

**FIRE LEGISLATION IN
ENGLAND AND WALES**

***HANDBOOK FOR
CONSTRUCTION
PROFESSIONALS***

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Forward

The current statutory regime for fire safety in England and Wales includes a large number of different Acts and Regulations, supported by many Guides and Standards.

The legislation applicable to a particular building depends on how it is used and, in some circumstances, where it is situated. The purpose of this handbook is to provide readily useable guidance for building professionals which will highlight relevant legislation and supporting guidance for specific purpose groups and/or building types.

The information contained within this handbook was based upon the best available information at the time of publication. Legislation is the subject of constant review and update and it is intended that this handbook will be updated in the future. **However, the handbook is not intended as a substitute to seeking guidance from the relevant Local Authority, Fire Authority and/or other enforcing agency, as not all legislation may have been covered and new legislation and guidance may have been introduced.**

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1.

INTRODUCTION

To ensure adequate fire safety, legislation covers the design and construction of most buildings. The particular legislation and the Approved Codes of Practice, Technical Standards and Guidance issued in support of this, often vary according to the building use and consequently are not always readily apparent and may come from a number of Government Departments or other sources. Examples include the Office of the Deputy Prime Minister, the Department for Education and Skills (DfES), the Home Office, the Health and Safety Executive (HSE), and the European Parliament.

The purpose of this handbook is to provide readily useable guidance for building professionals which will point to relevant legislation and guidance for any particular purpose group/building type. **However the handbook is not intended as a substitute to seeking guidance from the relevant Local Authority, Fire Authority and/or other enforcing agency, as not all legislation may have been covered and new legislation and guidance may have been introduced.** An alphabetical list of legislation and those authorities responsible for its enforcement is in appendix D.

General guidance on available fire safety codes of practice etc is given in British Standard BS 5588: Part 0: 1996 *Fire precautions in the design, construction and use of buildings, Guide to fire safety codes of practice for particular premises/applications*.

Sections 4 to 12 of the handbook deal with different building types (purpose groups), under which the relevant legislation for that building type is listed under the headings of "Construction", "On-going control" and any specific legislation appropriate to that particular building type/use. It should be noted that where a building contains different main uses, then each of the uses should be considered as belonging to the relevant Purpose Group.

Construction

In England & Wales fire safety in connection with proposed building work is dealt with under the Building Regulations 2000 (see Section 2).

In addition, there may be Local Acts which deal with fire precautions (see Section 3).

On-going control

Fire precautions in occupied premises are dealt with under separate legislation such as the Fire Precautions Act 1971 and the Fire Precautions (Workplace) Regulations 1997, SI 1997 No 1840, as amended by the Fire Precautions (Workplace) (Amendment) Regulations 1999, SI 1999 No 1877.

Other forms of on-going control include the Fire Certificates (Special Premises) Regulations 1976 and powers regarding licensing of certain occupancies.

User's Notes:

1. Introduction (continued)

Construction work

Fire safety during the actual construction work is covered by the Construction (Health, Safety and Welfare) Regulations 1996, SI 1996/1592. The Construction (Design and Management) Regulations 1994, SI 1994/3140 as amended by SI 1996/1592 also apply to construction projects whose construction phase will be longer than 30 days; or that involve more than 500 man-days of construction work.

Enforcement

The Local Authority Building Control Department is responsible for the enforcement of the Building Regulations. An approved inspector (a corporate body or individual) is approved under Section 49 of the Building Act 1984 to carry out certain building control functions.

Guidance on the consultation procedures that should be adopted to ensure that the requirements of all enforcing authorities are addressed at Building Regulation approval stage is contained in *Building Regulations and Fire Safety – Procedural Guidance*, published jointly by the Department of the Environment, Transport and the Regions, the Home Office and the Welsh Office (the Stationary Office, February 2001).

The enforcement of legislation dealing with fire safety in occupied premises is dealt with by the relevant Fire Authority, Local Authority, Licensing Authority or Licensing Justices depending on the legislation concerned.

The HSE is responsible for the enforcement of particular aspects of fire safety where the nature of the substance being processed, handled or stored in the building would, in the event of fire, present serious risk to the occupants. In some workplaces, for example shops, the Environmental Health Officer (EHO) is responsible for enforcement of these matters. The EHO is also responsible for the enforcement of fire safety legislation for houses in multiple occupation.

User's Notes:

2.

LEGISLATION

Much of the legislation identified in this handbook is specific to particular building types/uses. The exceptions are:

Building Regulations

The Building Regulations apply to most building work or where the use of a building is materially changed. The fire safety aspects of the Building Regulations are primarily concerned with the health and safety of people in and around buildings.

'Building work' is defined under Regulation 3 and includes

- the erection or extension of a building;
- an alteration project involving work which will temporarily or permanently affect the ongoing compliance of the building, service or fitting with the requirements relating to structure, fire, or access to and use of buildings.

Where building work is carried out, the work itself must meet the relevant technical requirements of the Regulations and must not make other fabric, services and fittings less compliant than they were previously.

"Material change of use" is defined in Regulation 5. Only specific changes are covered which relate primarily to either the introduction of sleeping accommodation into the building or where the building becomes a public building. In such cases it may be necessary to carry out building work in order to bring the building into compliance.

The requirements with which building work must comply are contained in a schedule (Schedule 1) to the Building Regulations and are grouped into 'parts'. Each 'part' deals with an individual aspect of building design and construction ranging from structural matters, fire safety, and conservation of energy – to hygiene, sound insulation, access to and use of buildings.

The 'requirements' within each 'part' set out the broad objectives or functions which the individual aspects of the building design and construction must set out to achieve. They are therefore often referred to as 'functional requirements' and are expressed in terms of what is "reasonable", "adequate", or "appropriate".

User's Notes:

2. Legislation (continued)

Approved Documents are intended to provide guidance for some of the more common building situations. However, there may well be alternative ways of achieving compliance with the requirements which are acceptable. Thus there is no obligation to adopt any particular solution contained in an Approved Document if it can be demonstrated that the relevant requirement can be met in some other way. Approved Document B deals with fire safety.

Fire safety is dealt with in Part B to schedule 1 of the Building Regulations, which has five functional requirements: These requirements are:

- B1 Means of warning and escape,
- B2 Internal fire spread (linings),
- B3 Internal fire spread (structure),
- B4 External fire spread,
- B5 Access and facilities for the fire service.

