



Development &  
Planning Authority

# Guernsey Technical Standard

## Glazing - materials and protection

The Building (Guernsey) Regulations, 2012

# N

- N1 Protection against impact
- N2 Manifestation of Glazing
- N3 Safe opening and closing of windows etc.
- N4 Safe access for cleaning windows etc.

2012 edition  
With May 2016 amendments

## **MAIN CHANGES MADE BY THE MAY 2016 AMENDMENTS**

1. Text changes made to reflect the new structure of government post May 1st 2016. All references to Departments have been removed.

## **MAIN CHANGES MADE BY THE FEB 2013 AMENDMENTS**

2. The general guidance on materials and workmanship and the Construction Products Directive has been edited to reflect the new EU Construction Products Regulation.

## **MAIN CHANGES IN THE 2012 EDITION**

3. This Guernsey Technical Standard which takes effect on 1st July 2012 is issued under the Building (Guernsey) Regulations, 2012. From this date all previous editions of documents approved under the Building Regulations, 1992 i.e. (the UK Approved Document N) will no longer be valid except in relation to building work carried out in accordance with full plans deposited with States of Guernsey Building Control before that date.

## **How this Guernsey Technical Standard N differs from the UK Approved Document N**

4. In general there are different legislative references reflecting Guernsey legislation.
5. The UK Building (Approved Inspectors, etc.) Regulations 2010 are not in force in Guernsey. Therefore approved inspectors are not recognised on the Island and all references have been removed.

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## Introduction

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### What is a Guernsey Technical Standard?

This document has been approved and issued Development and Planning Authority to provide practical guidance on ways of complying with requirements N1 to N6 and regulation 11 of the Building (Guernsey) Regulations, 2012 (GSI, 2012 No.11) . The Building (Guernsey) Regulations, 2012 are referred to throughout the remainder of this document as ‘the Building Regulations’.

The intention of issuing Guernsey Technical Standards is to provide guidance about compliance with specific aspects of the Building Regulations in some of the more common building situations. They include examples of what, in ordinary circumstances, may be reasonable provision for compliance with the relevant requirement(s) of the Building Regulations to which they refer.

If guidance in a Guernsey Technical Standard is followed this may be relied upon as tending to show compliance with the requirement(s) covered by the guidance. Similarly a contravention of the standard may be relied upon as tending to establish a breach of the requirements. However, this is not conclusive, so simply following guidance does not guarantee compliance in an individual case or a failure to follow it meaning that there is necessarily a breach. It is also important to note that there may well be other ways of achieving compliance with the requirements. There is therefore no obligation to adopt any particular solution contained in this Guernsey Technical Standard if you would prefer to meet the relevant requirement in some other way. However, persons intending to carry out building work should always check with Building Control, that their proposals comply with Building Regulations.

The guidance contained in this Guernsey Technical Standard relates only to the particular requirements of the Building Regulations that the document addresses, (see ‘Requirements’ below). However, building work may be subject to more than one requirement of the Building Regulations and there may be an obligation to carry out work on a material change of use. In such cases the works will also have to comply with any other applicable requirements of the Building Regulations and work may need to be carried out which applies where a

material change of use occurs.

This document is one of a series that has been approved and issued for the purpose of providing practical guidance with respect to the requirements of the Building Regulations in particular of regulations 6, 8 and 11 and Schedule 1.

At the back of this document is a list of all the documents that have been approved and issued for this purpose.

### How to use this Guernsey Technical Standard

In this document the following conventions have been adopted to assist understanding and interpretation:

- a. Texts shown against a yellow background are extracts from the Building Regulations, and set out the legal requirements that relate to compliance with the **glazing - materials and protection** requirements of the Building Regulations. It should be remembered however that, as noted above, building works must comply with all the other applicable provisions of the Building Regulations.
- b. Details of technical publications referred to in the text of this document will be presented in *italics* and repeated in standards referred to as an annex at the rear of this document. A reference to a publication is likely to be made for one of two main reasons. The publication may contain additional or more comprehensive technical detail, which it would be impractical to include in full in this Document but which is needed to fully explain ways of meeting the requirements; or it is a source of more general information. The reason for the reference will be indicated in each case. The reference will be to a specified edition of the document. The Guernsey Technical Standard may be amended from time to time to include new references or to refer to revised editions where this aids compliance.

## Where you can get further help

If you require clarification on any of the technical guidance or other information set out in this Guernsey Technical Standard and the additional detailed technical references to which it directs you, there are a number of routes through which you can seek further assistance:

- The States of Guernsey website:  
**[www.gov.gg/planning](http://www.gov.gg/planning)**
- If you are the person undertaking the building work you can seek advice from Building Control Surveyors to help ensure that, when carried out, your work will meet the requirements of the Building Regulations.
- Businesses registered with a competent person self-certification scheme may be able to get technical advice from their scheme operator. A full list of competent persons schemes are included as Schedule 3 of the Building Regulations.
- If your query is of a highly technical nature you may wish to seek the advice of a specialist, or industry technical body, in the area of concern.

## Responsibility for compliance

It is important to remember that if you are the person (e.g. designer, builder, installer) carrying out building work to which any requirement of Building Regulations applies you have a responsibility to ensure that the work complies with any such requirement. The building owner or occupier will also have a responsibility for ensuring compliance with Building Regulation requirements and could be served with a compliance notice in cases of non-compliance or with a challenge notice in cases of suspected non-compliance.

