



Used in conjunction with  
BCS Database Module

# Standard Clauses

For Plan Checking Responses to  
clients



Authored by Cliff L'Aimable

BCS APPROVED INSPECTORS – 1 JULY 2020 EDITION

# STANDARD CLAUSES for plan checking procedure

**1** ACCESS THE PLAN CHECKER  
TEMPLATE LETTER & STANDARD  
CLAUSE MENUS  
USING THIS DATABASE BUTTON

The screenshot shows the BCS Database home screen with a navigation menu at the top: Admin, CRM, ToDos, Set Up, Fees, Accts, Plan Chks, FCerts, WebLinks, Letters, Monitors, Party Wall. The main content area is titled 'Plan Checking process date and decision' and contains several search and filter fields. A red arrow points from the instruction box to the 'MacPlansCe' button in the bottom row of buttons. Other buttons include 'Mac Pop Conditions', 'WinPlansCert', 'WIN Pop Conditions', 'MacAutoConditional', 'Win Or Mac AutoConditional', 'MAC Fire Consultation Form', 'WIN Fire Consultation Form', 'MacNonAutoConditional', 'INSUFFICIENT PLANS', 'WinNonAutoConditional', and 'Win CONDITIONAL APPROVAL'. At the bottom, there are two buttons: 'Fire Brigade Offices' and 'Plan Request'.

*Screenshot taken from homescreen of BCS Database*

**2** SELECT DATE PLANS WERE ALLOCATED TO THE PLAN CHECKER ADMIN STAFF CAN DO THIS OR A SURVEYOR

**3**

- a. SELECT A TARGET PLAN CHECKING TIME (Hours)
- b. WHEN PLAN CHECK COMPLETE SELECT DECISION TYPE FROM DROP DOWN MENU
- c. SELECT NAME OF SURVEYOR CARRYING OUT PLAN CHECK FUNCTION INCLUDING ANY INFORMATION RELATING TO FIRE CONSULTATIONS

**4** ENTER DRAWING REFERENCE NUMBERS HERE. INCLUDING ANY REPORTS CHECKED

The screenshot shows the 'Plan Checking process' form in the BCS Database. The form includes the following fields and sections:

- Navigation:** Admin, CRM, ToDos, Set Up, Fees, Accts, Plan Chks, FCerts, WebLinks, Letters, Monitors, Party Wall.
- Plan Checking process:** Date sent (02/10/2016), I.N PLAN RESPONSE SENT TYPE 1 (dropdown).
- PLANS CERT REQUEST:** NO (dropdown).
- Plan Chk Allocated:** 03/10/2016 (calendar).
- Plans decision or commentary completed:** 1> 30/03/2020 (calendar), 2> (calendar).
- Plan Cert Completed & Issued:** (calendar).
- Days lapsed to decision:** 1274 (text input).
- Plan Nos etc:** 001, 002, 003 (text input).
- TARGET CHK TIME >:** Hours 0.75 (dropdown), ACTUAL > Hours 0.75 (dropdown).
- Plan decision or commentary type >:** Vetting Letter (dropdown).
- Surveyor Chking Plans 1 >:** Cliff L'Aimable (dropdown).
- Surveyor Chking Plans 2 >:** (dropdown).
- Fire Consult Allocated:** Name missing? (dropdown).
- Fire Consult Allocated >:** ACTION REQD? (dropdown).
- Fire Consult Sent >:** ACTION REQD? (dropdown).
- Buttons:** MacPop Conditions, MacPlansCert, BLANK LETTER FRAME, PLANS INSUFFICIENT FOR FIRE CONSULT, WinPlansCert, WIN Pop Conditions, MacAutoConditional, Win Or Mac AutoConditional, MAC Fire Consultation Form, WIN Fire Consultation Form, MacNonAutoConditional, INSUFFICIENT PLANS, WinNonAutoConditional, Win CONDITIONAL APPROVAL.
- Bottom Buttons:** Fire Brigade Offices, Plan Request.

*Screenshot taken from homescreen of BCS Database*

ClauseNo	Clause	BCS note to Plan Checker
SC1	PART A: Submit full and relevant calculations relating to this project which meets the above requirement (A1,A2 & A3 as applicable)	
SC2	PART A: Any Steel or Timber beams must be provided with adequate end bearings (as per structural engineers design)	
SC3	PART A: Support over any new openings shall be fitted in accordance with structural engineers details or Manufacturer's specs.	
SC4	PART A: You must submit the most recent updated plans and engineers calculations - specifications as soon as possible.	
SC5	PART A: Changes to structural engineers member layouts, connections or any other arrangements deviating from your originally submitted design must be notified to your engineer for assessment, and updated details forwarded to building control as they occur.	
SC6	PART A: Depths of foundations must be assessed by your Qualified Engineer prior to submission to building control. Tree roots or other sub-structure that may affect the depth or the suitability of foundations proposed must be evaluated by your professional advisors. Submit compliant designs.	
SC7	PART A: Use of gallows brackets to support chimney flues may not be acceptable when used on lime bedded brickwork. Your Engineer must submit alternative support solutions that are compliant.	
SC8	PART A: Any Steel or Timber beams must be provided with adequate end bearings (as per structural engineers design. It is your responsibility to check that all bearings and connections are correctly provided.	
SC9	PART A: Steelwork must be provided with suitable coatings which help provide corrosion protection	
SC10	PART A: Steelwork should be protected from fire by encasement or application of coatings which meet the fire resistance requirements contained in the Approved Documents.	
SC11	PART A: Timber is not a suitable support member in close proximity to chimney flues or hearths. Please submit alternative support solutions or methods of protection from heat damage.	
SC12	PART A: Submit details of trees, their proximity, height and species - showing also how your foundations have been designed to account for potential damage due to tree root activity.	
SC13	PART A: A ground bearing concrete floor slab is not permissible. Submit your alternative designs (i.e. suspended flooring)	Used particularly when a foundation is excavated beyond 1.5m into clay soils and ground may heave etc
SC14	PART A: Submit a soils investigation report carried out by a qualified engineer which assists in justifying your foundation designs.	
SC15	PART A: Submit details which demonstrates how requirement A3 - Disproportionate collapse- has been met in your design.	
SC16	PART A: Double up timber floor joists beneath new partitioning.	