Building Act 1984

The Local Authority has retrospective powers regarding means of escape in case of fire under Section 72 of the Act. This applies to any building which exceeds 2 storeys in height and in which the floor of any upper storey is more than 20 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;
- (c) is used as a restaurant, shop, store or warehouse and has on an upper floor sleeping accommodation for persons employed on the premises.

Fire Precautions Act 1971

The use of certain types of premises has been designated under this Act as requiring a fire certificate. These premises are:

- (a) Hotels and boarding houses having sleeping accommodation for more than 6 persons (whether guests or staff), or where there is sleeping accommodation above the first floor or below the ground floor;
- (b) Factories, offices, shops and railway premises in which more than 20 persons are employed to work at any one time, or more than 10 at any one time elsewhere than on the ground floor. (In a multi-occupied building comprising several small premises, a fire certificate is required if the total number of employees meets these criteria);
- (c) Factories (and certain warehouses) where explosive or highly flammable materials are stored or used in or under the premises.

User's Notes:

2. Legislation (continued)

User's Notes:

Guidance can be found in *Guide to fire precautions in existing places of work that require a fire certificate. Factories, offices, shops and railway premises. HMSO 1993* and *Guide to fire precautions in premises used as hotels and boarding houses which require a fire certificate. HMSO 1991*.

However, it should be noted that the Fire Authority may exempt premises from the need for a certificate if they consider them to be of low risk.

The fire authority also has powers under section 10 of the Fire Precautions Act to prohibit the use of premises where they are of the opinion that use of the premises involves or will involve a risk to persons on the premises in case of fire.

Fire Certificates (Special Premises) Regulations 1976

These regulations apply to certain industrial premises where the fire risk is particularly severe and include for example premises where large quantities of specified dangerous substances are present, such as refineries and chemical works. Such premises also include licensed explosives factories and magazines, nuclear sites and buildings at construction sites used in connection with the work.

In the context of these regulations, "premises" means the whole site and not individual building.

The fire certificates are issued by HSE.

Fire Precautions (Workplace) Regulations 1997

These regulations (as amended) apply to premises in which persons are employed. Under these regulations the employer is required to undertake and continually review a fire risk assessment and implement appropriate precautions to ensure that the employees within the premises are not placed at risk from fire. Guidance is given in *Fire safety, an employers guide. HSE Books 1999*

Dangerous Substances and Explosive Atmospheres Regulations 2002

These regulations make requirements for the risks from substances with flammable, explosive or oxidizing properties to be properly controlled. This can include particular requirements in respect of the design and construction of buildings in which such substances are present or in the vicinity. An Approved Code of Practice and Guidance to the regulations is to be issued by HSE. The regulations replace a number of previous pieces of legislation covering such substances and will be enforced by HSE, or for certain types of premises, the Local Authority, and in relation to general fire precautions, by the Fire Authority.

2. Legislation (continued)

Construction (Health, Safety and Welfare) Regulations 1996

These regulations apply to the construction activity itself. In respect of fire safety, they require both adequate precautions to be taken to prevent fire and suitable and sufficient arrangements to enable persons to reach a place of safety should fire occur. To assist those involved in the construction activity to comply with the fire safety requirements of these regulations, HSE have issued the following guidance: *HSG 168 Fire safety in construction work (ISBN 0-7176-1332-1)* and specifically for construction projects with lower fire risks such as low-rise housing developments *Information sheet CIS51 Construction fire safety*.

HSE has responsibility for enforcing these regulations unless the construction activity is in a building that remains occupied. In such circumstances, the fire authority for this will also have responsibility for enforcing the regulations in respect of arrangements to enable persons to reach a place of safety in the event of fire.

The Construction (Design and Management) Regulations 1994 (CDM) (SI 1994 No 3140)

These CDM regulations are intended to protect the health and safety of people working in construction, and others who may be affected by their activities. The Regulations require the systematic management of projects from concept to completion — hazards must be identified and eliminated where possible, and the remaining risks reduced and controlled. This approach reduces risks during construction work and throughout the life cycle of a structure, including eventual demolition.

CDM requires designers to identify the hazards associated with their designs, which includes those from fire as far as they will affect construction workers, and to take the necessary actions to eliminate, reduce or control these. Those who carry out or control construction work have to identify the hazards associated with their work and to plan and carry out their work in a way that eliminates, reduces or controls the risks.

Anyone who specifies fire protection measures that are to be built into the structure, such as sprinklers and smoke vent has to address how they can be safely installed and maintained. However, the regulations do not cover the functionality or effectiveness of such installed measures.

CDM requires commercial construction clients to keep a health and safety file. Its purpose is to provide information needed during future construction work, including cleaning, maintenance, alterations, refurbishment and demolition, and to alert those carrying out the work to the risks to help them to decide how to work safely. It can include relevant information about fire precautions.

In addition to the specific fire related guidance, HSG 168 and CIS51, detailed above, further information is given in *HSE Construction Information Sheets No 39 The role of the client* and *No 41 The role of the designer*.

User's Notes:

3.**LOCAL ACTS**

There are many Local Acts in operation in various areas in England and Wales and some of these include fire-related provisions, for example:

	Access for fire brigade	Flammable substances	Parking places	High buildings	Large storage buildings	Firemen's switches	Entertainment clubs	Means of escape	Public & other buildings
Berkshire Act 1986	✓	✓	✓	✓	✓			✓	✓
Bournemouth Borough Council Act 1985	✓		✓	✓	✓			✓	
Cheshire County Council Act 1980	✓	✓	✓	✓		✓		✓	✓
Clwyd County Council Act 1985	✓	✓	✓	✓				✓	✓
Cornwall County Council Act 1984							✓		
County of Avon Act 1982			✓						
County of Kent Act 1981	✓	✓	✓			✓			
County of Lancashire Act 1984	✓	✓			✓				
County of South Glamorgan Act 1976			✓	✓		✓		✓	
Cumbria Act 1982	✓	✓	✓					✓	
Derbyshire Act 1981	✓	✓	✓			✓		✓	
Dyfed Act 1987	✓		✓				✓	✓	
East Sussex Act 1981	✓	✓				✓			
Essex Act 1987	✓								
Greater Manchester Act 1981	✓	✓	✓	✓	✓	✓	✓		✓
Hampshire Act 1983	✓		✓		✓				
Humberside Act 1982	✓		✓			✓		✓	
Isle of Wight Act 1980	✓	✓	✓			✓			
Leicestershire Act 1985	✓	✓	✓	✓	✓			✓	
London Building Acts (Amendment) Act 1939*		✓		✓	✓		✓	✓	✓
Merseyside Act 1980	✓	✓	✓	✓	✓		✓	✓	✓
Plymouth City Council Act 1987								✓	
Poole Borough Council Act 1986	✓	✓	✓	✓	✓			✓	✓
South Yorkshire Act 1980	✓	✓	✓	✓					✓
Staffordshire Act 1983	✓	✓	✓	✓					
Surrey Act 1985	✓		✓		✓				
West Glamorgan Act 1987		✓	✓						
West Midlands County Council Act 1980	✓	✓	✓			✓			
West Yorkshire Act 1980						✓	✓		

