

**TITLE : MANIFESTATION OF GLAZING**

**Building Regulations 1991**

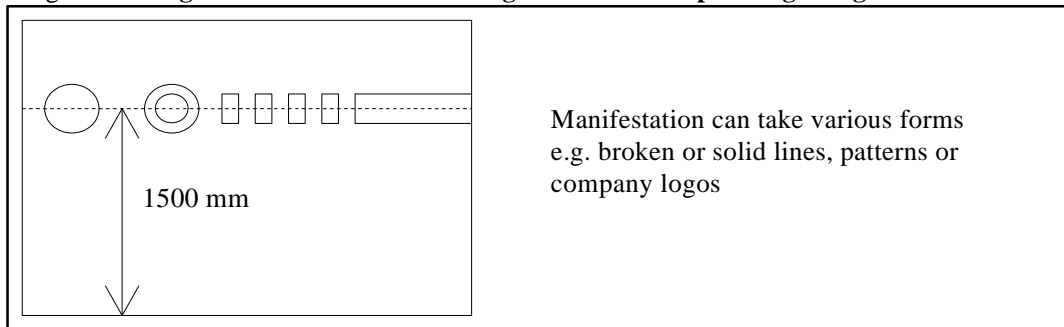
**(This requirement is for non Domestic Buildings only)**

Transparent glazing with which people are likely to collide whilst in passage in or about the building shall incorporate features which make it apparent.

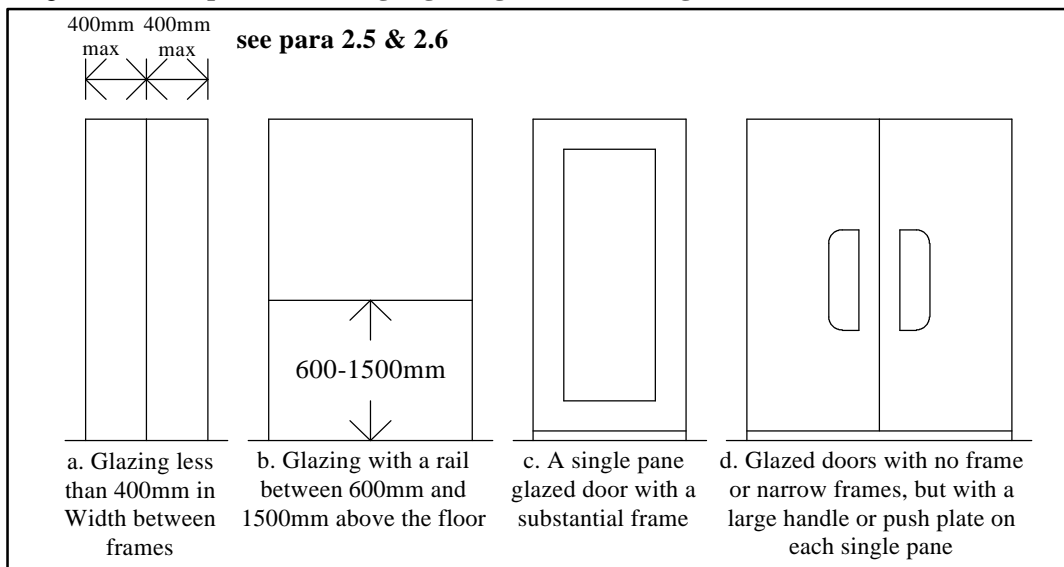
Principal entrance doors and/or doors opening across circulation routes may need to have visibility glazing in order to comply with Part M (Access and Facilities for Disabled People). Where Part M applies a minimum clear zone of visibility is required in the door between the height of 900mm and 1500mm. This will need to be taken into account in order to achieve both visibility and manifestation.

This includes large areas of uninterrupted, transparent, door height, glazing in non-domestic buildings, where the glazing may not be immediately apparent and which is not separating obviously different levels. Manifestation shall be made by some form of pattern on the glass at or about 1500mm from floor level. Manifestation would not normally be required where there are mullions closer than 400mm centres, transoms between 600mm and 1500mm from floor level or doors with substantial frames or devious handles. See also diagrams 5 and 6 for clarification.

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



**Diagram 6 Example of door height glazing not warranting manifestation**



ISSUED: 28th November 1996

Issue No: N.02

© Crown Copyright reproduced with the permission of the controller of her Majesty's Stationery Office. Further information can be obtained from the building regulations 1991 Approved document N 1992 or from the Building Control Section of your Local Council. The views expressed in this document are those of the DSA and do not necessarily reflect those of the Department of the Environment or any other Government Department.

**DSA**  
DISTRICT SURVEYORS  
ASSOCIATION