SECOND SCHEDULE

Category of House	Amount of grant payable by local authority	Sum payable by Ministry to local authority
	£	£
In the case of a house of three apartments and having a superficial area of not more than one thousand and fifty square feet.	215	165
In the case of a house of four apartments and having a superficial area of not more than one thousand and fifty square feet.	325	255
In the case of a house of five or more apartments and having a superficial area of not more than one thousand and fifty square feet.	360	280

Schemes for the Erection of Houses (for letting) by Private Persons

REGULATIONS DATED 10TH JANUARY, 1952, MADE BY THE MINISTRY OF HEALTH AND LOCAL GOVERNMENT UNDER THE HOUSING AND LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT (NORTHERN IRELAND), 1946.

1952. No. 4

The Ministry of Health and Local Government for Northern Ireland (in these Regulations referred to as " the Ministry "), in exercise of the powers conferred upon it by the Housing and Local Government (Miscellaneous Provisions) Act (Northern Ireland), 1946, (in these Regulations referred to as " the Act "), hereby makes the following Regulations :—

1.—(1) These Regulations may be cited as the Housing (Houses Built for Letting) Regulations (Northern Ireland), 1952.

(2) In these Regulations the expression " appropriate local authority " means the local authority for the area in which the housing accommodation is to be provided.

(3) The Interpretation Act, 1921, shall apply for the purpose of the interpretation of these Regulations as it applies to the interpretation of an Act of the Parliament of Northern Ireland.

2. The following Regulations are hereby revoked :—

The Housing (Houses built for Letting) Regulations (Northern Ireland), 1946, (**a**) and

The Housing (Houses built for Letting) (Amendment) Regulations (Northern Ireland), 1950, (**b**).

(a) S. R. & O. (N.I.) 1946, No. 156. (b) S. R. & O. (N.I.) 1950, No. 81.

3. A person desirous of providing housing accommodation for workers under the provisions of the Act shall submit a Scheme to the appropriate local authority in accordance with the provisions of Schedule I to these Regulations.

4. It shall be a condition of approval to any housing scheme submitted to a local authority under section one of the Act that the standards as to siting, accommodation and construction which are specified in Schedules II, III and IV of these Regulations (in these Regulations referred to as " the prescribed standards ") and the method of measuring the superficial area which is specified in Schedule V of these Regulations are observed. The payment of contributions under the Act towards the cost of the provision of any accommodation provided thereunder shall be subject to compliance with the prescribed standards.

5. The Ministry may assent to the modification of or departure from the provisions of these Regulations.

6. Any questions which may arise as to the interpretation of these Regulations shall be referred to and determined by the Ministry whose decision shall be final.

7. Any house or houses built under the provisions of the Act shall be open to inspection by any duly authorised officer of the local authority or of the Ministry.

8.—(1) The local authority shall keep a register (in these Regulations referred to as " the Register ") showing full particulars (including a record of the date upon which each house became reasonably fit for occupation) of all houses in their district to which the statutory conditions specified in section two of the Act apply.

(2) The register shall be open to public inspection during office hours at the office of the local authority without fee or reward.

9. The local authority in whose area houses are proposed to be built may, if they so desire, require the applicant to give an undertaking, in writing, to pay to them, in respect of any expenses incurred by them in the examination of plans and any other work involved in connection with the application, a fee not exceeding £1 1*s.* 0*d.* (one guinea) in respect of each house : provided, however, that where less than three houses are to be erected in accordance with any one house type plan, the minimum fee chargeable in respect of those houses shall be £3 3*s.* 0*d.* (three guineas). The fee will be payable to the local authority prior to the issue of Certificate " LA ".

Sealed with the Official Seal of the Ministry of Health and Local Government for Northern Ireland this tenth day of January, One thousand nine hundred and fifty-two, in the presence of

(L.S.) *Ronald Green,*
Assistant Secretary.

SCHEDULE I

HOUSING SCHEMES (FOR LETTING) BY PRIVATE PERSONS : GENERAL PROCEDURE

1. A person who desires to erect a house, or houses, under the provisions of the Act shall as a first step give notice, in writing, to the local housing authority in whose area it is intended to erect the houses, stating the number of houses proposed to be built; this notice shall be accompanied by location plan in duplicate, to a scale of 1/2500, suitably coloured to show the proposed site, or sites, in a clear relation to existing development in the area : the plan must be such that the site, or sites, can easily be identified therefrom.