* applies to the Inner London Boroughs. This is not a Local Act which is enacted by the Local Authority, it is an Act that is enacted by Parliament and applied locally. Section 20 of the Act deals with buildings of excess height and/or additional cubical extent. Guidance for these buildings is given in *Fire safety guide No 1, Fire safety in Section 20 buildings*. London District Surveyors Association.

4.

RESIDENTIAL – HOUSES

Houses are covered by Purpose Groups 1(b) & (c) in Appendix D of Approved Document B.

NB includes any surgeries, consulting rooms, offices or other accommodation, not exceeding 50 m² in total, forming part of a dwelling and used by an occupant of the dwelling in a professional or business capacity.

Construction

Any building work (see Section 2) will need to meet the requirements in Part B of Schedule 1 to the Building Regulations 2000. Practical guidance on meeting those requirements is given in *Approved Document B: Fire safety*.

Employees

Domestic buildings where persons are only employed for occasional domestic service in a private household are not normally regarded as workplaces. However, the employment of other people, such as hall porters and security staff, may come within the scope of the Fire Precautions (Workplace) Regulations 1997 (as amended). Guidance is given in *Fire safety, an employers guide. HSE Books 1999*.

HMOs

If the house is considered to be a house in multiple occupation, then the premises will also be controlled under Section 352 of the Housing Act 1985 (or in the case of Wales, the Local Government and Housing Act 1989). Guidance is given in:

- for England – *DOE Circular 12/92. Houses in multiple occupation. Guidance to local housing authorities on standards of fitness under Section 352 of the Housing Act 1985.*
- for Wales – *Welsh Office Circular 25/92. Local Government and Housing Act 1989. Houses in multiple occupation: standards of fitness.*

It should be noted that at the time of publication of this handbook, this legislation is currently under review

Nurseries and child minding

If the house is to be used as a nursery or for child minding, then Section 2 of the Nurseries and Child-Minders Regulation Act 1948 (as amended) may apply. Guidance is given in *Fire safety precautions for domestic premises used for childminding. Tamworth, CACFOA, 1994.*

User's Notes:

5.

RESIDENTIAL – FLATS AND MAISONNETTES

Flats & maisonnettes are covered by Purpose Group 1(a) in Appendix D of Approved Document B.

NB includes any surgeries, consulting rooms, offices or other accommodation, not exceeding 50 m² in total, forming part of a dwelling and used by an occupant of the dwelling in a professional or business capacity.

Construction

Any building work (see Section 2) will need to meet the requirements in Part B of Schedule 1 to the Building Regulations 2000. Practical guidance on meeting those requirements is given in *Approved Document B: Fire safety*.

In addition:

- If the building contains another main use, or is designed for alternative use, additional measures may be necessary.
- A Local Act may also apply which contains fire provisions.

Employees

Domestic buildings where persons are only employed for occasional domestic service in a private household are not normally regarded as workplaces. However, the employment of other people, such as hall porters and security staff, may come within the scope the Fire Precautions (Workplace) Regulations 1997 (as amended). Guidance is given in *Fire safety, an employers guide. HSE Books 1999*.

HMOs

If the flat(s) or maisonette(s) are also considered to be a house in multiple occupation, then the premises will also be controlled under Section 352 of the Housing Act 1985 (or in the case of Wales, the Local Government and Housing Act 1989). Guidance is given in:

- for England – *DOE Circular 12/92. Houses in multiple occupation. Guidance to local housing authorities on standards of fitness under Section 352 of the Housing Act 1985.*
- for Wales – *Welsh Office Circular 25/92. Local Government and Housing Act 1989. Houses in multiple occupation: standards of fitness.*

Building Act 1984

The Local Authority has retrospective powers regarding means of escape in case of fire under Section 72 of the Building Act. This applies to any building which is let in flats or tenement dwellings and exceeds 2 storeys in height and in which the floor of any upper storey is more than 20 feet above the surface of the street or ground on any side of the building

User's Notes:

5.	Residential – Flats and Maisonettes - Continued
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Fire Precautions Act 1971

The Fire Authority has powers under section 10 of the Fire Precautions Act to prohibit the use of premises where they are of the opinion that use of the premises involves or will involve a risk to persons on the premises in case of fire.

Nurseries and child minding

Where a flat or maisonette is to be used as a nursery or for child minding, then Section 2 of the Nurseries and Child-Minders Regulation Act 1948 (as amended) may apply. Guidance is given in *Fire safety precautions for domestic premises used for childminding. Tamworth, CACFOA, 1994.*

User's Notes:

6.**RESIDENTIAL – INSTITUTIONAL**

These uses are described in Purpose Group 2(a) in Appendix D of Approved Document B as: Hospital, home, school or other similar establishment used as living accommodation for, or for the treatment, care or maintenance of persons suffering from disabilities due to illness or old age or other physical or mental incapacity, or under the age of five years, or place of lawful detention, where such persons sleep on the premises.

Construction

Any building work (see Section 2) will need to meet the requirements in Part B of Schedule 1 to the Building Regulations 2000. Practical guidance on meeting those requirements is given in *Approved Document B: Fire safety*.

In addition:

- If the building contains another main use, or is designed for alternative use, additional measures may be necessary.
- A Local Act may also apply which contains additional fire provisions.

On-going control

All premises where people are employed are subject to on-going control under the Fire Precautions (Workplace) Regulations 1997 (as amended). Guidance is given in *Fire safety, an employers guide*. HSE Books 1999.

Where part of a premises is put to a designated use, that part may need a fire certificate under the Fire Precautions Act 1971 and as such, would be subject to on-going control. Guidance is given in *Guide to fire precautions in existing places of work that require a fire certificate. Factories, offices, shops and railway premises*. HMSO 1993.