SC17	PART A: [CFA /Driven/Piling] Pile foundation design logs must be submitted which records final depths, sizes, and grid position layout positions. You must submit testing information as appropriate (Integrity Test / Maintained Load Test - Report Outcomes)	
SC18	PART A: Pile foundation design for proposals shall be submitted from a qualified engineer.	
SC19	PART A: Basement reinforced concrete designs must be submitted from qualified engineer together with a construction method statement which assists site staff carrying out your proposals.	
SC20	PART A: Basement formation for habitable use- You are advised to submit your design proposals detailing protection measures of occupied structure from water ingress, condensation or vapour damage.	
SC21	PART A: Adequacy of existing foundations to support new applied loads must be diligently proven by your engineer.	
SC22	PART A: Adequacy of existing elements (i.e. lintels, partitions, existing beams) to support newly applied loads must be diligently proven by your engineer.	
SC23	PART A: All new foundations must be formed or excavated so as to not cause damage to drains passing through or alongside them.	
SC24	PART A: [Lateral / Vertical Restraint] Submit details which show how columns or frames are to be laterally stabilised as appropriate (i.e. to resist wind load or other de-stabilising forces)	
SC25	PART A: I am not satisfied that the proposed foundations are suitable for your on site conditions. Submit your justifications or an alternative compliant foundation design carried out by a Chartered Civil / Structural Engineer.	
SC26	PART A: PARTIAL UNDERPINNING may result in future structural movement affecting the adjoining foundations that have not underpinned. You client should be so advised.	
SC27	PART A: BEAM BEARINGS - You must make sure that your contractors provide beam end bearings into or onto supporting walls or other structure in accordance with your compliant structural engineering designs.	
SC28	PART A: FOUNDATIONS ANTI-HEAVE MATERIALS -a foundation design requiring anti-heave protection measures and a suspended floor is required. Please submit your designs.	See also SC13
SC29	PART A: EXTERNAL WALL INSULATION (EWI) - The fixing system of EWI system must be adequately designed to deal with predicted loads, including the weight of the system itself. Guidance on how to achieve this is provided in paragraphs 3.3-3.8 of the Approved Document A. This includes undertaking suitable design calculations.	CHECK IF INSULATION IS ACTUALLY BEING APPLIED TO THE OUTER WALL SURFACE !!
SC30	PART A : PART B : External balconies - shall be designed with suitable materials that do not propagate and allow fire to spread over the external facades of the building. Submit information and any associated fire performance showing compliance with the building regulations.	
SC31	PART A: Free text: See note below	
SC32	PART A: Free text: See note below	
SC33	PART A: Free text: See note below	

SC34	PART A: Free text: See note below	
SC35	<p>PART A: Structural Design summary</p> <p>The Institute of Structural Engineers ( in Feb. 2015) advises that you should submit to Building Control Bodies a design summary with every submission which contains the following, if relevant:</p> <ul style="list-style-type: none"> <li>• a list of the structural design codes with which it complies</li> <li>• an explanation of the basis of design. This requires sufficient detail to allow others to understand the structural principles used</li> <li>• the class of the building for purposes of disproportionate collapse design (Table 11 of Approved Document A). If the building is in a number of classes, describe the division</li> <li>• a description of the measures taken to guard against progressive collapse</li> <li>• a description of the load path to the foundations and how lateral stability is achieved (with illustrations as required to give sufficient clarity)</li> <li>• the name of the organisation, or individual, who has overall responsibility for the stability of the structure as required by the design codes</li> <li>• a schedule of the software used, and for what purpose; confirming that its application and limitations are understood and that the results have been verified</li> <li>• a statement of the qualifications of the person undertaking the design, whether the design has been subject to any in-house or third party checking, and the name and qualifications of the person doing that checking</li> </ul>	
SC36	PART B; PASSIVE PROTECTION- Any recessed lights proposed must not cause ceiling fire or sound resisting performances to be prejudiced.	
SC37	PART B; PASSIVE PROTECTION- You have not specified level of fire resistance or Class rating of surfaces being used as walls and ceilings. Submit information which complied with ADB Part B2.	
SC38	PART B: ACTIVE PROTECTION- COMMERCIAL PREMISES : smoke detection alarms, escape lighting and wayfinding layout details must be submitted which have been designed in accordance with relevant British Standards cited within the approved documents.	
SC39	PART B: ACTIVE PROTECTION- RESIDENTIAL - Provide interlinked mains operated, battery backed smoke / fire detection to all habitable rooms and circulation spaces throughout this building.	
SC40	PART B: ACTIVE PROTECTION- RESIDENTIAL - Your open plan ground floor layout is not compliant with building regulations. Either erect a fire resisting partition re-introducing a protected escape route leading to the final exit or submit your alternative proposals i.e. residential water mist (meeting BS8458) or residential sprinkler system (meeting BS9251) or mechanical fire resisting curtaining (meeting BS8524). Proposals involving these systems must be accompanied by an independently prepared Fire Strategy Report.	

SC41	PART B: ACTIVE PROTECTION- RESIDENTIAL -Provide interlinked smoke detection (mains powered/battery backed) to circulation spaces in compliance with the approved documents. An interlinked mains powered with battery back-up heat detector is recommended within kitchens.	
SC42	PART B: ACTIVE PROTECTION- RESIDENTIAL DWELLING HOUSE - Your proposal will result in a floor(s) above 7.5m of the external ground level. Submit your proposals for alternative escape from those levels or a BS9251:2005 residential sprinkler system and/or a Fire Safety Engineered proposal which proposes how you will comply with relevant building regulation requirements. Proposals involving these systems must be accompanied by an independently prepared Fire Strategy Report.	
SC43	PART B: ACTIVE PROTECTION- RESIDENTIAL SPRINKLERS- Where residential sprinklers are required, sprinkler protection throughout the building should be provided. However, where the sprinklers are being installed as a compensatory feature to address a specific risk or hazard it may be acceptable to protect only part of a building. You must submit a FIRE ENGINEERS report to justify your proposals.	
SC44	PART B: ACTIVE PROTECTION- RESIDENTIAL SPRINKLERS-You are required to provide a sprinkler system to BS 9251:2005, throughout your building. Proposals involving these systems must be accompanied by an independently prepared Fire Strategy Report.	
SC45	PART B: PASSIVE & ACTIVE- REGULATORY REFORM ORDER 2005 - These premises are subject to the requirements of the Fire Safety Order. A Fire Risk Assessment must be in place at completion of your project, and a Fire Safety Information pack, where you must prove that it has been handed over to Responsible Person (as defined under the Fire Safety Order 2005).	
SC46	PART B: PASSIVE PROTECTION- FLATS- Buildings not fitted with fire mains -There should be vehicle access for a pump appliance to small buildings (those of up to 2000m2 with a top storey up to 11m above ground level) to either: a. 15% of the perimeter; or b. within 45m of every point on the projected plan area (or 'footprint', see AD-Diagram 48) of the building; whichever is the less onerous. There should be vehicle access for a pump appliance to blocks of flats to within 45m of all points within each dwelling.	
SC47	PART B: PASSIVE PROTECTION- Provide fire stopping between compartment lines to same standard as required by adjacent construction.	
SC48	PART B: PASSIVE PROTECTION- RESIDENTIAL - Fire Safety- Your proposed internal layouts are not complaint with building regulations. Submit a layout which shows a fully protected escape route leading to a final exit.	
SC49	PART B: PASSIVE PROTECTION- RESIDENTIAL All internal fire doors shall be rated min. FD20 (fire doors), to enclose upon and forming part of a protected route leading to a final exit. You are required to submit fire test performance certificates for all fire doors to be fitted that proof compliance with Part B Fire Safety requirements.	

