

Supporting material for Sections 3 and 4 of the Bill

To note: the buildings in this supporting material are represented in storeys not height in metres. Height is also relevant when determining the category of a regulated building but for illustrative purposes we have focused on storeys only. Regulations will be made about measuring height and calculating storeys.

Diagram 1

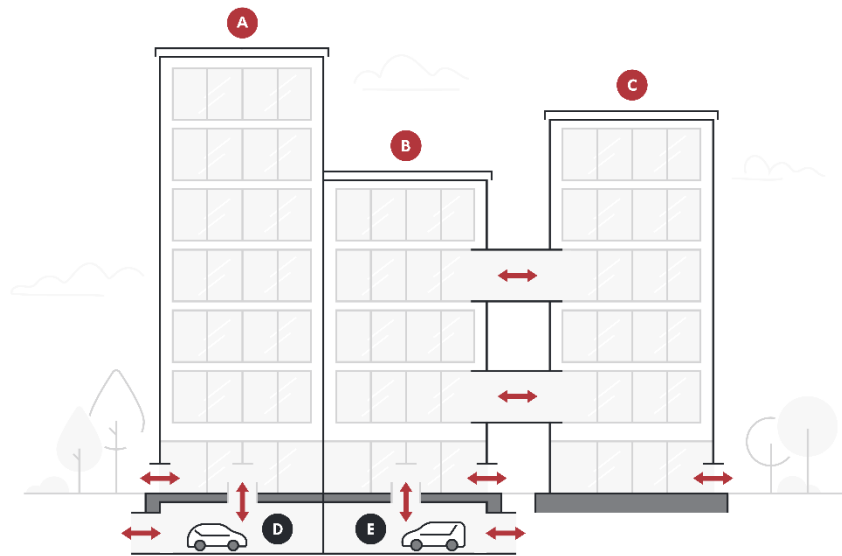


Diagram 1 shows a set of structures. A, B and C are residential blocks. A is 7 storeys, B is 5 storeys, C is 6 storeys.

A does not have access to B or C but does have access to the car park D which is for residents' use.

A and D together are an independent part because (i) they do not have access to any other part of the structure and (ii) they constitute a vertical division of the structure. As A is 7 storeys, **A and D form a Category 1 building.**

B has access to C. B also has access to a car park E which is for residents' use.

B, C and E together are an independent part because (i) each part has access to another part and (ii) they together constitute a vertical division (from A and D). As B is 5 storeys and C is 6 storeys, **B, C and E form a Category 2 building.**

Diagram 2

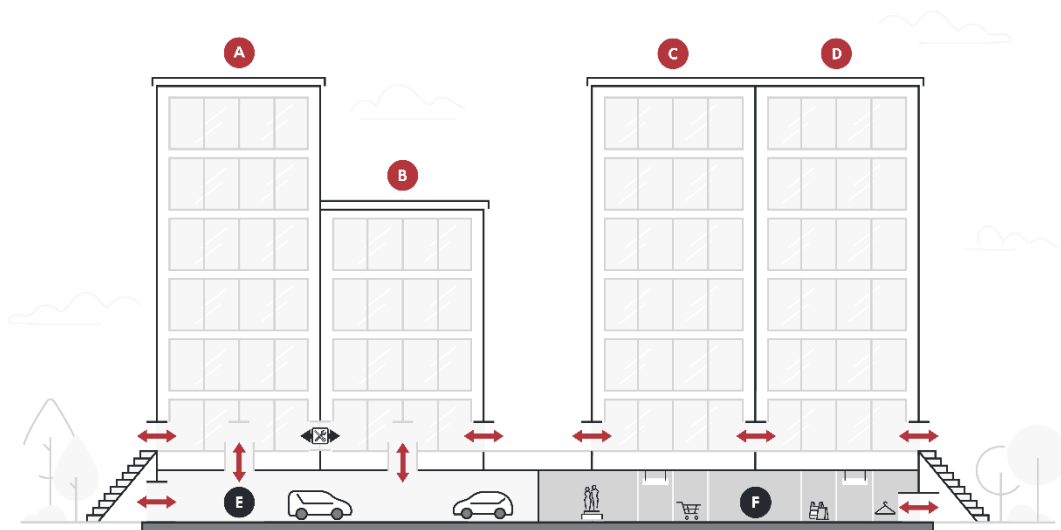


Diagram 2 shows a set of structures. A, B, C and D are residential blocks.

A and B are attached to each other. A is 7-storeys and B is 5-storeys. They have emergency/maintenance access only between them. The external entrance to each residential building is from the 1st floor with external steps to the ground. A and B sit above a residents' car park E on the ground floor that is shared between both A and B. Both A and B have access to the carpark. The carpark has one external entrance.

C and D are two 7-storey blocks that are attached to each other. They each have their own external entrance to the 1st floor with steps down to the ground floor. C and D have access in-between them. There is a large retail premises F that extends across the width of the ground floor.