## General Guidance

### Types of work covered by this Guernsey Technical Standard

#### Building work

Building work, as defined in regulation 5 of the Building (Guernsey) Regulations, 2012, includes the erection or extension of a building, the provision or extension of a controlled service or fitting, and the material alteration of a building or a controlled service or fitting. In addition, the Building Regulations may apply in cases where the purposes for which, or the manner or circumstances in which, a building or part of a building is used change in a way that constitutes a material change of use.

Under regulation 6 of the Building Regulations 2012, building work must be carried out in such a way that, on completion of work,

- i. the work complies with the applicable Parts of Schedule 1 of the Building Regulations,
- ii. in the case of an extension or material alteration of a building, or the provision, extension or material alteration of a controlled service or fitting, it complies with the applicable Parts of Schedule 1 to the Building Regulations and also does so as satisfactorily as it did before the work was carried out.

Work described in Part N concerns glazing materials and protection. Work associated with glazing materials and protection covered in these sections may be subject to other relevant Parts of the Building Regulations.

### Material change of use

A material change of use occurs in specified circumstances in which a building, or part of a building that was previously used for one purpose will be used in future for another, or is converted to a building of another kind. Where there is a material change of use, the Building Regulations set requirements that must be met before the building can be used for its new purpose.

Regulation 7 of the Building (Guernsey) Regulations, 2012 specifies the following circumstances as material changes of use:

- a building is used as a dwelling where previously it was not,
- a building contains a flat where previously it did not,
- a building is used as an institution where previously it was not,
- a building is used as a public building where previously it was not,
- a building is not described in Classes I to V or VI of Schedule 2, where previously it was,
- a building contains a room for residential purposes where previously it did not,
- a building contains an office where previously it did not,
- a building is used as an hotel or guest house, where previously it was not,
- a building is an industrial building, where previously it was not,
- a building contains a shop, where previously it did not,
- a building is used for the sale of food or drink, to the public in the course of a business and for consumption in that building and where there is a maximum capacity of 15 or more persons seated or standing, where previously it was not so used,
- the building, which contains at least one room for residential purposes, contains a greater or lesser number of such rooms than it did previously

- the building, which contains at least one dwelling, contains a greater or lesser number of dwellings than it did previously.

Part N will apply to all the material changes of use mentioned above. This means that whenever such changes occur the building must be brought up to the standards required by Part N.

### Protected Buildings and Monuments

The types of building works covered by this Guernsey Technical Standard may include work on historic buildings. Historic buildings include:

- a building appearing on the protected buildings listing
- a building or other structure appearing on the protected monument listing

When exercising its functions under The Land Planning and Development Law, the States has duties under s30(1), 34, 35 and 38(1) of that Law, to secure so far as possible that monuments are protected and preserved, that the special characteristics of protected buildings are preserved and to pay special attention to the desirability of preserving and enhancing the character and appearance of a conservation area. Building Control will need to comply with these duties when considering any decisions in relation to such buildings or buildings in such areas.

Special considerations may apply if the building on which the work is to be carried out has special historic, architectural, traditional or other interest, and compliance with the **glazing - materials and protection** requirements would unacceptably alter the fabric, character or appearance of the building or parts of it.

When undertaking work on or in connection with buildings with special historic, architectural, traditional or other interest, the aim should be to improve the **glazing - materials and protection** where and to the extent that it is possible provided that the work does not prejudice the fabric, character or appearance of the host building or increase the long-term deterioration to the building's fabric or fittings.

In arriving at a balance between historic building conservation and the **glazing - materials and protection** requirements advice should be sought from the historic building adviser.

**Note:** Any building which is a protected monument listed under Section 29 of The Land Planning and Development (Guernsey) Law 2005 is exempt from most Building Regulations requirements including those in Part N, (See regulation 13 and class V of Schedule 2 to the Building Regulations) unless the proposed works constitute a material change of use.

### Notification of work

In almost all cases of new building work it will be necessary to notify Building Control in advance of any work starting. The exception to this: where work is carried out under a self-certification scheme listed in Schedule 3 or where works consist of emergency repairs.

### Competent person self-certification schemes under Schedule 3

Under regulations 14(4), 17(4) and 19 of the Building Regulations it is not necessary to deposit plans or notify Building Control in advance of work which is covered by this Guernsey Technical Standard if that work is of a type set out in column 1 of Schedule 3 to the Regulations and is carried out by a person registered with a relevant self-certification (competent persons) scheme as set out in column 2 of that Schedule. In order to join such a scheme a person must demonstrate competence to carry out the type of work the scheme covers, and also the ability to comply with all relevant requirements in the Building Regulations. These schemes may change from time to time, or schemes may change name, or new schemes may be authorised under Schedule 3; the current list on the States website should always be consulted. Full details of the schemes can be found on the individual scheme websites.

Where work is carried out by a person registered with a competent person scheme, regulation 19 of the Building Regulations requires that the occupier of the building be given, within 30 days of the completion of the work, a certificate confirming that the work complies with all applicable Building Regulation requirements. There is also a requirement that Building Control be given a notice that this has been done, or the certificate, again within 30 days of the completion of the work. These certificates and notices are usually made available through the scheme operator.

Building Control is authorised to accept these certificates as evidence of compliance with the requirements of the Building Regulations. However, inspection and enforcement powers remain unaffected, although they are normally used only in response to a complaint that work may not comply.

## Exemptions

Schedule 2 to the Building Regulations sets out a number of classes of buildings which are exempt from majority of Building Regulations requirements. Classes I to V and VII include Part N. However Part N requirements are applied to Class VI Extensions of Schedule 2.

## Materials and workmanship

Any building work within the meaning of the Building Regulations should, in accordance with regulation 11, be carried out with proper materials and in a workmanlike manner.