SC50	PART B: PASSIVE PROTECTION- RESIDENTIAL FLATS - Provide front entrance fire doorset rated FD30 , provided with both smoke seals, intumescent strips, spring self closing device. Internal doorsets shall be rated minimum FD20 leading into habitable rooms. You are required to submit fire test performance certificates for all fire doors to be fitted that proof compliance with Part B Fire Safety requirements.	THIS PARTICULAR CLAUSE USED FOR FLATS ONLY !!!!
SC51	PART B: PASSIVE PROTECTION- Separating floors and walls must provide 30 MINUTES of fire resisting performance which shall include any fire stops, around light fittings, ducts, or pipes. You may also be required to make sure that PART E - (Sound) performance complies.	
SC52	PART B: PASSIVE PROTECTION- Separating floors and walls must provide 60 MINUTES of fire resisting performance which shall include any fire stops, around light fittings, ducts, or pipes. You may also be required to make sure that PART E - (Sound) performance complies.	
SC53	PART B: PASSIVE PROTECTION- Separating floors and walls must provide 90 MINUTES of fire resisting performance which shall include any fire stops, around light fittings, ducts, or pipes. You may also be required to make sure that PART E - (Sound) performance complies.	
SC54	PART B: PASSIVE PROTECTION - Submit details which shows complaint compartmentation design meeting the relevant performance requirements contained within the approved documents.	
SC55	PART B: PASSIVE PROTECTION - Travel distances along your escape routes are excessive. Submit altered designs which meet maximum travel distances contained within the approved documents or submit a fire safety engineered package design which shows alternative compliance.	
SC56	PART B: TRAVEL DISTANCES for means of escape in case of fire - Your plans have insufficient details that show compliant travel distances within your building. Please refer either to Approved Document Part B Vol1 Dwellings (for general travel distances relating to your specific circumstances) or Approved Document Part B Vol2 (Otherthan Dwellings), Table 2.1 , as appropriate. Update your plans to confirm compliant layouts.	
SC57	PART B: PASSIVE PROTECTION- You have excessive glazing within 1m of a relevant boundary this is not acceptable. Submit your amended proposals.	
SC58	PART B: PASSIVE PROTECTION- Your corridors need to be subdivided in order to protect alternative escape routes. Refer to the approved documents for guidance relating to this matter, and then submit your updated plans.	
SC59	PART B: PASSIVE PROTECTION- Your loft dormer cheeks are within 1m of neighbouring buildings / construction. Provide additional external linings i.e. 6mm Supalux or similar to external studding.	



SC60	<p>PART B: PASSIVE PROTECTION - ROOFLIGHTS : should meet the following classifications, according to material. No guidance for European fire test performance is currently available, because there is no generally accepted test and classification procedure.</p> <p>a. Non-plastic rooflights should meet the relevant classification shown in the AD Part B</p> <p>b. Plastic rooflights, if the limitations in Table 4.2 and Table 12.2 are observed, should be a minimum class D-s3, d2 rating. Otherwise they should meet the relevant classification in Table 4.1.</p>	
SC61	<p>PART B: SMOKE VENTILATION- COMMERCIAL PREMISES : Submit plan layouts which will allow a statutory consultation with the Fire Brigade. Their comments if any may affect your final proposals. All smoke control systems should be handed over to the end user with a complete set of documentation. Natural / mechanical / pressure differential systems : These systems should be automatic actuating. Manual control points for stair automatic opening vents (AOV) should consist of one manual control point at ground or access floor and be sited in the stair. These installations must be provided with adequately protected power supplies and backup power. All smoke control systems should be handed over to the end user with a complete set of documentation.</p>	This clause to be used on buildings that are places of work !!
SC62	<p>PART B: SMOKE VENTILATION- Common circulation spaces - stairways must be provided with suitable smoke ventilation (natural or mechanical) in compliance with the approved documents or cited British Standards contained therein. These systems should be automatic actuating. Manual control points for the stair automatic opening vents (AOV) should consist of one manual control point at ground or access floor and be sited in the stair. These installations must be provided with adequately protected power supplies and backup power. All smoke control systems should be handed over to the end user with a complete set of documentation.</p>	This clause may be applied to buildings containing flats (dwellings)
SC63	<p>PART B: SMOKE VENTILATION- Lobby ventilation details required which demonstrates compliance with the Approved Documents or cited British Standards contained therein.</p>	
SC64	<p>PART B: EXTERNAL WALL ENVELOPE CLADDINGS of any height or use - You have not specified the fire related performance of wall claddings. Please note that you must justify the performance irrespective of building height. You must submit third party certified test data that justifies your choice of materials especially where a non-traditional construction form has been adopted.</p>	
SC65	<p>PART B: Escape lighting (to BS5266) shall be provided to cover all common fire escape route (internal common escape routes and externally if applicable) all in accordance with the approved documents and British Standards.</p>	