Fire Precautions Act 1971

The Fire Authority also has powers under section 10 of the Fire Precautions Act to prohibit the use of premises where they are of the opinion that use of the premises involves or will involve a risk to persons on the premises in case of fire.

Building Act 1984

The Local Authority has retrospective powers regarding means of escape in case of fire under Section 72 of the Building Act (subject to section 30(3) of the Fire Precautions Act 1971). This applies to any building which is used as a hospital, nursing home, boarding-school, children's home or similar institution and exceeds 2 storeys in height and in which the floor of any upper storey is more than 20 feet above the surface of the street or ground on any side of the building.

User's Notes:

6.**Residential – Institutional (continued)****Residential homes**

These are controlled under the following legislation.

Children's: the Children Act 1989 (as amended by the Care Standards Act 2000) and the Children's Homes Regulations 1991 (SI 1991 No 1506). They cover fire safety in community homes, voluntary homes, registered children's homes, privately fostered children's accommodation and premises providing childminding and day care for young children.

Elderly and disabled persons: the Care Standards Act 2000; the Residential Care Homes Regulations 1984 (SI 1984 No 1345) and the Nursing Homes and Mental Nursing Homes Regulations 1984 (SI 1984 No 1578)(as amended)).

Basic standards for means of escape and related fire precautions in residential homes is given in *Draft guide to fire precautions in existing residential care premises. Home Office/Scottish Home and Health Department 1983*. (The range of premises covered includes statutory homes run by local authorities and homes run by voluntary organisations, including children's homes, community homes, homes for the elderly and homes for the mentally ill and the mentally and physically handicapped; and in privately run establishments in which residential care is provided and certain voluntary and privately run nursing homes that provide nursing care, but which have a greater affinity to residential homes than to hospitals).

Note. In respect of the regulation of children's homes, independent hospitals and clinics, care homes, residential family centres and domiciliary care agencies, the governing legislation is now the Care Standards Act 2000, section 23 of which empowers the appropriate Minister to publish the "National Minimum Standards" for the establishments covered by the Act. It is the standards which lay down the requirements, for example, fire safety in the establishments.

The National Minimum Standards (NMS) are published by the Department of Health and administered by the Commission for Social Care Inspection. (NMS standards are available at www.csci.gov.uk).

User's Notes:

7.

RESIDENTIAL – OTHER RESIDENTIAL

These uses are described in Purpose Group 2(b) in Appendix D of Approved Document B as:

Hotel, boarding house, residential college, hall of residence, hostel, and any other residential purpose not described above [i.e. in Purpose Groups 1 and 2(a)].

Construction

Any building work (see Section 2) will need to meet the requirements in Part B of Schedule 1 to the Building Regulations 2000. Practical guidance on meeting those requirements is given in *Approved Document B: Fire safety*.

In addition:

- If the building contains another main use, or is designed for alternative use, additional measures may be necessary.
- A Local Act may also apply which contains additional fire provisions.

On-going control

All premises where people are employed are controlled under the Fire Precautions (Workplace) Regulations 1997 (as amended). Guidance is given in *Fire safety, an employers guide. HSE Books 1999*.

Where it is intended:

- (a) to sell/supply intoxicating liquor, a licence is required under the Licensing Act 1964 (as amended by the Licensing Act 1988);
- (b) for music and/or dancing to be provided, a licence is required under Schedule 1 of the Local Government (Miscellaneous Provisions) Act 1982 or, in Inner London, Schedule 12 of the London Government Act 1963;
- (c) to conduct a civil marriage on the premises, approval is required under the Marriage Act 1994 and the Marriages (Approved Premises) Regulations 1995.

For all of the above, a licence or approval is required which may impose conditions relating to fire safety.

Common lodging houses

These are covered by Section 404 of the Housing Act 1985 (as amended).

Fire Precautions Act 1971

The fire authority also has powers under section 10 of the Fire Precautions Act to prohibit the use of premises where they are of the opinion that use of the premises involves or will involve a risk to persons on the premises in case of fire.

Hotels and boarding houses

Hotels and boarding houses having sleeping accommodation for more than 6 persons (whether guests or staff), or where there is sleeping accommodation above the first floor or below the ground floor will need a fire certificate under the Fire Precautions Act 1971; Guidance is given in *Guide to fire precautions in premises used as hotels and boarding houses which require a fire certificate. HMSO 1991*.

7.

Residential – Other Residential - Continued

Building Act 1984

The Local Authority has retrospective powers regarding means of escape in case of fire under Section 72 of the Building Act (subject to section 30(3) of the Fire Precautions Act 1971). This applies to any building which is used as an inn, hotel or boarding-house and exceeds 2 storeys in height and in which the floor of any upper storey is more than 20 feet above the surface of the street or ground on any side of the building.

8.**OFFICE**

These uses are described in Purpose Group 3 in Appendix D of Approved Document B as:

Offices or premises used for the purpose of administration, clerical work (including writing, book keeping, sorting papers, filing, typing, duplicating, machine calculating, drawing and the editorial preparation of matter for publication, police and fire service work), handling money (including banking and building society work), and communications (including postal, telegraph and radio communications) or radio, television, film, audio or video recording, or performance [not open to the public] and their control.

NB any surgeries, consulting rooms, offices or other accommodation, not exceeding 50 m² in total, forming part of a dwelling and used by an occupant of the dwelling in a professional or business capacity are not considered as an *Office* use.

Construction

Any building work (see Section 2) will need to meet the requirements in Part B of Schedule 1 to the Building Regulations 2000. Practical guidance on meeting those requirements is given in *Approved Document B: Fire safety*.

In addition:

- If the building contains another main use, or is designed for alternative use, additional measures may be necessary.
- A Local Act may also apply which contains additional fire provisions.

On-going control

All premises where people are employed are controlled under the Fire Precautions (Workplace) Regulations 1997 (as amended). Guidance is given in *Fire safety, an employers guide. HSE Books 1999*.

Offices in which more than 20 persons are employed to work at any one time, or in which, more than 10 persons are employed to work at any one time elsewhere and not on the ground floor will also need a fire certificate under the Fire Precautions Act 1971. Guidance is given in *Guide to fire precautions in existing places of work that require a fire certificate. Factories, offices, shops and railway premises. HMSO 1993*.

Fire Precautions Act 1971

The Fire Authority also has powers under section 10 of the Fire Precautions Act to prohibit the use of premises where they are of the opinion that use of the premises involves or will involve a risk to persons on the premises in case of fire.