2. On receipt of written intimation from the local authority that the latter is prepared to consider a scheme when submitted in the manner hereinafter prescribed, there shall be forwarded to the authority the under-mentioned documents *in duplicate* :—

(*A*) *Layout Plan and Sections for Roads and Services.*

A plan, to a scale of 1/500 (together with the necessary cross and longitudinal sections to a convenient scale) clearly showing the proposed roads and public footpaths, sewers and drains, water and gas mains, electrical transmission lines and cables, all related to contours and other ground levels, and also to existing roads and services.

This layout plan may not be required if all the information concerning roads and services is included in the general layout plan referred to next.

(*B*) *General Layout Plan.*

A plan, to a scale of 1/500, clearly showing —

(*a*) the proposed houses (suitably identified by number and type) and other buildings, roads and footpaths ;
(*b*) the boundaries of the site ;
(*c*) by colour, or otherwise, the different features of the layout, *e.g.*, house blocks, roads and footpaths, open spaces, etc. ;
(*d*) existing buildings which adjoin the site, or are to remain on the site ;
(*e*) existing natural features, such as trees, hedges and streams ;
(*f*) contours, and necessary spot levels ;
(*g*) all dimensions necessary to indicate compliance with the prescribed standards, *e.g.*, distances between house blocks, etc. ;
(*h*) widths of carriageways and footpaths.

In circumstances where it would not be practicable to show the full general layout to 1/500 scale on one drawing, the layout may be broken into sections, to a scale of 1/500, with, if necessary, a key plan to a convenient scale.

(*C*) *House Plans.*

Complete house plans, with section and elevations of each of the types of houses proposed to be erected, to a scale of one inch to four feet. These plans are to be fully dimensioned and must show the areas of the rooms (to indicate compliance with the prescribed standards) : they must be coloured, or section lined, and have described thereon full details of construction, plumbing and drainage and, generally, the nature of the different materials. In cases where it is proposed to arrange houses of different types in blocks, it will, generally, be necessary to submit additional drawings to a convenient scale showing plans and elevations of the proposed arrangement.

(*D*) *Specification* :

A complete and detailed specification for —

(*a*) roads and services ; and
(*b*) houses and other immediate site works.

3. Subject to the scheme complying with the requirements of these Regulations, the local authority shall issue, to the person who has submitted the Scheme, a Certificate (Certificate " LA ") in the form appended to this Schedule and one set of the

plans and specification with the approval of the local authority duly endorsed thereon. This Certificate should be forwarded to the Ministry of Finance when application is made for a building licence.

4. The erection of houses under the Act shall not be commenced until (*a*) a Certificate " LA " has been received from the local authority, (accompanied by the approved plans and specification), and (*b*) the appropriate licence to build has been issued by the Ministry of Finance.

5. Before the foundations of a house are laid notification should be sent to the local authority intimating that it is proposed to lay the foundations, and specifying the date on which it is intended to lay them.

6. When the erection of a house has been completed, the person who submitted the scheme shall forthwith notify, in writing, the local authority and at the same time shall state whether any alterations have taken place in the original siting, in which event, an amended location plan to a scale of 1/2500 must accompany the notification. The local authority shall thereupon cause the house to be inspected by a duly authorised officer and, if the authority is satisfied (1) that the erection of the house has been completed in a proper and workmanlike manner and in accordance with the prescribed standards and conditions, and (2) that the person who submitted the scheme has made a letting of the house as complies with the statutory conditions in Section 2 of the Act, it shall issue a Certificate " LB ", which shall be in the form appended to this Schedule.

7. The contribution for which a person who has erected a house under an approved scheme is eligible shall be payable by the local authority as soon as practicable following the receipt (duly completed) of the form of claim forming part of the Certificate " LB " in respect of that house.