SC66	PART B4 (FIRE SPREAD) -Claddings or other external finishes - in relation to buildings of any height or use, consideration should be given to the choice of materials (including their extent and arrangement) used for the external wall, or attachments to the wall, to reduce the risk of fire spread over the wall. Submit your justifications which meet the requirements contained within Part B Fire Safety. You will be required to submit appropriate third party test certificates to help justify your designs.	
SC67	PART B: INTERNAL FIRE SPREAD -The following classification of wall lining must be achieved these should be marked upon your plans: Small rooms of maximum internal floor area of 4m <sup>2</sup> Garages (as part of a dwellinghouse) of maximum internal floor area of 40m <sup>2</sup> - Classification Rating of D-s3, d2 Other rooms (including garages) & Circulation spaces within a dwelling - Classification Rating of C-s3, d2 Other circulation spaces (including the common areas of blocks of flats) - Classification Rating of B-s3, d2 Refer to Approved Document Part B for details.	This clause to be used on dwellings !!
SC68	PART B: ESCAPE WINDOWS - your windows at first floor (floor not exceeding 4.5m above ground) level should be made suitable for escape purposes in case of fire.	To be used on DWELLING HOUSES, also BLOCKS OF FLATS not exceeding two storeys
SC69	PART B: COOKING FACILITIES - Kitchens should be sited remote from the exits used for escape during a fire.	
SC70	PART B: Revised / Updated Approved Documents or British Standards - There have been updates to fire safety guidance. Your plan notes should be altered to state that "FIRE SAFETY : BUILDING REGULATION COMPLIANCE SHALL BE MET BY FOLLOWING GUIDANCE WITHIN CURRENT APPROVED DOCUMENTS AS WELL AS ANY BRITISH STANDARDS / CODES OF PRACTICE CITED THEREIN"	
SC71	PART B; INNER ROOM CONDITIONS: a room accessed only via an inner room is not usually permissible unless certain conditions are met which helps to safeguard the dwelling occupants. Refer to Part B Vol2 ( for otherthan dwelling houses ) Paragraph 2.11 or Part B Vol1 ( for dwelling houses ) Paragraph 3.7, for details of how to comply with fire safe design guidance.	
SC72	PART B: You are required to submit PROOF by way of manufacturers test certificates that show all your newly provided FIRE doors achieve compliance with Approved Document Part B (Appendix C).	
SC73	PART B:PASSIVE PROTECTION- Unprotected areas must be justified to accord with Part B4.	

SC74	PART B: EXTERNAL FIRE ESCAPE STAIRWAYS USED IN CASE OF FIRE : 1. Stairs used as fire escapes more than 6m in height should be protected from adverse weather. Protection should prevent the build-up of snow or ice but does not require full enclosure. 2. Fire resisting construction (minimum RE 30) should be provided for any part of the building (including doors) within 1800mm of the escape route from the foot of the stair to a place of safety. This does not apply if there are alternative escape routes from the foot of the external escape stair. 3. Doors to the stair should be fire resisting (minimum E 30), except for a single exit door from the building to the top landing of a downward-leading external stair. Refer to Paragraph 2.17 ADB (B1) Vol1.	
SC75	PART C: Your site should be prepared, any vegetation and/or contaminants removed.	
SC76	PART C: Cross flow sub floor ventilation shall be provided.	
SC77	PART C:Sub-floor ventilation shall be maintained to any existing timber floors.	
SC78	PART C: DAMP PROOF COURSES & THERMAL BREAKS -New windows and doors (controlled fittings) must be installed by FENSA registered personnel or an appropriately qualified person on suitable damp proof courses. Installation certificates and thermal performance submitted to Building Control Surveyors Ltd. A Final Certificate cannot be issued without this document.	
SC79	PART C: DPC'S to be lapped into DPM's. Provide cavity trays above lintels (with end stops).	
SC80	PART C: Your proposals must comply with the above requirements (as contained in Part C Resistance to contaminants and moisture)	
SC81	PART C:Free text: See note below	
SC82	PART C:Free text: See note below	
SC83	PART D: TOXIC SUBSTANCES. Please submit information that demonstrates your compliance with the above requirement.	
SC84	PART D: Free text: see notes below	
SC85	PART D: Free text: see notes below	
SC86	PART D: Free text: see notes below	
SC87	PART D: Free text: see notes below	
SC88	PART E: RESISTANCE TO SOUND -Submit information that demonstrates compliance (resistance to sound- sound tests will be required to prove compliance)	
SC89	PART E: RESISTANCE TO SOUND - Provide sound insulation to party walls and to the new loft floor in compliance with Part E.	
SC90	PART E: RESISTANCE TO SOUND -Sound insulation performance must not be reduced due to recessed lighting, ducts, or other apertures in ceilings or walls.	
SC91	PART E: RESISTANCE TO SOUND - Sound testing reports (pre-completion testing) must be carried out by ANC Registered bodies only. Sets of test reports certificates submitted to Building Control Surveyors Ltd. A Final Certificate cannot be issued without this document	
SC92	PART E: See note below	

SC93	PART F: Regulation 39 of the Building Regulations (Reg 39), requires that within 5 days after completion of work involving fixed ventilation systems proof that maintenance and operational details of your installations have been given to the building owners.	
SC94	PART F: VENTILATION -Submit full ventilation details specifying compliant background, purge and trickle ventilation provisions as appropriate. Mechanical extraction units shall be both fitted and commissioned to confirm adequate performance.	
SC95	PART F: VENTILATION - Submit compliant ventilation details for all sanitary conveniences provided (mechanical / natural)	
SC96	PART F: VENTILATION - All mechanical extraction shall be ducted to the external air. Please note systems to be subject to air flow rate testing to confirm ventilation and extraction to meet current standards, information submitted to Building Control Surveyors upon completion of the work. NB No Completion/Final Certificate can be issued without this document.	
SC97	PART G: Water efficiency calculations must be prepared and submitted as part of this building regulation application process.	
SC98	PART G: Confirm that fittings designed to prevent scalding have been fitted to hot water supplies. Unvented hot water storage systems must be installed by competent persons only, installation test and commissioning certificates must be submitted upon completion of the work. Submit information that demonstrates compliance with the above requirement to provide hot and cold water as appropriate. NB No Completion/Final Certificate can be issued without this document.	
SC99	PART G: Submit information that demonstrates compliance with the above requirements as appropriate.	
SC100	PART G:	
SC101	PART G: Please confirm potable water supply to sinks where water will be drawn off.	
SC102	PART G:	
SC103	PART G:	
SC104	PART H: DRAINAGE- To meet the requirements H1 AND H3 the sanitary pipe work and drainage must comply with the relevant clauses in section 1 and 3 of the approved document H or BSEN 12056-2:2000, gravity drainage systems inside buildings, and the current series and relevant parts of BS EN 752, Drains and sewer systems outside buildings.	
SC105	PART H: Drainage must be provided with adequate rodding access, for blockage clearance purposes.	
SC106	PART H: Any excessive drainage runs shall be provided with adequate ventilation (i.e. air admittance valves as appropriate)	
SC107	PART H: Drainage outfalls must be directed to underground drainage systems.	
SC108	PART H: The use of soakaways may not be permitted if ground conditions are not suitable (i.e. not suitable where dense clay is encountered within the ground)	

