

STATUTORY INSTRUMENTS

2010 No. 2214

The Building Regulations 2010

^{F1}^{F2}PART 7A

Automatic fire suppression systems

Textual Amendments

- F1** Pt. 7A inserted (with minor changes to the text of reg. 37A(1)(a) and matching text for substituted reg. 37A(1)(b)(i)) (W. for remaining purposes) (8.6.2018) by [The Building Regulations &c. \(Amendment\) \(Excepted Energy Buildings\) \(Wales\) Regulations 2018 \(S.I. 2018/558\)](#), regs. 1(2), **9** (with reg. 29)
- F2** Pt. 7A inserted (W., but not in relation to excepted energy buildings) (30.4.2014 for specified purposes, 1.1.2016 in so far as not already in force) by [The Building Regulations &c. \(Amendment No. 3\) and Domestic Fire Safety \(Wales\) Regulations 2013 \(S.I. 2013/2730\)](#), regs. 1(2), **4(2)** (with regs. 1(3), 6)

Provision of automatic fire suppression systems

37A.—(1) This regulation applies where building work consists of the erection or material change of use of a building in relation to—

- (a) care homes ^{F3}, which^{F4} means places at which a care home service, within the meaning of Part 1 of the Regulation and Inspection of Social Care (Wales) Act 2016, ^{F5}is] provided wholly or mainly to persons aged 18 or over];
- (b) rooms for residential purposes other than rooms in—
 - ^{F1}^{F6}(i) a hostel providing temporary accommodation to those who are ordinarily resident elsewhere;]
 - (ii) an hotel;
 - (iii) a prison or young offender institution; and
 - (iv) a hospital;
- (c) dwelling-houses and flats,

subject to paragraphs (4) and (5).

(2) For the purposes of this regulation a material change of use comprises or includes a change of use within regulation 5 (a), (b), (c), (d), (g), (h) or (i).

(3) A building to which this regulation applies must be provided with an automatic fire suppression system which is installed and operates in accordance with the requirements set in regulation 37B.

(4) This regulation does not apply to buildings which are—

- (a) listed in accordance with section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990;
- (b) in a conservation area designated in accordance with section 69 of that Act; or

Changes to legislation: The Building Regulations 2010, PART 7A is up to date with all changes known to be in force on or before 18 June 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

(c) included in the schedule of monuments maintained under section 1 of the Ancient Monuments and Archaeological Areas Act 1979,

where installation of a fire suppression system would unacceptably alter their character or appearance.

(5) This regulation does not apply to temporary buildings with a planned time of use of two years or less.

Textual Amendments

- F3** Word in reg. 37A(1)(a) inserted (W.) (13.1.2020) by [The Building \(Amendment\) \(Wales\) Regulations 2019 \(S.I. 2019/1499\)](#), regs. 1(4), **2(7)(a)** (with regs. 1(3), 3)
- F4** Words in reg. 37A(1)(a) substituted (W., but not in relation to excepted energy buildings) (2.4.2018) by [The Regulation and Inspection of Social Care \(Wales\) Act 2016 \(Consequential Amendments to Secondary Legislation\) Regulations 2018 \(S.I. 2018/48\)](#), reg. 1(2), **Sch. 1 para. 23(2)**
- F5** Word in reg. 37A(1)(a) substituted (W.) (13.1.2020) by [The Building \(Amendment\) \(Wales\) Regulations 2019 \(S.I. 2019/1499\)](#), regs. 1(4), **2(7)(b)** (with regs. 1(3), 3)
- F6** Reg. 37A(1)(b)(i) substituted (W., but not in relation to excepted energy buildings) (1.4.2018) by [The Building \(Amendment\) \(Wales\) Regulations 2017 \(S.I. 2017/1274\)](#), regs. 1(2)(c), **2(2)** (with regs. 1(3), 3)

Requirements of automatic fire suppression systems

37B. For the purposes of regulation 37A(3), the requirements of an automatic fire suppression system are the requirements set out in any document approved and issued under section 6 of the Building Act 1984 for the purpose of providing practical guidance as to the requirements of regulation 37A.]

Changes to legislation:

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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\(4\)](#)