

(PDH-02)

Excerpt from Section 20 'yellow code'

**Greater London Council
London Building Acts (amendment)
Act 1939 Section 20**

Code of Practice

London Building Acts (Amendment) Act 1939— Section 20

CODE OF PRACTICE for buildings of Excess Height and/or Additional Cubical Extent requiring approval under Section 20 of the London Building Acts (Amendment) Act 1939.

***Note:** This Code of Practice is applicable only to buildings erected, altered and/or extended within the inner London area, i.e., the former administrative County of London. It must not be taken as binding upon the Council but only as a general guide and nothing herein contained must be construed as in any way interfering with or derogating from the powers of the Council or the District Surveyor (with special reference to Section 26 of the London Building Acts (Amendment) Act 1939 in connection with 'public buildings' as defined under Section 4 of the said Act) or of any other authority.*

Greater London Council

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Part IV

Buildings of Excess Height and/ or Additional Cubical Extent

Requirements applicable to all buildings either of excess height or of additional cubical extent under Section 20 of the London Building Acts (Amendment) Act 1939.

Notes

i A building of excess height may also require the Council's approval to additional cubical extent if of the warehouse class or used for purposes of trade or manufacture, in which case Part V of this Code will also apply.

ii See also Part VI for fire extinguishing appliances, etc.

iii See Item 1.01 3 for measurement of height.

4.01 Access

- 1 The building should abut upon a street or streets or upon open spaces of sufficient width and extent to give satisfactory access and working space for fire brigade appliances.
- 2 Open spaces or access strips likely to be used for fire appliances should be constructed and paved so as safely to support the heaviest type of appliance. Details of the loading and distribution will be supplied when approval is granted.

For full details of these requirements see Information Sheet FP/GEN/20 obtainable from The Chief Officer, London Fire Brigade, Headquarters, Albert Embankment, London, SE1 7SD

- 3 Entrances to sites and archways leading to internal courts should have a clear passageway of a minimum width of 10'-0" (3 m) and a minimum height of 12'-0" (3.600 m) for fire brigade appliances.
- 4 Gates or shutters to entrances to sites and buildings should be locked only by means of padlocks so arranged that they can be opened from both sides by firemen in an emergency.

4.02 Construction Generally

- 1 The building should be constructed in conformity with the provisions of the current Building By-laws as applicable to the class of building, except where a higher standard of construction is required by this Code.
- 2 NIL.
- 3
 - a Where, under the provisions of Part VI of the London Building (Constructional) By-laws 1972 the external enclosures of the building may be Class II A, B or C, and it is proposed to enclose any part of the building with that class of enclosure, **full details of the enclosures must be submitted to the Council and its approval obtained thereto**, as the Council may require the provision of a more substantial form of enclosure having a prescribed standard of fire-resistance with limited openings therein. This would particularly apply to a high building, in view of the risk of the external spread of fire from storey to storey above the height which is accessible to external fire brigade equipment and to any adjoining buildings within 40 feet (12 m). In this connection a Class II A enclosure would only be permitted in exceptional circumstances; generally a Class II B standard of enclosure having back up walls would be required.
 - b A Class II C enclosure (i.e., with timber incorporated in its construction) to a high building intended for use only as **flats and/or maisonettes** would be

acceptable having regard to the Building By-law requirement for horizontal projections at each floor level.

c A Class II A enclosure may be used as a cladding where it is additional to a Class I A or I B enclosure.

d Aluminium may be used in Class II enclosures and in window frames unless they are required to have a standard of fire-resistance to satisfy the requirements of this Code.

e All Class II enclosures should comply with the following requirements:—

i the enclosure should be tied into the main structure and its weight transmitted thereto at each floor level or at vertical intervals not exceeding 20 feet (6 m) apart whichever is the lesser distance;

ii any glass in the enclosure should be securely held in position by two methods of fixing, e.g. by metal clips and, in addition, by metal cover fillets;

iii the whole of the work and any additional work required by the District Surveyor should be carried out to his satisfaction.

4 Special consideration will be necessary in respect of any proposal to erect a building with storeys above a height of 100 feet (30·480 m) to be used for trade purposes. In no case should storeys above the height of 80 feet (24·384 m) be used for the bulk storage of combustible goods. (See item **5.03 5**)

5 To resist the spread of fire externally between storeys where trade use is permitted above a height of 100 feet (30·480 m) the windows to all storeys used for these purposes above the 80 feet (24·384 m) level should be glazed with fire-resisting glazing with any opening portions adequately protected or arranged to close automatically in the event of fire. **Details of the arrangement for the automatic closing of portions of windows should be submitted for approval.**

In cases of high fire risk external drenchers may be required to be provided to all openings in the external enclosures of the storeys above the 80 feet (24·384 m) level in addition to fire-resisting glazing.

4.03 Separation of trade and/or warehouse user etc. from office and residential portions of building, etc.

1 Separation of office from trade and/or warehouse user

a If any part of the building is to be used for office purposes (other than small ancillary offices) such part should be separated completely from the part used for trade and/or warehousing purposes by imperforate walls and floors having not less than a two-hour standard of fire-resistance except that staircases may be common to both parts if access thereto from the trade and/or warehousing parts is by way of a lobby with non-combustible enclosures having not less than a one-hour standard of fire-resistance with Class A self-closing doors therein; the lobby to be ventilated to the external air by 4 sq. feet (0·4 m²) of permanent ventilation to the satisfaction of the Council. (See also *Note ii* following.)

b In cases where it is necessary to preserve the separation between compartments the doorway(s) to the staircase(s) would also need to be protected by steel rolling shutters in addition to Class A self-closing doors. (See item **5.13 4**)

c Where the office part of the building is served only by a single staircase (if permitted) such staircase should be imperforate from the trade and/or warehousing parts as described above.

2 Separation of residential from trade and/or warehouse user

a If any part of the building is to be used for residential purposes (other than caretaker's quarters) such part should be separated completely from the part(s) used for trade and/or warehousing by imperforate walls and floors having not less than a two-hour standard of fire-resistance. Where the residential part is served by two or more staircases one of the staircases should be imperforate and the remaining staircases may be common to both parts if the access thereto from the trade and/or warehousing part(s) is by way of a ventilated lobby as described in (1) above.