SC109	PART H: It is your responsibility to obtain any necessary consents if you intend to build over a public sewer. Please note internal Access Chambers are not permitted by Statutory Sewer Owner.	
SC110	PART H: Solid waste storage arrangements on your site have not been shown. Submit information.	
SC111	PART H: You will be required to show that drainage tests have been carried out of new drainage runs provided both above and below ground to our satisfaction.	
SC112	PART H3: You are likely to need to consult the local water utility company due to the proximity of your building foundation to their sewer.	
SC113	PART H_	
SC114	PART H_ To meet the requirement H1 AND H3 the sanitary pipework and drainage must comply with relevant clauses in section 1 and 3 of the approved document H or BSEN 12056-2:2000, gravity drainage systems inside buildings, and the current series and relevant parts of BS en 752, drains and sewer systems outside buildings. Drainage must be provided with adequate rodding access, for blockage clearance purposes.	
SC115	PART H3- Rainwater drainage  Please confirm the roof rainwater drainage system directs water away from the building structure via guttering and rainwater down pipes,	
SC116	PART H_	
SC117	PART J_ Location of any flues serving gas appliances shall be located in accordance with Approved Document Part J, Diagram 34 (and associated Table).	Used where gas flues are located close to openings into a building (i.e windows / rooflights), close to structures, close to gutters, pipes
SC118	PART J- FLUES- You must provide access to all concealed flue runs for maintenance and testing purposes.	
SC119	PART J- FLUES- must be fitted in a manner so as not to cause any nuisance.	
SC120	PART J- FLUES- Condensation from boilers shall be made to outfall to a position that does not cause nuisance outfalling to the boiler manufacturers recommendations.	
SC121	PART J-FLUES- Boiler flues shall be located so as to minimise any nuisance. Boiler flues shall be accessible for maintenance and testing. Work to gas installations must be carried out by a competent person (gas safety registered) NB No Completion/Final Certificate can be issued without this document.	
SC122	PART J- Appliances - Products of combustion (Oil fired / Gas Fired) -Your plans do not show the position of any space heating appliances or services That may emit products of combustion . The position and installation of any flues must not hinder means of escape for building occupants in case of fire.	

SC123	PART J- (J3) - Warning release of carbon monoxide : Applies to Residential dwellings - where a fixed combustion appliances provided, appropriate provision shall be made to detect and give warning of the release of carbon monoxide. Please show position of detection equipment on your plans.	
SC124	PART J- (J6) Protection of liquid fuel storage systems : liquid fuel storage systems and the pipes connecting them to combustion appliances shall be so constructed and separated from buildings and the boundary of the premises as to reduce to a reasonable level the risk of the fuel igniting in the event of fire in adjacent buildings or premises. J6 applies only to:(a) fixed oil storage tanks with capacities greater than 90 L and connecting pipes; and (b) fixed liquefied petroleum gas storage installations with capacities greater than 150 L and connecting pipes, which are located outside the building and which serve fixed combustion appliances (including incinerators) in the building.	
SC125	PART K- Any glazing in "critical locations" should break safely or resist impact or be protected from impact. Please submit details. Glazing used in critical locations" should conform to BS6206:1981.	
SC126	PART K: [Stairs] STAIRWAYS - Your stairway must be constructed so as to meet the above requirement (i.e. practical width, geometry and materials). Handrails must be provided with baluster spacings (no gaps greater than 100mm) that comply. Please note for common stairs AD Part M Access into buildings standard will apply.	
SC127	PART K: Landings are required at base and top of all stairway flights. Landings to be not less than stairway width, squared.	
SC128	PART K: STAIRWAY of limited combustibility must be provided.	
SC129	PART K: External stairways must be provided with anti-slip treads and or landings.	
SC130	PART K: Tread nosings are to be conspicuously marked.	
SC131	PART K: You must make sure that any openings or landings at a height must be provided with suitably designed guarding to prevent building users injuring themselves from falling (incl. low window cills etc)	
SC132	PART K: Please provide further information to confirm guarding across openings and floor voids. e.g. Guarding across dormer door/window opening, stair wells etc. Performance of guarding to be confirmed by a qualified structural Engineer. if applicable.	
SC133	PART K: Please provide full stair design when available e.g. the rise and going to meet guidance in Table 1.1 of Part K, pitch, headroom height, handrail provision, width of flight and that the stair includes a suitable landing at the top and bottom of each flight.	
SC134	PART L: L1B (Existing buildings) Submit information that demonstrates compliance with requirement L1B Conservation of Fuel and Power (Specifying materials, insulation thickness', and U values to be achieved). e.g. New thermal elements - Wall U value 0.28 W/m <sup>2</sup> K, pitched roof 0.16 W/m <sup>2</sup> K, flat roof 0.18 W/m <sup>2</sup> K, floors 0.22 W/m <sup>2</sup> K	USED ON DWELLINGS ONLY

SC135	PART L: All glazing thermal performance values shall be submitted (U Values) - Showing compliant thermal performance provisions.	
SC136	PART L: Floor insulation details shall be submitted which show compliance. Showing compliant insulation provisions.	
SC137	PART L: Roof insulation details to be submitted. Showing compliant insulation and appropriate ventilation provisions.	
SC138	PART L: You must make sure that you provide materials, which meet the above requirements (Wall/roof/insulation and performance of glazing). If appropriate you will need to justify construction by the use of approved analysis/calculations undertaken by a registered assessor. For domestic SAP for commercial SBEM. SAP/SBEM analysis and EPC (energy performance certificates) are required for all new dwellings. NB No Completion/Final Certificate can be issued without this document.	
SC139	PART L: Excessive glazing used - submit your proposals which address this in compliance with Part L.	
SC140	PART L: (and Reg 40) Variations to material specified by your architect or surveyor should be verified as still meeting the above-mentioned requirements. You should check with your professional designer in this respect. REGULATION 40 of the Building Regulations requires within 5 days after completing the work, that you submit PROOF that information about the new fixed building services, maintenance and operations requirements have been passed to the building owner.	
SC141	PART L: New glazing shall be manufactured to comply with U Values shown in the approved documents. You are required to submit performance information Completion (i.e. FENSA or CERTASS supplier who can confirm Manufacturing and performance details – i.e. glazing pane thickness, air gap, gas fillings, thermal breaks etc) No Completion/Final certificate can be issued without this document.	
SC142	PART L: Windows and doors in extensions should be limited so as not to exceed the sum of: a. 25% of the floor area of the extension: plus b. The area of any windows or doors which, as a result of the extension works, no longer exist or are no longer exposed. More flexibility in the selection of thermal resistance for building fabric and opening areas etc. is available by way of compensatory features elsewhere in your design. Your architects-surveyors should be able to offer you guidance i.e. using area weighted U Value approach). Please note SAP analysis will be required, calculation prepared by a qualified Energy Assessor.	USED ON DWELLINGS ONLY

