanitary facilities shall be provided for people within the extension.

Changing places toilet M4 Where sanitary facilities are provided in a building, or in a building that is to be extended, adequate provision shall be made for people to access and use a changing places toilet, having regard to the use and size of the building.

Non-application of Part M M5 Part M does not apply to works in connection with extensions to and material alterations of existing dwellings, provided that such works do not create a new dwelling.”

Part M – Technical Guidance Document M



- Section 0
- 0.3 Extensions to buildings
- 0.6 (b) where sanitary facilities are provided, adequate sanitary facilities are available and accessible to people with a range of abilities. In addition, where sanitary facilities are provided in a building, or in a building that is to be extended, adequate provision shall be made for people to access and use a changing places toilet, having regard to the use and size of the building;

However, those involved in the design and construction of buildings should also have regard to the design philosophy of Universal Design and consider making additional provisions where practicable and appropriate. For this purpose, a list of useful references, advocating greater accessibility, is given at the end of this document. Further advice and guidance can be found at the Centre for Excellence in Universal Design, www.universaldesign.ie and in the publication 'Building for Everyone: A Universal Design Approach (2010 edition)'.

0.2 The Requirements

In order to satisfy the requirements of Part M, all buildings should be designed and constructed so that:

- (a) people can safely and independently approach, gain access and use a building, its facilities and its environs, and
- (b) elements of the building do not constitute an undue hazard for people, especially for people with vision, hearing or mobility impairments.

0.3 Buildings Other than Dwellings

In the case of buildings other than dwellings, the building should also be designed and constructed so that:

- (a) people can circulate within the building and use the building's facilities;
- (b) where sanitary facilities are provided, adequate sanitary facilities are available and accessible to people with a range of abilities. In addition, where sanitary facilities are provided in a building, or in a building that is to be extended, adequate provision shall be made for people to access and use a changing places toilet¹, having regard to the use and size of the building;
- (c) where relevant facilities such as fixed/ unfixed seating for audience or spectators, refreshment facilities, sleeping accommodation and the like are provided, adequate provision is made for people with a range of abilities;

¹ A 'changing places toilet' means room or facility with a toilet, hoist, basin, adult-sized changing bench and optional shower, for use by people with complex and multiple impairments who require the help of assistants.

TGD M – Section 0



- 0.6 (g) In some buildings there may be a number of relevant building uses that exceed the size criteria in Table 1. Where a changing places toilet is provided in the building, it should be suitably located having regard to the operation and use patterns of all the relevant building uses.

TGD M – Table 1



- Relevant floor area means the space bounded by the inner finished surfaces of the enclosing walls, or, on any side where there is no enclosing wall, by the outermost edge of the floor on that side.

The calculation shall:

- a) include the space occupied by any walls, shafts, ducts or structure within the area being measured.
- b) exclude dedicated storage rooms, or food preparation areas that are not normally accessible to the public.

TGD M – Table 1



	Use	Criteria
1	Hospital	a relevant floor area $\geq 500 \text{ m}^2$
2	Primary care centre for the treatment or care of persons who do not sleep on the premises overnight.	a relevant floor area $\geq 500 \text{ m}^2$
3	Places of assembly used for social or recreational purposes	i) Relevant floor area $> 1,000 \text{ m}^2$, or (ii) includes leisure facilities with a relevant floor area of more than 500 m^2 that includes a swimming pool of $\geq 10 \text{ m}$ in length
4	Sports pavilion, stadium, grandstand buildings.	Relevant floor area $\geq 5,000 \text{ m}^2$
5	Roadside service facility that provides food hall / dining and sanitary facilities.	Relevant floor area $\geq 800 \text{ m}^2$ and the relevant floor area of the food hall / dining area is $\geq 200 \text{ m}^2$
6	School (primary, secondary or special schools)	All new school buildings with a relevant floor area $\geq 1,000 \text{ m}^2$ (The changing places toilet should be in an accessible location close to the main entrance to serve both the school users and visitors to the school)

TGD M – Table 1



	Use	Criteria
7	Third level college, University, or other building for the provision of education.	all new buildings with a relevant floor area $\geq 1,000 \text{ m}^2$
8	Terminus, station or other facility for air, rail, road or sea travel.	Relevant floor area $\geq 800 \text{ m}^2$
9	Office	(i) relevant floor area $\geq 20,000 \text{ m}^2$, and (ii) where sanitary facilities, for use by people other than staff, i.e. visitors to the building, are provided to serve the main entrance reception area
10	Shop	Relevant floor area $\geq 2,500 \text{ m}^2$
11	Shopping centre or retail park.	Relevant floor area $\geq 5,000 \text{ m}^2$
12	Hotel	(i) relevant floor area of $\geq 8,000 \text{ m}^2$, or (ii) includes leisure facilities of more than 500 m^2 that include a swimming pool of $\geq 10 \text{ m}$ in length, or iii) includes conference or function facilities for ≥ 350 people other than staff

TGD M – Table 1



	Use	Criteria
13	Building that provides sanitary facilities for use by the public in a public park, heritage site or adjacent to a beach.	all buildings (or part thereof) providing sanitary facilities
14	Building that provides sanitary facilities as part of a collection of smaller buildings associated with an outdoor amenity primarily used for assembly, recreation or entertainment such as zoos, amusement parks and theme parks.	All buildings (or part thereof) providing sanitary facilities when the capacity of the outdoor amenity is ≥ 2000 people (excluding staff)

TGD M – Table 1



- Extensions to existing buildings
- Subject to Part M4,
- relevant building use
- extended to the extent that:

more than 25% of the floor area of a new building with the same relevant building use as described in Items 1 to 14 of Table 1 above,

and

(b) the combined floor area (existing and extension) is $\geq$ the floor area of a new building with the same relevant building use as described in Items 1 to 14 of Table 1

TGD M – Table 1



- Extensions example

SHOP	ORIGINAL FLOOR AREA	EXTENSION	EXTENSION %	COMBINED FLOOR AREA	EXCEED %	EXCEED AREA GIVEN IN TABLE 1
A	2000	700	35	2700	YES	YES
B	1000	1000	100	2000	YES	NO

TGD M – Table 1

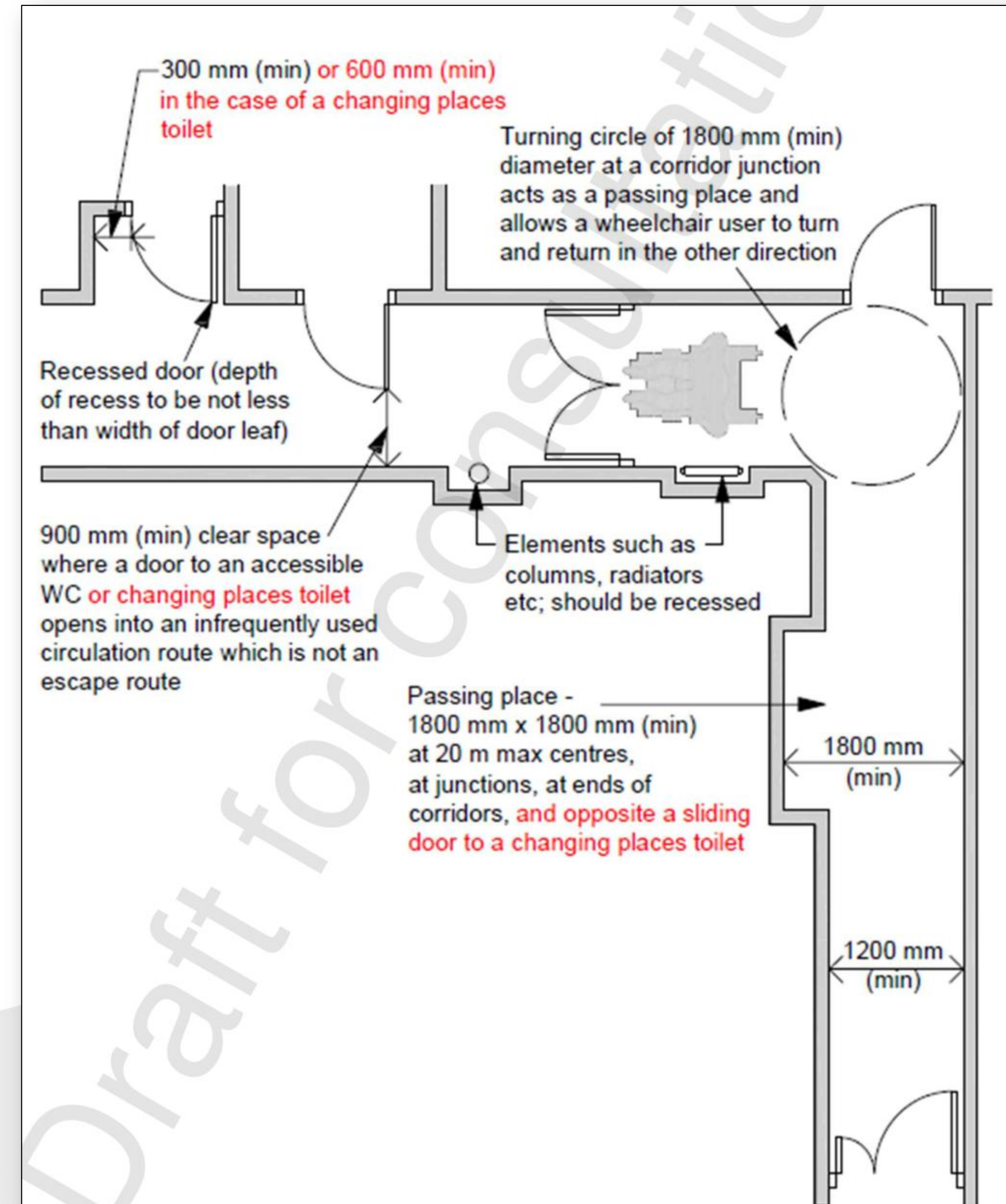


- Material Change of Use
- Subject to Part M4, at least one changing places toilet should be provided in an existing building (or part of an existing building) that undergoes a material change of use, when the relevant floor area is $\geq$ the area required for a new building with the same proposed use, as described in Items 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12 and 14 of the table above.

TGD M – Doors



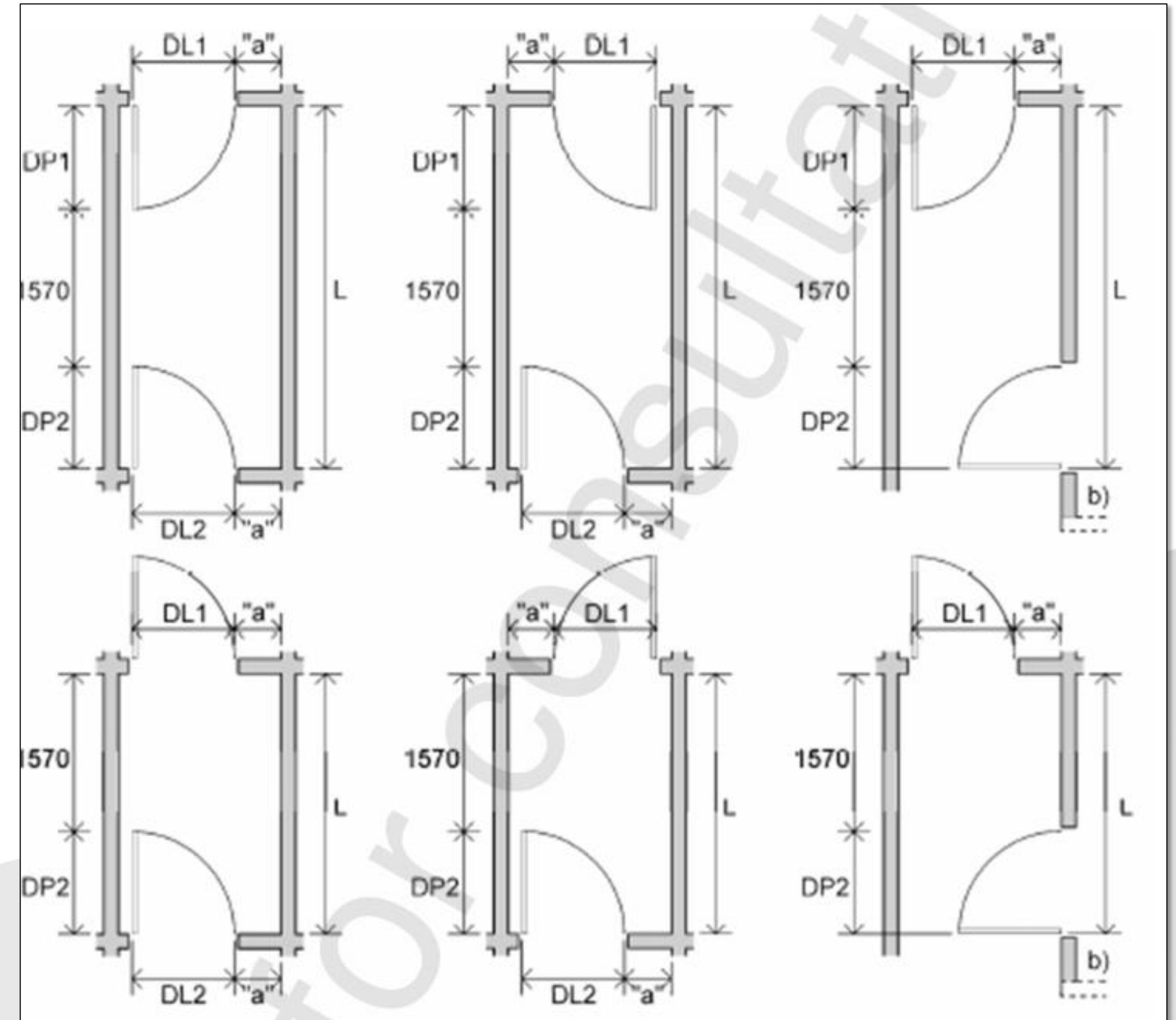
- Access to CP facilities
- Entrance door to a changing places toilet: 1,000 mm



TGD M – Lobbies



- Access to CP facilities
- Lobbies dimension 'a' 600mm



TGD M – Section 1.4



Changing Places toilet

- Minimum one changing places toilet in the buildings listed in Table 1 having regard to the use and size of the building, suitably located having regard to the use and operation of the building
- should be in addition to, and not instead of, the provision of standard and unisex accessible WCs, accessible bathrooms / shower rooms and other changing and / or showering facilities;
- Should meet the requirements set out in 1.4.10

TGD M – Section 1.4



Changing Places Toilet Technical provisions

- in accordance with Diagrams 26, 27(a), 27(b) and 27(c)
- 1800 mm x 2000 mm wheelchair turning space, free from obstruction, directly inside the door to the changing places toilet;
- Door to CP toilet should not be fitted with a self-closing device unless it is (a) power operated or (b) a fire door
- privacy door bolt should incorporate a visual indicator to display when the changing places toilet is occupied or vacant;

TGD M – Section 1.4



Changing Places Toilet Technical provisions

- peninsular WC layout should be provided with a clear circulation space around the WC pan in accordance with Diagram 27(a)
 - (i) A distance of 750 mm should be provided from the back wall to the front of the WC pan.
 - (ii) Wall mounted drop down support rails and vertical grab rails should be provided on both sides of the WC pan in accordance with Diagram 27(a).
- At least one of the drop-down support rails should incorporate a toilet roll dispenser;
- Vertical grab rails should be a minimum of 600 mm in length.

