
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 Secretary of State is a Minister designated^{M1} for the purposes of section 2(2) of the European Communities Act 1972^{M2} in relation to matters relating to the environment.

In accordance with section 14(3) of the Building Act 1984^{M3} he has consulted the Building Regulations Advisory Committee and such other bodies as appeared to him to be representative of the interests concerned.

The Secretary of State makes the following Regulations in exercise of the powers conferred by section 2(2) of the European Communities Act 1972 and by sections 1(1), 2A, 3, 5, 8(2) and (6), 34, 35, 47(1) and 126 of, and paragraphs 1, 2, 3, 4, 4A, 7, 8, 9, 10 and 11 of Schedule 1 to, the Building Act 1984:

Modifications etc. (not altering text)

- C1** Regulations: power to amend conferred (21.3.2012 for specified purposes, 28.1.2013 in so far as not already in force) by [Energy Act 2011 \(c. 16\), ss. 9\(2\), 121\(1\)](#) (with ss. 40, 41); [S.I. 2012/873, art. 3\(1\)\(b\)\(2\)](#); [S.I. 2013/125, art. 2\(b\)](#)
- C2** Regulations continued (W.) (5.9.2023) by [The Building Safety Act 2022 \(Commencement No. 3, Transitional and Saving Provisions\) \(Wales\) Regulations 2023 \(S.I. 2023/914\)](#), regs. 9, 10
- C3** Regulations continued (E.) (1.10.2023) by [The Building Safety Act 2022 \(Commencement No. 5 and Transitional Provisions\) Regulations 2023 \(S.I. 2023/993\)](#), [reg. 9](#)
- C4** Regulations applied (with modifications) (E.) (6.4.2024) by [The Building \(Registered Building Control Approvers etc.\) \(England\) Regulations 2024 \(S.I. 2024/110\)](#), regs. 1(3), 5 (with regs. 44-47)
- C5** Regulations continued (W.) (6.4.2024) by [The Building Safety Act 2022 \(Commencement No. 4, Transitional and Saving Provisions\) \(Wales\) Regulations 2024 \(S.I. 2024/207\)](#), [reg. 14](#)

Marginal Citations

- M1** [S.I. 2008/301](#).
- M2** [1972 c.68](#).

Changes to legislation: *The Building Regulations 2010, Introductory Text is up to date with all changes known to be in force on or before 02 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes*

M3 1984 c.55; section 126 is cited for the definition of “prescribed”. Section 1 was amended by section 1 of the [Sustainable and Secure Buildings Act 2004 \(c.22\)](#) and section 2A was inserted by section 4 of that Act; section 47(1) was amended by section 8 of that Act and [S.I. 1996/1905](#); paragraph 4A of Schedule 1 was inserted by section 8 of that Act; paragraph 7 of Schedule 1 was amended by section 3 of that Act and by section 11 of the [Climate Change and Sustainable Energy Act 2006 \(c.19\)](#); paragraph 8 of Schedule 1 was amended by section 3 of the Sustainable and Secure Buildings Act 2004 and by section 40 of the [Flood and Water Management Act 2010 \(c.29\)](#); paragraph 11(1) (a) of Schedule 1 was amended by [S.I. 1986/452](#). Certain functions of a Minister of the Crown under the Building Act 1984 were transferred to the National Assembly for Wales constituted by the [Government of Wales Act 1998 \(c.38\)](#) by article 2 of, and Schedule 1 to, the [National Assembly for Wales \(Transfer of Functions\) Order 1999 \(S.I. 1999/672\)](#) as varied by article 4 of, and Schedule 3 to, the [National Assembly for Wales \(Transfer of Functions\) Order 2000 \(S.I. 2000/253\)](#) and have been transferred to the Welsh Ministers by paragraph 30 of Schedule 11 to the [Government of Wales Act 2006 \(c.32\)](#). Subject to certain exceptions and reservations, the remaining functions conferred on the Secretary of State by the Building Act 1984 are transferred to the Welsh Ministers, as far as they are exercisable in relation to Wales, by the [Welsh Ministers \(Transfer of Functions\) \(No.2\) Order 2009 \(S.I. 2009/3019\)](#) with effect from 31st December 2011.

Changes to legislation:

The Building Regulations 2010, Introductory Text is up to date with all changes known to be in force on or before 02 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations.

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Changes and effects yet to be applied to the whole Instrument associated Parts and Chapters:

Whole provisions yet to be inserted into this Instrument (including any effects on those provisions):

- Sch. 1 Pt. T inserted by [S.I. 2024/645 reg. 2\(4\)](#)
- reg. 37A(1)(aa) inserted by [S.I. 2024/742 reg. 2\(3\)\(a\)](#)
- reg. 37A(2)(2A) substituted for reg. 37A(2) by [S.I. 2024/742 reg. 2\(3\)\(b\)](#)