You may show that you have complied with regulation 11 in a number of ways. These include the appropriate use of a product bearing CE marking in accordance with the Construction Products Regulation (305/2011/EU-CPR) as or a product complying with an appropriate technical specification (as defined in those Regulations), a British Standard or an alternative national technical specification of any state which is a contracting party to the European Economic Area which in use is equivalent, or a product covered by a national or European certificate issued by a European Technical Approval issuing body, and the conditions of use are in accordance with the terms of the certificate.

You will find further guidance in the Guernsey Technical Standard supporting regulation 11 on materials and workmanship.

## Supplementary guidance

Building Control occasionally issues additional material to aid interpretation of the guidance in Guernsey Technical Standards. This material may be conveyed in official letters to relevant agents and/or posted on the States website accessed through: [www.gov.gg/planning](http://www.gov.gg/planning)

## Technical specifications

When a Guernsey Technical Standard makes reference to specific standards or documents, the relevant version of the standard is the one listed at the end of the publication. However, if this version of the standard has been revised or updated by the issuing standards body, the new version may be used as a source of guidance provided that it continues to address the relevant requirements of the Building Regulations.

Where it is proposed to work to an updated version of the standard instead of the version listed at the end of the publication, this should be discussed with Building Control in advance of any work starting on site.

The appropriate use of any product, which complies with a European Technical Approval as defined in the Construction Products Regulation, (305/2011/EU-CPR) as amended, repealed or replaced will meet the relevant requirements.

## Independent schemes of certification and accreditation

Much of the guidance throughout this document is given in terms of performance.

Since the performance of a system, product, component or structure is dependent upon satisfactory site installation, testing and maintenance, independent schemes of certification and accreditation of installers and maintenance firms will provide confidence in the appropriate standard of workmanship being provided.

Confidence that the required level of performance can be achieved will be demonstrated by the use of a system, material, product or structure which is provided under the arrangements of a product conformity certification scheme and an accreditation of installer scheme.

Third party accredited product conformity certification schemes not only provide a means of identifying materials and designs of systems, products and structures which have demonstrated that they reach the requisite performance, but additionally provide confidence that the systems, materials, products and structures are actually provided to the same specification or design as that tested or assessed.

Third party accreditation of installers of systems, materials, products and structures provides a means of ensuring that installations have been conducted by knowledgeable contractors to appropriate standards, thereby increasing the reliability of the anticipated performance.

Many certification bodies that approve such schemes are accredited by the **United Kingdom Accreditation Service**.

Certification of products, components, materials or structures under such schemes may be accepted as evidence of compliance with the relevant standard. Similarly the certification of installation or maintenance of products, components, materials and structures under such schemes as evidence of compliance with the relevant standard may be acceptable. Nonetheless Building Control will wish to establish in advance of the work, that any such scheme is adequate for the purpose of the Building Regulations.

## Interaction with other legislation

This Guernsey Technical Standard makes reference to other legislation, including those listed below, the requirements of which may be applicable when carrying out building work. All references are to legislation as amended or repealed and replaced.

Note: All Laws, Ordinances and Statutory instruments can be accessed at;

[www.guernseylegalresources.gg](http://www.guernseylegalresources.gg)

### **The Health and Safety at Work (General)**

**(Guernsey) Ordinance, 1987** made under the Health and Safety at Work etc. (Guernsey) Law, 1979 and the Health, Safety and Welfare of Employees Law, 1950 applies to any workplace or part of a workplace. They apply to the common parts of flats and similar buildings if people such as cleaners, wardens and caretakers are employed to work in these common parts.

## Mixed use development

In mixed use developments part of a building may be used as a dwelling while another part has a non-domestic use. In such cases, if the requirements of this Part of the Regulations for dwellings and non-domestic use differ, the requirements for non-domestic use should apply in any shared parts of the building.

## The Requirements

This Guernsey Technical Standard deals with the following requirements from Part N of Schedule 1 to the Building Regulations.

<i>Requirement</i>	<i>Limits on application</i>
<b>Protection against impact</b> <b>N1.</b> Glazing, with which people are likely to come into contact whilst moving in or about the building, must - <ul style="list-style-type: none"><li>(a) if broken on impact, break in a way which is unlikely to cause injury,</li><li>(b) resist impact without breaking, or</li><li>(c) be shielded or protected from impact.</li></ul>	
<b>Manifestation of glazing</b> <b>N2.</b> Transparent glazing, with which people are likely to come into contact whilst moving in or about the building, must incorporate features which make it apparent.	Requirement N2 does not apply to dwellings.

**Note:** Attention is drawn to the following:

Guernsey Technical Standard B: Fire safety includes guidance on fire-resisting glazing and the reaction of glass to fire.

Guernsey Technical Standard Part K: Safe means of access and egress covers glazing which forms part of the protection from falling from one level to another, and which needs to ensure containment as well as limiting the risk of sustaining injury through contact. Recommendations are made for the heights up to which protection from falling should be provided and for means of achieving containment.

## Guidance

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### Performance

#### Requirement N1

**N.1** The requirement N1 will be met by adopting, in critical locations, measures to limit the risk of sustaining cutting and piercing injuries.

**N.2** The most likely locations for impacts leading to such injuries are in doors and door side panels and at low level in walls and partitions. In doors and door side panels, the risk is at its greatest between floor and shoulder level, when near to door handles and push plates: especially when normal building movement causes doors to stick. Hands, wrists and arms are particularly vulnerable. An initial impact between waist and shoulder level may be followed by a fall through the glazing, resulting in additional injury to the face and body.