User's Notes:

9.**SHOP AND COMMERCIAL**

These uses are described in Purpose Group 4 in Appendix D of Approved Document B as:

Shops or premises used for a retail trade or business (including the sale to members of the public of food or drink for immediate consumption and retail by auction, self-selection and over-the-counter wholesale trading, the business of lending books or periodicals for gain and the business of a barber or hairdresser) and premises to which the public is invited to deliver or collect goods in connection with their hire repair or other treatment, or (except in the case of repair of motor vehicles) where they themselves may carry out such repairs or other treatments.

Construction

Any building work (see Section 2) will need to meet the requirements in Part B of Schedule 1 to the Building Regulations 2000. Practical guidance on meeting those requirements is given in *Approved Document B: Fire safety*. In addition:

- If the building contains another main use, or is designed for alternative use, additional measures may be necessary.
- A Local Act may also apply which contains additional fire provisions.

On-going control

All premises where people are employed are controlled under the Fire Precautions (Workplace) Regulations 1997 (as amended). Guidance is given in *Fire safety, an employers guide. HSE Books 1999*.

Shops in which more than 20 persons are employed to work at any one time, or more than 10 persons are employed to work at any one time elsewhere and not on the ground floor will also need a fire certificate under the Fire Precautions Act 1971. Guidance is given in: *Guide to fire precautions in existing places of work that require a fire certificate. Factories, offices, shops and railway premises. HMSO 1993*.

Where it is intended:

- (a) to sell/supply intoxicating liquor, a licence is required under the Licensing Act 1964 (as amended by the Licensing Act 1988);
- (b) for music and/or dancing to be provided, a licence is required under Schedule 1 of the Local Government (Miscellaneous Provisions) Act 1982 or, in Inner London, Schedule 12 of the London Government Act 1963.

For the above, a licence or approval is required which may impose conditions relating to fire safety.

Retail premises handling, selling or supplying substances with flammable, explosive or oxidizing properties will be subject to the Dangerous Substances and Explosive Atmospheres Regulations 2002. Where the quantity of the substance presents more than a slight risk, special precautions are required. These can include particular design and construction requirements for the building that can be in excess of those required under the Building Regulations. Where the premises also contain residential accommodation a higher level of separation, including fire resistance can be required.

User's Notes:

9.	Shop and Commercial (continued)
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User's Notes:

Fire Precautions Act 1971

The Fire Authority also has powers under section 10 of the Fire Precautions Act to prohibit the use of premises where they are of the opinion that use of the premises involves or will involve a risk to persons on the premises in case of fire.

Building Act 1984

The Local Authority has retrospective powers regarding means of escape in case of fire under Section 72 of the Act (subject to section 30(3) of the Fire Precautions Act 1971) . This applies to any building which is used as a restaurant or shop and exceeds 2 storeys in height and in which the floor of any upper storey is more than 20 feet above the surface of the street or ground on any side of the building.

Betting offices

These are controlled under Schedule 1 of the Betting, Gaming and Lotteries Act 1963 (as amended by the Lotteries and Amusement Act 1976).

Pet shops

These are controlled under Section 11 of the Pet Animals Act 1951 and the Pet Animals (Amendment) Act 1983.

Petrol filling stations

These are controlled under the Petroleum (Consolidation) Act 1928. Guidance is given in *Guidance for the design, construction, modification and maintenance of petrol filling stations* published by The Association for Petroleum and Explosives Administration (APEA) and the Institute of Petroleum (IP) 1999.

Sex shops

These are controlled under Schedule 3 of the Local Government (Miscellaneous Provisions) Act 1982.

10.

ASSEMBLY AND RECREATION

These uses are described in Purpose Group 5 in Appendix D of Approved Document B as: Place of assembly, entertainment or recreation; including bingo halls, broadcasting, recording and film studios open to the public, casinos, dance halls; entertainment, conference, exhibition and leisure centres; funfairs and amusement arcades; museums and art galleries; non-residential clubs, theatres, cinemas and concert halls; educational establishments, dancing schools, gymnasia, swimming pool buildings, riding schools, skating rinks, sports pavilions, sports stadia; law courts; churches and other buildings of worship, crematoria; libraries open to the public, non-residential day centres, clinics, health centres and surgeries; passenger stations and termini for air, rail, road or sea travel; public toilets; zoos and menageries.

Construction

Any building work (see Section 2) will need to meet the requirements in Part B of Schedule 1 to the Building Regulations 2000. Practical guidance on meeting those requirements is given in *Approved Document B: Fire safety*.

In addition:

- If the building contains another main use, or is designed for alternative use, additional measures may be necessary.
- A Local Act may also apply to entertainment clubs, which contains additional fire provisions.

On-going control

All premises where people are employed are controlled under the Fire Precautions (Workplace) Regulations 1997 (as amended). Guidance is given in *Fire safety, an employers guide. HSE Books 1999*.

Where it is intended:

- (a) to sell/supply intoxicating liquor, a licence is required under the Licensing Act 1964 (as amended by the Licensing Act 1988);
- (b) for music and/or dancing to be provided, a licence is required under Schedule 1 of the Local Government (Miscellaneous Provisions) Act 1982 or, in Inner London, Schedule 12 of the London Government Act 1963;
- (c) to conduct a civil marriage on the premises, approval is required under the Marriage Act 1994 and the Marriages (Approved Premises) Regulations 1995.

For all of the above, a licence or approval is required which may impose conditions relating to fire safety.

Fire Precautions Act 1971

The Fire Authority also has powers under section 10 of the Fire Precautions Act to prohibit the use of premises where they are of the opinion that use of the premises involves or will involve a risk to persons on the premises in case of fire.

User's Notes:

10. Assembly and Recreation (continued)

Cinemas

Cinemas are controlled under Section 3 of the Cinemas Act 1985. Standard fire precautions are contained in the Cinematograph (Children) Regulations 1955, the Cinematograph (Safety) Regulations 1955 and the local authority conditions of licence.

Clubs and premises for gaming, music and dancing etc

These are controlled under the Gaming Act 1968; Licensing Act 1964; Local Government (Miscellaneous Provisions) Act 1982; London Government Act 1963; and Private Places of Entertainment (Licensing) Act 1967.

Indoor sports premises

These are controlled under:

- for London – Schedule 12 of the London Government Act 1963 (as amended by the Fire Safety and Safety of Places of Sport Act 1987);
- for Outside London – Schedule 1 of the Local Government (Miscellaneous Provisions) Act 1982 (as amended by the Fire Safety and Safety of Places of Sport Act 1987).