TGD M – Section 1.4



Changing Places Toilet Technical provisions

- power-operated, height adjustable wash hand basin
- (i) pressure sensitive safety override
- (ii) washbasin should be approximately 500 mm wide x 450 mm deep with a minimum range of height adjustment of 600 mm to 850mm above floor level.
- (iii) The knee space under the basin should be free of obstructions.
- (iv) Vertical grab rails should be provided to on both sides of the washhand basin.

TGD M – Section 1.4



Changing Places Toilet Technical provisions

- hand dryer (where provided) should be
 - low-noise (maximum noise level of 70Db).
 - operated by either a movement sensor or an easily operated push button.

TGD M – Section 1.4



Changing Places Toilet Technical provisions

- A wall-mounted adult-sized, height adjustable, changing bench. Should have a clear circulation space in accordance with Diagram 27(c).
 - (i) The height adjustment mechanism should be mains powered, pressure sensitive safety override
 - (ii) Min 1800 mm x 800 mm wide
 - easy to clean and dry
 - height adjustment from 450 mm to 900 mm above floor level.
 - safe working load of not less than 200kg.
 - retractable side safety rails along the long edge(s)

TGD M – Section 1.4



Changing Places Toilet Technical provisions

- Where a shower facility is being provided,
 - a suitable changing bench with provision for waste water disposal;
 - A vertical grab rail should be provided 150mm from the front edge of the changing bench at the available wall side in accordance with Diagram 27(c).
- wall mounted wide paper roll dispenser

TGD M – Section 1.4



Changing Places Toilet Technical provisions

- A continuous charging full room cover overhead tracked hoist system to IS EN ISO 10535
- hoist spreader bar should be capable of extending to no more than 300 mm from the floor level
- > 2.1m minimum head clearance beneath the hoist track or rails.
- room structure and the hoist system should be capable of supporting a safe working load of not less than 200kg and not less than that of the changing bench and height adjustable basin.
- Ceiling mounted mechanical and electrical fittings should not cause obstruction to the moving rail of the overhead hoist

TGD M – Section 1.4



Changing Places Toilet Technical provisions

- Controls for the operation of the hoist, height adjustable wash hand basin and height adjustable changing bench should be positioned in accordance with 1.5.7.
- A wall mounted foldable privacy screen should be provided.
- Down lighters should not be installed within 600 mm of the ends of the changing bench
- Timed lighting should not be used.
- Signage that includes instructions on how to safely operate the changing bench, overhead hoist and height-adjustable washbasin should be provided in accordance with 1.6.3;

TGD M – Section 1.4



Changing Places Toilet Technical provisions

- emergency assistance alarm system with two pull cords should be
- provided in accordance with 1.4.4 (k). pull cords should be positioned in accordance with Diagram 26, should not obstruct the overhead hoist;
- Heat emitters, casings and shelves should be located so that they do not project into or restrict the minimum clear wheelchair turning space or the circulation spaces beside the WC, Wash hand basin or changing bench,
- A shower unit should be provided where other non-staff shower facilities are provided

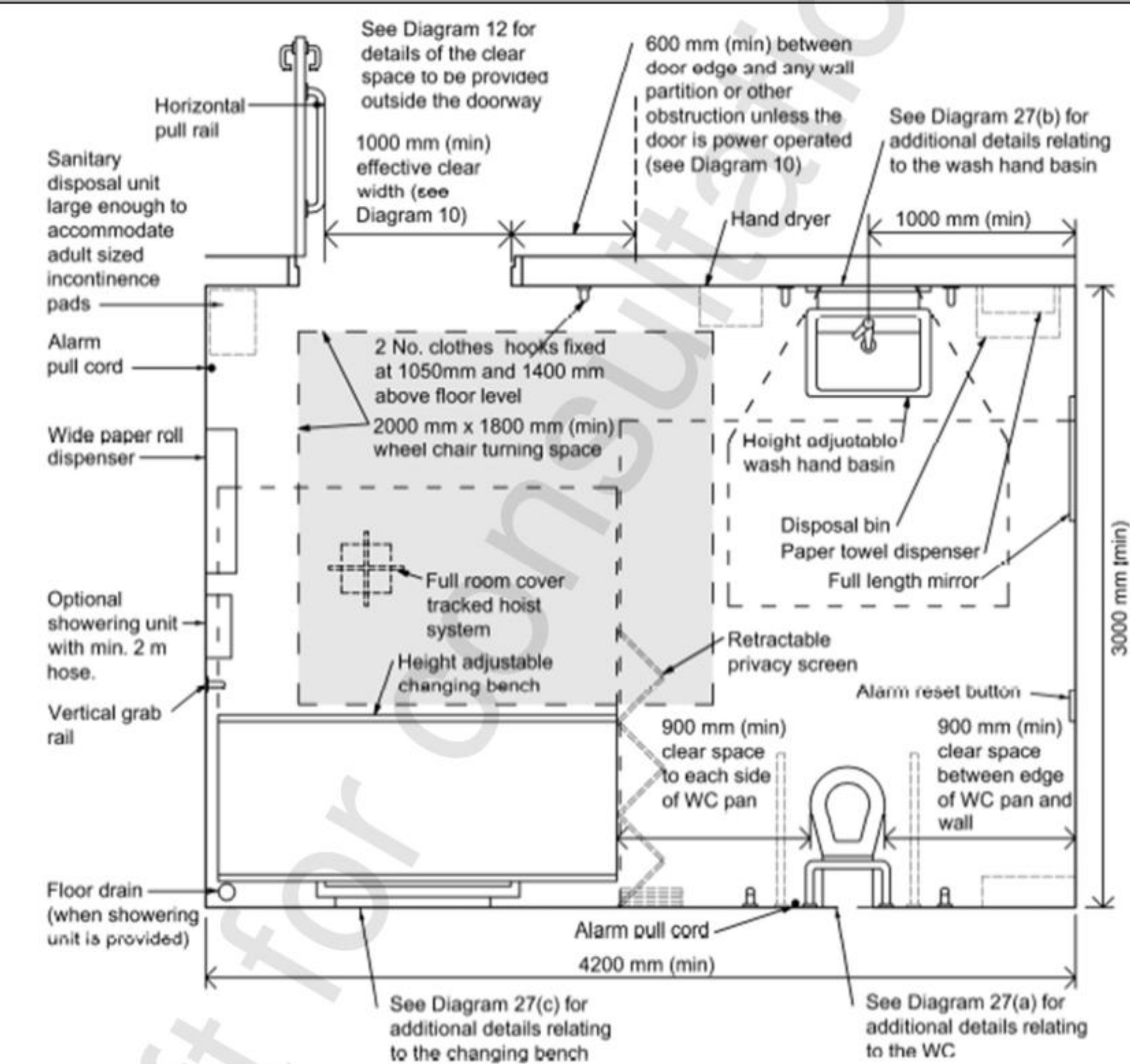
TGD M – Section 1.4



Changing Places Toilet Technical provisions

- Where a shower is provided in a CP toilet
- controls should be easy to use and capable of being operated with a closed fist e.g. with a lever handle operation.
- markings on the shower control should be logical and clear.
- showerhead should be detachable and mounted on a flexible hose.
- hose should be at least 2m long to allow for use on the changing bench.
- floor should be self-draining.

Diagram 26 Changing Places Toilet General Arrangement Layout



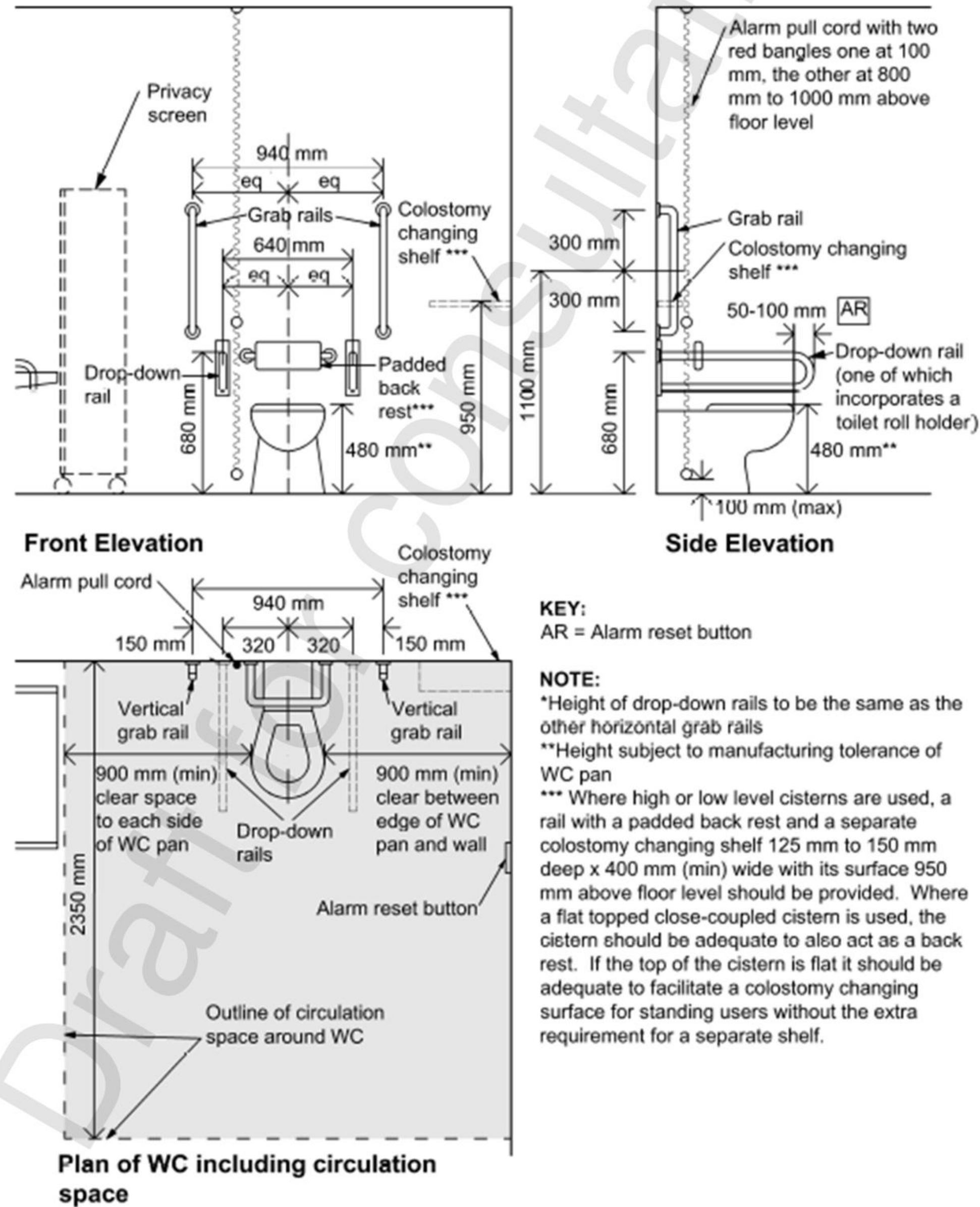
NOTE:

The overall dimensions should exclude such items as heat emitters, skirting boards, tiles and boxing in of pipework. Adjustments in room sizes will be needed to accommodate these items.