**N.3** In walls and partitions, away from doors, the risks are predominantly at low level. At that level, children are especially vulnerable.

**N.4** Glazing in critical locations would be considered reasonably safe were its nature such that, if breakage did occur, any particles would be relatively harmless.

**N.5** The requirement may also be met if the glazing is sufficiently robust to ensure that the risk of breakage is low, or if steps are taken to limit the risk of contact with the glazing.

#### Requirement N2

**N.6** The requirement N2 will be met by including, in critical locations, permanent means of indicating the presence of large uninterrupted areas of transparent glazing.

**N.7** The existence of large uninterrupted areas of transparent glazing represents a significant risk of injury through collision. The risk is at its most severe between areas of a building or its surroundings which are essentially at the same level and where a person might reasonably assume direct access between locations which are separated by glazing.

**N.8** In such locations, some means should be adopted to make glazing more apparent or visible to people using the building.

## Section 1 - Protection against impact

### Critical locations

1.1 The following locations may be considered 'critical' in terms of safety;

- between finished floor level and 800mm above that level in internal and external walls and partitions (see Diagram 1);
- between finished floor level and 1500mm above that level in a door or in a side panel, close to either edge of the door (see Diagram 1).

### Reducing the risks

1.2 Glazing in critical locations should either,

- break safely, if it breaks (see paragraph 1.3); or
- be robust or in small panes (see paragraphs 1.4, 1.5 and 1.6 and Diagrams 2 and 3); or
- be permanently protected (see paragraphs 1.7 and 1.8 and Diagram 4).

### Safe breakage

1.3 Safe breakage is defined in *BS 6206:1981* Specification for impact performance requirements for flat safety glass and safety plastics for use in buildings: clause 5.3, and is based on an impact test which requires the result of the impact to be limited to creating:

- a small clear opening only, with a limit to the size of the detached particles; or

- disintegration, with small detached particles; or
- breakage resulting in separate pieces that are not sharp or pointed. In terms of safe breakage, a glazing material suitable for installation in a critical location would satisfy the requirements of Class C of *BS 6206* or, if it is installed in a door or in a door side panel and has a pane width exceeding 900mm, the requirements of Class B of the same standard.

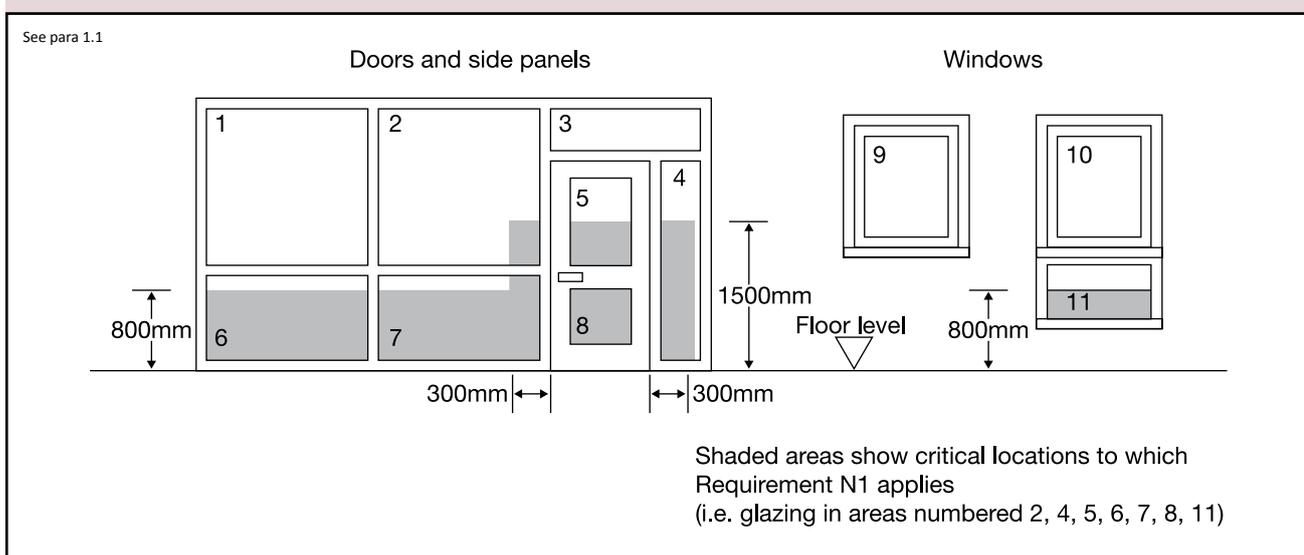
### Robustness

1.4 Some glazing materials, such as annealed glass, gain strength through thickness; others such as polycarbonates or glass blocks are inherently strong. Some annealed glass is considered suitable for use in large areas forming fronts to shops, showrooms, offices, factories and public buildings. Reasonable glass thickness/dimension limits for annealed glass which may be used in these locations are shown in Diagram 2 (see also paragraph 2.1).

### Glazing in small panes

1.5 In the context of this Guernsey Technical Standard, a 'small pane' may be an isolated pane, or one of a number of panes contained within glazing bars, traditional leaded lights or copper-lights.

Diagram 1 Critical locations in internal and external walls



**1.6** Small panes should have a smaller dimension not exceeding 250mm and an area not exceeding 0.5m<sup>2</sup> each measured between glazing beads or similar fixings. Annealed glass in a small pane should not be less than 6mm nominal thickness, except in traditional leaded or copper-lights in which 4mm glass would be acceptable, when fire resistance was not a factor. Typical installations are shown in Diagram 3.