A, B and E are together an independent part. There are no “non-residential parts” and as such, as the car-park spans both A and B neither form a vertical division of the structure. As A is 7 storeys **A, B and E together are a Category 1 building.**

C and D are together an independent part. C and D have access to each other, there is no access to F. F is a “non-residential part” therefore it does not prevent C and D from constituting a vertical division of the structure. F is not included in the “independent part” that is C and D. **As C and D are 7 storeys it forms a Category 1 building.**

Diagram 3

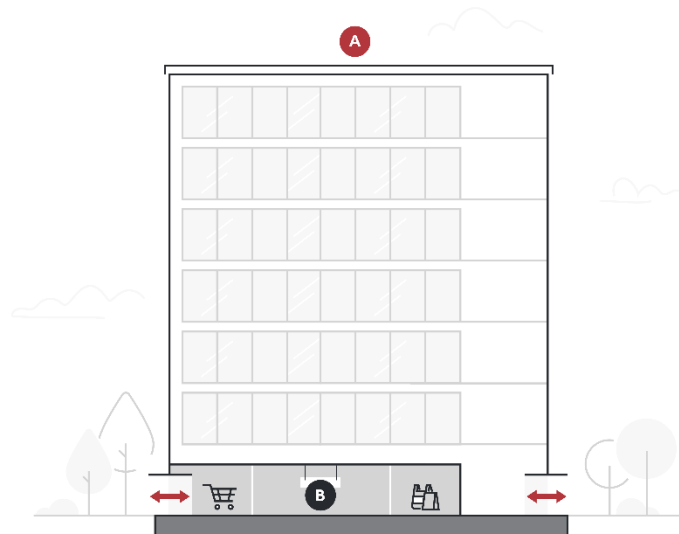


Diagram 3 is a 7-storey mixed-use unattached structure. A is residential. The entrance to A is on the ground floor. Commercial premises B occupies most of the ground floor and has its own separate entrance, with no access to A.

A is an independent part, because (i) it does not have access to any other part of the structure, and (ii) it is treated as if it constitutes a vertical division of the structure (subsection (5)).

When considering whether A would constitute a vertical division of the structure B is treated as if it did not prevent part A from constituting a vertical division as it is a “non-residential part”.

A is an independent part. As A is 7 storeys, **A is a Category 1 building.**

Diagram 4

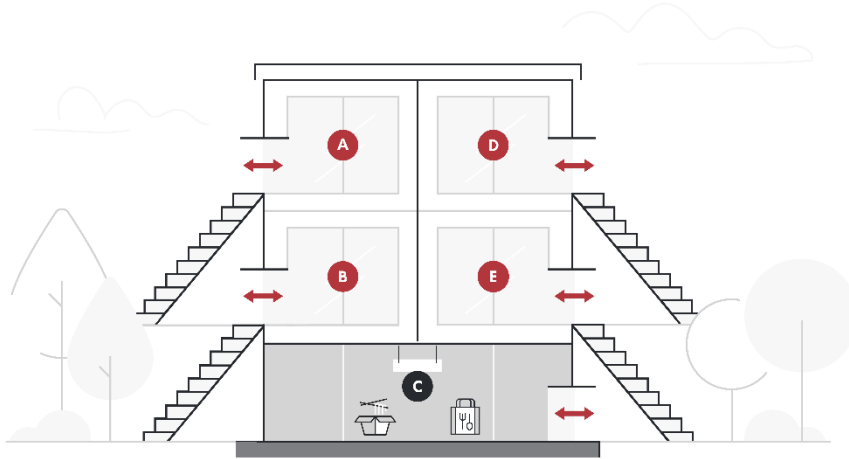


Diagram 4 shows a 3-storey unattached structure, with four flats above a takeaway premises C spanning the entire width of the ground floor. C has its own external entrance.

Flats A and B are stacked above each other. Both A and B have their own separate external entrances and do not share an entrance. Flats D and E also have their own separate external entrances and do not share an entrance.

A and B together are an independent part because i) they do not have access to any other part of the structure, and (ii) the ground floor takeaway C is a “non-residential part” and therefore does not prevent A and B from constituting a vertical division of the structure. **As A and B is 3 storeys it forms a Category 3 building.**

Similarly, **D and E together are an independent part** for the same reasons as A and B are together an independent part. **As D and E is 3 storeys it forms a Category 3 building.**

Diagram 5



Diagram 5 is a row of three 2-storey terraced houses A, B and C.

House B is converted into two flats. The flats share an entrance. Houses A and C are not converted into flats.

Houses A, B and C are each independent parts because they do not share any access with each other and each part constitutes a vertical division of the structure. **As houses A and C are parts that do not contain at least two residential units they are not regulated buildings.**

House B contains two residential units so is an in-scope regulated building. House B is 2 storeys and is a Category 3 building.