Nurseries

These are controlled under Section 2 the Nurseries and Child-minders Regulation Act 1948 as amended by Health Services and Public Health Act 1968.

Riding establishments

Riding establishments are controlled under Section 1 of the Riding Establishment Act 1964 (as amended).

Schools

The DfES Standards for School Premises applies to maintained schools, non-maintained special schools and approved independent schools. Guidance is given in *Guidance on the constructional standards for schools* and *Managing school facilities, Guide 6, Fire safety*.

User's Notes:

10.	Assembly and Recreation (continued)
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Sex cinemas

These are controlled under Schedule 3 of the Local Government (Miscellaneous Provisions) Act 1982.

Sports grounds

Sports grounds with accommodation for over 10,000 persons or any covered stands with accommodation for at least 500 persons are controlled under the Safety of Sports Ground Act 1975 (as amended by the Fire Safety & Safety of Places of Sport Act 1987). Guidance is given in *Guide to safety at sports grounds. HMSO 1997*.

Theatres

Theatres are controlled under the Theatres Act 1968. Guidance is given in *Guide to fire precautions in existing places of entertainment and like premises. HMSO 1990*.

N.B. The range of premises covered includes theatres (both indoor and open air), concert halls, dance halls and discotheques, conference centres, indoor leisure centres, zoos and circuses. It does not apply to sports grounds or to cinemas or other premises used for film exhibitions.

Underground stations

These are controlled under the Fire Precautions (Sub-surface Railway Stations) Regulations 1976.

Zoos

These are controlled under the Zoo Licensing Act 1981. Guidance is included in the above *Guide to fire precautions in existing places of entertainment and like premises. HMSO 1990*.

User's Notes:

11.

INDUSTRIAL

These uses are described in Purpose Group 6 in Appendix D of Approved Document B as:

Factories and other premises used for manufacturing, altering, repairing, cleaning, washing, breaking-up, adapting or processing any article; generating power or slaughtering livestock.

Construction

Any building work (see Section 2) will need to meet the requirements in Part B of Schedule 1 to the Building Regulations 2000. Practical guidance on meeting those requirements is given in *Approved Document B: Fire safety*.

In addition:

- If the building contains another main use, or is designed for alternative use, additional measures may be necessary.
- A Local Act may also apply which contains additional fire provisions.

On-going control

All premises where people are employed are controlled under the Fire Precautions (Workplace) Regulations 1997 (as amended). Guidance is given in *Fire safety, an employers guide*. HSE Books 1999.

Factories in which more than 20 persons are employed to work at any one time, or more than 10 persons at any one time elsewhere and not on the ground floor, will also need a fire certificate under the Fire Precautions Act 1971. Guidance is given in *Guide to fire precautions in existing places of work that require a fire certificate. Factories, offices, shops and railway premises*. HMSO 1993.

For industrial premises coming within the scope of the Fire Certificates (Special Premises) Regulations 1976, general advice is given in *Guidance on general fire precautions at premises subject to the Fire Certificates (Special Premises) Regulations 1976*. HSE 1982. The guidance given in BS 5588: Part 11 is also applicable.

In respect of licensed explosives factories and magazines guidance is given in *Fire Certificates (Special Premises) Regulations 1976. Guide to general fire precautions in explosives factories and magazines*. HSE 1990.

Guidance on general fire precautions for buildings at construction sites used in connection with the work is given in *HSG 168 Fire safety in construction work* (ISBN 0-7176-1332-1), HSE Books.

Fire Precautions Act 1971

The Fire Authority also has powers under section 10 of the Fire Precautions Act to prohibit the use of premises where they are of the opinion that use of the premises involves or will involve a risk to persons on the premises in case of fire.

User's Notes:

11.	Industrial (continued)
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User's Notes:

Fireworks and explosives

Where fireworks or explosives are manufactured, they are controlled under the Fireworks Act 1951 and the Explosives Acts 1875 and 1923. It is expected that new regulations, the Manufacture and Storage of Explosives Regulations, should come into force during 2004.

Flammable chemicals and other dangerous substances

Where substances with flammable, explosive or oxidizing properties are manufactured or used, this will be controlled under the Dangerous Substances and Explosive Atmospheres Regulations 2002. Under these regulations, particular design and construction requirements may be made for the building that can be in excess of those required under the Building Regulations.

Other applicable legislation includes the Chemicals (Hazard Information and Packaging for Supply) Regulations 1994; the Dangerous Substances (Notification and Marking of Sites) Regulations 1990; and where qualifying quantities of the dangerous substance is present, the Notification of Installations Handling Hazardous Substances Regulations 1982; and the Control of Major Accident Hazards Regulations 1999.

Garages for the repair of motor vehicles

Guidance Note PM 25 *Vehicle Finishing Units: Fire and Explosion Hazards*, HMSO, 1981, gives advice on basic safety precautions for vehicle finishing units and is intended to assist designers, manufacturers, importers and suppliers in achieving compliance with their duties under the Health and Safety at Work Act 1974, Section 6.

Radioactive materials

Where radioactive materials are manufactured or handled, they are controlled under the Nuclear Installations Acts 1965 and 1969 and the Health and Safety at Work Act 1974.

12.

STORAGE AND OTHER NON-RESIDENTIAL

These uses are described in Purpose Group 7 in Appendix D of Approved Document B as:

- 7(a) Place for the storage or deposit of goods or materials [other than described under 7(b)] and any building not within any of the purpose groups 1 to 6.
- 7(b) Car parks designed to admit and accommodate only cars, motorcycles and passenger or light goods vehicles weighing no more than 2500 kg gross.

NB A detached garage not more than 40 m² in area is included in purpose group 1(c) [Dwelling houses]; as is a detached open carport of not more than 40 m², or a detached building which consists of a garage and open carport where neither the garage nor open carport exceeds 40 m² in area.

Construction

Any building work (see Section 2) will need to meet the requirements in Part B of Schedule 1 to the Building Regulations 2000. Practical guidance on meeting those requirements is given in *Approved Document B: Fire Safety*.

In addition:

- If the building contains another main use, or is designed for alternative use, additional measures may be necessary.
- A Local Act may also apply which contains additional fire provisions.

On-going control

All premises where people are employed are controlled under the Fire Precautions (Workplace) Regulations 1997 (as amended). Guidance is given in *Fire safety, an employers guide. HSE Books 1999*.

