

STATUTORY INSTRUMENTS

2010 No. 2214

The Building Regulations 2010

PART 2

Control of Building Work

Materials and workmanship **E**

7.—^{F1}(1) Building work shall be carried out—

- (a) with adequate and proper materials which—
 - (i) are appropriate for the circumstances in which they are used,
 - (ii) are adequately mixed or prepared, and
 - (iii) are applied, used or fixed so as adequately to perform the functions for which they are designed; and
- (b) in a workmanlike manner.

^{F2}(1A) Building work shall be carried out so that relevant metal composite material does not become part of an external wall, or specified attachment, of any building.]

^{F3}^{F4}(2) Subject to paragraph (3), building work shall be carried out so that materials which become part of an external wall, or specified attachment, of a relevant building are of European Classification A2-s1, d0 or A1 (classified in accordance with the reaction to fire classification).]

(3) Paragraph (2) does not apply to—

- (a) cavity trays when used between two leaves of masonry;
- (b) any part of a roof (other than any part of a roof which falls within paragraph (iv) of regulation 2(6)) if that part is connected to an external wall;
- (c) door frames and doors;
- (d) electrical installations;
[fibre optic cables;]
- ^{F5}(da)
- (e) insulation and water proofing materials used below ground level ^{F6}or up to 300mm above that level];
- (f) intumescent and fire stopping materials where the inclusion of the materials is necessary to meet the requirements of Part B of Schedule 1;
- (g) membranes;
- (h) seals, gaskets, fixings, sealants and backer rods;
[components associated with a solar shading device excluding components whose primary ^{F7}(ha) function is to provide shade or deflect sunlight such as the awning curtain or slats;]

Status: There are multiple versions of this provision on screen. These apply to different geographical extents. **Skip to:** E - England extent W - Wales extent

Changes to legislation: The Building Regulations 2010, Section 7 is up to date with all changes known to be in force on or before 21 May 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

- (i) thermal break materials where the inclusion of the materials is necessary to meet the thermal bridging requirements of Part L of Schedule 1; ^{F8} ...
 - (j) window frames and glass [^{F9}; or
 - (k) materials which form the top horizontal floor layer of a balcony which are of European Classification [^{F10}A1fl or A2fl-s1] (classified in accordance with the reaction to fire classification) provided that the entire layer has an impermeate substrate under it.]
- (4) In this regulation—
- (a) a “relevant building” means a building with a storey (not including roof-top plant areas or any storey consisting exclusively of plant rooms) at least 18 metres above ground level and which—
 - (i) contains one or more dwellings;
 - (ii) contains an institution; or
 - (iii) contains a room for residential purposes ^{F11} ...; and
 - (b) “above ground level” in relation to a storey means above ground level when measured from the lowest ground level adjoining the outside of a building to the top of the floor surface of the storey.]

Extent Information

- E1** This version of this provision applies to England only; a separate version has been created for Wales only

Textual Amendments

- F1** Reg. 7 renumbered as reg. 7(1) (E.) (21.12.2018) by [The Building \(Amendment\) Regulations 2018](#) (S.I. 2018/1230), regs. 1(4), **2(6)** (with regs. 1(3), 3)
- F2** Reg. 7(1A) inserted (E.) (1.12.2022) by [The Building etc. \(Amendment\) \(England\) Regulations 2022](#) (S.I. 2022/603), regs. 1(4), **2(4)(a)** (with reg. 4)
- F3** Reg. 7(2)-(4) inserted (E.) (21.12.2018) by [The Building \(Amendment\) Regulations 2018](#) (S.I. 2018/1230), regs. 1(4), **2(7)** (with regs. 1(3), 3)
- F4** Reg. 7(2) substituted (E.) (1.12.2022) by [The Building etc. \(Amendment\) \(England\) Regulations 2022](#) (S.I. 2022/603), regs. 1(4), **2(4)(b)** (with reg. 4)
- F5** Reg. 7(3)(da) inserted (E.) (1.12.2022) by [The Building etc. \(Amendment\) \(England\) Regulations 2022](#) (S.I. 2022/603), regs. 1(4), **2(4)(c)(i)** (with reg. 4)
- F6** Words in reg. 7(3)(e) inserted (E.) (1.12.2022) by [The Building etc. \(Amendment\) \(England\) Regulations 2022](#) (S.I. 2022/603), regs. 1(4), **2(4)(c)(ii)** (with reg. 4)
- F7** Reg. 7(3)(ha) inserted (E.) (1.12.2022) by [The Building etc. \(Amendment\) \(England\) Regulations 2022](#) (S.I. 2022/603), regs. 1(4), **2(4)(c)(iii)** (with reg. 4)
- F8** Word in reg. 7(3)(i) omitted (E.) (1.12.2022) by virtue of [The Building etc. \(Amendment\) \(England\) Regulations 2022](#) (S.I. 2022/603), regs. 1(4), **2(4)(c)(iv)** (with reg. 4)
- F9** Reg. 7(3)(k) and word inserted (E.) (1.12.2022) by [The Building etc. \(Amendment\) \(England\) Regulations 2022](#) (S.I. 2022/603), regs. 1(4), **2(4)(c)(v)** (with reg. 4)
- F10** Words in reg. 7(3)(k) substituted (5.6.2023) by [The Building etc. \(Amendment\) \(England\) Regulations 2023](#) (S.I. 2023/520), regs. 1(2), **2(2)**
- F11** Words in reg. 7(4)(a)(iii) omitted (E.) (1.12.2022) by virtue of [The Building etc. \(Amendment\) \(England\) Regulations 2022](#) (S.I. 2022/603), regs. 1(4), **2(4)(d)** (with reg. 4)