SC143	PART L: internal plasters completely removed to existing external walls -you are required to upgrade wall insulation as appropriate in accordance with the approved documents. Where works apply to less than 25% of the surface area however reasonable provision could be to do nothing to improve energy performance. (Note - if such an upgrade is not technically or functionally feasible or would not achieve a simple payback of 15 years or less, the element should be upgraded to the best standard that is technically and functionally feasible and which could be achieved within a simple payback of no greater than 15 years)	
SC144	PART L - RETAINED THERMAL ELEMENTS -A building subjected to a material change of use or where an existing element is to become part of the thermal envelope where previously it was not e.g. as part of a loft or garage conversion where the space is now to be heated shall meet the U values values shown in Table 3 AD Part L1B. (You must clearly show how existing walls, floors, roofs are to be provided with improved thermal insulation -( unless you justify otherwise under para. 5.12 AD L1B)	USED ON DWELLINGS ONLY
SC145	PART L: Please confirm thermal performance minimum "U Values" Wall 0.28 W/m2.K. Floor 0.22 W/m2.K. Flat and pitched roofs 0.18 W/m2.K. Windows WER band C or better. New and/or altered space heating systems must be installed in accordance with the "Non domestic Heating Compliance Guide" details can be found at: <a href="http://www.planningportal.gov.uk/uploads/br/non_domestic_building_compliance_guide.pdf">Http://www.planningportal.gov.uk/uploads/br/non_domestic_building_compliance_guide.pdf</a>	
SC146	PART L: Please note gas boiler and appliances must be installed by a person who is a member of a competent person scheme, a notice confirming correct installation issued by the relevant Competent Person Scheme must be submitted	
SC147	PART L: Your are required to submit Full SAP calculation for design and as built dwelling units, in addition you must provide Energy Performance Certificates (EPC) for each new dwelling.  No Completion/Final certificate can be issued without this document.	
SC148	PART L: You are required (Building Regulation 26) to calculate the energy efficiencies for the new building by application of SBEM, the calculation carried out by an approved assessor. The calculation must be given to BCS prior to commencing the building work with another calculation provide upon complete that is relevant to the building constructed. The calculation must include detail for building element "U values", the heating and cooling services, energy efficient lighting and show that heat gains in summer will be limited. You are also required to provide an Energy Performance Certificate (EPC) upon completion of the work in accord with Building Regulation 29. Note a Final Certificate will not be issued without the aforementioned documents.	



SC149	PART L: IMPROVING YOUR ENERGY RATING - You have an opportunity during this development to provide good thermally insulating construction, energy efficient fittings, controls, and services. improved air tightness measures which will help achieve lower running costs, Make sure you provide your energy assessor with all the construction specifications and as-built plans in order to achieve a good energy rating. (SAP, EPC, SBEM)	
SC150	PART M: DWELLING - Doorways and corridor widths must conform to the above requirement. Refer to diagram 1.2 & Table 1.1 ADM. Your plans should be annotated accordingly in order to assist your contractors.	
SC151	PART M: DWELLING - Approach to dwellings must comply with Part M Access requirements. Levelled door thresholds must be specified. Submit necessary information.	
SC152	PART M: DWELLING - Communal entrance must have an accessible thresholds and a clear doorway width of 775mm (or an appropriate compliant width)	
SC153	PART M: DWELLING - WC to be provided on principle entrance level. Configure WC to meet requirements of Part M.	
SC154	PART M: Please confirm or not the “optional” requirements as defined in Building Regulations M4 (2) and M4 (3) imposed as part of the process of the granting of Planning Permission.  Please provide an Access Strategy document to confirm performance design with regard to the requirements of Approved Document part M appropriate “optional” standard, this should be submitted prior to commencing construction work to enable correct application of construction standards.	
SC155	PART M:: Please provide an Access Strategy document to confirm performance design with regard to the requirements of Approved Document part M appropriate standard, this should be submitted prior to commencing construction work to enable correct application of construction standards.	
SC156	PART M: (OPTIONAL REQUIREMENTS ASSOCIATED TO PLANNING CONSENTS) Please submit full plan details and relevant specifications that fully comply with the relevant Part M guidance.	
SC157	PART M: HORIZONTAL AND VERTICAL CIRCULATION IN BUILDINGS OTHER THAN DWELLINGS- DIMENSIONAL ASPECTS OF PASSENGER LIFT CAR - this has not been specified. This should meet the criteria within Approved Document Part M Vol2. Refer to para. 3.34 and diagram 11.	
SC158	PART M: Please provide a design access statement to confirm AD Part M standards are to be constructed into your development. The statement must confirm floor cover and door threshold detail, door width, furniture and opening criteria, corridor widths, facilities (W.C.s etc.) stair design and electrical services as compliant.	
SC159	PART K: Any glazing in “critical locations” “should break safely or resist impact or be protected from impact. Please submit details. Glazing used in critical locations” should conform to BS6206:1981.	

