
STATUTORY INSTRUMENTS

2010 No. 2214

The Building Regulations 2010

PART 5

[^{F1}Self-certification schemes [^{F1}and third party certification schemes]]

^{F1}[^{F2}Provisions applicable to third party certification schemes

20A.—(1) This regulation applies to the extent that the building work consists only of work of a type described in column 1 of the Table in Schedule 3A and the work is inspected by a third party certifier described in column 2 of that Table and appointed in accordance with regulation 12(6)(c).

[
^{F3}(1A) Where this regulation applies and the building work in question relates to a higher-risk building, the client must make the person carrying out the work aware that the building is a higher-risk building.]

(2) Where this regulation applies, the [^{F4}building control authority] are authorised to accept, as evidence that the requirements of regulations 4 and 7 have been complied with, a certificate to that effect by the third party certifier.

(3) Where this regulation applies, the person carrying out the building work must, not more than 7 days after the completion of the work, notify the third party certifier that the work has been completed.

(4) Where the third party certifier, having taken all reasonable steps to ascertain that it is the case, is satisfied within the limits of professional skill and care that the requirements of regulation 4 and 7 have been complied with, the third party certifier must, not more than 30 days after receiving notification of completion of the work under paragraph (3)—

- (a) give the occupier a copy of the certificate referred to in paragraph (2); and
- (b) give to the [^{F5}building control authority]—
 - (i) notice to that effect, or
 - (ii) the certificate referred to in paragraph (2).

(5) If the third party certifier is unable to certify that the requirements of regulations 4 and 7 have been complied with and therefore cannot provide the certificate referred to in paragraph (2), the third party certifier must notify the [^{F6}building control authority] to that effect.

(6) A certificate given in accordance with this regulation shall be evidence (but not conclusive evidence) that the requirements specified in the certificate have been complied with.

(7) The certificate shall include a statement describing its evidentiary effect, in terms substantially the same as paragraph (6).

[
^{F7}(7A) Where the regulator is the building control authority by virtue of section 91ZB of the Act (the regulator: building control authority for other work), it must send a copy of each notice or certificate

Changes to legislation: The Building Regulations 2010, Section 20A is up to date with all changes known to be in force on or before 13 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

it receives under this regulation in relation to a building to the local authority for the area in which the building is situated.]]

Textual Amendments

- F1** Reg. 20A omitted (W. in relation to excepted energy buildings) (8.6.2018) by virtue of [The Building Regulations &c. \(Amendment\) \(Excepted Energy Buildings\) \(Wales\) Regulations 2018](#) (S.I. 2018/558), regs. 1(2), **6(3)** (with reg. 29)
- F2** Reg. 20A inserted (E., but only in relation to excepted energy buildings in W.) (6.4.2014) by [The Building Regulations &c. \(Amendment\) Regulations 2014](#) (S.I. 2014/579), regs. 1(4), **2(6)** (with reg. 1(3)) [Editorial note: This amendment no longer applies at all in relation to W. from 8.6.2018]
- F3** Reg. 20A(1A) inserted (1.10.2023) by [The Building Regulations etc. \(Amendment\) \(England\) Regulations 2023](#) (S.I. 2023/911), regs. 1(2), **12(2)** (with regs. 22-24)
- F4** Words in reg. 20A(2) substituted (1.10.2023) by [The Building Regulations etc. \(Amendment\) \(England\) Regulations 2023](#) (S.I. 2023/911), regs. 1(2), **7(10)(a)** (with regs. 22-24)
- F5** Words in reg. 20A(4) substituted (1.10.2023) by [The Building Regulations etc. \(Amendment\) \(England\) Regulations 2023](#) (S.I. 2023/911), regs. 1(2), **7(10)(a)** (with regs. 22-24)
- F6** Words in reg. 20A(5) substituted (1.10.2023) by [The Building Regulations etc. \(Amendment\) \(England\) Regulations 2023](#) (S.I. 2023/911), regs. 1(2), **7(10)(a)** (with regs. 22-24)
- F7** Reg. 20A(7A) inserted (1.10.2023) by [The Building Regulations etc. \(Amendment\) \(England\) Regulations 2023](#) (S.I. 2023/911), regs. 1(2), **7(10)(b)** (with regs. 22-24)

Modifications etc. (not altering text)

- C1** Reg. 20A applied (with modifications) by [The Building \(Approved Inspectors etc.\) Regulations 2010](#) (S.I. 2010/2215), **reg. 20(1)** (as amended: (6.4.2014) by S.I. 2014/579, regs. 1(4), **3(3)(b)** (with reg. 1(3); and (8.6.2013) by S.I. 2018/558, regs. 1(2), **21(b)(i)** (with reg. 29))
- C2** Reg. 20A modified (6.4.2024) by [The Building \(Registered Building Control Approvers etc.\) \(England\) Regulations 2024](#) (S.I. 2024/110), regs. 1(3), **5(2)(3)** (with regs. 44-47)

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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\(4\)](#)