8. The local authority shall forward to the Ministry after the payment of a contribution in respect of a house a Certificate (Certificate " LC ") and claim (which shall be in the form appended to this Schedule) for the recoupment to the authority of the appropriate sum, payable by the Ministry under the provisions of the Act, which sum shall be paid (subject to the provisions of paragraph nine of this Schedule) to the local authority as soon as reasonably practicable after receipt of Certificate " LC " provided that the Ministry is satisfied that the statutory and prescribed conditions have been complied with in respect of that house.

9. Certificate " LC " shall be subject to certification by the Local Government Auditor after payment has been made by the Ministry.

Certificate LA.

MINISTRY OF HEALTH AND LOCAL GOVERNMENT FOR NORTHERN IRELAND

HOUSING AND LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT, (NORTHERN IRELAND), 1946

HOUSING SCHEMES (FOR LETTING) BY PRIVATE PERSONS

CERTIFICATE OF APPROVAL OF PROPOSALS TO CONSTRUCT WORKERS' HOUSES

Certificate No.....

To .....

of .....

This is to Certify :—

(1) that the.....Council have approved the layout plan, house plans and specification (hereinafter referred to as "the Scheme") submitted to them on the day of 19 , in respect of the houses described below ;

(2) that the scheme complies with the prescribed standards;

(3) that if the houses are ultimately certified to have been satisfactorily completed in accordance with the scheme now approved, and that if in respect of each such house a letting in accordance with the statutory requirements has been made, the Council will undertake to pay the contributions provided for under the Housing and Local Government (Miscellaneous Provisions) Act (Northern Ireland), 1946.

Given under my hand this day of 19 .

(Signed) .....
for and on behalf of the Council.

NOTE : APPROVAL FOR THE PURPOSES OF PLANNING AND BUILDING BYE-LAWS MUST BE OBTAINED FROM THE APPROPRIATE AUTHORITIES. AN APPLICATION MUST ALSO BE MADE TO THE MINISTRY OF FINANCE FOR NORTHERN IRELAND FOR A BUILDING LICENCE.

SCHEDULE OF HOUSES COMPRISED IN SCHEME

Location of Scheme.....

Number of Houses comprised in Scheme.....

Particulars of House Types comprised in Scheme :

(*a*) Number of houses of 5 or more apartments.....
Superficial Area in square feet * .....
Type of Construction † .....

(*b*) Number of houses of 4 apartments.....
Superficial Area in square feet * .....
Type of Construction † .....

(*c*) Number of houses of 3 apartments.....
Superficial Area in square feet * .....
Type of Construction † .....

* If houses of the same classification as regards number of apartments have different superficial areas, details must be given of the numbers of each different superficial area.

† That is, brick, stone, concrete, or other approved method of construction.

NOTE : This Certificate is to be prepared in QUADRUPLICATE. One copy is to be forwarded to the person to whom it is granted ; two copies are to be sent to the Ministry, and the remaining copy is to be retained by the local authority.

Certificate LB.

MINISTRY OF HEALTH AND LOCAL GOVERNMENT FOR NORTHERN IRELAND

HOUSING AND LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT (NORTHERN IRELAND), 1946

HOUSING SCHEMES (FOR LETTING) BY PRIVATE PERSONS

CERTIFICATE OF COMPLETION OF WORKERS' HOUSES AND CLAIM FOR PAYMENT OF STATUTORY CONTRIBUTIONS

Certificate No.....

To .....

of .....

.....

This is to Certify :—

(1) that the houses described in the Schedule to this Certificate have been completed in a proper and workmanlike manner, under the Scheme approved by the Council on the day of 19 , and in accordance with the standards and conditions prescribed by the Ministry ;

(2) that the said houses were reasonably fit for occupation at, or prior to the date hereof ;

(3) that at the date hereof the Statutory Conditions laid down in Section 2 of the Housing and Local Government (Miscellaneous Provisions) Act (Northern Ireland), 1946, are being observed ;

(4) that the person named in this Certificate will be eligible to receive the contributions provided for under the Housing and Local Government (Miscellaneous Provisions) Act (Northern Ireland), 1946.

Given under my hand this day of 19 .

(Signed).....

for and on behalf of the.....

Council.

CLAIM FOR PAYMENT OF GRANT

To the.....Council.

