

Lighting and Ventilation for Bathrooms and Lavatories in Domestic Buildings

To promote the cause of environmental protection, the argument has often been made that flexibility should be allowed in administering Building (Planning) Regulation 36 in relation to windows for bathrooms and lavatories in domestic buildings. The Building Authority takes a sympathetic view on this argument having regard to advances in ventilation technology and the need for greater freedom in the design of buildings.

2. The Building Authority will give favourable consideration to an application for modification of Building (Planning) Regulation 36 in respect of bathrooms and lavatories where the following criteria are met :

- The room is part of a unit of accommodation for domestic use;
- The room is of a reasonable size; and
- The modification to be granted is unlikely to result in standards of public health and safety being compromised.

3. Upon the grant of a modification of the Regulation, the Building Authority will impose the following conditions :

- a) a system of artificial lighting and mechanical ventilation producing 5 air changes per hour is in operation at any time when the room is in use. The change of air shall be with the outside of the building and to achieve this, the use of ventilation ducting provided with access for cleaning is acceptable;
- b) there is permanent ventilation to the 'open air', the 'external air' or with another room which is provided with a window meeting the area requirement for the combined windows. The permanent ventilation may be in the form of a vent duct with access for cleaning, an aperture in a wall or a door suitably located and permanently open or protected with louvers having a minimum size of 1/20 of the floor area of the room;
- c) unless demountable or replaceable vent duct is used, at least one access door or panel of minimum size 150 x 225mm (for vent duct of size 150 x 150 mm or above), or 100 x 225 mm (for vent

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duct of size under 150 x 150 mm) shall be provided for every 4 metres of the vent duct at easily accessible location and at the change of direction, adjacent to turning vanes or adjacent to dampers; and

- d) the requirements of Building (Planning) Regulation 35A and Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-27 on water heating are compiled with, where applicable.

In order to maintain the vent duct in hygienic condition, the vent duct should preferably be inspected and cleaned annually.

Application

- 4. For the avoidance of doubt, this practice note is applicable to bathrooms and lavatories in the **domestic** part of **new** buildings only, ie buildings or part thereof in other uses and all existing buildings may not rely on this practice note for exemption from complying with the statutory requirements.

Further review

- 5. The arrangements announced in this practice note will be kept under review and, if necessary or appropriate, revisions may be introduced.



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