

SCHEDULE 1

Regulations 4 and 6

Requirements

PART A STRUCTURE

Requirement	Limits on application
Loading	
A1. —(1) The building shall be constructed so that the combined dead, imposed and wind loads are sustained and transmitted by it to the ground— (a) safely; and (b) without causing such deflection or deformation of any part of the building, or such movement of the ground, as will impair the stability of any part of another building. (2) In assessing whether a building complies with sub-paragraph (1) regard shall be had to the imposed and wind loads to which it is likely to be subjected in the ordinary course of its use for the purpose for which it is intended.	
Ground Movement	
A2. The building shall be constructed so that ground movement caused by— (a) swelling, shrinkage or freezing of the subsoil; or (b) land-slip or subsidence (other than subsidence arising from shrinkage), in so far as the risk can be reasonably foreseen, will not impair the stability of any part of the building.	
Disproportionate collapse	
A3. The building shall be constructed so that in the event of an accident the building will not suffer collapse to an extent disproportionate to the cause.	

PART B FIRE SAFETY

Means of warning and escape	
B1. The building shall be designed and constructed so that there are appropriate provisions for the early warning of fire, and appropriate means of escape in case of fire from the building to a place of safety outside the building capable of being safely and effectively used at all material times.	Requirement B1 does not apply to any prison provided under section 33 of the Prison Act 1952 (power to provide prisons etc).
Internal fire spread (linings)	

Changes to legislation: There are currently no known outstanding effects for the Building Regulations 2010, SCHEDULE 1. (See end of Document for details)

B2.—(1) To inhibit the spread of fire within the building, the internal linings shall—

(a) adequately resist the spread of flame over their surfaces; and

(b) have, if ignited, either a rate of heat release or a rate of fire growth, which is reasonable in the circumstances.

(2) In this paragraph “internal linings” means the materials or products used in lining any partition, wall, ceiling or other internal structure.

Internal fire spread (structure)

B3.—(1) The building shall be designed and constructed so that, in the event of fire, its stability will be maintained for a reasonable period. Requirement B3(3) does not apply to material alterations to any prison provided under section 33 of the Prison Act 1952.

(2) A wall common to two or more buildings shall be designed and constructed so that it adequately resists the spread of fire between those buildings. For the purposes of this subparagraph a house in a terrace and a semi-detached house are each to be treated as a separate building.

(3) Where reasonably necessary to inhibit the spread of fire within the building, measures shall be taken, to an extent appropriate to the size and intended use of the building, comprising either or both of the following—

(a) sub-division of the building with fire-resisting construction;

(b) installation of suitable automatic fire suppression systems.

(4) The building shall be designed and constructed so that the unseen spread of fire and smoke within concealed spaces in its structure and fabric is inhibited.

External Fire Spread

B4.—(1) The external walls of the building shall adequately resist the spread of fire over the walls and from one building to another, having regard to the height, use and position of the building.

(2) The roof of the building shall adequately resist the spread of fire over the roof and from one building to another, having regard to the use and position of the building.

Access and facilities for the fire service

B5.—(1) The building shall be designed and constructed so as to provide reasonable facilities to assist fire fighters in the protection of life.

(2) Reasonable provision shall be made within the site of the building to enable fire appliances to gain access to the building.

PART C SITE PREPARATION AND RESISTANCE TO CONTAMINANTS AND MOISTURE

Preparation of site and resistance to contaminants

C1.—(1) The ground to be covered by the building shall be reasonably free from any material that might damage the building or affect its stability, including vegetable matter, topsoil and pre-existing foundations.

(2) Reasonable precautions shall be taken to avoid danger to health and safety caused by contaminants on or in the ground covered, or to be covered by the building and any land associated with the building.

(3) Adequate sub-soil drainage shall be provided, if it is needed—

(a) the passage of ground moisture to the interior of the building;

(b) damage to the building, including damage through the transport of water-borne contaminants to the foundations of the building.

(4) For the purposes of this requirement, “contaminant” means any substance which is or may become harmful to persons or buildings including substances which are corrosive, explosive flammable, radioactive or toxic.

Resistance to moisture

C2. The walls, floors and roof of the building shall adequately protect the building and people who use the building from harmful effects caused by—

(a) ground moisture;

(b) precipitation including wind-driven spray;

(c) interstitial and surface condensation; and

(d) spillage of water from or associated with sanitary fittings or fixed appliances.

PART D TOXIC SUBSTANCES

Cavity insulation

D1. If insulating material is inserted into a cavity in a cavity wall, reasonable precautions shall be taken to prevent the subsequent permeation of any toxic fumes from that material into any part of the building occupied by people.

Changes to legislation: There are currently no known outstanding effects for the The Building Regulations 2010, SCHEDULE 1. (See end of Document for details)

PART E RESISTANCE TO THE PASSAGE OF SOUND

Protection against sound from other parts of the building and adjoining buildings

E1. Dwelling-houses, flats and rooms for residential purposes shall be designed and constructed in such a way that they provide reasonable resistance to sound from other parts of the same building and from adjoining buildings.

Protection against sound within a dwelling-house etc

E2. Dwelling-houses, flats and rooms for residential purposes shall be designed and constructed in such a way that—

(a) internal walls between a bedroom or a room containing a water closet, and other rooms; and
(b) internal floors,

provide reasonable resistance to sound.

Requirement E2 does not apply to—

(a) an internal wall which contains a door;
(b) an internal wall which separates an ensuite toilet from the associated bedroom;
(c) existing walls and floors in a building which is subject to a material change of use.

Reverberation in common internal parts of buildings containing flats or rooms for residential purposes

E3. The common internal parts of buildings which contain flats or rooms for residential purposes shall be designed and constructed in such a way as to prevent more reverberation around the common parts than is reasonable.