- b. be robust; and
- c. if it is intended to protect glazing that forms part of protection from falling, be difficult to climb.

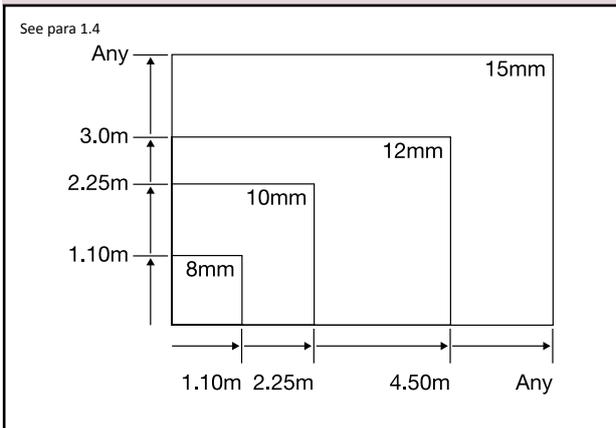
**1.8** Glazing in a critical location which is afforded permanent screen protection does not, itself, need to comply with requirement N1. The principles of screen protection are shown in Diagram 4.

### Permanent screen protection

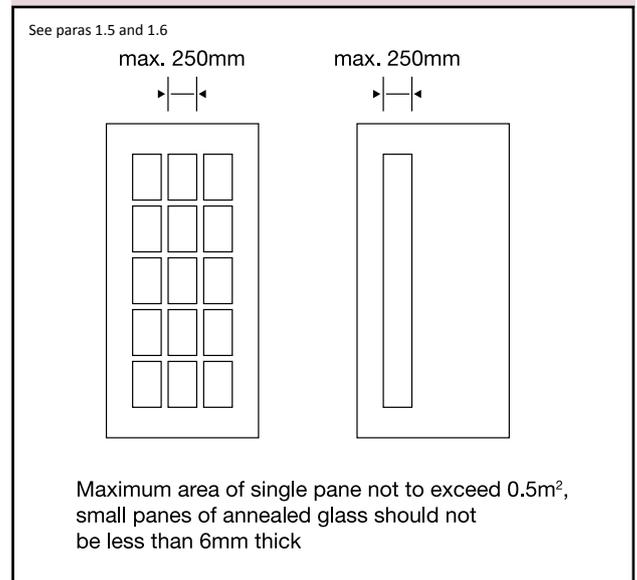
**1.7** If, as part of a design solution, glazing in a critical location is installed behind permanent screen protection, the screen should:

- a. prevent a sphere of 75mm from coming into contact with the glazing;

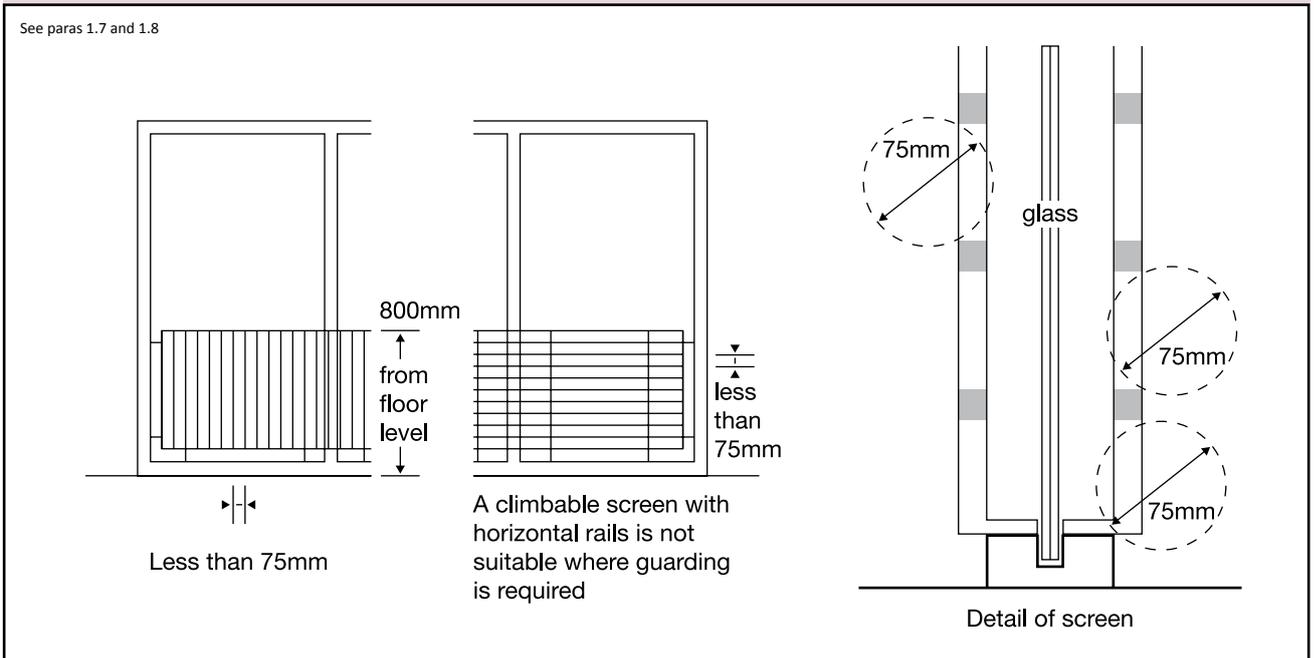
**Diagram 2 Annealed glass thickness/ dimension limits**



**Diagram 3 Dimensions and areas of small panes**



**Diagram 4 Permanent screen protection**



## Section 2 - Manifestation of glazing

### Critical locations

**2.1** Manifestation of glazing is only necessary in critical locations in which people moving in or about the building might not be aware of the presence of the glazing and may collide with it. 'Critical locations' include large uninterrupted areas of transparent glazing which form, or are part of, the internal or external walls and doors of shops, showrooms, offices, factories, public or other non-domestic buildings.