I hereby make application for the payment of the sum of £..... being the amount of the contribution payable by the Council under the provisions of the Housing and Local Government (Miscellaneous Provisions) Act (Northern Ireland), 1946.

(Signed).....

(Date).....19 .

SCHEDULE OF HOUSES COMPLETED

Location of Scheme.....

Number of Houses comprised in Scheme.....

Number of Houses covered by this Certificate.....

Number of Houses covered by previous Certificates LB (Nos.)*.....

(1) *Number of houses of* 5 *or more apartments completed* (since last Certificate *) .....

(*a*) Superficial area of each house completed (in square feet) † .....

(*b*) Amount of contributions for which person named in this Certificate is eligible, *i.e.*,..... houses at £..... £ : :

(2) *Number of Houses of* 4 *apartments completed* (since last Certificate *) .....

(*a*) Superficial area of each house completed, (in square feet) † .....

(*b*) Amount of contributions for which person named in this Certificate is eligible, *i.e.*,..... houses at £..... £ : :

(3) *Number of Houses of* 3 *apartments completed* (since last Certificate *) .....

(*a*) Superficial area of each house completed, (in square feet) † .....

(*b*) Amount of contributions for which person named in this Certificate is eligible, *i.e.*, ... houses at £..... £ : :

Total amount of contributions payable under (1), (2) and (3) of this Certificate £ : :

* Strike out if inapplicable.

† If houses of the same classification as regards number of apartments have different superficial areas, details must be given of the number of houses of each different superficial area.

NOTE : This Certificate is to be prepared in TRIPLICATE. One copy is to be forwarded to the person to whom it is granted (who should, in due course, complete the form of claim and return the Certificate to the Council) : one copy to be sent to the Ministry, and the remaining copy retained by the local authority.

Certificate LC.

MINISTRY OF HEALTH AND LOCAL GOVERNMENT FOR NORTHERN IRELAND

HOUSING AND LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT (NORTHERN IRELAND), 1946

HOUSING SCHEMES (FOR LETTING) BY PRIVATE PERSONS

CERTIFICATE OF PAYMENT OF CONTRIBUTIONS BY LOCAL AUTHORITY AND CLAIM FOR PAYMENT OF CONTRIBUTION BY MINISTRY

Certificate No.....

To : The Ministry of Health and Local Government for Northern Ireland.

This is to Certify :—

(1) that the..... Council have on the.....day of.....19....., paid to ..... the sum of £..... in accordance with the details furnished in the Schedule to this Certificate ;

(2) that the payment referred to at (1) above is in respect of housing accommodation provided under a scheme submitted to, and approved by, the Council under Section 1 of the Housing and Local Government (Miscellaneous Provisions) Act (Northern Ireland), 1946, and that a Certificate " LB " (No.....) was issued in respect of the said accommodation on the day of 19 , and that the statutory conditions attached thereto have been registered in the Statutory Charges Register.

(3) that the Statutory Conditions laid down in Section 2 of the Housing and Local Government (Miscellaneous Provisions) Act (Northern Ireland), 1946, were being observed at the date of the payment ;

(4) that no previous Certificate " LC " has been issued in respect of any house included in this Certificate.

The Council accordingly hereby make application for the payment of the sum of £.....as detailed in the Schedule appended to this Certificate being the amount of the contribution payable by the Ministry to the Council under the provisions of the Housing and Local Government (Miscellaneous Provisions) Act (Northern Ireland), 1946.

Given under my hand this day of 19 .

(Signed).....
for and on behalf of the Council.

CERTIFICATE OF LOCAL GOVERNMENT AUDITOR

I have examined the above Certificate and Claim and I hereby certify (* subject to the observations contained in the annexed report dated.....) that to the best of my knowledge and belief the paticulars entered therein are correct.

Dated this day of 19 .

(Signature).....
Local Government Auditor.

* Delete, if no report falls to be made.