Requirement E3 only applies to corridors, stairwells, hallways and entrance halls which give access to the flat or room for residential purposes.

Acoustic conditions in schools

E4.—(1) Each room or other space in a school building shall be designed and constructed in such a way that it has the acoustic conditions and the insulation against disturbance by noise appropriate to its intended use.

(2) For the purposes of this Part—
“school” has the same meaning as in section 4 of the Education Act 1996; and
“school building” means any building forming a school or part of a school.

PART F VENTILATION

Means of ventilation

F1.—(1) There shall be adequate means of ventilation provided for people in the building.

(2) Fixed systems for mechanical ventilation and any associated controls must be commissioned by testing and adjusting as necessary to secure that the objective referred to in sub-paragraph (1) is met.

Requirement F1 does not apply to a building or space within a building—

(a) into which people do not normally go;
(b) which is used solely for storage; or
(c) which is a garage used solely in connection with a single dwelling.

PART G SANITATION, HOT WATER SAFETY AND WATER EFFICIENCY

Cold water supply

G1.—(1) There must be a suitable installation for the provision of—

- (a) wholesome water to any place where drinking water is drawn off;
- (b) wholesome water or softened wholesome water to any washbasin or bidet provided in or adjacent to a room containing a sanitary convenience;
- (c) wholesome water or softened wholesome water to any washbasin, bidet, fixed bath and shower in a bathroom;
- (d) wholesome water to any sink provided in any area where food is prepared.

(2) There must be a suitable installation for the provision of water of suitable quality to any sanitary convenience fitted with a flushing device.

[^{F1}Water efficiency][^{F1}Water efficiency of new dwellings]

G2. Reasonable provision must be made by the installation of fittings and fixed appliances that use water efficiently for the prevention of undue consumption of water.

Requirement G2 applies only when a dwelling is—
(a) erected; or
(b) formed by a material change of use of a building within the meaning of regulation 5(a) or (b).

[^{F2}Water efficiency of new buildings other than dwellings and healthcare buildings]

G2A

Reasonable provision must be made in the design and installation of any sanitary convenience, washbasin or shower so as to prevent the undue consumption of water.

Requirement G2A applies only to building work that consists of the erection or extension of a building which is not a dwelling or a healthcare building.

“Healthcare building” means—

- (a) a hospital;
- (b) a building used for the provision of medical services by a registered medical practitioner;
- (c) a building used for the provision of dental services by a person who under the Dentists Act 1984 is permitted to practise dentistry;
- (d) a building not falling within paragraphs (b) or (c) which is used for the provision of primary medical services or primary dental services under the National Health Service Act 2006 or the National Health Service (Wales) Act 2006;
- (e) a building at which a care home service, within the meaning of Part 1 of the Regulation and Inspection

Changes to legislation: There are currently no known outstanding effects for the
The Building Regulations 2010, SCHEDULE 1. (See end of Document for details)

of Social Care (Wales) Act 2016 is
provided.]

Hot water supply and systems

G3.—(1) There must be a suitable installation for the provision of heated wholesome water or heated softened water to—

- (a) any washbasin or bidet provided in or adjacent to a room containing a sanitary convenience;
- (b) any washbasin, bidet, fixed bath and shower in a bathroom; and
- (c) any sink provided in any area where food is prepared.

(2) A hot water system, including any cistern or other vessel that supplies water to or receives expansion water from a hot water system, must be designed, constructed and installed so as to resist the effects of temperature and pressure that may occur either in normal use or in the event of such malfunctions as may reasonably be anticipated, and must be adequately supported.

(3) A hot water system that has a hot water storage vessel must incorporate precautions to—

- (a) prevent the temperature of the water stored in the vessel at any time exceeding 100°C;
- (b) ensure that any discharge from safety devices is safely conveyed to where it is visible but will not cause a danger to persons in or about the building.

(4) The hot water supply to any fixed bath must be so designed and installed as to incorporate measures to ensure that the temperature of the water than can be delivered to that bath does not exceed 48°C.

Sanitary conveniences and washing facilities

G4.—(1) Adequate and suitable sanitary conveniences must be provided in rooms provided to accommodate them or in bathrooms.

(2) Adequate hand washing facilities must be provided in—

- (a) rooms containing sanitary conveniences; or
- (b) rooms or spaces adjacent to rooms containing sanitary conveniences.

(3) Any room containing a sanitary convenience, a bidet, or any facility for washing hands provided in accordance with sub-paragraph (2)

(b), must be separated from any kitchen or any area where food is prepared.

Bathrooms

Requirement G3(3) does not apply to a system which heats or stores water for the purposes only of an industrial process.

Requirement G3(4) applies only when a dwelling is—

- (a) erected; or
- (b) formed by a material change of use of a building within the meaning of regulation 5(a) or (b).

G5. A bathroom must be provided containing a washbasin and either a fixed bath or a shower. Requirement G5 applies only to dwellings and to buildings containing one or more rooms for residential purposes.

Kitchens and food preparation areas

G6. A suitable sink must be provided in any area where food is prepared.

Textual Amendments

- F1** Words in Sch. 1 Pt. G substituted (W.) (1.11.2018) by [The Building \(Amendment\) \(Wales\) Regulations 2018 \(S.I. 2018/552\)](#), regs. 1(3), **3(3)(a)** (with reg. 6)
- F2** Words in Sch. 1 Pt. G inserted (W.) (1.11.2018) by [The Building \(Amendment\) \(Wales\) Regulations 2018 \(S.I. 2018/552\)](#), regs. 1(3), **3(3)(b)** (with reg. 6)

PART H DRAINAGE AND WASTE DISPOSAL

Foul water drainage

H1.—(1) An adequate system of drainage shall be provided to carry foul water from appliances within the building to one of the following, listed in order of priority— Requirement H1 does not apply to the diversion of water which has been used for personal washing or for the washing of clothes, linen or other articles to collection systems for reuse.