Materials and workmanship **W**

7.—^{F12}(1)] Building work shall be carried out—

Status: There are multiple versions of this provision on screen. These apply to different geographical extents. Skip to: E - England extent W - Wales extent

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- (a) with adequate and proper materials which—
 - (i) are appropriate for the circumstances in which they are used,
 - (ii) are adequately mixed or prepared, and
 - (iii) are applied, used or fixed so as adequately to perform the functions for which they are designed; and
- (b) in a workmanlike manner.

[^{F13}(2) Subject to paragraph (3), building work must be carried out so that materials which become part of an external wall, or specified attachment, of a relevant building are of a minimum European Classification A2-s1, d0 or A1, classified in accordance with BS EN 13501-1:2018 entitled “Fire classification of construction products and building elements. Classification using test data from reaction to fire tests” (ISBN 978 0 580 95726 0) published by the British Standards Institution on 14th January 2019.

- (3) Paragraph (2) does not apply to—
 - (a) cavity trays when used between two leaves of masonry;
 - (b) any part of a roof (other than any part of a roof which falls within paragraph (iv) of regulation 2(6)) if that part is connected to an external wall;
 - (c) door frames and doors;
 - (d) electrical installations;
 - (e) insulation and water proofing materials used below ground level;
 - (f) intumescent and fire stopping materials where the inclusion of the materials is necessary to meet the requirements of Part B of Schedule 1;
 - (g) membranes;
 - (h) seals, gaskets, fixings, sealants and backer rods;
 - (i) thermal break materials where the inclusion of the materials is necessary to meet the thermal bridging requirements of Part L of Schedule 1; or
 - (j) window frames and glass.
- (4) In this regulation—
 - (a) a “relevant building” means a building with a storey (not including roof-top plant areas or any storey consisting exclusively of plant rooms) at least 18 metres above ground level and which—
 - (i) contains one or more dwellings;
 - (ii) contains an institution; or
 - (iii) contains a room for residential purposes (excluding any room in a hostel, hotel or boarding house);
 - (b) “above ground level” in relation to a storey means above ground level when measured from the lowest ground level adjoining the outside of a building to the top of the floor surface of the storey.]

Extent Information

E2 This version of this provision applies to Wales only; a separate version has been created for England only

Status: There are multiple versions of this provision on screen. These apply to different geographical extents. **Skip to:** E - England extent W - Wales extent

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Textual Amendments

- F12** Reg. 7 renumbered as reg. 7(1) (W.) (13.1.2020) by [The Building \(Amendment\) \(Wales\) Regulations 2019 \(S.I. 2019/1499\)](#), regs. 1(4), **2(6)(a)** (with reg. 3)
- F13** Reg. 7(2)-(4) inserted (with differences in reg. 7(2) and (4)(a)(iii)) (W.) (13.1.2020) by [The Building \(Amendment\) \(Wales\) Regulations 2019 \(S.I. 2019/1499\)](#), regs. 1(4), **2(6)(b)** (with reg. 3)

Status:

There are multiple versions of this provision on screen. These apply to different geographical extents.

Skip to:

- E - England extent
- W - Wales extent

Changes to legislation:

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[View outstanding changes](#)

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\(4\)](#)