* Where high or low level cisterns are used, a rail with a padded back rest and a separate colostomy changing shelf 125 mm to 150 mm deep x 400 mm (min) wide with its surface 950 mm above floor level should be provided. Where a flat topped close-coupled cistern is used, the cistern should be adequate to also act as a back rest. If the top of the cistern is flat it should be adequate to facilitate a colostomy changing surface for standing users without the extra requirement for a separate shelf.

ection

Diagram 27(a) Layout, Circulation Areas, Fixtures and Fittings for the Peninsular WC



KEY:
AR = Alarm reset button

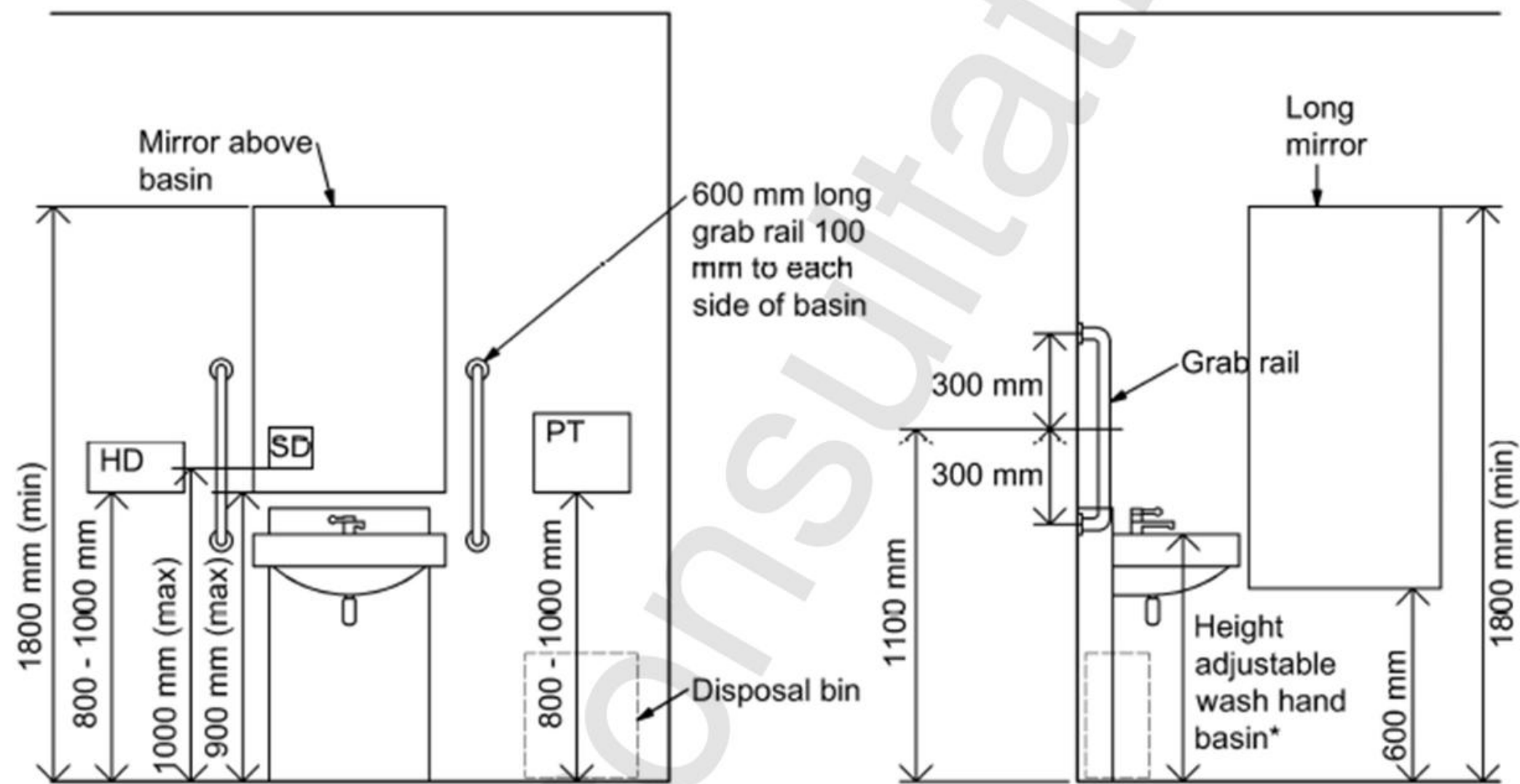
NOTE:

*Height of drop-down rails to be the same as the other horizontal grab rails

**Height subject to manufacturing tolerance of WC pan

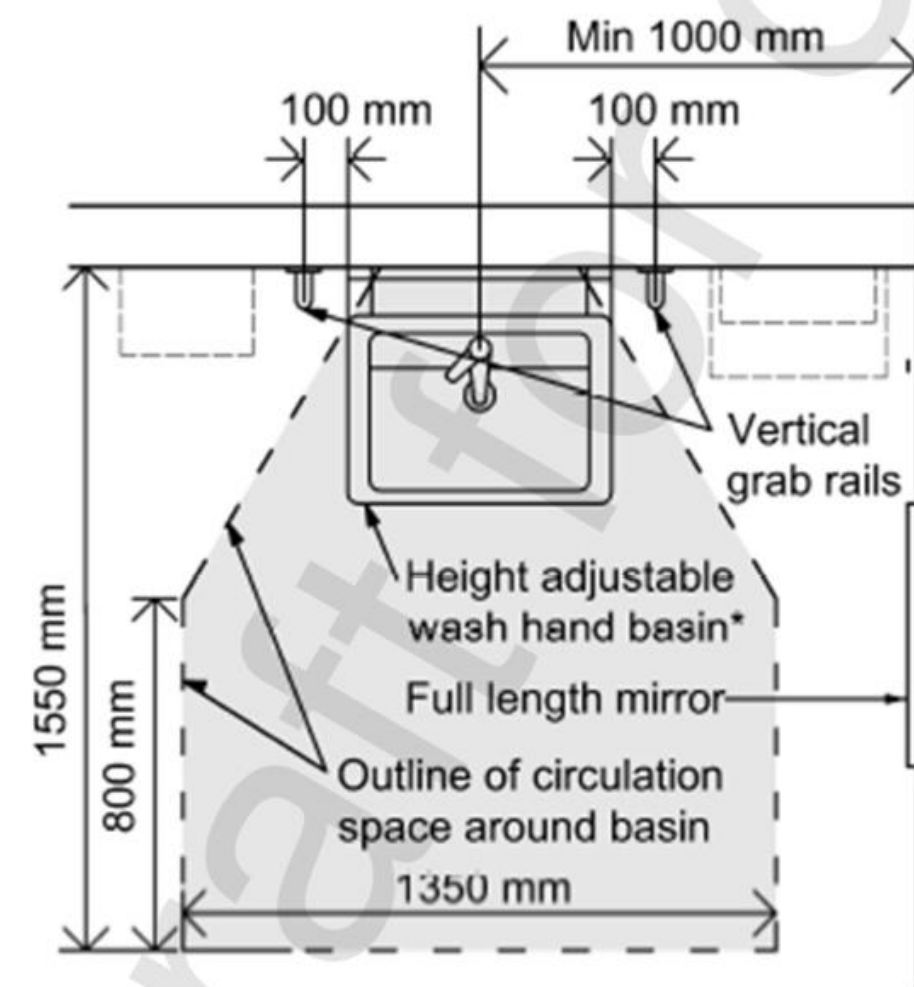
*** Where high or low level cisterns are used, a rail with a padded back rest and a separate colostomy changing shelf 125 mm to 150 mm deep x 400 mm (min) wide with its surface 950 mm above floor level should be provided. Where a flat topped close-coupled cistern is used, the cistern should be adequate to also act as a back rest. If the top of the cistern is flat it should be adequate to facilitate a colostomy changing surface for standing users without the extra requirement for a separate shelf.

Diagram 27(b) Layout, Circulation Areas, Fixtures and Fittings for the Height Adjustable Wash Hand Basin



Front Elevation

Side Elevation



Plan of basin including circulation space

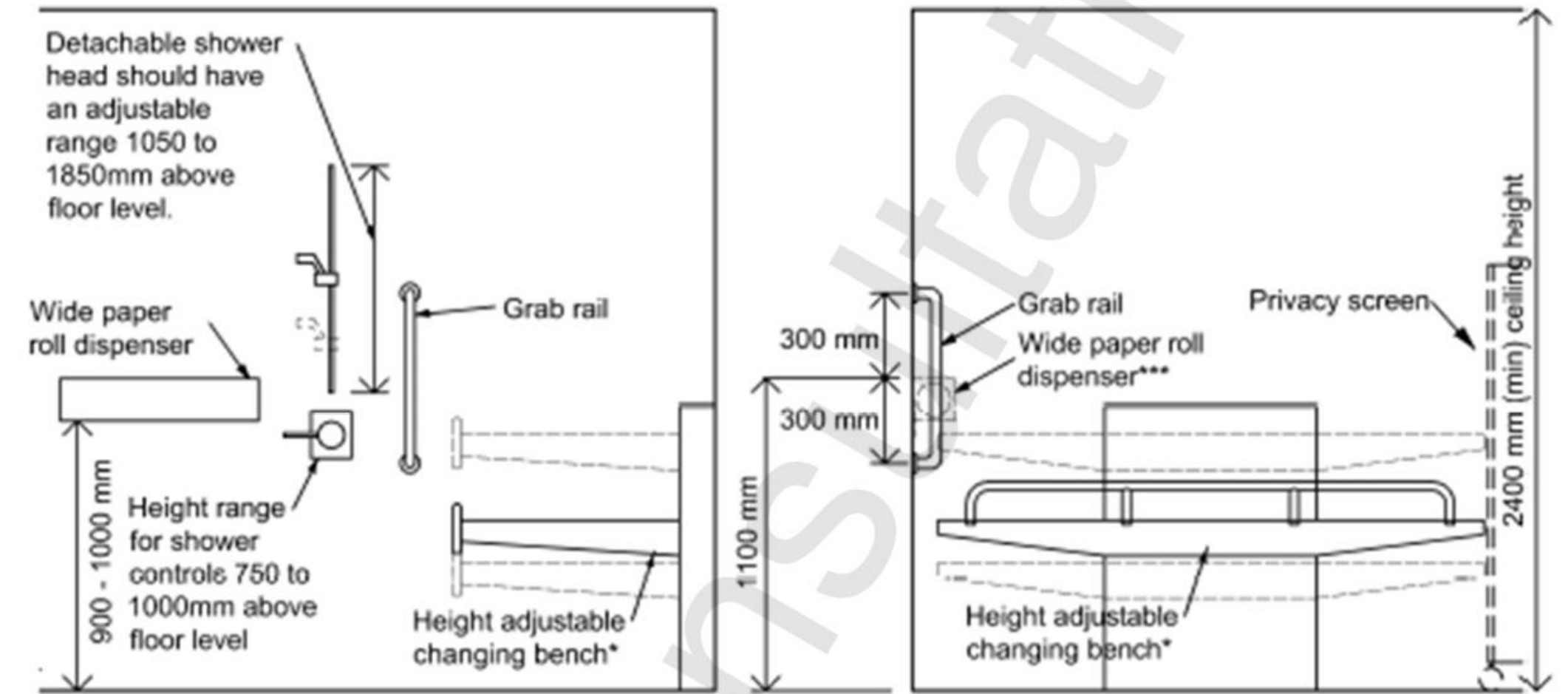
KEY:

HD = Possible position for automatic hand dryer
SD = Soap dispenser
PT = Paper towel dispenser

NOTE:

*The washbasin should have a minimum range of height adjustment of 600 mm to 850 mm above floor level.

Diagram 27(c) Layout, Circulation Areas, Fixtures and Fittings for the Height Adjustable Changing Bench

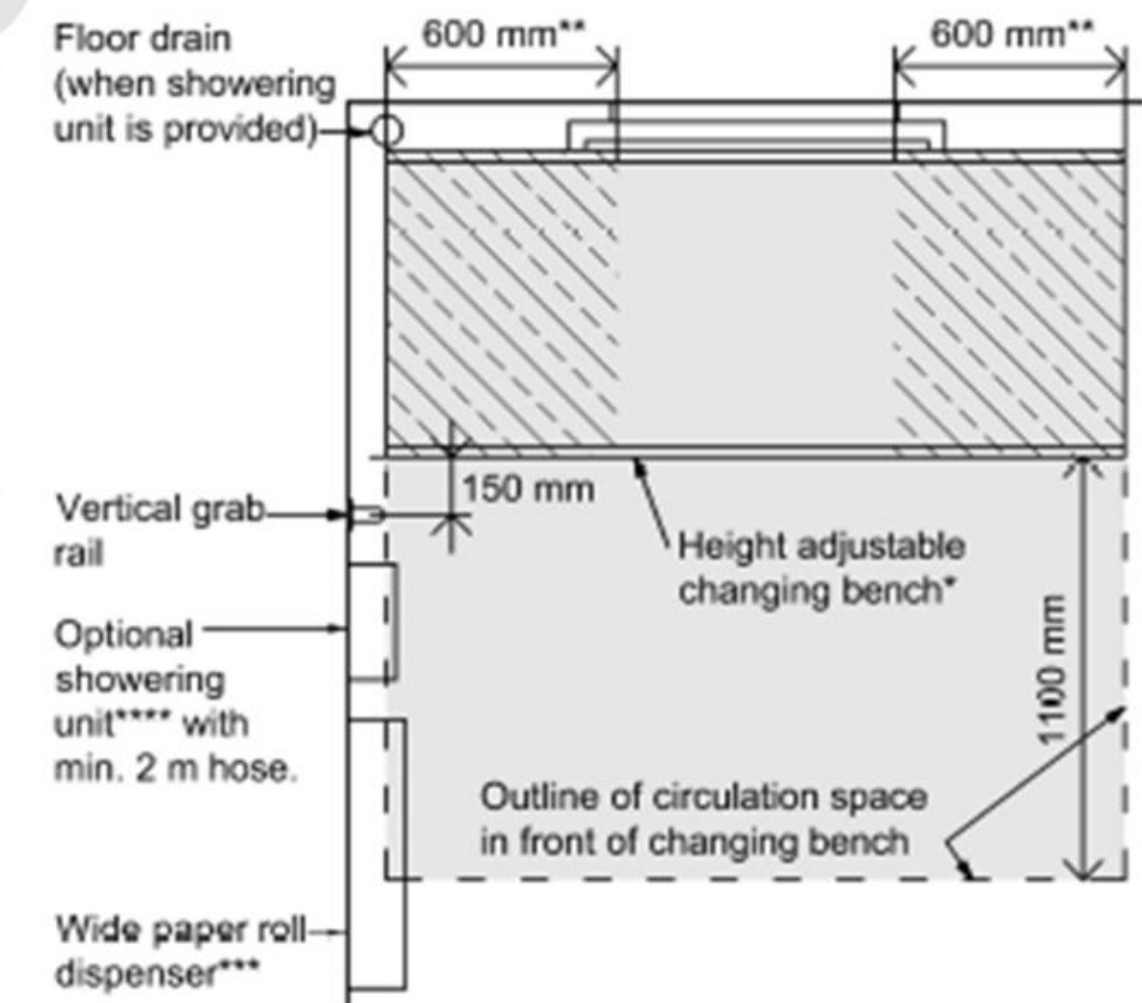


Side Elevation

Front Elevation

NOTE:

*The changing bench should have a minimum range of height adjustment of 450 mm to 900 mm above floor level.
**Downlighters not to be fitted directly above the last 600 mm of the head or foot of the bench.
***A wall mounted wide paper roll dispenser should be provided between 900 mm and 1000 mm above floor level.
**** A shower unit should be provided within the changing places toilet in buildings where sanitary facilities combining showers and WC's for use by people other than staff is provided



Plan of changing bench including circulation space

TGD M – Section 2



Existing Buildings

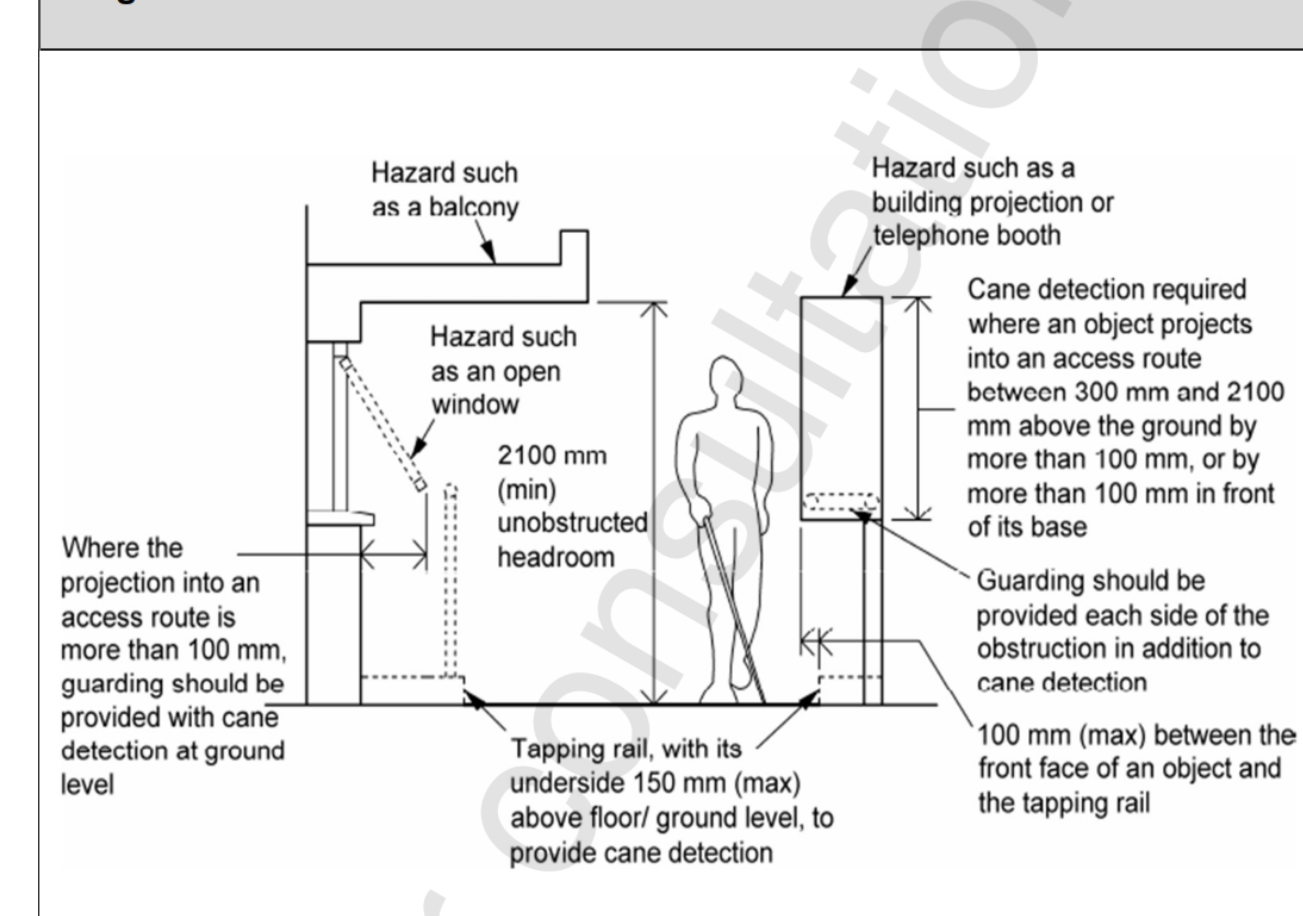
- Where it is not practicable to provide a changing places toilet with a room size and layout as per Diagram 26, an alternative room size and layout may be used. In such an alternative room, the wheelchair turning space described in 1.4.10(b) must be provided.
- minimum circulation spaces around each piece of equipment should be provided in accordance with Diagrams 27(a), 27(b) and 27(c).

TGD M – Other Changes



- Luminance / Illuminance
- Para 1.2.4 (c) / Diagram 10
- Disability Act
- Referenced Documents

Diagram 2 Hazard Protection on Access Routes



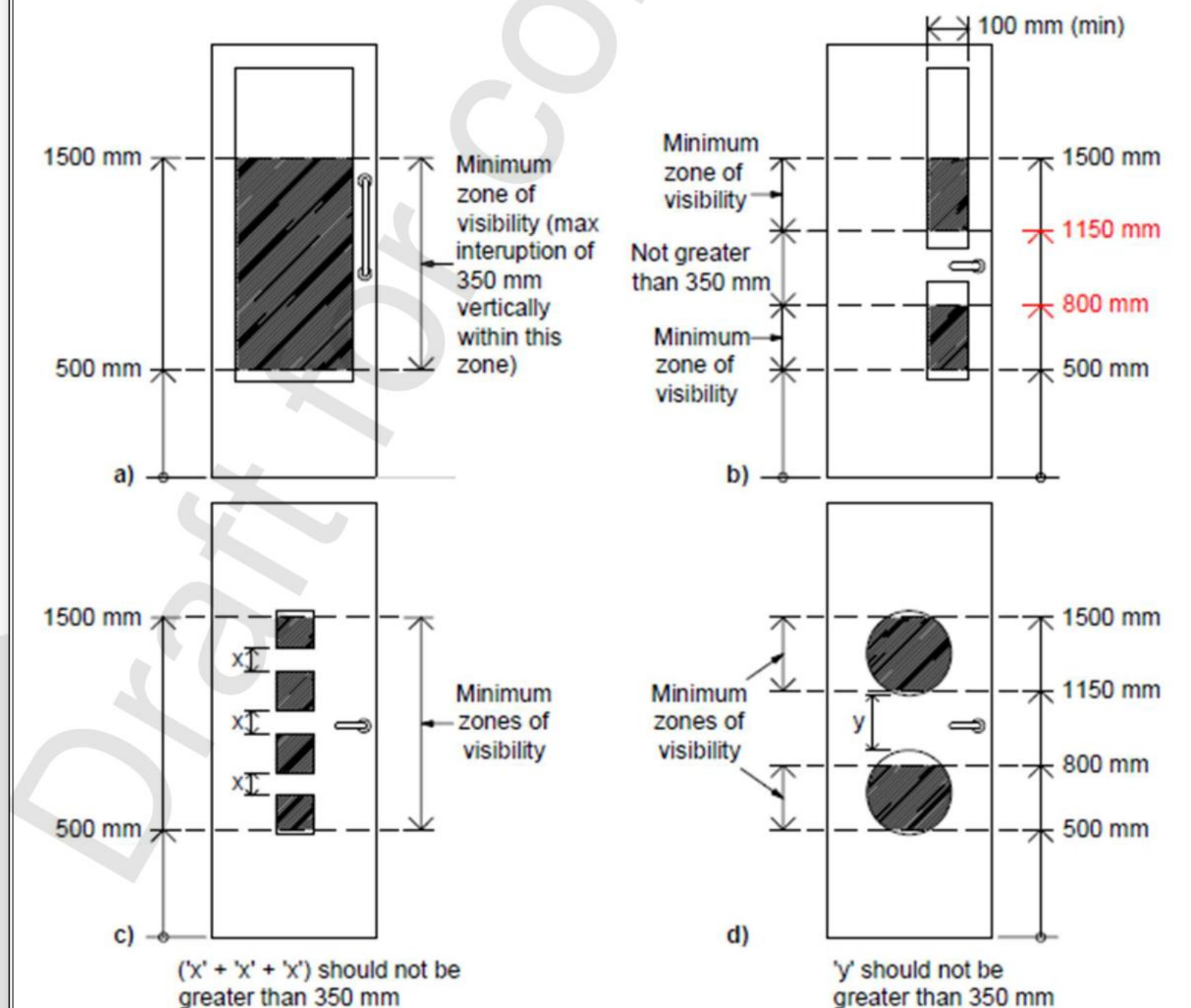
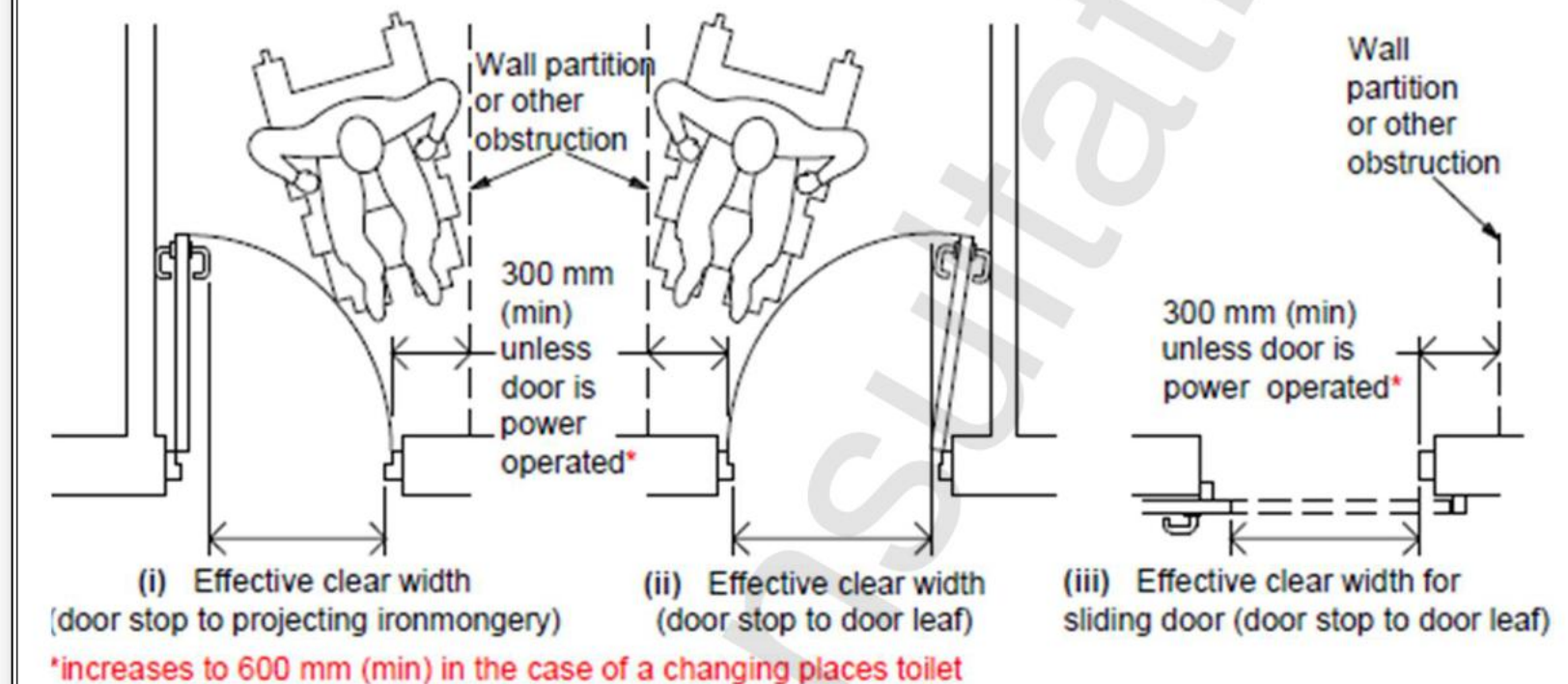
- (g) the access route should be clearly identifiable and well lit. Where this is provided by artificial light it should achieve a minimum **illuminance** of 20 lux on level and gently sloped access routes, with a minimum **illuminance** of 100 lux on ramps or steps, measured at ramp, tread and landing level. Signage should be provided where necessary (refer to 1.6.3);
- (h) drainage gratings should be positioned beyond the boundaries of the access route. Where this is not feasible they should be flush with the surrounding surface.
- Rationale: It is important to minimise the risk of trapping canes or wheelchair wheels;
- (i) dished channels should not be incorporated within an access route
- Rationale: They increase the risk of tripping;
- (j) the surface should be firm, reasonably smooth and durable. Materials such as loose pebbles should not be used;

TGD M – Other Changes



- Luminance / Illuminance
- Para 1.2.4 (c) / Diagram 10
- Where the minimum zone of visibility is interrupted, there should be a vision panel at both the top and bottom of the zone.
- Disability Act
- Referenced Documents

Diagram 10 Effective Clear Width and Visibility Requirements of Doors



TGD M – Other Changes



- Luminance / Illuminance
- Para 1.2.4 (c) / Diagram 10
- Disability Act

For the purposes of giving guidance to public bodies on the matter, the National Disability Authority has recently initiated the development of a Code of Practice for Accessible Public Buildings under Section 25 of the Disability Act.