- (a) a public sewer; or where that is not reasonably practicable,
- (b) a private sewer communicating with a public sewer; or where that is not reasonably practicable,
- (c) either a septic tank which has an appropriate form of secondary treatment or another wastewater treatment system; or, where that is not reasonably practicable,
- (d) a cesspool.

(2) In this Part “foul water” means waste water which comprises or includes—

- (a) waste from a sanitary convenience, bidet or appliance used for washing receptacles for foul waste; or
- (b) water which has been used for food preparation, cooking or washing.

Wastewater treatment systems and cesspools

H2.—(1) Any septic tank and its form of secondary treatment, other wastewater treatment system or cesspool, shall be so sited and constructed that—

- (a) it is not prejudicial to the health of any person;
- (b) it will not contaminate any watercourse, underground water or water supply;
- (c) there are adequate means of access for emptying and maintenance; and

Changes to legislation: There are currently no known outstanding effects for the The Building Regulations 2010, SCHEDULE 1. (See end of Document for details)

- (d) where relevant, it will function to a sufficient standard for the protection of health in the event of a power failure
- (2) Any septic tank or holding tank which is part of a wastewater treatment system or cesspool shall be—
 - (a) of adequate capacity;
 - (b) so constructed that it is impermeable to liquids; and
 - (c) adequately ventilated.
- (3) Where a foul water drainage system from a building discharges to a septic tank, wastewater treatment system or cesspool, a durable notice shall be affixed in a suitable place in the building containing information on any continuing maintenance required to avoid risks to health.

Rainwater drainage

- H3.**—(1) Adequate provision shall be made for rainwater to be carried from the roof of the building.
- (2) Paved areas around the building shall be so constructed as to be adequately drained.
- (3) Rainwater from a system provided pursuant to sub-paragraphs (1) or (2) shall discharge to one of the following, listed in order of priority—
 - (a) an adequate soakaway or some other adequate infiltration system; or, where that is not reasonably practicable,
 - (b) a watercourse; or, where that is not reasonably practicable,
 - (c) a sewer.

Requirement H3(2) applies only to paved areas—

- (a) which provide access to the building pursuant to requirement ^{F3}[^{F4}M1 (access and use), or]^{F4}M1 (access to and use of buildings other than dwellings),] requirement M2 (access to extensions to buildings other than dwellings) ^{F5}[^{F6}, or requirement M4(1), (2) or (3) (access to and use of dwellings)];
- (b) which provide access to or from a place of storage pursuant to requirement H6(2) (solid waste storage); or
- (c) in any passage giving access to the building, where this is intended to be used in common by the occupiers of one or more other buildings

Requirement H3(3) does not apply to the gathering of rainwater for reuse

Building over sewers

- H4.**—(1) The erection or extension of a building or work involving the underpinning of a building shall be carried out in a way that is not detrimental to the building or building extension or to the continued maintenance of the drain, sewer or disposal main.
- (2) In this paragraph “disposal main” means any pipe, tunnel or conduit used for the conveyance of effluent to or from a sewage disposal works, which is not a public sewer.
- (3) In this paragraph and paragraph H5 “map of sewers” means any records kept by a sewerage undertaker under section 199 of the Water Industry Act 1991.

Requirement H4 applies only to work carried out—

- (a) over a drain, sewer or disposal main which is shown on any map of sewers; or
- (b) on any site or in such a manner as may result in interference with the use of, or obstruction of the access of any person to, any drain, sewer or disposal main which is shown on any map of sewers.

Separate systems of drainage

H5. Any system for discharging water to a sewer which is provided pursuant to paragraph H3 shall be separate from that provided for the conveyance of foul water from the building.

Requirement H5 applies only to a system provided in connection with the erection or extension of a building where it is reasonably practicable for the system to discharge directly or indirectly to a sewer for the separate conveyance of surface water which is—

- (a) shown on a map of sewers; or
- (b) under construction either by the sewerage undertaker or by some other person (where the sewer is the subject of an agreement to make a declaration of vesting pursuant to section 104 of the Water Industry Act 1991).

Solid waste storages

H6.—(1) Adequate provision shall be made for storage of solid waste.

(2) Adequate means of access shall be provided—

(a) for people in the building to the place of storage; and

(b) from the place of storage to a collection point (where one has been specified by the waste collection authority under section 46 (household waste) or section 47 (commercial waste) of the Environmental Protection Act 1990) or to a street (where no collection point has been specified).

Textual Amendments

- F3** Words “M1 (access and use), or” in [Sch. 1 Pt. H](#) substituted for “M1 (access to and use of buildings other than dwellings)” (W. in relation to excepted energy buildings) (8.6.2018) by [The Building Regulations &c. \(Amendment\) \(Excepted Energy Buildings\) \(Wales\) Regulations 2018 \(S.I. 2018/558\)](#), [regs. 1\(2\), 13\(a\)\(i\)](#) (with)
- F4** Words in [Sch. 1 Pt. H](#) substituted (E., but only in relation to excepted energy buildings in W.) (1.10.2015) by [The Building Regulations &c. \(Amendment\) Regulations 2015 \(S.I. 2015/767\)](#), [regs. 1\(4\)\(b\), 2\(11\)\(a\)\(i\)](#) (with [regs. 1\(3\), 4](#)) [Editorial note: This amendment no longer applies at all in relation to W. from 8.6.2018]
- F5** Words “, or requirement M4(1), (2) or (3) (access to and use of dwellings)” in [Sch. 1 Pt. H](#) 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\(2\), 13\(a\)\(ii\)](#) (with [reg. 29](#))
- F6** Words in [Sch. 1 Pt. H](#) inserted (E., but only in relation to excepted energy buildings in W.) (1.10.2015) by [The Building Regulations &c. \(Amendment\) Regulations 2015 \(S.I. 2015/767\)](#), [regs. 1\(4\)\(b\), 2\(11\)\(a\)\(ii\)](#) (with [regs. 1\(3\), 4](#)) [Editorial note: This amendment no longer applies at all in relation to W. from 8.6.2018]

PART J COMBUSTION APPLIANCES AND FUEL STORAGE SYSTEMS

Air supply

J1. Combustion appliances shall be so installed that there is an adequate supply of air to them for combustion, to prevent over-heating and for the efficient working of any flue.