SCHEDULE SHOWING DETAILS OF PAYMENTS MADE BY LOCAL AUTHORITY, AND AMOUNT CLAIMED FROM MINISTRY

Location of Scheme	Details of Payment made by Local Authority	Details of Amount Claimed
	Contribution in respect of.....houses of 5 or more apartments, £.....	Contribution in respect of..... houses of 5 or more apartments, £.....
	Contribution in respect of.....houses of 4 apartments, £.....	Contribution in respect of..... houses of 4 apartments, £.....
	Contribution in respect of.....houses of 3 apartments, £.....	Contribution in respect of..... houses of 3 apartments, £.....
	Total Payment by Council £.....	Total Claim from Ministry £.....

NOTE : This Certificate is to be prepared in TRIPLICATE : two copies should be forwarded to the Ministry, the remaining copy to be retained by the Local Authority.

SCHEDULE II

STANDARDS OF SITING

(1) The minimum distances in this Schedule are prescribed without prejudice to the application of any enactment or bye-law, and shall be deemed to relate to measurements taken at right angles to the wall or walls of the house.

(2) The prescribed minimum distances shall apply in respect of houses having not more than two storeys. In the case of a house having more than two storeys, or of housing accommodation in the form of flats, the specific siting requirements shall be determined by the Ministry having regard to the circumstances of the case.

(3) For the purposes of these standards, the words " main front wall " and " main front walls " shall be deemed to exclude porches and bay-windows; the words " main back wall " and " main back walls " shall be deemed to exclude porches, bay-windows and one-storey projections or outbuildings, but shall be deemed to include projections or outbuildings having more than one storey.

(4) There shall be provided a distance not less than :—

(*a*) 50 feet between building lines,
(*b*) 50 feet between main front walls,
(*c*) 50 feet between main back walls,
(*d*) 50 feet between a main front wall and a main back wall,
(*e*) 35 feet between a main front wall, or a main back wall, and a gable (end) wall, and
(*f*) 10 feet between a main front wall and a public road or footpath.

(5) The distance between the main front wall, or the main back wall, of a house and a one-storey outbuilding, structure or projection, which is outside the curtilage of the house and which is not more than 10 feet in height measured from ground level

to eaves or parapet, shall be not less than 35 feet, provided that, where the said height exceeds 10 feet, the specific siting requirements shall be determined by the Ministry having regard to the circumstances of the case.

(6) The distance between gable (end) walls shall be not less than :—

(*a*) 8 feet where there are no windows or doors in the said walls,

(*b*) 12 feet where in the said walls there are doors, or windows which are not required to be taken into account for the purposes of compliance with Paragraph (12) of Schedule III of these Regulations, or which do not serve bathrooms on the ground floor, and

(*c*) 20 feet in all other cases.

(7) The average distance between the rear boundary of the curtilage and the main back wall shall be not less than 20 feet.

SCHEDULE III

STANDARDS OF ACCOMMODATION

(1) The standards in this Schedule are prescribed without prejudice to the application of any enactment or bye-law.

(2) In calculating floor areas for the purposes of these standards, the measurements shall be taken to the unfinished wall surfaces (the normal thickness of plaster, if any, being assumed), so as to include the areas of built-in cupboards or presses having a minimum head-room of six feet six inches, and to exclude the areas of chimney breasts, larder, hot press, or stair bulkheads less than six feet six inches from the ceiling.

Where accommodation is provided wholly or partly in the roof space, any area having a ceiling height of less than 6 feet (measured from floor level) shall be excluded.

(3) *Living Room and Kitchen or Scullery Accommodation.*

(*a*) The combined floor area of the living room and kitchen or scullery accommodation shall be not less than :—

(i) in the case of one living room, 215 square feet ;

(ii) in the case of two living rooms, 315 square feet ;

(iii) in the case of three living rooms, 415 square feet ;

provided that the floor area of a living room shall be not less than 100 square feet.

(*b*) The kitchen or scullery accommodation shall contain a suitable sink and draining board.

(4) *Bedroom Accommodation.*

(*a*) The floor area of the bedroom accommodation shall be not less than :—

(i) in the case of one bedroom, 120 square feet ;

(ii) in the case of two bedrooms, 210 square feet ;

(iii) in the case of three bedrooms, 275 square feet ;

(iv) in the case of four bedrooms, 355 square feet ;

(v) in the case of five bedrooms, 435 square feet ;

provided that the floor area of a bedroom shall be not less than 65 square feet.

(*b*) The sole means of access to a bedroom shall not be through another bedroom.