- Referenced Documents

0.10 Diagrams

Diagrams included in this document are intended to clarify certain aspects of the guidance. They are not necessarily to scale and do not represent fully detailed solutions. Where dimensions are stated, they refer to minimum or a range of finished dimensions. Allowance should be made for all necessary tolerances and finishes and on-site deviation. Reference should be made to Technical Guidance Document D (Materials and Workmanship) for guidance in relation to manufacturing and other tolerances applicable to building components generally.

0.11 Disability Act 2005

The Disability Act 2005 aims to advance the participation of people with disabilities in everyday life by, for example, improving access to buildings, services and information.

Attention is drawn to the obligation on Public bodies (such as Government Departments, Local Authorities, Health Service Executive, Semi-state Bodies, etc.) to make their public buildings comply with Part M 2000, by 2015 and **Part M 2010, by 2022.**

It also requires that these public buildings be brought into compliance with amendments to Part M not later than 10 years after the commencement of the amendment.

For the purposes of this part of the Disability Act "public building" means a building, or that part of a building, to which members of the public generally have access and which is occupied, managed or controlled by a public body.

For the purposes of giving guidance to public bodies on the matter, the National Disability Authority has recently initiated the development of a Code of Practice for Accessible Public Buildings under Section 25 of the Disability Act.

0.12 Management

Whilst the provisions of the Building Regulations do not relate to management or maintenance and compliance with the Regulations is not dependent on these, it is acknowledged that they are important functions and contribute to the ongoing accessibility of the building.

TGD M – Other Changes



- Luminance / Illuminance
- Para 1.2.4 (c) / Diagram 10
- Disability Act
- **Referenced Documents**
 - NDA publication ‘Safe Evacuation for All, A Planning and Management Guide, 2011’
 - Building for Everyone: A Universal Design Approach (2010 edition)
 - NDA publication ‘Access Handbook Template - A Tool to Help Manage the Accessibility of the Built Environment’
 - I.S. E.N. 17210 Accessibility and usability of the built environment – Functional requirements

TGD M – Public Consultation



Rialtas na hÉireann
Government of Ireland

Preliminary Regulatory Impact Analysis

DRAFT Proposal for the Provision of a Changing Places Toilet in Certain Buildings

Prepared by the Department of Housing, Local Government and Heritage
gov.ie/housing

Easy to Read information on the proposal to change
building regulations to provide a changing places
toilet in certain publically accessible buildings



This document was checked by people with intellectual disabilities
who use easy to read information to make sure it is easy to
understand.



the good things about changing the rules?

There are no rules to say that certain publically
accessible buildings must have a changing places toilet.

The National Disability Authority (NDA) says that
17 thousand and 38 thousand people might need to
use a changing places toilet in Ireland.

It does not include people who might support another

If the rules are changed so that a changing places toilet is
required in some buildings like hospitals, schools, museums
and libraries then;

There could be up to 80 new changing places toilets built
each year,

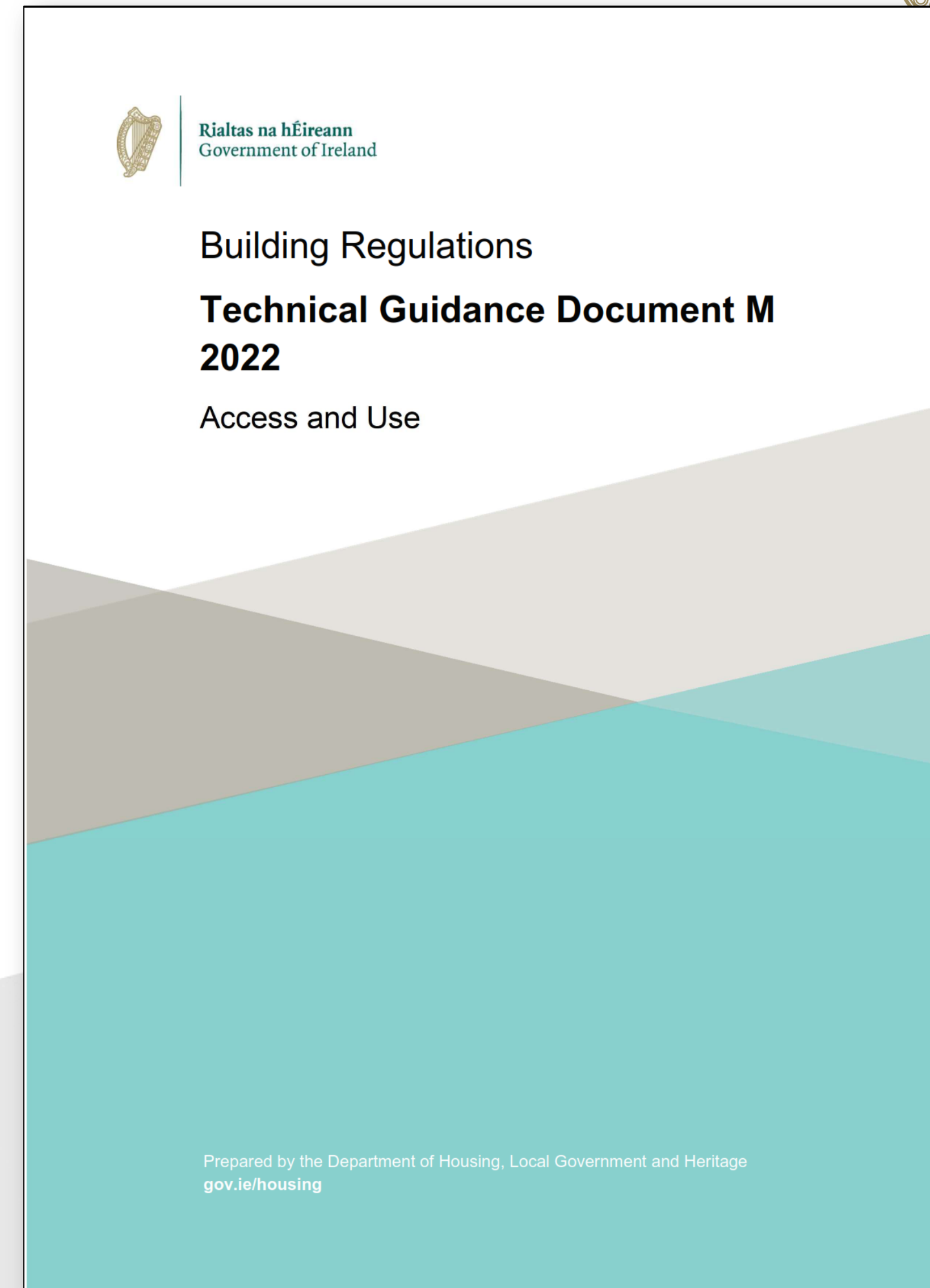
People who need them will be able to use them and have
more dignity,

Some private building projects might also include a
changing places toilet.

Part M - Changing Places Toilet



- Overview
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- Public Consultation



Part B

- 2020 Additional Guidance
- Loft Conversion Guidelines
- Ongoing Review to Part B



2020 Additional Guidance



Fire Safety



Rialtas na hÉireann
Government of Ireland

Prepared by the Department of Housing, Planning and Local Government
housing.gov.ie

B

Building Regulations 2006

Technical Guidance Document

Reprinted Edition 2020
Amendments & Corrections Incorporated

Open Plan Flats

Introduction

This section provides additional guidance (see 1.6.2) for means of escape provisions for open plan flats, which are accessed directly from a protected corridor / lobby, or an open / deck approach.

Provisions of 1.6.3 do not apply to small, single use buildings (see 1.1.2), where a flat is accessed directly from the stair, which relies on the internal protected entrance hall for protection to the staircase enclosure.

1.6.2 General requirements. Where an open plan flat is provided, each door between the flat and a protected corridor / lobby, or an open balcony / deck approach, should have a fire resistance equal to the fire resistance of the wall, but not more than 60 minutes, in accordance with Appendix B.

1.6.3 Internal Layouts. The means of escape requirements in open plan flats are determined by the maximum travel distance within the flat. Where the travel distance is less than or equal to 9 m, the provisions of 1.1.2 apply. Where the maximum travel distance exceeds 9 m, and where the appropriate alternate means of escape (see 1.1.2) has not been provided, the following provisions apply (see Diagram 9A):

(a) a sprinkler system in accordance with Section 1.8 should be provided,

Diagram 9A

Open plan flats

Par. 1.6.3

2

1

3

4

Travel Distance ≤ 20 m

2

1

3

4

Travel Distance ≤ 20 m

1.8 metres

1.8 metres

(a) Enclosed kitchen

(b) Open kitchen

OPEN PLAN FLAT LAYOUTS

1 Bathroom

2 Bedroom

3 Open plan area

4 Kitchen

Escape route should not encroach within this zone (see 1.6.3 (e)(iii))

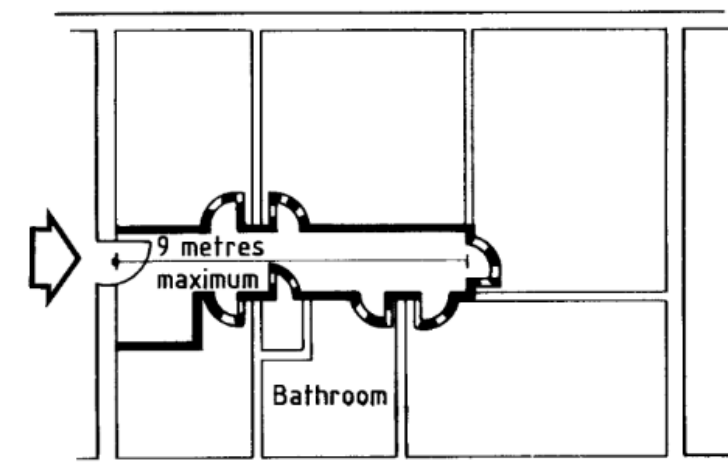
Note 1: The entrance and any alternative exit doors may need to be fire doors (see 1.6.2)

Note 2: Compartment walls should be fire resisting

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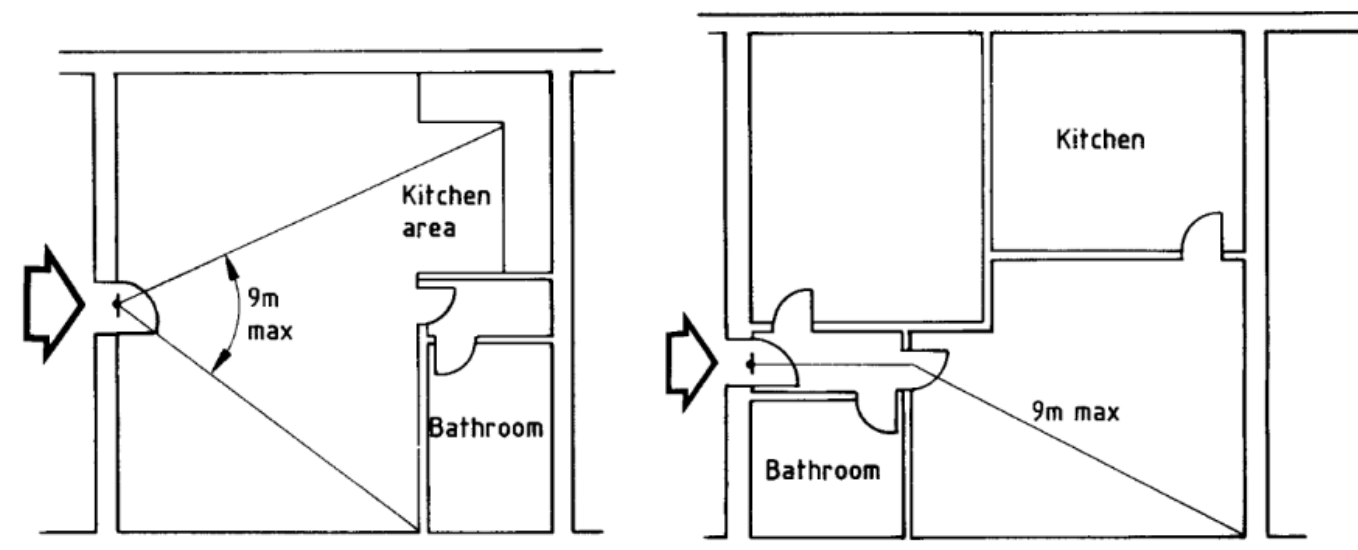
2020 Additional Guidance



Key: Entrance to dwelling
 Self-closing FD 20 fire door
 30 min fire-resisting construction

NOTE 1. The entrance door may need to be a fire door (see 18.6.2).
NOTE 2. If the partitions between the bathroom and the adjacent rooms have a 30 min fire resistance then the partition between the bathroom and the hall need not be fire-resisting and the bathroom door need not be a fire door.
NOTE 3. The cupboard door need not be self-closing.
NOTE 4. Compartment walls need to be fire-resisting (see 18.3.2(b)).

