

Balustrade Standards and Regulations

Engage Early | Understand Costs | Reduce Defects

Industry Regulations

Building Regulations

The UK's Building Regulations are statutory instruments that seek to ensure that the policies set out in the relevant legislation are carried out.

Approved Documents

Approved documents set out the way(s) in which you can ensure that you comply with the performance requirements of the building regulations.

Focus for balustrades on B, K, M and No. 7.

CDM Regulations

CDM Regulations govern the way construction projects of all sizes and types are planned.

Focus for balustrades in regulations 8, 9, 10 and 11.

Certifications

BSI Kitemark for Protective Barriers

The Kitemark is a UK product and service quality trade mark which is owned and operated by The British Standards Institution.

CE Mark

A symbol applied to products to indicate that they conform with relevant EU directives regarding health and safety or environmental protection.

British Standards

British Standards are the specification of recommended procedure, quality of output, terminology, and other details, in a field, drawn up and published by The British Standards Institution.

British Standards to consider in regards to balustrading include:

- BS 6180:2011 - Barriers in and about buildings
- BS 5393-1:2010 - Stairs. Code of practice for the design of stairs
- BS EN 1991-1-1:2002 - Densities, self-weight, imposed loads for buildings
- BS 8300:2009 - Design of buildings and their approaches to meet the needs of disabled people
- BS EN 14122 Part 3 - Stairways, stepladders and guard-rails
- BS 6262-4: 2018 - Glazing for buidlings. Code of practice for safety related to human impact
- BS 8539:2012 - Code of practice for the selection and installation of post-installed anchors in concrete and masonry
- BS EN 12600:2002 - Glass in building. Pendulum test. Impact test method and classification for flat glass

Loading Requirements

Table 2 **Minimum horizontal imposed loads for parapets, barriers and balustrades**

Type of occupancy for part of the building or structure	Examples of specific use	Horizontal uniformly distributed line load (kN/m)	Uniformly distributed load applied to the infill (kN/m^2)	A point load applied to part of the infill (kN)
Domestic and residential activities	(i) All areas within or serving exclusively one single family dwelling including stairs, landings, etc. but excluding external balconies and edges of roofs	0.36	0.5	0.25
	(ii) Other residential, i.e. houses of multiple occupancy and balconies, including Juliette balconies and edges of roofs in single family dwellings	0.74	1.0	0.5
Offices and work areas not included elsewhere, including storage areas	(iii) Light access stairs and gangways not more than 600 mm wide	0.22	—	—
	(iv) Light pedestrian traffic routes in industrial and storage buildings except designated escape routes	0.36	0.5	0.25
	(v) Areas not susceptile to overcrowding in office and institutional buildings, also industrial and storage buildings except as given above	0.74	1.0	0.5
Areas where people might congregate	(vi) Areas having fixed seating within 530 mm of the barrier, balustrade or parapet	1.5	1.5	1.5
Areas with tables or fixed seatings	(vii) Restaurants and bars	1.5	1.5	1.5
Areas without obstacles for moving people and not susceptible to overcrowding	(viii) Stairs, landings, corridors, ramps	0.74	1.0	0.5
	(ix) External balconies including Juliette balconies and edges of roofs. Footways and pavements within building curtilage adjacent to basement/sunken areas	0.74	1.0	0.5
Type of occupancy for part of the building or structure	**Examples of specific use**	**Horizontal uniformly distributed line load (kN/m)**	**Uniformly distributed load applied to the infill (kN/m^2)**	**A point load applied to part of the infill (kN)**
Areas susceptible to overcrowding	(x) Footways or pavements less than 3 m wide adjacent to sunken areas	1.5	1.5	1.5
	(xi) Theatres, cinemas, discotheques, bars, auditoria, shopping malls, assembly areas, studio. Footways or pavements greater than 3 m wide adjacent to sunken areas.	3.0	1.5	1.5
	(xii) Grandstands and stadia [A)]			
Retail areas	(xiii) All retail areas including public areas of banks/building societies or betting shops	1.5	1.5	1.5
Vehicular	(xiv) Pedestrian areas in car parks, including stairs, landings, ramps, edges or internal floors, footways, edges of roofs	1.5	1.5	1.5
	(xv) Horizontal loads imposed by vehicles [B)]			

[A)] See requirements of the appropriate certifying authority.

[B)] See Annex A.

Want to know more? Contact a Technical Consultant today and we'd be happy to help.
Email **enquiries@deltabalustrades.com**
Call us on **01270 753 383**