SC160	PART K - CRITICAL LOCATIONS - There is a requirement to apply manifestations to glazing both internally and or externally in shop, showrooms, offices, factories, public or other non-domestic buildings. Refer to Section 7 of AD K. and submit your designs.	
SC161	PART K [Stairs] STAIRWAYS - - Your replacement (new) staircase must meet guidance shown in Part K, Table 1.1. Your replacement staircase i.e. Its position, type, geometry and fabrication materials selected must not worsen stairway accessibility. If you propose to store items under stair flights then you will be required to provide fire protection to the underside of the stairway as well as a fire door and partitioning to contain any possible fire. The stairway should be fabricated to allow practical everyday use including wide enough to accommodate movement of large objects or furnishings, and allow adequate headroom clearance.	
SC162	PART L: L2A AIR PRESSURE TESTING - Conservation of fuel and power in new buildings other than dwellings - All buildings that are not dwellings (including extensions which are being treated as new buildings for the purposes of complying with part L must be subject to pressure testing (any exceptions are contained within paragraph 3.12 which the designers must address). All thermal elements and controlled fittings shall comply with Part L requirements.	
SC163	PART P: Electrical work must be carried out by a qualified electrician, Who is able to self certify the work (design, install, test) - we will check their validity of electrical certificate submitted to building control. No Completion/Final certificate can be issued without this document.	CLAUSE NOT TO BE USED ON COMMERCIAL BUILDINGS !!!
SC164	PART P: work you altered to electrical systems must be carried out by a person qualified and registered with a "Part P competent person scheme, that person must submit a B 7671 electrical installation certificate to the owner and also to their "Part P registration scheme". A Building Regulation compliance certificate issued by the "Part P registration scheme" must be submitted to Building Control Surveyors upon completion of the work. No Completion/Final Certificate an be issued without this document.	NOT TO BE USED ON COMMERCIAL BUILDINGS !!!
SC165	PART P ? - Your plans makes reference to an Approved Document that maybe inappropriate. Consider instead citing BS7671 18th (or above) Edition : Requirements for electrical installations.	
SC166	PART P:	
SC167	PART Q-SECURITY : Please confirm provision to resist unauthorised access to any dwelling, confirm the design of secure door sets, ground floor , basement and other easily accessible windows (including easily accessible roof lights) should be "secure windows" that meet security requirements of B.S. PAS 24:2012. Main entrance doors should include a viewer unless other means exist to see callers, the same door should include a door chain or limiter.	CLAUSE USED FOR NEW BUILD DWELLINGS OR DWELLINGS FORMED BY CHANGE OF USE ONLY !!!

SC168	PART Q-SECURITY : DWELLINGS- new flats: to provide reasonable provision to resist unauthorised access into the flat. Submit door and window schedules which demonstrates your compliance.	CLAUSE USED FOR NEW BUILD DWELLINGS OR DWELLINGS FORMED BY CHANGE OF USE ONLY !!!
SC169	PART R - If you are erecting a new building or undertaking major renovation works to a building then you must specify your physical infrastructure provisions for high-speed electronic communications networking.	
SC170	Blank	
SC171	REG7- People were responsible for building work (e.g agent, designer, builder or installer) must ensure that the work complies with all applicable requirements of the building regulations. The building owner may also be responsible for ensuring that work complies with the building regulations. If building work does not comply with the building regulations, the building owner may be served with an enforcement notice.	
SC172	PLANS CONTAIN INSUFFICIENT DETAILS : Not all non compliance's may have been determined under this check of your submitted plans. You may be still required to alter any non compliant work carried out on site. You are advised to consult with our Surveyors during site inspections for advice.	
SC173	REG7- RESTRICTED MATERIALS - Non-combustible materials in external walls of tall buildings. The Building Regulations restrict the use of combustible materials in the external walls of certain buildings over 18m in height. Refer to regulation 7(2) of the Building Regulations and to Approved Document B: volume 2, part B4 for details.	
SC174	REG7- Materials and workmanship 7. (1) Building work shall be carried out— (a) with adequate and proper materials which— (i) are appropriate for the circumstances in which they are used, (ii) are adequately mixed or prepared, and (iii) are applied, used or fixed so as adequately to perform the functions for which they are designed; and (b) in a workmanlike manner.	
SC175	NO OBJECTIONS : Your plans have been checked and I have no objections to your proposals. Please note that compliance is also checked on site as the work progresses by our surveyors.	
SC176	PART B3 and or B4 : Your plans indicate various references to external (proprietary) surface claddings. Please submit information about your proposed claddings in particular their performance in limiting surface spread of flame, and any measures required to fire stop any concealed voids. Any prefabricated assemblies (sandwich panels, composites, or off site-manufactured building envelope components must be accompanied by associated fire related performance as appropriate to their intended use.	

INFO	<p>FIRE BRIGADE CONSULTATION: We are required under statute to submit your proposals to the Fire Authority. Their comments if any shall be forwarded to you in due course. Please note the law pursuant to Reg. 13 (5)(b) of the Approved Inspector Regulations, does not permit us to issue our FINAL CERTIFICATE until the Fire Authority have been consulted.</p> <p>As an Approved Inspector I am required to take regard of any views the Fire Authority express; and  (b) As an Approved Inspector shall not give a plans certificate or a final certificate until 15 days have elapsed from the date on which we have consulted the Fire Authority, unless they have expressed their views to us before the expiry of that period.</p>	
INFO1	Your plans makes reference to numerous RESIDENTIAL related clauses please remove them.	
INFO2	Your plans makes reference to numerous COMMERCIAL related clauses please remove them.	
INFO3	Regulation 38 : FIRE SAFETY INFORMATION - You are required to have prepared all fire safety related information to pass on to the building owners pursuant to Regulation 38- Building Regulations.	
INFO4	FIRE BRIGADE ACCESS FOR FIRE FIGHTING APPLIANCES - You are to submit all necessary plans that show how fire fighters will manoeuvre, access and circulate around your developments in accordance with PART B5. Your proposals will be forwarded to the Fire Authority. Their comments will be forwarded to you when obtained.	
INFO5	FIRE BRIGADE REFERENCE DOCUMENTS OR SYSTEMS [BS5839 : Pt1_2017] : Your building should be have appropriately cited visual indicator alarm panels (Cl. 23.2.2) with a suitably positioned ZONE PLAN (Cl.23.1). Show location of these details on your plans.	