Figure 4 — Flat with a protected entrance hall and restricted travel distance



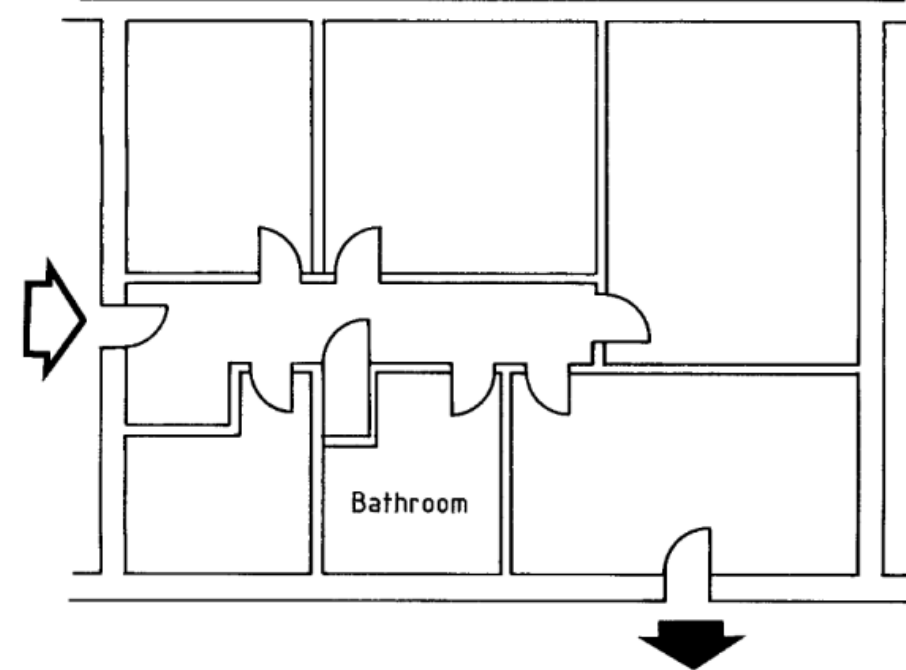
(a) Open-plan flat (bedsitter)

(b) Flat with separate habitable rooms

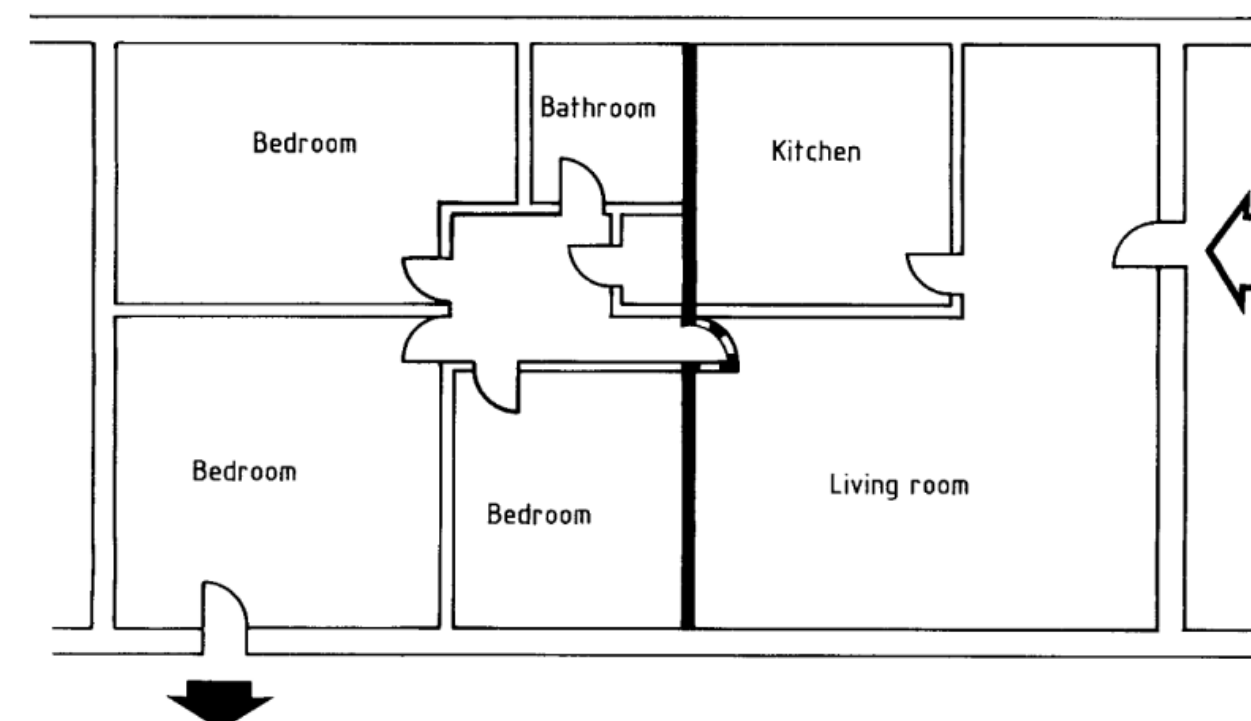
Key: Entrance to dwelling

NOTE 1. The entrance door may need to be a fire door (see 18.6.2).
NOTE 2. Compartment walls need to be fire-resisting (see 18.3.2(b)).

Figure 5 — Flat with restricted travel distance



(a) Flat where all habitable rooms have direct access to an entrance hall



NOTE 1. The fire-resisting partition should separate living and sleeping accommodation.
NOTE 2. The bedrooms are not classed as inner rooms because escape is possible in two directions.

(b) Flat where all habitable rooms do not have direct access to an entrance hall

Key: Entrance to dwelling
 Alternative exit from dwelling
 30 min fire-resisting construction
 Self-closing FD 20 fire door

NOTE 3. The entrance and alternative exit doors may need to be fire doors (see 18.6.2).
NOTE 4. Compartment walls need to be fire resisting (see 18.3.2(b)).

Figure 3 — Flat with an alternative exit

1.6 Open Plan Flats

Introduction

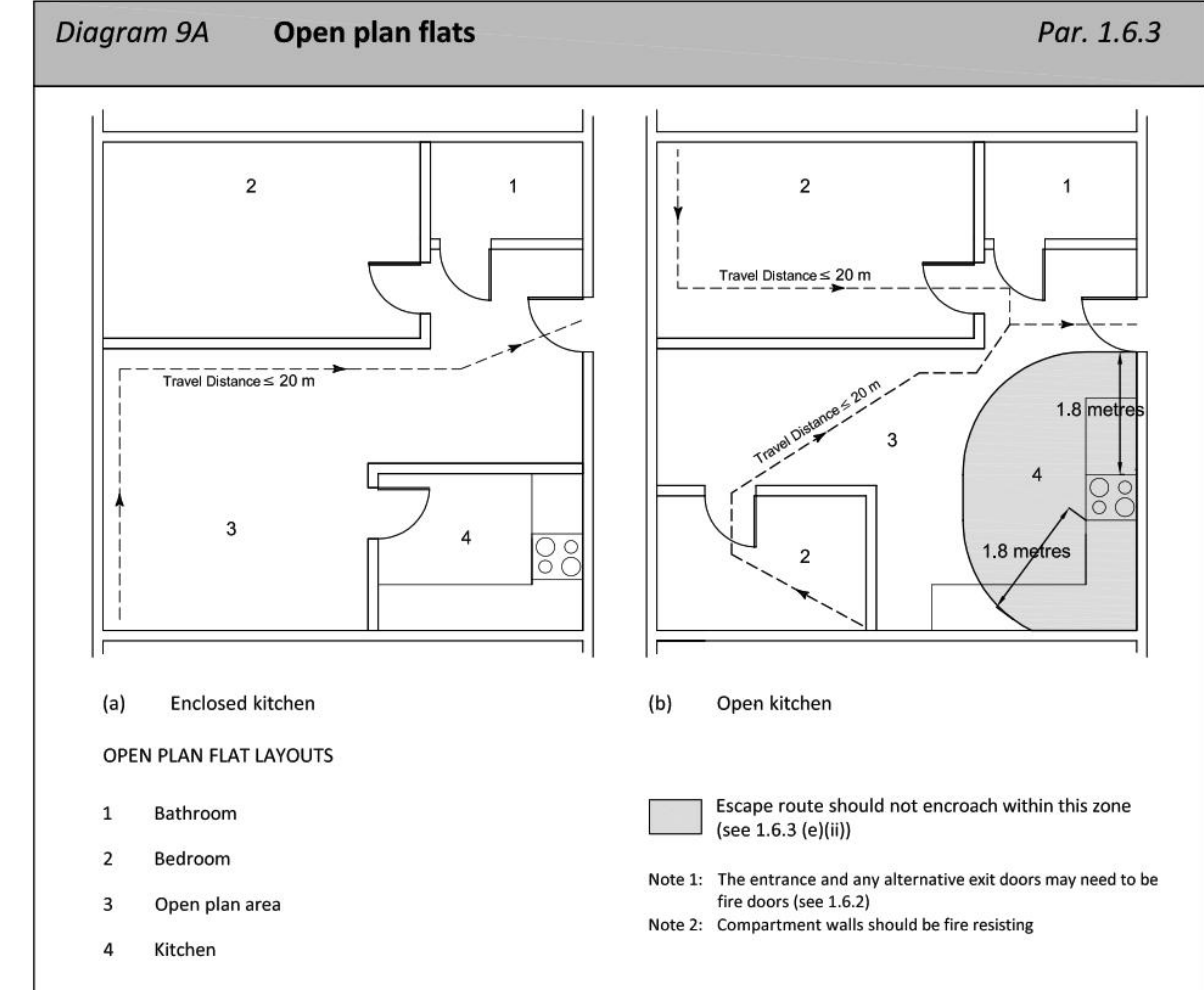
1.6.1 This section provides additional guidance (see 1.1.2) for means of escape provisions for open plan flats, which are accessed directly from a common protected corridor / lobby, or an open balcony / deck approach.

The provisions of 1.6.3 do not apply to small, single staircase buildings (see 1.1.2), where a flat is accessed directly from the stair, which relies upon the internal protected entrance hall for lobby protection to the staircase enclosure.

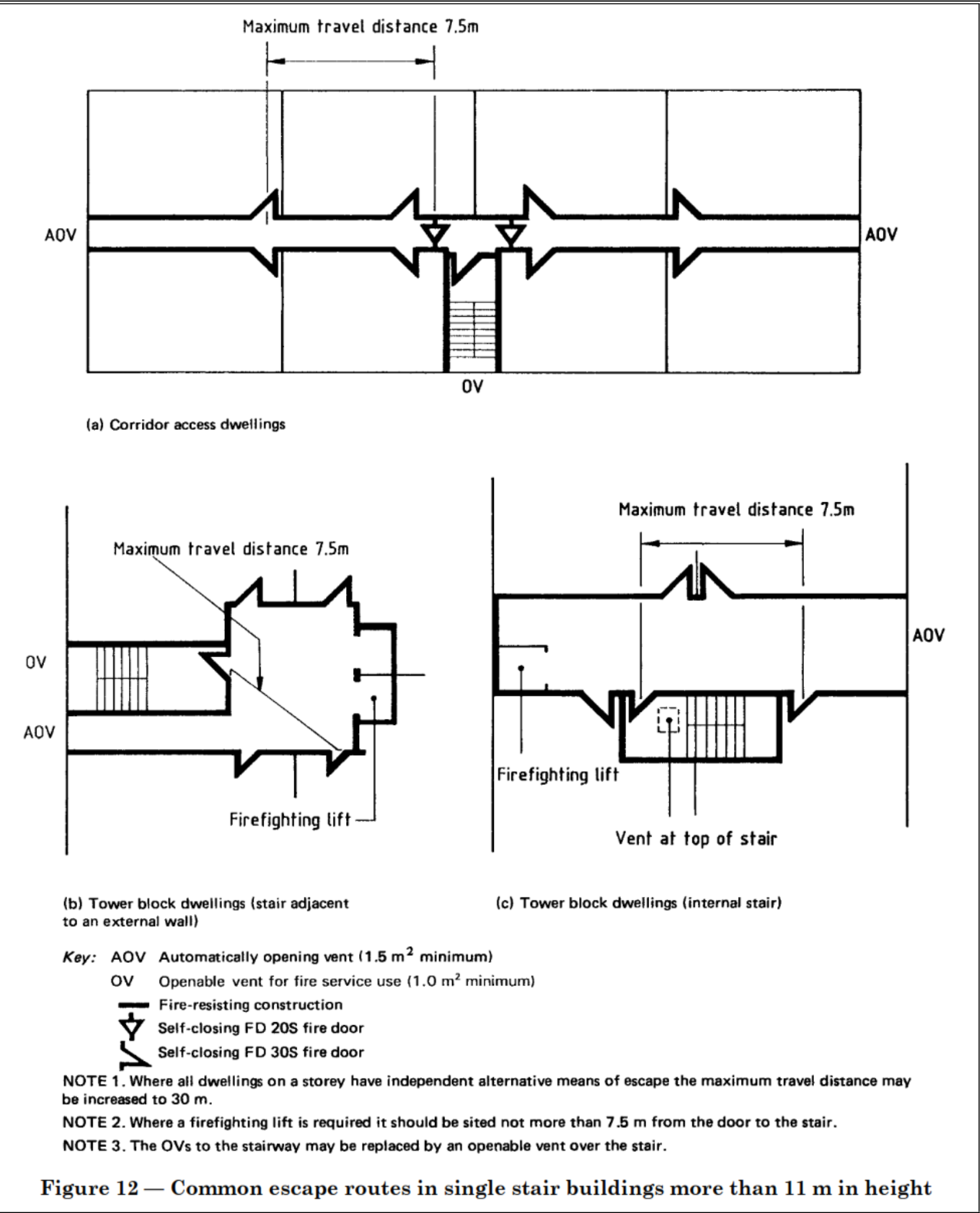
1.6.2 General requirements. Where an open plan flat is provided, each door between the flat and a protected corridor / lobby, or an open balcony / deck approach, should have a fire resistance equal to the fire resistance of the wall, but not more than 60 minutes, in accordance with Appendix B.