Discharge of products of combustion

J2. Combustion appliances shall have adequate provision for the discharge of products of combustion to the outside air.

Warning of release of carbon monoxide

J3. Where a combustion appliance is provided, appropriate provision having regard to the design and location of the appliance shall be made to detect and give early warning of the release of carbon monoxide at levels harmful to persons.

Protection of building

J4. Combustion appliances and flue-pipes shall be so installed, and fireplaces and chimneys shall be so constructed and installed, as to reduce to a reasonable level the risk of people suffering burns or the building catching fire in consequence of their use.

Provision of information

J5. Where a hearth, fireplace, flue or chimney is provided or extended, a durable notice containing information on the performance capabilities of the hearth, fireplace, flue or chimney shall be affixed in a suitable place in the building for the purpose of enabling combustion appliances to be safely installed.

Protection of liquid fuel storage systems

J6. Liquid fuel storage systems and the pipes connecting them to combustion appliances shall be so constructed and separated from buildings and the boundary of the premises as to reduce to a reasonable level the risk of the fuel igniting in the event of fire in adjacent buildings or premises.

Requirement J6 applies only to—
(a) fixed oil storage tanks with capacities greater than 90 litres and connecting pipes; and
(b) fixed liquefied petroleum gas storage installations with capacities greater than 150 litres and connecting pipes,
which are located outside the building and which serve fixed combustion appliances (including incinerators) in the building.

Protection against pollution

J7. Oil storage tanks and the pipes connecting them to combustion appliances shall—

(a) be so constructed and protected as to reduce to a reasonable level the risk of the oil escaping and causing pollution; and
(b) have affixed in a prominent position a durable notice containing information on how to respond

Requirement J7 applies only to fixed oil storage tanks with capacities of 3,500 litres or less, and connecting pipes, which are—
(a) located outside the building; and
(b) serve fixed combustion appliances (including incinerators) in a building used wholly or mainly as a private dwelling,
but does not apply to buried systems.

to an oil escape so as to reduce to a reasonable level the risk of pollution.

[^{F7}PART K PROTECTION FROM FALLING, COLLISION AND IMPACT

Stairs, ladders and ramps

K1. Stairs, ladders and ramps shall be so designed, constructed and installed as to be safe for people moving between different levels in or about the building. Requirement K1 applies only to stairs, ladders and ramps which form part of the building.

Protection from falling

K2. (a) Any stairs, ramps, floors and balconies and any roof to which people have access, and (b) any light well, basement area or similar sunken area connected to a building, shall be provided with barriers where it is necessary to protect people in or about the building from falling. Requirement K2(a) applies only to stairs and ramps which form part of the building.

Vehicle barriers and loading bays

K3.—(1) Vehicle ramps and any levels in a building to which vehicles have access, shall be provided with barriers where it is necessary to protect people in or about the building.
(2) Vehicle loading bays shall be constructed in such a way, or be provided with such features as may be necessary to protect people in them from collision with vehicles.

Protection from collision with open windows etc

K4. Provision shall be made to prevent people moving in or about the building from colliding with open windows, skylights or ventilators. Requirement K4 does not apply to dwellings.

Protection against impact from and trapping by doors

K5.—(1) Provision shall be made to prevent any door or gate— Requirement K5 does not apply to—
(a) which slides or opens upwards, from falling onto any person; and (a) dwellings, or
(b) which is powered, from trapping any person. (b) any door or gate which is part of a lift.]
(2) Provision shall be made to ensure a clear view of the space on either side of a swing door or gate.

Textual Amendments

- F7** Sch. 1 Pt. K substituted (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), 13(b) (with reg. 29)

[F8]PART K PROTECTION FROM FALLING, COLLISION AND IMPACT

Stairs, ladders and ramps

K1. Stairs, ladders and ramps shall be so designed, constructed and installed as to be safe for people moving between different levels in or about the building. Requirement K1 applies only to stairs, ladders and ramps which form part of the building.

Protection from falling

K2. The following shall be provided with barriers where it is necessary to protect people in or about the building from falling— Requirement K2(a) applies only to stairs and ramps which form part of the building.

- (a) any stairs, ramps, floors and balconies and any roof to which people have access, and
- (b) any light well, basement area or similar sunken area connected to a building.

Vehicle barriers and loading bays

K3.—(1) Vehicle ramps and any levels in a building to which vehicles have access, shall be provided with barriers where it is necessary to protect people in or about the building.

(2) Vehicle loading bays shall be constructed in such a way, or to be provided with such features, as may be necessary to protect people in them from collision with vehicles.

Protection against impact with glazing

K4. Glazing, with which people are likely to come into contact while moving in or about the building, shall—

- (a) if broken on impact, break in a way which is unlikely to cause injury; or
- (b) resist impact without breaking; or
- (c) be shielded or protected from impact.

Protection from collision with open windows etc.

K5.1. Provision shall be made to prevent people from moving in or about the building from colliding with open windows, skylights or ventilators. Requirement K5.1 does not apply to dwellings.