(5) *Facilities for Cooking, for Heating of Water, and for Artificial Lighting.*

(*a*) *Cooking.*

Suitable arrangements shall be made to enable a gas or electric cooker to be installed or a suitable solid fuel cooking appliance shall be provided.

(*b*) *Heating of Water.*

Where a piped water supply is available, a suitable hot water circulating system shall be provided.

(*c*) *Artificial Lighting.*

Where electricity services are available, sufficient points for the adequate lighting of each room, compartment, and passage shall be provided.

(6) *Larder Accommodation.*

Larder accommodation, having effective means of permanent ventilation directly to the outside air, and fitted with adequate shelving, shall be provided within the house.

(7) *Storage Accommodation.*

(*a*) Except in the case of a flat having not more than three apartments, space normally 4 feet 6 inches by 2 feet, capable of accommodating a perambulator shall be provided on the ground floor and free of passages, it being assumed that a minimum width of two feet nine inches is required for the purposes of a passage.

(*b*) Storage accommodation, having a minimum effective capacity of 52 cubic feet, shall be provided for fuel. There shall be adequate access to the said accommodation, other than directly from a living room or kitchen or scullery accommodation, for the delivery of fuel.

(8) *Cupboard Accommodation.*

In addition to the larder and hot press, cupboard accommodation with adequate shelving shall be provided to afford, as a minimum :—

(*a*) 30 cubic feet in respect of bedrooms ; and

(*b*) 14 cubic feet other than in respect of bedrooms.

(9) *Shelving, etc.*

There shall be provided :—

(*a*) shelving (in addition to shelving prescribed for larder and cupboards), having a minimum area of six square feet, either in a living room or in the kitchen or scullery accommodation ; and

(*b*) adequate arrangements for hanging hats and coats.

(10) *Water supply, Drainage System and Sanitary Accommodation.*

(*a*) An adequate supply of wholesome drinking water shall be readily available.

(*b*) A drainage system suitable for the disposal of waste water, rain water, or, where a water closet is required, of soil from such closet, shall be provided.

(*c*) Where there is a public piped water supply, a bathroom, fitted with a bath and washhand basin shall be provided. A water closet and hot press shall also be provided and may be located in the bathroom. The size of the compartment or compartments shall be sufficient to afford adequate space for access to, and use of, the fittings therein.

(*d*) Where there is not a public piped water supply, a storage tank, having a minimum capacity of 100 gallons, suitably located for the purpose of supplying water to the sink in the kitchen or scullery accommodation, and capable of being replenished by rain water from the roof of the house, shall be provided.

(*e*) Where a water closet is not provided, an earth or chemical closet shall be provided.

(*f*) A bathroom, or water or other closet, shall not communicate directly with a living room, bedroom, or the kitchen or scullery accommodation.

(11) *Ceiling Heights.*

(*a*) The ceiling height of a living room, bedroom, or the kitchen or scullery accommodation shall be not less than seven feet six inches.

(*b*) Where accommodation is provided, wholly or partly, in the roof space, the said accommodation, to the extent of not less than half of the floor area calculated in accordance with paragraph 2 of this Schedule thereof, shall have a ceiling height of not less than eight feet.

(12) *Windows.*

(*a*) The window glass area shall be, in the case of a living room, or the kitchen or scullery accommodation, not less than one-eighth, and, in the case

of a bedroom, not less than one-tenth, of the floor area of the said room or accommodation.

(*b*) The distance from the floor to the bottom of the lintel of a window in a living room, bedroom, or the kitchen or scullery accommodation (being a window which is required to be taken into account for the purposes of compliance with the sub-paragraph immediately preceding) shall be not less than six feet six inches.

(13) *Room Heating.*

(*a*) Where solid fuel will be the principal source of heating, a fireplace shall be provided in the living room, or, in the case of two or more living rooms, in the principal living room. In addition, there shall be provided in the living room or rooms, other than the principal living room, and in the first or second bedroom, either :—

(i) a fireplace ;

(ii) some other fixed means of providing adequate heating ; or

(iii) an electric or gas service connection to which a heating appliance can be conveniently connected provided services are available.

