
STATUTORY INSTRUMENTS

2010 No. 2214

**BUILDING AND BUILDINGS,
ENGLAND AND WALES**

The Building Regulations 2010

Made - - - - *6th September 2010*
Laid before Parliament *9th September 2010*
Coming into force *1st October 2010*

THE BUILDING REGULATIONS 2010

PART 1

General

1. Citation and commencement
2. Interpretation

PART 2

Control of Building Work

3. Meaning of building work
4. Requirements relating to building work
5. Meaning of material change of use
6. Requirements relating to material change of use
7. Materials and workmanship
8. Limitation on requirements
9. Exempt buildings and work
10. Exemption of the Mayor's Office for Policing and Crime from procedural requirements
11. Power to dispense with or relax requirements

PART 3

Notices, Plans and Certificates

12. Giving of a building notice or deposit of plans
13. Particulars and plans where a building notice is given
14. Full plans

Status: Point in time view as at 17/06/2016.

Changes to legislation: There are currently no known outstanding effects for the The Building Regulations 2010. (See end of Document for details)

- 15. Consultation with sewerage undertaker
- 16. Notice of commencement and completion of certain stages of work
- 17. Completion certificates
- 17A Certificate for building occupied before work is completed
- 18. Unauthorised building work

PART 4

Supervision of Building Work Otherwise than by Local Authorities

- 19. Supervision of building work otherwise than by local authorities

PART 5

Self-certification schemes and third party certification schemes

- 20. Provisions applicable to self-certification schemes
- 20A Provisions applicable to third party certification schemes

PART 6

Energy Efficiency Requirements

- 21. Application of energy efficiency requirements
- 22. Requirements relating to a change to energy status
- 23. Requirements for the renovation or replacement of thermal elements
- 24. Methodology of calculation and expression of energy performance
- 25. Minimum energy performance requirements for new buildings
- 25A Consideration of high-efficiency alternative systems for new buildings
- 25B Nearly zero-energy requirements for new buildings
- 25C New buildings: minimum energy performance requirements
- 26. CO2 emission rates for new buildings
- 26A Primary energy consumption rates for new buildings Fabric energy efficiency rates
- 26B Fabric performance values for new dwellings
- 27. CO2 emission rate calculations
- 27A Fabric energy efficiency rate calculations
- 27B Fabric performance values calculations
- 28. Consequential improvements to energy performance
- 29. Energy performance certificates
- 29A Recommendation reports
- 30. Energy assessors
- 31. Related party disclosures
- 32. Duty of care
- 33. Right to copy documents
- 34. Application of building regulations to educational buildings, buildings of statutory undertakers and Crown Buildings
- 35. Interpretation of Part 6

PART 7

Water Efficiency

- 36. Water efficiency of new dwellings
- 37. Wholesome water consumption calculation

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PART 7A

Automatic fire suppression systems

- 37A Provision of automatic fire suppression systems
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Information to be Provided by the Person Carrying Out Work

- 38. Fire safety information
- 39. Information about ventilation
- 40. Information about use of fuel and power

PART 9

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- 41. Sound insulation testing
- 42. Mechanical ventilation air flow rate testing
- 43. Pressure testing
- 44. Commissioning

PART 9A

Physical infrastructure for high speed electronic communications networks

- 44A Application of paragraph R1 of Schedule 1 to educational buildings, buildings of statutory undertakers and Crown buildings
- 44B Exemptions from paragraph R1 of Schedule 1
- 44C Interpretation of Part R of Schedule 1

PART 10

Miscellaneous

- 45. Testing of building work
 - 46. Sampling of material
 - 47. Contravention of certain regulations not to be an offence
 - 48. Electronic service of documents
 - 49. Transitional provisions: interpretation
 - 50. Transitional provisions: work already started before 1st October
 - 51. Transitional provisions: work for which notification is not required
 - 52. Transitional provisions: notice given or plans deposited before 1st October 2010
 - 53. Transitional and saving provisions: earlier Building Regulations
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 - 55. Review of Part 9A and Part R of Schedule 1
- Signature

SCHEDULE 1 — Requirements

SCHEDULE 2 — Exempt Buildings and Work

CLASS 1

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1. Buildings controlled under other legislation
2. Any building (other than a building containing a dwelling or...
3. A building included in the schedule of monuments maintained under...
CLASS 2
1. Buildings not frequented by people
2. The description of buildings in paragraph 1 does not include...
CLASS 3
1. Greenhouses and agricultural buildings
2. A building used, subject to paragraph 3, for agriculture, or...
3. The descriptions of buildings in paragraphs 1 and 2 do...
4. In paragraph 2, "agriculture" includes horticulture, fruit growing, the growing...
CLASS 4
- Temporary buildings
CLASS 5
1. Ancillary buildings
2. A building on the site of construction or civil engineering...
3. A building, other than a building containing a dwelling or...
CLASS 6
1. Small detached buildings
2. A detached building designed and intended to shelter people from...
3. A detached building, having a floor area which does not...
CLASS 7
- Extensions
where the floor area of that extension does not exceed...

SCHEDULE 3 — Self-certification Schemes and Exemptions from Requirement to Give Building Notice or Deposit Full Plans

SCHEDULE 3A — Third Party Certification Schemes and Exemptions from Requirement to Give Building Notice or Deposit Full Plans

SCHEDULE 4 — Descriptions of Work where no Building Notice or Deposit of Full Plans Required

1. Work consisting of— (a) replacing any fixed electrical equipment which...
2. Work which— (a) is not in a kitchen, or a...
3. Work on— (a) telephone wiring or extra-low voltage wiring for...
- 3A Installation of thermal insulation to suspended timber floors where the...
4. For the purposes of this Schedule— ... "self-contained" in relation...

SCHEDULE 4A — Green deal information

PART 1 — Green deal information to be included in energy performance certificates

1. The information about a green deal plan to be included...
2. The date on which the energy performance certificate ceases to...
3. A statement indicating that a new energy performance certificate should...
4. A statement— (a) indicating that improvements have been installed at...
5. A statement indicating— (a) that a green deal plan is...
6. Where the green deal plan is a regulated consumer credit...
7. Where the green deal plan is not a regulated consumer...
8. A statement indicating that— (a) the outstanding credit under the...
9. Where a term has been included in a green deal...
10. The unique reference number assigned to the green deal plan....

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11. The name of the person (“G”) who is the green...
12. G’s electronic mail address and telephone number.
13. The date on which the payment period starts and the...
14. The amount payable under the green deal plan—
15. The rate of interest charged under the green deal plan....
16. A statement indicating whether the interest rate charged under the...
17. Where, in accordance with regulation 33(b) of the Green Deal...
18. The estimated first year savings.
19. Where the green deal property is a domestic property, a...
20. Where the green deal property is a non-domestic property, a...
21. In respect of each improvement installed at the green deal...
22. A statement advising the person receiving the energy performance certificate—...
23. A statement indicating that— (a) the improvements installed under the...
24. A statement indicating that further information is contained in the...
25. Where G knows or has reasonable cause to believe that...
26. Where G knows or has reasonable cause to believe that...

PART 2 — Interpretation

SCHEDULE 5 — Revocation of Regulations

SCHEDULE 6 — Consequential Amendments

1. In the Building (Local Authority Charges) Regulations 2010 —
2. In the Energy Performance of Buildings (Certificates and Inspections) (England...

Explanatory Note

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