Manifestation of glazing

K5.2. Transparent glazing with which people are likely to come into contact while moving in and about the building, shall incorporate features which make it apparent. Requirement K5.2 does not apply to dwellings.

Safe opening and closing of windows etc.

K5.3. Windows, skylights and ventilators which can be opened by people in or about the building shall be so constructed or equipped that they may be opened, closed or adjusted safely. Requirement K5.3 does not apply to dwellings.

Safe access for cleaning windows etc.

K5.4. Provision shall be made for any windows, skylights or translucent walls, ceilings or roofs to be safely accessible for cleaning.

Requirement K5(4) does not apply to—
(a) dwellings, or
(b) any door or gate which is part of a lift.

Protection against impact from trapping by doors

K6.—(1) Provision shall be made to prevent any door or gate—
(a) which slides or opens upwards, from falling onto any person; and
(b) which is powered, from trapping any person.

(2) Provision shall be made for powered doors and gates to be opened in the event of a power failure.

(3) Provision shall be made to ensure a clear view of the space on either side of a swing door or gate.

Requirement K5(4) does not apply to—
(a) dwellings, or
(b) any door or gate which is part of a lift.]

Textual Amendments

F8 Sch. 1 Pt. K substituted (E., but only in relation to excepted energy buildings in W.) (6.4.2013) by [The Building Regulations &c. \(Amendment\) Regulations 2012 \(S.I. 2012/3119\)](#), Sch. 1, [Sch. 2](#) (with regs. 1(3), 45-47) (as amended by [S.I. 2013/181](#), reg. 5, Sch.) [Editorial note: This amendment no longer applies at all in relation to W. from 8.6.2018]

PART L CONSERVATION OF FUEL AND POWER

Conservation of fuel and power

L1. Reasonable provision shall be made for the conservation of fuel and power in buildings by—
(a) limiting heat gains and loses—
(i) through thermal elements and other parts of the building fabric; and
(ii) from pipes, ducts and vessels used for space heating, space cooling and hot water services;
(b) providing fixed building services which—
(i) are energy efficient [^{F9}to a reasonable standard];
(ii) have effective controls; and
(iii) are commissioned by testing and adjusting as necessary to ensure they use no more fuel and power than is reasonable in the circumstances.

F10

[^{F11}**On-site generation of electricity**

L2

F12

Where a system for on-site electricity generation is installed—

(a) reasonable provision must be made to ensure that—

- (i) the system and its electrical output are appropriately sized for the site and available infrastructure;
- (ii) the system has effective controls; and
- (b) it must be commissioned by testing and adjusting as necessary to ensure that it produces the maximum electricity that is reasonable in the circumstances.]

Textual Amendments

- F9** Words in Sch. 1 Pt. L inserted (E.) (15.6.2022) by [The Building Regulations etc. \(Amendment\) \(England\) Regulations 2021 \(S.I. 2021/1391\)](#), regs. 1(1), **11(a)** (with regs. 1(2), 17) (as amended (5.6.2023) by S.I. 2023/520, regs. 1(2), **3**)
- F10** Words in Sch. 1 Pt. L inserted (W.) (23.11.2022) by [The Building \(Amendment\) \(Wales\) Regulations 2022 \(S.I. 2022/564\)](#), regs. 1(3), **16(a)** (with reg. 21)
- F11** Words in Sch. 1 Pt. L inserted (E.) (15.6.2022) by [The Building Regulations etc. \(Amendment\) \(England\) Regulations 2021 \(S.I. 2021/1391\)](#), regs. 1(1), **11(b)** (with regs. 1(2), 17) (as amended (5.6.2023) by S.I. 2023/520, regs. 1(2), **3**)
- F12** Words in Sch. 1 Pt. L omitted (29.3.2023) by virtue of [The Building \(Amendment\) \(Wales\) \(No. 2\) Regulations 2022 \(S.I. 2022/993\)](#), regs. 1(3)(b), **2(2)** (with reg. 4)

[^{F13}PART M ACCESS TO AND USE OF BUILDINGS

Access and use

- M1.** Reasonable provision shall be made for people to—
- (a) gain access to, and
- (b) use the building and its facilities.
- The requirements of this Part do not apply to—
- (a) an extension of or material alteration of a dwelling; or
- (b) any part of a building which is used solely to enable the building or any service or fitting in the building to be inspected, repaired or maintained.

Access to extensions to buildings other than dwellings

- M2.** Suitable independent access shall be provided to the extension where reasonably practicable.
- Requirement M2 does not apply where suitable access to the extension is provided through the building that is extended.

Sanitary conveniences in extensions to buildings other than dwellings

- M3.** If sanitary conveniences are provided in any building that is to be extended, reasonable provision shall be made within the extension for sanitary conveniences
- Requirement M3 does not apply where there is reasonable provision for sanitary conveniences elsewhere in the building, such that people occupied in, or otherwise having occasion to enter the extension, can gain access to and use those sanitary conveniences.

Sanitary conveniences in dwellings

- M4.**—(1) Reasonable provision shall be made in the entrance storey for sanitary conveniences, or where the entrance storey contains no habitable rooms, reasonable provision for

sanitary conveniences shall be made in either the entrance storey or principal storey.

(2) In this paragraph “entrance storey” means the storey which contains the principal entrance and “principal storey” means the storey nearest to the entrance storey which contains a habitable room, or if there are two such storeys equally near, either such storey.]

Textual Amendments

F13 Sch. 1 Pt. M substituted (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), 13(c) (with reg. 29)

[^{F14}PART M ACCESS TO AND USE OF BUILDINGS

Access to and use of buildings other than dwellings

M1. Reasonable provision must be made for people to—

- (a) gain access to; and
- (b) use, the building and its facilities.

Access to extensions to buildings other than dwellings

M2. Suitable independent access must be provided to the extension where reasonably practicable.