Additionally certain premises storing qualifying quantities of flammable chemicals come within the scope of the Fire Certificates (Special Premises) Regulations 1976, general advice is given in *Guidance on general fire precautions at premises subject to the Fire Certificates (Special Premises) Regulations 1976. HSE 1982*. The guidance given in BS 5588: Part 11 is also applicable.

In respect of licensed explosives factories and magazines guidance is given in *Fire Certificates (Special Premises) Regulations 1976. Guide to general fire precautions in explosives factories and magazines. HSE 1990*.

Building Act 1984

The Local Authority has retrospective powers regarding means of escape in case of fire under Section 72 of the Act (subject to section 30(3) of the Fire Precautions Act 1971). This applies to any building which is used as a restaurant, shop, store or warehouse and has on an upper floor sleeping accommodation for persons employed on the premises and exceeds 2 storeys in height and in which the floor of any upper storey is more than 20 feet above the surface of the street or ground on any side of the building.

User's Notes:

12.	Storage and Other Non-residential (continued)
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Animal boarding establishments

These are controlled under Section 1 of the Animal Boarding Establishments Act 1963.

Dog breeding establishments

These are controlled under Section 1 of the Breeding of Dogs Act 1973.

Fireworks and explosives

Where fireworks or explosives are manufactured, they are controlled under the Fireworks Act 1951 and the Explosives Acts 1875 and 1923. It is expected that new regulations, the Manufacture and Storage of Explosives Regulations, should come into force during 2004.

Flammable chemicals and other dangerous substances

Where substances with flammable, explosive or oxidizing properties are stored, this will be controlled under the Dangerous Substances and Explosive Atmospheres Regulations 2002. Under these regulations, particular design and construction requirements may be made for the building that can be in excess of those required under the Building Regulations. Other applicable legislation includes the Chemicals (Hazard Information and Packaging for Supply) Regulations 1994; the Dangerous Substances (Notification and Marking of Sites) Regulations 1990; and where qualifying quantities of the dangerous substance is present, the Notification of Installations Handling Hazardous Substances Regulations 1982; and the Control of Major Accident Hazards Regulations 1999.

Radioactive materials

Where radioactive materials are stored they are controlled under the Nuclear Installations Acts 1965 and 1969 and the Health and Safety at Work etc Act 1974.

User's Notes:

A**ACTS****General**

Animal Boarding Establishments Act 1963

Betting, Gaming and Lotteries Act 1963

Breeding of Dogs Act 1973.

Building Act 1984

Care Standards Act 2000

Children Act 1989

Cinemas Act 1985

Explosives Acts 1875 and 1923

Fire Precautions Act 1971

Fire Safety & Safety of Places of Sport Act 1987

Fireworks Act 1951

Gaming Act 1968

Health and Safety at Work etc Act 1974.

Health Services and Public Health Act 1968

Housing Act 1985 (as amended)

Licensing Act 1964

Licensing Act 1988

Local Government and Housing Act 1989

Local Government (Miscellaneous Provisions) Act 1982

London Government Act 1963

Lotteries and Amusement Act 1976

Marriage Act 1994

Nuclear Installations Acts 1965 and 1969

Nurseries and Child-Minders Regulation Act 1948 (as amended)

Pet Animals Act 1951

Pet Animals (Amendment) Act 1983

Petroleum (Consolidation) Act 1928

Private Places of Entertainment (Licensing) Act 1967

Riding Establishment Act 1964 (as amended)

Safety of Sports Ground Act 1975

Zoo Licensing Act 1981

User's Notes:

A	Acts (continued)
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Local Acts

Berkshire Act 1986
Bournemouth Borough Council Act 1985
Cheshire County Council Act 1980
Clwyd County Council Act 1985
Cornwall County Council Act 1984
County of Avon Act 1982
County of Kent Act 1981
County of Lancashire Act 1984
County of South Glamorgan Act 1976
Cumbria Act 1982
Derbyshire Act 1981
Dyfed Act 1987
East Sussex Act 1981
Essex Act 1987
Greater Manchester Act 1981
Hampshire Act 1983
Humberside Act 1982
Isle of Wight Act 1980
Leicestershire Act 1985
London Building Acts (Amendment) Act 1939
Merseyside Act 1980
Plymouth City Council Act 1987
Poole Borough Council Act 1986
South Yorkshire Act 1980
Staffordshire Act 1983
Surrey Act 1985
West Glamorgan Act 1987
West Midlands County Council Act 1980
West Yorkshire Act 1980

User's Notes:

B**REGULATIONS**

The Building Regulations 2000 (SI 2000/2531)
The Building (Amendment) Regulations 2001 (SI 2001/3335)
The Building (Amendment) Regulations 2002 (SI 2002/0440)
The Building (Amendment) (No. 2) Regulations 2002 (SI 2002/2871)
The Building (Amendment) Regulations 2003 (SI 2003/2692)
The Building (Amendment) Regulations 2004 (SI 2004/1465)
The Building (Amendment) (No. 2) Regulations 2004 (SI2004/1808)

The Building (Approved Inspectors etc.) Regulations 2000 (SI 2000/2532)
The Building (Approved Inspectors etc.) (Amendment) Regulations 2001 (SI 2001/3336)
The Building (Approved Inspectors etc) (Amendment) Regulations 2002 (SI 2002/2872)
The Building (Approved Inspectors etc) (Amendment) Regulations 2003 (SI 2003/3133)
The Building (Approved Inspectors etc.) (Amendment) Regulations 2004 (SI 2004/1466)

Chemicals (Hazard Information and Packaging for Supply) Regulations 1994
Children's Homes Regulations 1991 (SI 1991 No 1506)
Cinematograph (Children) Regulations 1955
Cinematograph (Safety) Regulations 1955
Construction (Design and Management) Regulations 1994, SI 1994/3140 as amended by SI 1996/1592
Construction (Health, Safety and Welfare) Regulations 1996, SI 1996/1592
Control of Major Accident Hazards Regulations 1999

Dangerous Substances and Explosive Atmospheres Regulations 2002
Dangerous Substances (Notification and Marking of Sites) Regulations 1990

Fire Certificates (Special Premises) Regulations 1976
Fire Precautions (Sub-surface Railway Stations) Regulations 1976
Fire Precautions (Workplace) Regulations 1997, SI 1997 No 1840
Fire Precautions (Workplace) (Amendment) Regulations 1999, SI 1999 No 1877

Manufacture and Storage of Explosives Regulations [2002]
Marriages (Approved Premises) Regulations 1995

Notification of Installations Handling Hazardous Substances Regulations 1982
Nursing Homes and Mental Nursing Homes Regulations 1984 (SI 1984 No 1578)(as amended)

Residential Care Homes Regulations 1984 (SI 1984 No 1345)

User's Notes:

C**OTHER PUBLICATIONS****British Standards Institution**

British Standard BS 5588: Part 0: 1996. Fire precautions in the design, construction and use of buildings. Guide to fire safety codes of practice for particular premises/applications.

