

# Notes on Building Regulations 2

Please note that British building regulations are complex and that they may vary from area to area. It is your responsibility to ensure that your chosen stair is compliant. As a broad rule of thumb the following is a guide only and must be verified by your local building inspector.

RE BUILDING REGULATIONS -Extracts from

domestic | safety | stairs and ramps | 2007

<b>Standard</b>  <b>4.3</b>  <b>Mandatory</b>	<b>Every <i>building</i> must be designed and <i>constructed</i> in such a way that every level can be reached safely by stairs or ramps.</b>
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## 4.3.0 Introduction

Half of all accidents involving falls within and around *buildings* occur on stairways, with young children and elderly people being particularly at risk. This risk can be greatly reduced by ensuring that any change in level incorporates basic precautions to guard against accident and falls.

**Private stair** means a stair wholly within a *dwelling*. It may also apply to any stair within the *curtilage* of a single *dwelling*, which is not accessible to the public. This might include, for example, a stair from a *dwelling* to a private garden, or a stair providing access to or within a domestic garage. It should not, however, include any external stair that forms a part of an accessible route to the *dwelling*.

In the case of *conversions*, as specified in regulation 4, the *building* as *converted* shall meet the requirements of this standard in so far as is *reasonably practicable*, and in no case be worse than before the *conversion*

## 4.3.3 Width of stair flights and landings

The effective width should be measured between handrails or, where there is no handrail present, between any walls or protective barriers. It should be clear of obstructions, as described in the diagram to clause 4.3.1. The effective width of a stair should be in accordance with the recommendations of the following table:

### Private Stair

900 mm [1], such as from one *storey* to another or connecting levels within a *storey*; or

600 mm where serving only *sanitary accommodation* and/or one *room*,

1. the effective width of a *private stair* may be 800 mm where a continuous handrail is fitted to both sides of a *flight*

#### 4.3.4 Number of rises in a flight

Generally, a *flight* should have not more than 16 rises.

#### 4.3.10 Stair flights consisting wholly of tapered treads

A *flight* consisting wholly of tapered treads, forming a helix or spiral, should be *constructed* to give safe passage. To achieve this, it should be *constructed* in accordance with the guidance in BS 5395: Part 2: 1984

#### 4.3.14 Handrails to stairs and ramps

- a handrail need only be provided to one side on a *flight* of a *private stair* .

Where a handrail is provided to only one side of a *private stair flight* , the side on which a handrail is not fixed should permit installation of a second handrail at a future date. A second handrail will provide additional support to a person using the stair and may be installed provided a clear width of 800 mm is maintained.

#### Height of pedestrian protective barriers

on a stair or ramp <i>flight</i> wholly within a <i>dwelling</i>	840
on a stair or ramp <i>flight</i> out with a <i>dwelling</i>	900
to a <i>gallery</i> , landing or raised area within a <i>dwelling</i>	900
all other locations	1100

#### 4.4.2 Design of pedestrian protective barriers

In and around *domestic buildings* , gaps in any protective barrier should not be large enough to permit a child to pass through.

To ensure this, openings in a protective barrier should prevent the passage of a 100 mm diameter sphere. However, the space between a rise in a stair and the lowest edge of the protective barrier may be larger than 100 mm, provided the lowest edge of the barrier is not more than 50 mm above, and parallel to, the pitch line of the stair.

## BUILDING REGULATIONS BS 5395 British Standard - Stairs, Ladders & Walkway

"Where stair serves only sanitary accommodation and/or one room..."

### FLIGHTS

- Clear tread should be 600mm

### SPIRALS

- 140mm Dia: Complies with one exception, the minimum clear width is 565.5mm for the Klan and 585mm for the Civik. The recommendation is 600mm. Check with your Building Inspector as most will allow.
- 150mm+ Dia: Complies

## **SPACESAVER MODELS**

- NON COMPLIANT unless there is no room for normal stair. Check with Building Inspector.

**"The width of a private stair may be reduced to at least 800mm..."**

## **FLIGHTS**

- Clear tread should be 800mm

## **SPIRALS**

- 180mm+ Dia: Complies

## **N.B. - For all of the above to comply:-**

- Stairs with cable balustrades do not normally comply with UK regulations.
- Riser Bar Kit must be fitted.
- Max Gap from wall (Flight): Less than 50mm. If greater, an additional handrail (kit external railing) will be required.
- Max Rise: 220mm.
- Maximum of 16 rises allowed in any one flight. If a greater number of rises are required, a landing should be introduced at some point.