Sanitary conveniences in extensions to buildings other than dwellings

M3. If sanitary conveniences are provided in any building that is to be extended, reasonable provision shall be made within the extension for sanitary conveniences.

Requirement M1 does not apply to

any part of a building that is used solely to enable the building or any service or fitting in the building to be inspected, repaired or maintained.

Requirement M2 does not apply where suitable access to the extension is provided through the building that is extended.

Requirement M3 does not apply where there is reasonable provision for sanitary conveniences elsewhere in the building, such that people occupied in, or otherwise having occasion to enter the extension, can gain access to and use those sanitary conveniences.

Access to and use of dwellings

Category 1- visitable dwelling

M4(1). Reasonable provision must be made for people to—

- (a) gain access to; and
- (b) use, the dwelling and its facilities

Requirement M4(1) does not apply to:

- (a) an extension to a dwelling; or
- (b) any part of a building that is used solely to enable the building or any service or fitting in the building to be inspected, repaired or maintained.

Category 2- accessible and adaptable dwellings

M4(2) optional requirement

Optional requirement M4(2)—

- (a) may apply only in relation to a dwelling that is erected;

Changes to legislation: There are currently no known outstanding effects for the *The Building Regulations 2010, SCHEDULE 1. (See end of Document for details)*

<p>(1) Reasonable provision must be made for people to—</p> <p>(a) gain access to; and</p> <p>(b) use, the dwelling and its facilities.</p> <p>(2) The provision made must be sufficient to—</p> <p>(a) meet the needs of occupants with differing needs, including some older or disabled people; and</p> <p>(b) to allow adaptation of the dwelling to meet the changing needs of occupants over time.</p>	<p>(b) will apply in substitution for requirement M4(1);</p> <p>(c) does not apply where optional requirement M4(3) applies;</p> <p>(d) does not apply to any part of a building that is used solely to enable the building or any service or fitting in the building to be inspected, repaired or maintained.</p> <p>Optional requirement M4(3)—</p> <p>(a) may apply only in relation to a dwelling that is erected;</p>
<p>Category 3- wheelchair user dwellings</p>	
<p>M4(3) optional requirement</p>	
<p>(1) Reasonable provision must be made for people to—</p> <p>(a) gain access to; and</p> <p>(b) use, the dwelling and its facilities.</p> <p>(2) The provision made must be sufficient to—</p> <p>(a) allow simple adaptation of the dwelling to meet the needs of occupants who use wheelchairs; or</p> <p>(b) meet the needs of occupants who use wheelchairs.</p>	<p>(b) will apply in substitution for requirement M4(1);</p> <p>(c) does not apply where optional requirement M4(2) applies;</p> <p>(d) does not apply to any part of a building that is used solely to enable the building or any service or fitting in the building to be inspected, repaired or maintained.</p> <p>Optional requirement M4(3)(2)(b) applies only where the planning permission under which the building work is carried out specifies that it shall be complied with.]</p>

Textual Amendments

F14 Sch. 1 Pt. M substituted (E., but only in relation to excepted energy buildings in W.) (1.10.2015) by [The Building Regulations & c. \(Amendment\) Regulations 2015 \(S.I. 2015/767\)](#), regs. 1(4)(b), **2(11)(b)** (with regs. 1(3), 4) [Editorial note: This amendment no longer applies at all in relation to W. from 8.6.2018]

^{F15}₁^{F16}**PART N GLAZING—SAFETY IN RELATION TO IMPACT, OPENING AND CLEANING**

Protection against impact

N1. Glazing, with which people are likely to come into contact whilst moving in or about the building shall—

(a) if broken on impact, break in a way which is unlikely to cause injury; or

- (b) resist impact without breaking; or
- (c) be shielded or protected from impact.

Manifestation of glazing

N2. Transparent glazing, with which people are likely to come into contact while moving in or about the building, shall incorporate features which make it apparent. Requirement N2 does not apply to dwellings.

Safe opening and closing of windows etc

N3. Windows, skylights and ventilators which can be opened by people in or about the building shall be so constructed or quipped that they may be opened, closed or adjusted safely. Requirement N3 does not apply to dwellings.

Safe access for cleaning windows etc

N4. Provision shall be made for any windows, skylights, or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning. Requirement N4 does not apply to—
(a) dwellings; or
(b) any transparent or translucent elements whose surfaces are not intended to be cleaned.]

Textual Amendments

F15 Sch. 1 Pt. N inserted (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), 13(d) (with reg. 29)

F16 Sch. 1 Pt. N omitted (E., but only in relation to excepted energy buildings in W.) (6.4.2013) by virtue of [The Building Regulations &c. \(Amendment\) Regulations 2012 \(S.I. 2012/3119\)](#), reg. 27(b), Sch. 1 (with regs. 1(3), 45-47) (as amended by [S.I. 2013/181](#), reg. 5, Sch.) [Editorial note: This amendment no longer applies at all in relation to W. from 8.6.2018]

[^{F17} **PART O OVERHEATING**

Overheating mitigation

O1

(1) Reasonable provision must be made in respect of a dwelling, institution or any other building containing one or more rooms for residential purposes, other than a room in a hotel (“residences”) to—

- (a) limit unwanted solar gains in summer;
- (b) provide an adequate means to remove heat from the indoor environment.

(2) In meeting the obligations in paragraph (1)

Changes to legislation: There are currently no known outstanding effects for the The Building Regulations 2010, SCHEDULE 1. (See end of Document for details)

(a) account must be taken of the safety of any occupant, and their reasonable enjoyment of the residence; and

(b) mechanical cooling may only be used where insufficient heat is capable of being removed from the indoor environment without it.]