1.6.3 Internal Layouts. The means of escape requirements in open plan flats are determined by the maximum travel distance within the flat. Where the travel distance is less than or equal to 9 m, the provisions of 1.1.2 apply. Where the maximum travel distance exceeds 9 m, and where the appropriate alternate means of escape (see 1.1.2) has not been provided, the following provisions apply (see Diagram 9A):

(a) a sprinkler system in accordance with Section 1.8 should be provided,



2020 Additional Guidance



- (b) the flat should be situated on a single storey only,
- (c) the travel distance from any point in the flat to the final exit from the flat should not exceed 20 m,
- (d) a Fire Detection and Alarm System should be provided. It should consist of interconnected self-contained mainspowered / battery backed Smoke / Heat Alarms (Grade D), which should be provided in the following locations:
 - (i) all circulation areas that form part of an escape route within the dwelling,
 - (ii) all high fire risk areas/rooms e.g. kitchen, living rooms, utility rooms, and
 - (iii) all bedrooms, and
- (e) the kitchen:
 - (i) should be enclosed in storey height construction, which need not be fire resisting, or
 - (ii) if not enclosed, the flat layout should be designed such that an occupant escaping the flat should not have to approach within 1.8 m of the main kitchen cooking appliance.

A main kitchen cooking appliance is a cooking apparatus with a fixed connection to the dwelling's gas or electric energy infrastructure (for example, an oven and/or hob).

1.7 Protected Corridors / Lobbies Serving all Flats

Introduction

This section provides additional guidance (see 1.1.2) for protected corridors / lobbies which provide means of escape from flats.

1.7.1. Corridor / Lobby Travel Distances in Buildings with a Single Stairway

All common protected corridors / lobbies which have direct access to a flat should be ventilated by means of a smoke control system.

An exception to this requirement is a building with a topmost floor level of less than 11 m. In such a building, where a smoke control system is not provided, the maximum travel distance (see 1.1.2) is 4.5 m.

The maximum travel distance in a protected corridor / lobby provided with a smoke control system (see 1.7.2), irrespective of the topmost floor level, is 7.5 m.

Where every flat to a protected corridor / lobby on the same storey is provided with a sprinkler system (see 1.8), and the same protected corridor(s) / lobby(s) are provided with a smoke control system, the travel distance on that storey can be further extended up to a maximum of 15 m.

The travel distance should be measured from the furthest entrance door to a flat to the protected stair, or lobby door. The lobby should provide direct access to the stair and should not provide direct access to a flat or ancillary accommodation.

1.7.2 Smoke Control System for Protected Corridors / Lobbies

A smoke control system for a protected corridor / lobby is installed to facilitate escape in corridors / lobbies. The smoke control system should be designed to ventilate the protected corridor / lobby for means of escape. The smoke control system should be activated by means of an appropriate fire detection and alarm system.

The smoke control system should consist of (a), (b), or (c), as follows:

- (a) an automatic opening vent having a clear openable area of not less than 1 m² fitted at the top of the stairway enclosure, and an automatic opening vent(s) (AOV) from the protected corridor / lobby to the exterior of the building, which should be in accordance with the following:
 - (i) it should have a minimum free area of 1.5 m²,
 - (ii) it should be fitted as close to the top of the ceiling of the protected corridor / lobby as is practicable, but be at least as high as the top of the door connecting the protected corridor / lobby to the stairwell or lobby.

Where there are multiple AOV's due to multiple corridors, the system should be designed to activate the relevant AOV only. The AOV's from the common protected corridors / lobbies on all other floors should remain closed.

Guidance on the provision of means of escape for people with disabilities is contained in BS 5588: Part 8:1999 Fire precautions in the design and construction of buildings, Part 8, Code of practice for means of escape for disabled people. The principles outlined in BS 5588: Part 8: 1999 are based on the provision of refuge areas and the management of evacuation. Refuge areas are areas within a building, separated by fire-resisting construction and provided with a safe route to a storey exit, where people with disabilities can await assistance for their evacuation.

Refuge areas may be within the enclosure of an escape stairway, within a protected lobby or corridor leading to an escape stairway or in a compartmented part of a storey (see 3.2) which contains an escape stairway. A lift may be used for evacuation where it meets the criteria outlined in section 10 of BS 5588: Part 8.

Refuge areas in buildings containing flats should be provided in a place of relative safety, within the enclosure of a common protected stairway, or within any protected corridor / lobby, adjacent to the stairway. This protected corridor / lobby should not provide direct access to a flat or to ancillary accommodation and should provide direct access to the stairway.

Part M of the Second Schedule to the Building Regulations provides for access to buildings for people with disabilities. Technical Guidance Document M provides guidance on compliance with the requirements of Part M.

1.4.16 First-Aid Fire-Fighting Equipment

First-aid fire fighting equipment is provided in buildings to be used by the occupants, with appropriate training and where it is safe to do so, in the early stages in the development of a fire. This equipment may be a fixed installation, such as a hose reel or may be portable fire extinguishers. Portable fire extinguishers are excluded from the provisions of the building regulations but may be required when the building is in use for the purpose of the Fire Services Acts, 1981 and 2003 and the Safety, Health and Welfare at Work Act, 2005.

A hose reel consists of a length of tubing fitted with a shut-off nozzle and attached to a reel, with a permanent connection to a pressurized water supply. Hose-reels conforming to I.S. EN 671: Part 1: 1995 should be provided in a building, where the floor area exceeds 500 m², which is used as a shop (purpose group 4(a)), a shopping centre (purpose group 4(b)), industrial (purpose group 6) or for storage (purpose group 7(a), 7(b)). The installation of hose reels should comply with the relevant recommendations in BS 5306: Part 1: 1976 Fire extinguishing installations and equipment on premises, Part 1 Hydrant systems, hose reels and foam inlets.

1.4.17 Heat Producing Appliances

Heating boilers, cookers, fires for heating and other appliances which burn liquid, gaseous or solid fuel can provide a source of ignition for fires in buildings.

In this regard, critical items include:

- the location of appliances in relation to escape routes;
- the provision of suitable and adequate flues, chimneys and hearths as appropriate;
- the provision of suitable and adequate ventilation;
- the provision and storage of fuel supplies.

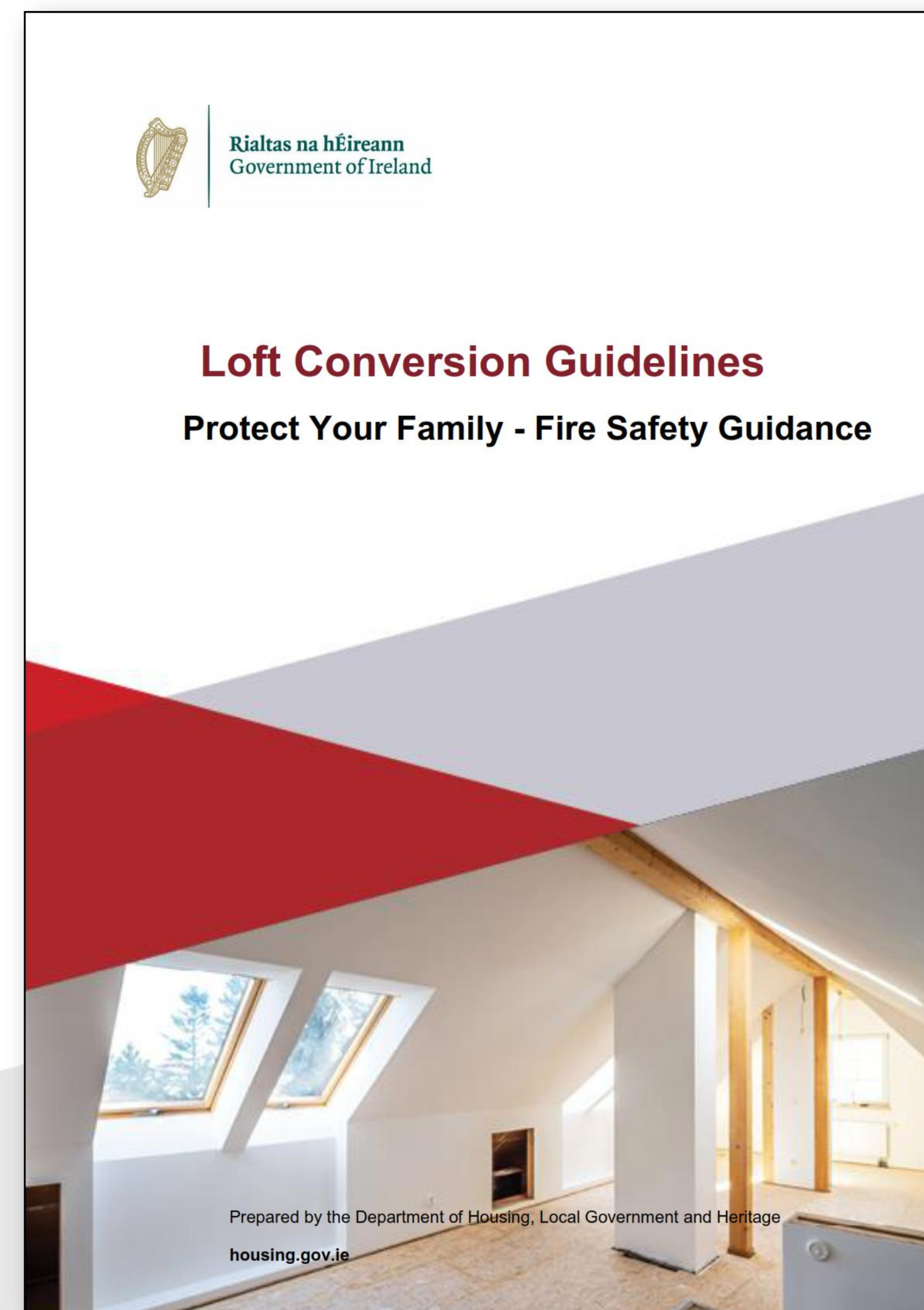
Part J of the Second Schedule to the Building Regulations contains requirements in relation to heat producing appliances. Technical Guidance Document J - Heat producing appliances, provides guidance on how to comply with Part J of the Regulations.

Some of the documents referred to in sub-section 1.1, contain guidance in relation to heat producing appliances and building services generally. The measures may also relate to provisions appropriate to Section B3, Internal Fire Spread (Structure).

Loft Conversion Guidelines



- Updated Guidance
- TGD B 2017



Loft Conversion Guidelines



- Additional clarity
 - Fire resisting construction
 - Part K requirements
 - Stairways
 - Electrical installations

Where the door is provided at the top of the stairs, the provisions of Diagram 1 should be followed. Where a door is provided at the bottom of the stairs, the stairs is part of the open loft, and guarding is required around the stairs only.

5. All doors to habitable rooms along the protected escape route must be 20 minute self-closing fire doors.

6. All glazing in the existing stairway enclosure, excluding glazing in the external wall, must be fixed shut and be fire-resisting.

7. a. The new floor in the attic must achieve modified 30 minute fire resistance (R30, REI 15) (30/15/15), or better

AND

b. Ensure the existing first floor achieves modified 30 minute fire resistance (R30, REI 15) (30/15/15) or better.