British Standard BS 5588: Part 11: 1997. Fire precautions in the design, construction and use of buildings. Code of practice for shops, offices, industrial, storage and other similar buildings

Department for Education and Skills (DfES)

Guidance on the constructional standards for schools and Managing school facilities, Guide 6, Fire safety

**Department of the Environment, Transport and the Regions/
Welsh Office**

The Building Regulations 2000. Approved Document B: Fire Safety. DETR

Building Regulations and Fire Safety – Procedural Guidance, published jointly by the Department of the Environment, Transport and the Regions, the Home Office and the Welsh Office, the Stationary Office, February 2001

DOE Circular 12/92. Houses in multiple occupation. Guidance to local housing authorities on standards of fitness under Section 352 of the Housing Act 1985.

Welsh Office Circular 25/92. Local Government and Housing Act 1989. Houses in multiple occupation: standards of fitness.

Department of National Heritage

Guide to safety at sports grounds. HMSO 1997

Health & Safety Executive (HSE)

HSG 168 Fire safety in construction work (ISBN 0-7176-1332-1)

CIS51 Construction fire safety

Construction Information Sheet No 39. The role of the client

Construction Information Sheet No 41. The role of the designer

Vehicle finishing units: fire and explosion hazards. PM25, London, HMSO, 1981

Fire Certificates (Special Premises) Regulations 1976. Guide to general fire precautions in explosives factories and magazines. HSE 1990

Guidance on general fire precautions at premises subject to the Fire Certificates (Special Premises) Regulations 1976. HSE 1982

Home Office

Draft guide to fire precautions in existing residential care premises. Home Office/Scottish Home and Health Department 1983

Fire safety, an employers guide. 1999

Guide to fire precautions in existing places of entertainment and like premises. HMSO 1990

Guide to fire precautions in existing places of work that require a fire certificate. Factories, offices, shops and railway premises. HMSO 1993

Guide to fire precautions in premises used as hotels and boarding houses which require a fire certificate. HMSO 1991

User's Notes:

C**Other Publications (continued)****Others**

Fire safety guide No 1, Fire safety in Section 20 buildings. London District Surveyors Association

Fire safety precautions for domestic premises used for childminding. Tamworth, CACFOA, 1994

Guidance for the design, construction, modification and maintenance of petrol filling stations published by The Association for Petroleum and Explosives Administration (APEA) and the Institute of Petroleum (IP) 1999

Guide to Building Control by Local Acts 1987, P H Pitt, Architectural Press 1987

User's Notes:

D**ENFORCING AUTHORITIES**

Animal Boarding Establishments Act 1963	Local Authority
Betting, Gaming and Lotteries Act 1963	Local Authority
Breeding of Dogs Act 1973.	Local Authority
Building Act 1984	Local Authority
Building Regulations 2000 (SI 2000/2531)	Local Authority Or Approved Inspector*
Care Standards Act 2000	The Commission For Social Care Inspection
Chemicals (Hazard Information and Packaging for Supply) Regulations 1994	Health And Safety Executive
Children Act 1989	The Commission For Social Care Inspection
Children's Homes Regulations 1991 (SI 1991 No 1506)	The Commission For Social Care Inspection
Cinemas Act 1985	Local Authority
Cinematograph (Children) Regulations 1955	Local Authority
Cinematograph (Safety) Regulations 1955	Local Authority
Construction (Design and Management) Regulations 1994, SI 1994/3140 as amended by SI 1996/1592	Health And Safety Executive
Construction (Health, Safety and Welfare) Regulations 1996, SI 1996/1592	Health And Safety Executive
Control of Major Accident Hazards Regulations 1999	Health And Safety Executive
Dangerous Substances (Notification and Marking of Sites) Regulations 1990	Health And Safety Executive
Dangerous Substances and Explosive Atmospheres Regulations 2002	Health And Safety Executive
Explosives Acts 1875 and 1923	Health And Safety Executive
Fire Certificates (Special Premises) Regulations 1976	Health And Safety Executive
Fire Precautions (Sub-surface Railway Stations) Regulations 1976	Health And Safety Executive
Fire Precautions (Workplace) (Amendment) Regulations 1999, SI 1999 No 1877	Fire Authority
Fire Precautions (Workplace) Regulations 1997, SI 1997 No 1840	Fire Authority
Fire Precautions Act 1971	Fire Authority
Fire Safety & Safety of Places of Sport Act 1987	Football Licensing Authority / Local Authority
Fireworks Act 1951	Health And Safety Executive

User's Notes:

Gaming Act 1968	Local Authority
Health and Safety at Work etc Act 1974.	Health And Safety Executive & Local Authority
Housing Act 1985 (as amended)	Local Authority
Licensing Act 1988	Local Authority
Local Acts	Local Authority
Local Government (Miscellaneous Provisions) Act 1982	Local Authority
Local Government and Housing Act 1989	Local Authority
Lotteries and Amusement Act 1976	Local Authority
Manufacture and Storage of Explosives Regulations 2002	Health And Safety Executive
Marriage Act 1994	Local Authority
Marriages (Approved Premises) Regulations 1995	Local Authority
Notification of Installations Handling Hazardous Substances Regulations 1982	Health And Safety Executive
Nuclear Installations Acts 1965 and 1969	Health And Safety Executive
Nurseries and Child-Minders Regulation Act 1948 (as amended)	The Commission For Social Care Inspection
Nursing Homes and Mental Nursing Homes Regulations 1984 (SI 1984 No 1578)(as amended)	The Commission For Social Care Inspection
Pet Animals Act 1951	Local Authority
Petroleum (Consolidation) Act 1928	Local Authority
Private Places of Entertainment (Licensing) Act 1967	Local Authority
Residential Care Homes Regulations 1984 (SI 1984 No 1345)	The Commission For Social Care Inspection
Riding Establishment Act 1964 (as amended)	Local Authority
Safety of Sports Ground Act 1975	Football Licensing Authority / Local Authority
Zoo Licensing Act 1981	Local Authority