Textual Amendments

F17 Sch. 1 Pt. O inserted (E.) (15.6.2022) by [The Building Regulations etc. \(Amendment\) \(England\) Regulations 2021 \(S.I. 2021/1391\)](#), regs. 1(1), **11(c)** (with regs. 1(2), 17) (as amended (5.6.2023) by [S.I. 2023/520](#), regs. 1(2), **3**)

[^{F18}PART O OVERHEATING

Overheating Mitigation

O1.—(1) Reasonable provision must be made to— Requirement O1 applies only to the erection of the following buildings—

- | | |
|---|---|
| (a) limit unwanted solar gains in summer; | (a) a dwelling; |
| (b) provide an adequate means to remove heat from the indoor environment. | (b) an institution; or |
| (2) In meeting the obligations in sub-paragraph (1)— | (c) any other building containing one or more rooms for residential purposes (other than a room in a hotel).] |

(a) account must be taken of the safety of any occupant, and their reasonable enjoyment of the building; and

(b) mechanical cooling may only be used where insufficient heat is capable of being removed from the indoor environment without it.

Textual Amendments

F18 Sch. 1 Pt. O inserted (W.) (23.11.2022) by [The Building \(Amendment\) \(Wales\) Regulations 2022 \(S.I. 2022/564\)](#), regs. 1(3), **16(b)** (with reg. 21)

PART P ELECTRICAL SAFETY

Design and installation

P1. Reasonable provision shall be made in the design and installation of electrical installations in order to protect persons operating, maintaining or altering the installations from fire or injury. The requirements of this Part apply only to electrical installations that are intended to operate at low or extra-low voltage and are— (a) in or attached to a dwelling;

Changes to legislation: There are currently no known outstanding effects for the *The Building Regulations 2010, SCHEDULE 1.* (See end of Document for details)

- (b) in the common parts of a building serving one or more dwellings, but excluding power supplies to lifts;
- (c) in a building that receives its electricity from a source located within or shared with a dwelling; or
- (d) in a garden or in or on land associated with a building where the electricity is from a source located within or shared with a dwelling.

^{F19}^{F20}**PART Q SECURITY**

Unauthorised access

Q1

Reasonable provision must be made to [^{F19}deter and] resist unauthorised access to—

Requirement Q1 applies only in relation to new dwellings. [^{F19}Requirement Q1 applies only when a dwelling is erected.]

(a) any dwelling; and

(b) any part of a building from which access can be gained to a flat within the building.

Textual Amendments

- F19** Sch. 1 Pt. Q 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), **13(e)** (with reg. 29)
Sch. 1 Pt. Q inserted (with additional words in column 1 and a different limit on application in column 2) (W.) (1.11.2018) by [The Building \(Amendment\) \(Wales\) Regulations 2018 \(S.I. 2018/552\)](#), regs. 1(3), **5** (with reg. 6)
- F20** Sch. 1 Pt. Q added (E., but only in relation to excepted energy buildings in W.) (1.10.2015) by [The Building Regulations &c. \(Amendment\) Regulations 2015 \(S.I. 2015/767\)](#), regs. 1(4)(b), **2(11)(c)** (with regs. 1(3), 5) [Editorial note: This amendment no longer applies at all in relation to W. from 8.6.2018]

^{F21}^{F22}**Part R** [^{F23}**PHYSICAL INFRASTRUCTURE FOR HIGH SPEED ELECTRONIC COMMUNICATIONS NETWORKS**][^{F23}**INFRASTRUCTURE FOR ELECTRONIC COMMUNICATIONS**]

[^{F24}Gigabit-ready physical infrastructure

RA1.—(1) Building work must be carried out so as to ensure that each dwelling is equipped with gigabit-ready physical infrastructure that extends from a network termination point for gigabit-capable public electronic communications networks and reaches—

Requirements RA1 and RA2 apply to the erection of a dwelling or of a building that contains one or more dwellings.

(a) a distribution point, or

(b) where the person carrying out the building work (“the developer”) has no right to install gigabit-ready physical infrastructure in land in which it would have to be installed if it were to reach a distribution point, as close as is reasonably practicable to a distribution point, or

(c) where the developer has no such right and requirement RA2 is excluded or modified by regulation 44ZC, and would be so excluded or modified even if the gigabit-ready physical infrastructure were required to reach as close as is reasonably practicable to a distribution point—

(i) as close as is reasonably practicable to a location at which a distribution point is likely to be installed within the relevant 2-year period (a “likely future location”), or

(ii) where there is no likely future location that is closer to the building than the closest distribution point already installed, an access point for gigabit-capable public electronic communications networks, or

(d) where the developer has no right to install gigabit-ready physical infrastructure in land beyond the building, an access point for gigabit-capable public electronic communications networks.

(2) Where the work concerns a building containing more than one dwelling, the work must be carried out so as to ensure that the building is equipped in addition with a common access point for gigabit-capable public electronic communications networks.

(3) In this paragraph—
“distribution point” means a distribution point for a gigabit-capable public electronic communications network;
“the relevant 2-year period” means the period of 2 years beginning with the earlier of the following—
(a) the day on which a building notice, initial notice or public body’s notice relating to work to which this paragraph applies is given;
(b) the day on which [F25]an application for building control approval with full

plans relating to building work to which
this paragraph applies is given].

Connection to gigabit-capable network

RA2. Each dwelling must in addition be
provided with a connection to a gigabit-
capable public electronic communications
network.]

[^{F26}In-building physical infrastructure][^{F26}High-speed ready in-building physical infrastructure]

R1

Requirement R1 applies [^{F27}, other than
building work to which paragraph RA1
applies,] to building work that consists of—

(1) Building work must be carried out so
as to ensure that the building is equipped
with a high-speed ready in-building physical
infrastructure, up to a network termination
point for high-speed electronic communications
networks.