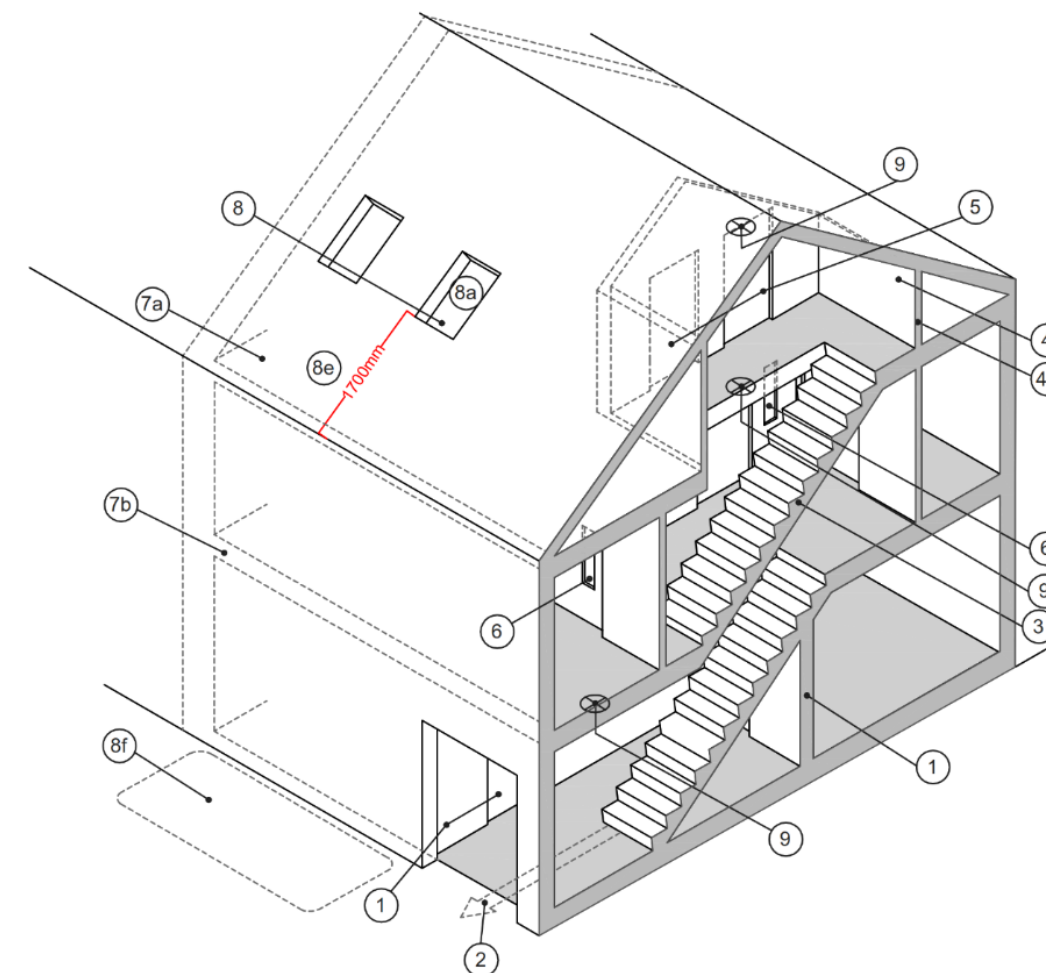


Diagram 1: New stair rising in existing stairway enclosure (4a)

Each new attic room to have a window or rooflight for escape or rescue. This means:

Unobstructed opening minimum 450 mm in either direction and overall area not less than 0.33m²,

Any fastenings to be readily openable from the inside,

Bottom of a window opening to be between 800 mm and 1100 mm above the floor,

Bottom of a rooflight opening to be minimum 600 mm above the floor,

From the eaves to the cill of a dormer window or rooflight the distance to be maximum 1700 mm,

Ground under the window to be clear of any obstructions, to support a ladder safely,

Provide guarding around any balcony accessed by french window or patio door.

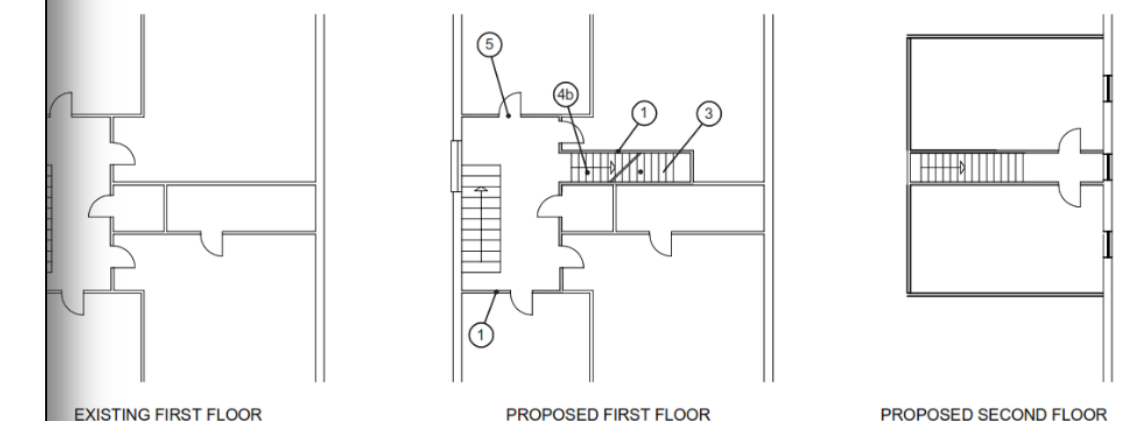


Diagram 2a: New stair constructed in an existing room – door(s) at top (4b)

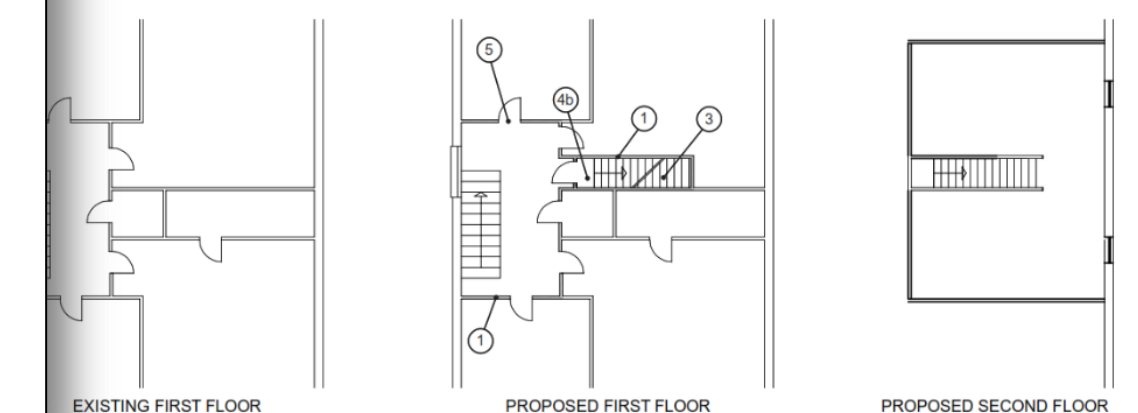
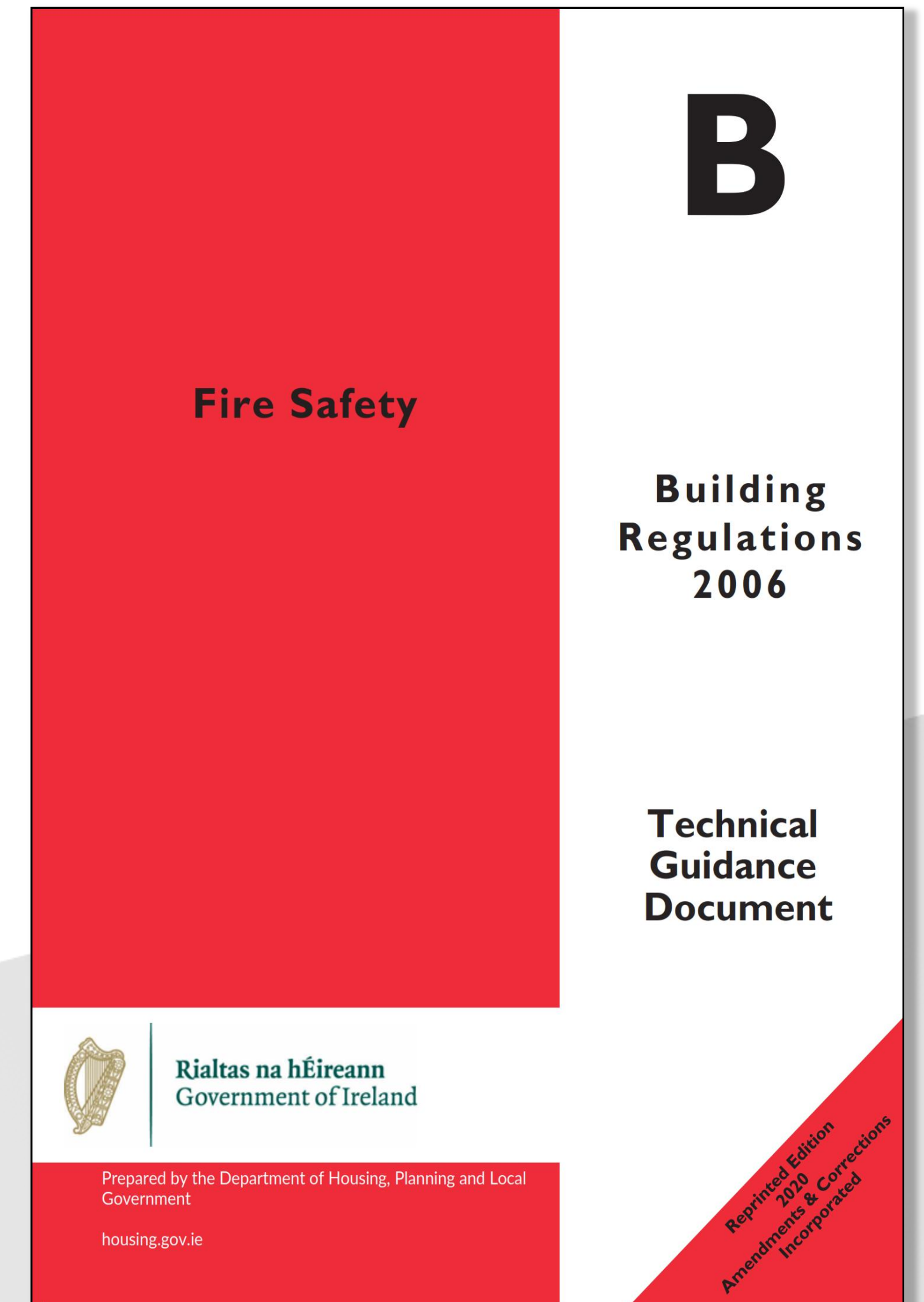


Diagram 2b: New stair constructed in an existing room – door at bottom (4b)

Review of Part B

- Fundamental Review
 - Building Regulations
 - Second Schedule (Part B)
 - TGD B



Review of Part B / TGD B



- Statutory requirements – Building Control Act
- Document Principles
- Structure and layout
- Referenced documents
- Compartmentation
- External Fire Spread
- Firefighter access
- Existing Buildings

Review of Part B



Stakeholder Engagement

Consultative Committee

High Level issues

Review of Part B



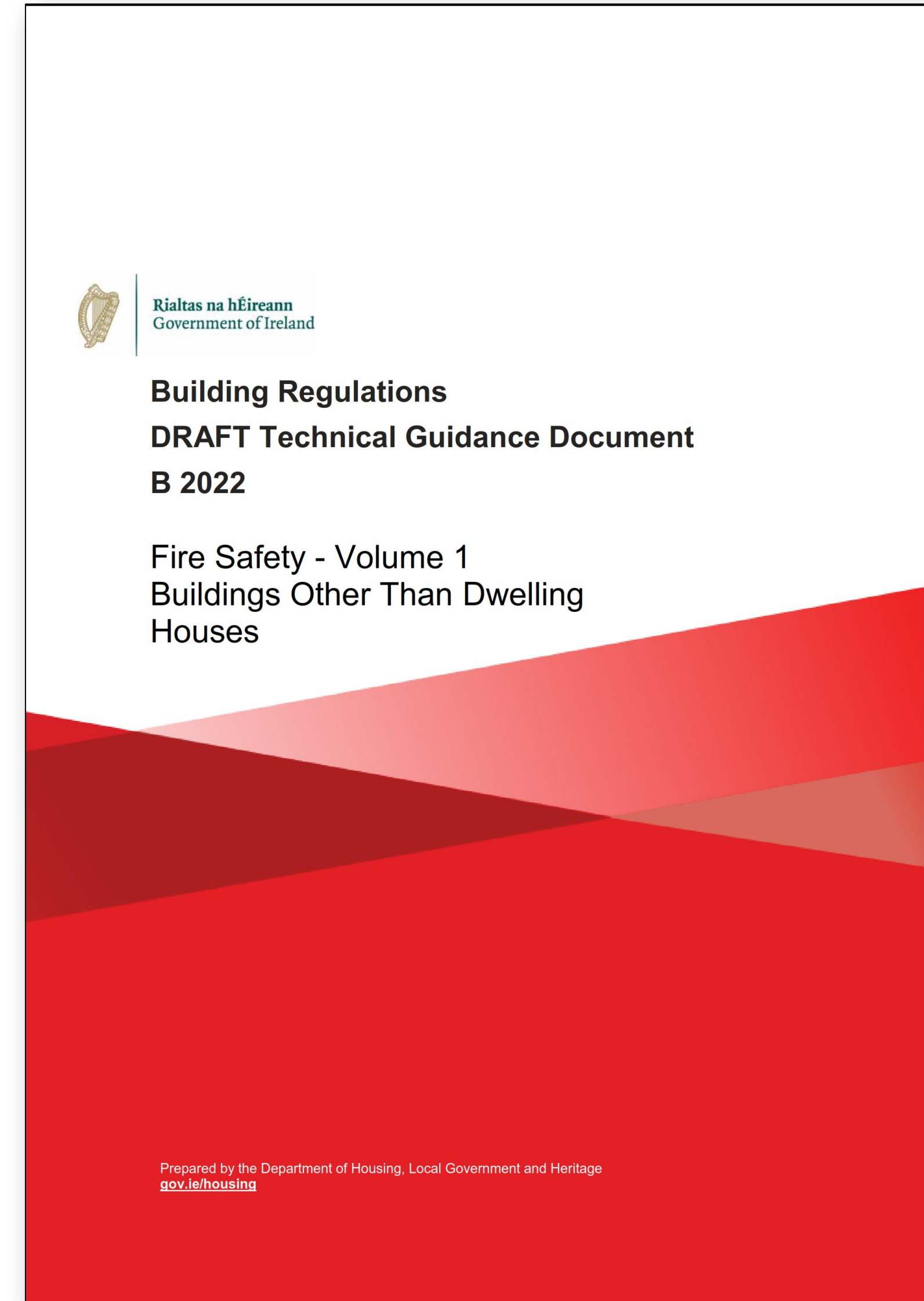
Costs

Data Analysis

Sample buildings reflective of the built environment
7 key types / uses

Review of Part B

Public Consultation





Thank you