**2.2** The risk of collision is most severe when two parts of the building, or the building and its immediate surroundings, are essentially at the same level but separated by transparent glazing and a person might reasonably have the impression that they are able to walk from one part to the other without interruption.

### Permanent manifestation of glazing

**2.3** Permanent manifestation of large uninterrupted areas of transparent glazing is only necessary when other means of indicating the presence of the glazing are not used. These other means may include mullions, transoms, door framing or large pull or push handles.

**2.4** Where 'manifestation' is necessary, it may take the form of broken or solid lines, patterns or company logos at appropriate heights and intervals (see Diagram 5).

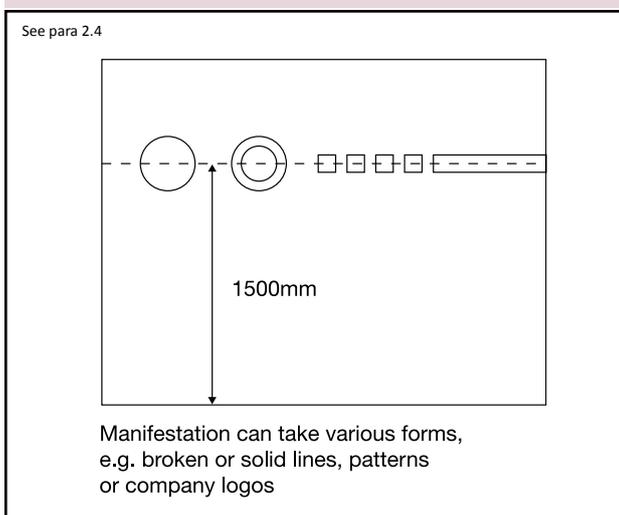
**2.5** Diagram 6 includes examples of a number of methods of indicating the presence of glazing.

### Alternative indications of glazing

**2.6** Examples of installations of glazing which would not normally warrant 'manifestation' include:

- a. door height transparent glazing less than 400mm in width;
- b. door height transparent glazing with a rail at a height of between 600mm and 1500mm above finished ground or floor level;
- c. a single pane glazed door with substantial framing; or
- d. a single pane glazed door which either is not framed or has very narrow framing, but is provided with large easily seen push or pull plates or handles.

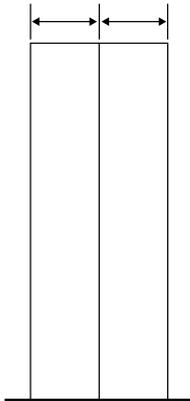
**Diagram 5 Height of 'manifestation' of large areas of transparent glazing**



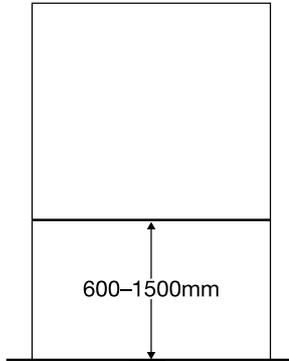
**Diagram 6 Examples of door height glazing not warranting 'manifestation'**

See paras 2.5 and 2.6

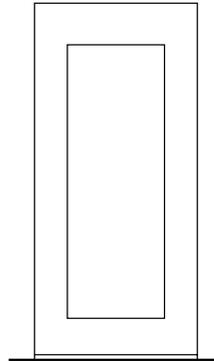
400mm max. 400mm max.



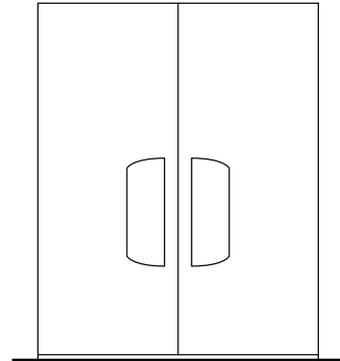
a. Glazing less than 400mm in width between frames



b. Glazing with a rail between 600 and 1500mm above the floor



c. A single pane glazed door with a substantial frame



d. Glazed doors with no frame, or narrow frames, but with a large handle or push plate on each single pane

## N3 SAFE OPENING AND CLOSING OF WINDOWS, ETC.

### The Requirement

This Guernsey Technical Standard deals with the following requirement from Part N of Schedule 1 to the Building Regulations.

<i>Requirement</i>	<i>Limits on application</i>
<b>Safe opening and closing of windows, etc.</b> <b>N3.</b> Windows, skylights and ventilators which can be opened by people in or about the building must be so constructed or equipped that they may be opened, closed or adjusted safely.	Requirement N3 does not apply to dwellings.

## Guidance - Section 3

### Performance

#### Requirement N3

The requirement N3 will be met if windows, skylights and ventilators which open can be operated safely.