(*b*) Where solid fuel will not be the principal source of heating, the heating arrangements and the provision or omission of fireplaces shall be determined by the Ministry according to the circumstances of the particular case.

(14) *Stairs.*

Stairs shall be so constructed that :—

(*a*) the going is not less than 8½ inches ;

(*b*) the rise is not more than 7¾ inches ;

(*c*) the width, measured in the clear between handrail and finished wall surface, or between handrails, is not less than two feet eight inches ; and

(*d*) the distance from a line, joining the nosings of the treads, to any ceiling, soffit, or other obstruction is, when measured vertically, not less than six feet six inches, and, when measured at right angles to the said line, not less than five feet.

(15) *Passages.*

The width of a passage within a house shall be not less than two feet nine inches.

(16) *Doors.*

(*a*) The height of doors, other than to cupboards, presses, hot press and fuel store, shall be not less than six feet six inches.

(*b*) The width of doors giving access to a living room, bedroom, or the kitchen or scullery accommodation shall be not less than two feet six inches, and of the principal external door, not less than two feet nine inches.

SCHEDULE IV

STANDARDS OF CONSTRUCTION

(1) The standards in this Schedule are prescribed without prejudice to the application of any enactment or bye-law.

(2) Materials, fittings, articles, workmanship and methods of work shall be in accordance with good building practice, and shall not be inferior to the requirements and recommendations of the relative British Standard Specifications and Codes of Practice. If clay bricks are used they must comply with the Specification for Clay Bricks in Northern Ireland.

(3) *Ground Floor.*

The ground floor shall be constructed :

(*a*) in one of the recognised forms of solid construction, having a concrete ground slab, or

(*b*) in the form of an adequately ventilated timber joisted floor with tongued and grooved boarding.

(4) *External Walls.*

(*a*) External walls shall be of cavity construction, formed with an outer and inner skin each of 4½ inches thick brickwork, adequately tied together across a 2 inch cavity with wall ties which are free of mortar droppings.

(*b*) So that the inner skin cannot be affected by weather penetration of the outer skin, damp-proof courses and membranes, or other recognised barriers, shall be provided at parapets, lintels, sills, and jambs of windows and doors, and other places where the cavity may be bridged.

(5) *Party Walls.*

Party walls shall be :

(*a*) of cavity construction, formed with two skins each of 4½ inch thick brickwork adequately tied together across a 2 inch cavity with non-rigid wall ties, or

(*b*) of 9 inch thick solid brickwork, and

(*c*) continued to a height not lower than the under side of the roof covering.

(6) *Roofs.*

Roofs shall be covered with slates or tiles, with an underlay of felt.

(7) *Alternative forms of construction.*

The Ministry may approve a form of construction other than as required in paragraphs (3) to (6) of this Schedule, provided that it is shown that the alternative form proposed is not materially inferior to the requirements of the said paragraphs.

SCHEDULE V

CALCULATION OF SUPERFICIAL AREA

The superficial area of a house shall be calculated in accordance with the following provisions :—

(1) The superficial area shall be the whole area, measured to the unfinished wall surfaces (the normal thickness of plaster, if any, being assumed), within the external or containing walls, so as to include the area of partitions, chimney breasts, bay windows and similar space, and, in the case of a house of more than one storey, shall be the combined areas, as so measured, of the several storeys.

(2) In the case of flats, the space occupied by a staircase shall not be included.

(3) The area of accommodation provided in a basement or in an attic or storey formed in the roof space shall be included without regard to the use to which the said accommodation may be intended to be put, provided that the area of so much of the said accommodation as has a ceiling height of less than six feet (measured from the floor level) shall be excluded.

(4) The area of accommodation provided in an outbuilding of permanent construction shall be included, and shall be measured within the external or containing walls of the said outbuilding. For the purposes of this paragraph, "outbuilding" means a building which does not communicate with the house, and which is outside the external or containing walls thereof, whether attached thereto or not.

(5) The area of a porch, verandah, or covered open space shall be included, except so much of the said area as does not exceed 20 square feet.

(6) The area of a fuel store provided in an outbuilding of permanent construction or within the containing walls of the house shall be included except so much of the said area as does not exceed 8 square feet.