INFO6	<p>REGULATION 17 (Reg 17 Approved Inspectors Regulations) - Events causing initial notice to cease to be in force. YOUR CLIENT MUST BE ADVISED OF THIS ASPECT OF THE LAW.</p> <p>(1) Where a final certificate given in respect of work described in an initial notice is rejected, the initial notice shall cease to be in force in relation to the work described in the final certificate on the expiry of a period of four weeks beginning with the date on which notice of rejection is given.</p> <p>(2) Paragraph (3) applies where work described in an initial notice includes the erection, extension or material alteration of a building, and—</p> <p>(a) the building or, as the case may be, the extension or any part of the building which has been materially altered is occupied, and no final certificate is given.</p> <p>(3) The initial notice shall cease to be in force in relation to the building, extension or part of a building which is occupied— if the building is a relevant building as defined by regulation 12(6)(a), except where it contains only flats and common parts for those flats, on the expiry of a period of four weeks beginning with the date of occupation; and in any other case, on the expiry of a period of eight weeks beginning with the date of occupation.</p> <p>(4) Where work described in an initial notice involves a material change of use of a building, and— no final certificate is given, and that change of use takes place, the initial notice shall cease to be in force in relation to that</p>	
INFO7	<p>Reg 17 - THE BUILDING OWNER SHOULD BE SO ADVISED : That there are legal events that can cause our Initial Notice (IN) to the local council to automatically cease to have effect automatically cancelling our IN under REGULATION 17 of the Approved Inspector Regulations. This occurs when you have occupied your building project before we have issued our FINAL CERTIFICATE.</p>	

INFO8	<p>Extent of watermist system protection Water mist system protection should be provided in all parts of the dwelling, with the exception of the following areas, which may be excluded unless required by a fire strategy or risk assessment:</p> <p>a) bathrooms fitted with a door and with a floor area of less than 5 m<sup>2</sup>; b) cupboards and pantries fitted with doors and with a floor area of less than 2 m<sup>2</sup>, and rooms in which the smallest dimension does not exceed 1 m, where the walls and ceilings are covered with non-combustible or limited-combustible materials;</p> <p>c) non-communicating, attached buildings such as garages, boiler houses, d) crawl spaces; e) uninhabited loft/roof voids; f) ceiling voids; g) external balconies permanently open to the outside.</p> <p>A fire strategy or risk assessment might demonstrate that extensive spread of fire or smoke, particularly between rooms and compartments, is likely to take place and therefore that the fire risk in the area is such that water mist coverage is necessary. Proposals involving these systems must be accompanied by an independently prepared Fire Strategy Report.</p>	USED ON DWELLINGS ONLY
INFO9	<p>PRE-COMPLETION DOCUMENTATION : You will be required to sign our PROJECT COMPLIANCE DOCUMENT FORM which addresses Regulations 38 (Fire Safety Information), Regulation 39 (Ventilation), Regulations 40 (Conservation of fuel and power) - confirming that you have provided all necessary information to the building owner.</p>	This clause must be sent out on every plan check

# Requirements for Material Changes of Use

Change of use	Common requirements	Specific requirements
(a) the building is used as a dwelling, where previously it was not	B1 (means of warning and escape) B2 (internal fire spread-linings)	C1(2) (resistance to contaminants) C2 ( resistance to moisture) E1 to E3 (resistance to the passage of sound) G2 (water efficiency) G3 ((4) hot water supply and systems) Q (security)
(b) the building contains a flat, where previously it did not	B3 (internal fire spread-structure) B4(2) (external fire spread-roofs) B5 (access and facilities for the fire service)	C1(2) (resistance to contaminants) E1 to E3 (resistance to the passage of sound) G2 (water efficiency) G3 ((4) hot water supply and systems) Q (security)
(c) The building is used as an hotel or a boarding house, where previously it was not	C2(c) (interstitial and surface condensation) F1 (ventilation)	A1 to A3 (structure) C1(2) (resistance to contaminants) E1 to E3 (resistance to the passage of sound) M1 (access and use of buildings other than dwellings)
(d) the building is used as an institution, where previously it was not	G1 (cold water supply) G3(1) to (3) (hot water supply and systems)	A1 to A3 (structure) C1(2) (resistance to contaminants) M1 (access and use of buildings other than dwellings)
(e) the building is used as a public building, where previously it was not	G4 (sanitary conveniences and washing facilities) G5 (bathrooms)	A1 to A3 (structure) E4 (acoustic conditions in schools) M1 (access and use of buildings other than dwellings)
(f) the building is not a building described in classes 1 to 6 in schedule 2, where previously it was	G6 (kitchens and food preparation areas) G2 (bathrooms)	A1 to A3 (structure) C1(2) (resistance to contaminants)
(g) the building, which contains at least one dwelling, contains a greater or lesser number of dwellings then it did previously	H1 (foul water drainage) H6 (solid waste storage)	C1(2) (resistance to contaminants) E1 to E3 (resistance to the passage of sound)
(h) the building contains a room for residential purposes, where previously it did not	J1 to J4 (combustion appliances)	C1(2) (resistance to contaminants) E1 to E3 (resistance to the passage of sound)
(i) the building which contains at least one room for residential purposes, contains a greater or lesser number of such rooms then it did previously; or	L1 (conservation of fuel and power) P1 (electrical safety)	C1(2) (resistance to contaminants) E1 to E3 (resistance to the passage of sound) M1 (access and use of buildings other than dwellings)
(j) the building is used as a shop, where previously it was not		M1 (access and use of buildings other than dwellings)
Any of the above where the building is more than 15 m high		B4(1) (external fire spread-walls)

Where there is a material change of use of part only of a building, such work, if any, shall be carried out as is necessary to ensure that—  
that part complies in all cases with any applicable requirements referred to in paragraph (1)(a);  
in a case in which sub-paragraphs (b), (e), (f), (g) or (h) of paragraph (1) apply, that part complies with the requirements referred to in the relevant sub-paragraph;  
in a case to which sub-paragraph (c) of paragraph (1) applies, the whole building complies with the requirement referred to in that sub-paragraph; and  
in a case to which sub-paragraph (i) of paragraph (1) applies—  
that part and any sanitary conveniences provided in or in connection with that part comply with the requirements referred to in that sub-paragraph; and  
the building complies with requirement M1(a) of Schedule 1 to the extent that reasonable provision is made to provide either suitable independent access to that part or suitable access through the building to that part.

# APPENDIX

## Definition of a material alteration

Regulation 3(2) of the Building Regulations 2010 defines a material alteration as :

**Regulation 3(2)** An alteration is material for the purposes of these Regulations if the work, or any part of it, would at any stage result—

- (a) in a building or controlled service or fitting not complying with a **relevant requirement** where previously it did; or
- (b) in a building or controlled service or fitting which before the work commenced did not comply with a relevant requirement, being more unsatisfactory in relation to such a requirement.

**Regulation 3(3)** In paragraph (2) “relevant requirement” means any of the following applicable requirements of Schedule 1, namely—

- Part A (structure)
- paragraph B1 (means of warning and escape)
- paragraph B3 (internal fire spread—structure)
- paragraph B4 (external fire spread)
- paragraph B5 (access and facilities for the fire service)
- Part M (access to and use of buildings).