### Introduction to provisions

**3.1** This Guernsey Technical Standard sets out some ways of complying with the requirement.

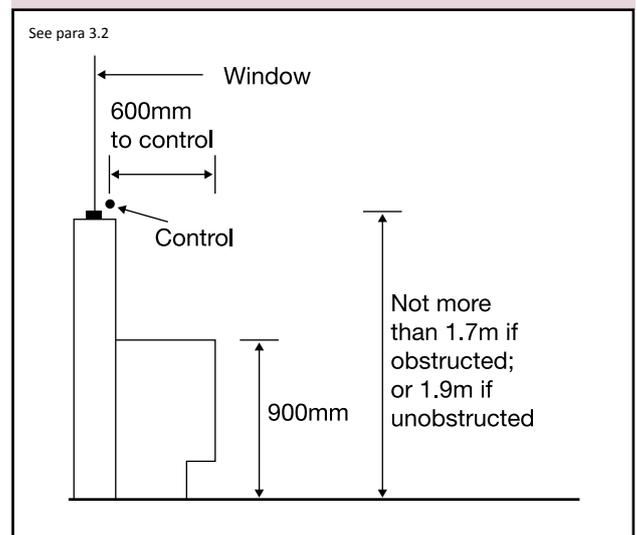
#### Location of controls

- 3.2**
- a. Where controls can be reached without leaning over an obstruction they should not be more than 1.9m above the floor or other permanent stable surface provided to give access. Small recesses, such as window reveals, should be ignored.
  - b. Where there is an obstruction the control should be lower, e.g. not more than 1.7m, where there is a 600mm deep obstruction (including any recess) not more than 900mm high. See Diagram 7.
  - c. Where controls cannot be positioned within safe reach from a permanent stable surface, a safe means of remote operation, such as a manual or electrical system should be provided.

#### Prevention of falls

**3.3** Where there is a danger of the operator or other person falling through a window above ground floor level, suitable opening limiters should be fitted or guarding should be provided (see Guernsey Technical Standard K, Safe means of access and egress).

Diagram 7 Height of controls



## N3 SAFE ACCESS FOR CLEANING WINDOWS, ETC.

### The Requirement

This Guernsey Technical Standard deals with the following requirement from Part N of Schedule 1 to the Building Regulations.

<i>Requirement</i>	<i>Limits on application</i>
<b>Safe access for cleaning windows etc.</b> <b>N4.</b> Provision must be made for any windows, skylights, or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning.	Requirements N4 does not apply to- (a) dwellings, or (b) any transparent or translucent elements whose surface is not intended to be cleaned.

## Guidance - Section 4

### Performance

#### Requirement N4

The requirement N4 will be met if provision is made for safe means of access for cleaning both sides of glazed surfaces where there is danger of falling more than two metres.

### Introduction to provisions

**4.1** This Guernsey Technical Standard sets out some ways of complying with the requirement.

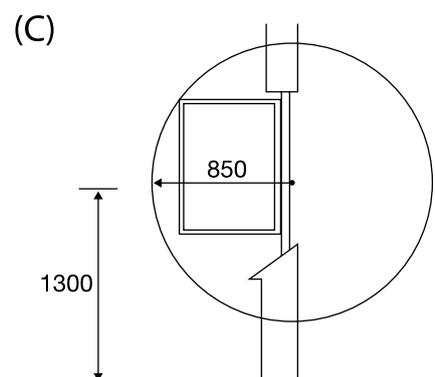
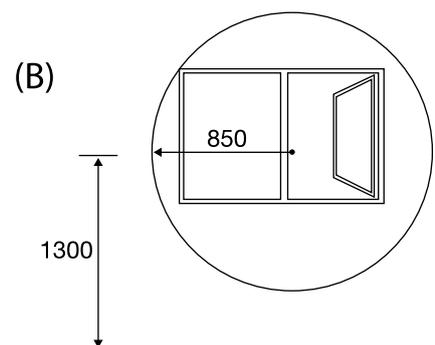
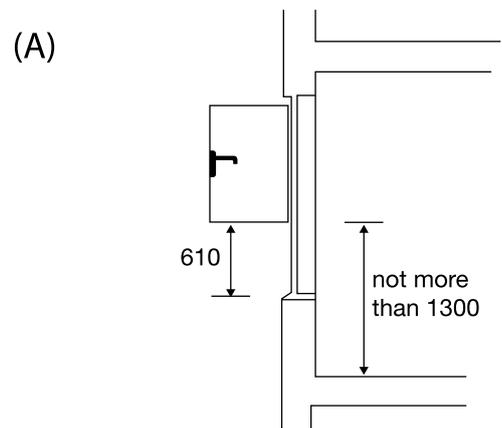
**4.2** Where glazed surfaces cannot be cleaned safely by a person standing on the ground, a floor or other permanent stable surface, the requirement could be satisfied by provisions such as the following:

- a. Provision of windows of a size and design that allow the outside surface to be cleaned safely from inside the building (see Diagram 8). Windows which reverse for cleaning should be fitted with a mechanism which holds the window in the reversed position. Additional guidance is given in *BS 8213-1 Windows, doors and rooflights* (Guernsey Technical Standard K contains guidance on minimum sill heights).
- b. Provision of an adequate area of firm level surface, in a safe place, to allow use of portable ladders not more than 9m long (measured from the ground to the upper support). Where ladders up to 6m long will be used, normal soil will provide a suitable standing surface (see Diagram 9); where ladders over 6m long will be used, suitable tying or fixing points should be provided (see Diagram 10).
- c. Provision of walkways at least 400mm wide, either with guarding at least 1100mm high, or with anchorages for sliding safety harnesses (see Diagram 10).
- d. Provision of access equipment such as suspended cradles or travelling ladders, with attachments for safety harnesses.

Diagram 8 Safe reaches for cleaning

See para 4.2

All dimensions are in mm.