- (a) the erection of a building; or
(b) major renovation works to a building.]]

(2) Where the work concerns a building
containing more than one dwelling, the
work must be carried out so as ensure that
the building is equipped in addition with a
common access point for high-speed electronic
communications networks.

Textual Amendments

- F21** Sch. 1 Pt. R inserted (E., but only in relation to excepted energy buildings in W.) (9.5.2016) by The Building (Amendment) Regulations 2016 (S.I. 2016/490), regs. 1(4), **2(6)** (with regs. 1(3), 3)
- F22** Sch. 1 Pt. R inserted (W. for remaining purposes) (8.4.2016) by The Building (Amendment) (Wales) Regulations 2016 (S.I. 2016/361), regs. 1(4), **2(5)** (with regs. 1(3), 3)
- F23** Sch. 1 Pt. R heading substituted (E.) (26.12.2022) by The Building etc. (Amendment) (England) (No. 2) Regulations 2022 (S.I. 2022/984), reg. 1(4), **Sch. para. 8(2)** (with reg. 3)
- F24** Words in Sch. 1 Pt. R inserted (E.) (26.12.2022) by The Building etc. (Amendment) (England) (No. 2) Regulations 2022 (S.I. 2022/984), reg. 1(4), **Sch. para. 8(3)** (with reg. 3)
- F25** Words in Sch. 1 Pt. R para. RA1(3) substituted (1.10.2023) by The Building Regulations etc. (Amendment) (England) Regulations 2023 (S.I. 2023/911), regs. 1(2), **7(21)** (with regs. 22-24)
- F26** Words in Sch. 1 Pt. R substituted (E.) (26.12.2022) by The Building etc. (Amendment) (England) (No. 2) Regulations 2022 (S.I. 2022/984), reg. 1(4), **Sch. para. 8(4)(a)** (with reg. 3)
- F27** Words in Sch. 1 Pt. R inserted (E.) (26.12.2022) by The Building etc. (Amendment) (England) (No. 2) Regulations 2022 (S.I. 2022/984), reg. 1(4), **Sch. para. 8(4)(b)** (with reg. 3)

[^{F28}**PART S INFRASTRUCTURE FOR THE CHARGING OF ELECTRIC VEHICLES**

The erection of new residential buildings

S1

(1) A new residential building with associated
parking must have access to electric vehicle
charge points as provided for in paragraph (2).

Changes to legislation: There are currently no known outstanding effects for the
The Building Regulations 2010, SCHEDULE 1. (See end of Document for details)

(2) The number of associated parking spaces which have access to electric vehicle charge points must be—

(a) the total number of associated parking spaces, where there are fewer associated parking spaces than there are dwellings contained in the residential building; or

(b) the number of associated parking spaces that is equal to the total number of dwellings contained in the residential building, where there are the same number of associated parking spaces as, or more associated parking spaces than, there are dwellings.

(3) Cable routes for electric vehicle charge points must be installed in any associated parking spaces which do not, in accordance with paragraph (2), have an electric vehicle charge point where—

(a) a new residential building has more than 10 associated parking spaces; and

(b) there are more associated parking spaces than there are dwellings contained in the residential building.

Dwellings resulting from a material change of use
S2

Where one or more dwellings with associated parking result from a building, or a part of a building, undergoing a material change of use at least one associated parking space for the use of each such dwelling must have access to an electric vehicle charge point.

Residential buildings undergoing major renovation
S3

Where a residential building undergoing major renovation will have more than 10 associated parking spaces after the major renovation is completed—

(a) at least one associated parking space for the use of each dwelling must have access to an electric vehicle charge point;

(b) cable routes for electric vehicle charge points must be installed in all additional associated parking spaces.

Erection of new buildings which are not residential buildings or mixed-use buildings

S4

Where a new building which is not a residential building or a mixed-use building has more than 10 parking spaces—

(a) one of those parking spaces must have access to one electric vehicle charge point; and

(b) cable routes for electric vehicle charge points must be installed in a minimum of one fifth of the total number of remaining parking spaces.

Buildings undergoing major renovation which are not residential buildings or mixed-use buildings

S5

Where a building undergoing major renovation, which is not a residential building or a mixed-use building, will have more than 10 parking spaces after the major renovation is completed—

(a) one of those parking spaces must have access to one electric vehicle charge point; and

(b) cable routes for electric vehicle charge points must be installed in a minimum of one fifth of the total number of remaining parking spaces.

The erection of new mixed-use buildings and mixed-use buildings undergoing major renovation

S6

(1) The requirements of paragraph S1 apply in respect of the part of the new mixed-use building that contains one or more dwellings and the associated parking spaces that are assigned to those dwellings.

(2) The requirements of paragraph S3 apply in respect of the part of the mixed-use building that is undergoing major renovation that contains one or more dwellings and the associated parking spaces that are assigned to those dwellings.

Changes to legislation: There are currently no known outstanding effects for the
The Building Regulations 2010, SCHEDULE 1. (See end of Document for details)

(3) The requirements of paragraph S4 apply in respect of the part of the new mixed-use building that contains one or more new premises that are not dwellings and the parking spaces that are assigned to those premises.

(4) The requirements of paragraph S5 apply in respect of the part of the mixed-use building that is undergoing major renovation that contains one or more premises that are not dwellings and the parking spaces that are assigned to those premises.]

Textual Amendments

F28 Sch. 1 Pt. S inserted (E.) (15.6.2022) by The Building Regulations etc. (Amendment) (England) (No. 2) Regulations 2021 (S.I. 2021/1392), regs. 1(2), **2(5)** (with regs. 1(4), 4)

Changes to legislation:

There are currently no known outstanding effects for the The Building Regulations 2010, SCHEDULE 1.