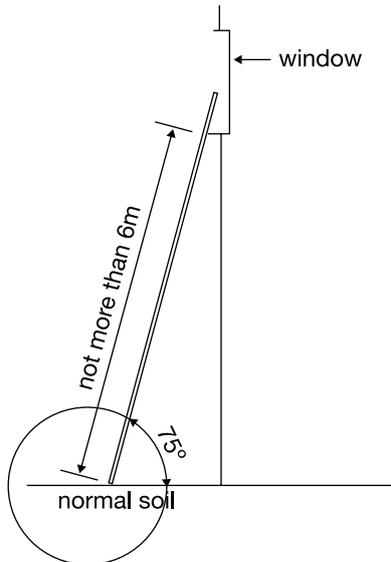
Typical safe reaches for cleaning windows:  
 (A) downwards reach through an opening light;  
 (B) side reach through an opening light;  
 (C) reach for cleaning an open casement with reflex hinges.

# N4 SAFE ACCESS FOR CLEANING WINDOWS, ETC

- e. Provision of suitable anchorage points for safety harnesses or abseiling hooks.
- f. Only in circumstances where other means cannot be used, space for scaffold towers should be provided, and located so that glazed surfaces can be cleaned.

**Diagram 9 Ladders not more than 6m long**

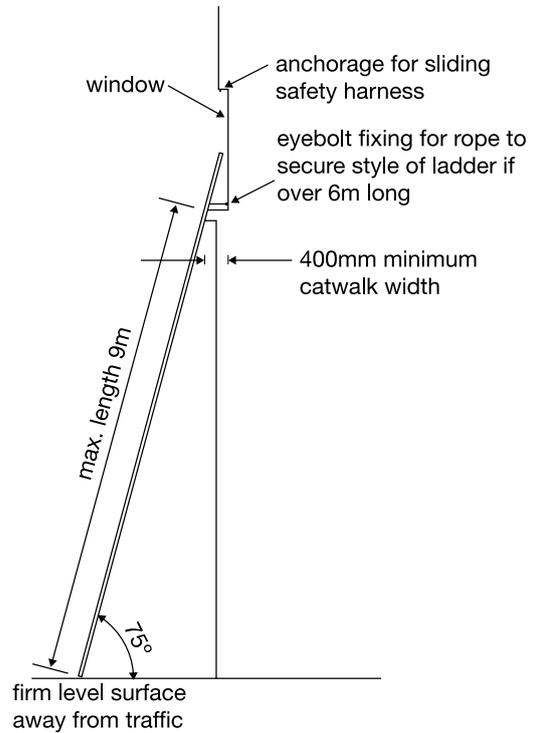
See para 4.2



Special safety features are not necessary if the ladder is not more than 6m long.

**Diagram 10 Ladders not more than 9m long**

See para 4.2



Access to window from a catwalk. Diagram shows:  
– fixing for ladder (see 4.2b) required if it is over 6m long  
– anchorage for sliding safety harness (see 4.2c) for working on a catwalk.

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## Annex A - Standards Referred to

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**BS 6206:1982**

Specification for impact performance requirements for flat safety glass and safety plastics for use in buildings. AMD 4580 1984, AMD 5189 1986, AMD 7589 1993, AMD 8156 – replaced by AMD 8693 1995.

**BS 8213-1:1991**

Windows, doors and rooflights. Code of practice for safety in use and during cleaning of windows and doors (including guidance on cleaning materials and methods).

(Withdrawn and superseded by BS 8213-1:2004 Windows, doors and rooflights. Code of practice for safety in use and during cleaning of windows and doors (including guidance on cleaning materials and methods.)



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## GUERNSEY TECHNICAL STANDARDS

The following documents have been approved and issued Development and Planning Authority for the purpose of providing practical guidance with respect to the requirements of the Building Regulations

**Guernsey Technical Standard A:** Structure, 2012 edition with May 2016 amendments.

**Guernsey Technical Standard B:** Fire Safety - Volume 1 - Dwellinghouses, 2012 edition with May 2016 amendments.

**Guernsey Technical Standard B:** Fire Safety - Volume 2 - Buildings other than dwellinghouses, 2012 edition with May 2016 amendments.

**Guernsey Technical Standard C:** Site preparation and resistance to contaminants and moisture 2012 edition with May 2016 amendments.

**Guernsey Technical Standard D:** Toxic substances 2012 edition with May 2016 amendments.

**Guernsey Technical Standard E:** Resistance to the passage of sound, 2012 edition with May 2016 amendments.

**Guernsey Technical Standard F:** Ventilation, 2012 edition with May 2016 amendments.

**Guernsey Technical Standard G:** Health, hygiene and water efficiency, 2012 edition with May 2016 amendments.

**Guernsey Technical Standard H:** Drainage and waste disposal, 2012 edition with May 2016 amendments.

**Guernsey Technical Standard J:** Heat producing appliances and fuel storage systems, 2012 edition with May 2016 amendments.

**Guernsey Technical Standard K:** Safe means of access and egress, 2012 edition with May 2016 amendments.

**Guernsey Technical Standard L1:** Conservation of fuel and power – Dwellings, 2012 edition with May 2016 amendments.

**Guernsey Technical Standard L2:** Conservation of fuel and power – Buildings other than dwellings, 2012 edition with May 2016 amendments.

**Guernsey Technical Standard M:** Access to and use of buildings, 2012 edition with May 2016 amendments.

**Guernsey Technical Standard N:** Glazing - Materials and protection, 2012 edition with May 2016 amendments.

**Guernsey Technical Standard P:** Roads - Layout design and construction, 2012 edition with May 2016 amendments.

**Guernsey Technical Standard Regulation 11:** Materials and Workmanship, 2012 edition with May 2016 amendments.



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