

## SCHEDULE 1

Regulations 4 and 6

### Requirements

<i>Requirement</i>	<i>Limits on application</i>
<b>PART A STRUCTURE</b>	
<b>Loading</b>	
<b>A1.</b> —(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.	
<b>Ground movement</b>	
<b>A2.</b> 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.	
<b>Disproportionate collapse</b>	
<b>A3.</b> 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.	
<b>PART B FIRE SAFETY</b>	
<b>Means of warning and escape</b>	
<b>B1.</b> 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(a) (power to provide prisons etc.).

(a) 1952 c.52; section 33 was amended by section 100 of the Criminal Justice and Public Order Act 1994 (c.33) and by S.I. 1963/597.

**Status:** Point in time view as at 19/04/2013.

**Changes to legislation:** The Building Regulations 2010 is up to date with all changes known to be in force on or before 17 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)

### **Internal fire spread (linings)**

**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.

(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.

Requirement B3(3) does not apply to material alterations to any prison provided under section 33 of the Prison Act 1952.

### **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.

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(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 to avoid—

- (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.

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## **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 en suite 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(a); 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.

(a) 1996 c.56; section 4 was amended by Schedule 22 to the Education Act 2002 (c.32), section 95 of the Childcare Act 2006 (c.21), section 51 of and Schedules 7 and 8 to the Education Act 1997 (c.44) and S.I. 2010/1080.



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## **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; and
- (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.

### **Water efficiency**

**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).

### **Hot water supply and systems**

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

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

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- (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 that can be delivered to that bath does not exceed 48°C.

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).

**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**

**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.

**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—

- (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

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.

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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
- (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.

Requirement H3(2) applies only to paved areas—

- (a) which provide access to the building pursuant to requirement M1 (access and use), or requirement M2 (access to extensions to buildings other than 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

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<p>(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—</p> <ul style="list-style-type: none"> <li>(a) an adequate soakaway or some other adequate infiltration system; or, where that is not reasonably practicable,</li> <li>(b) a watercourse; or, where that is not reasonably practicable,</li> <li>(c) a sewer.</li> </ul>	<p>building, where this is intended to be used in common by the occupiers of one or more other buildings.</p> <p>Requirement H3(3) does not apply to the gathering of rainwater for reuse.</p>
<p><b>Building over sewers</b></p> <p><b>H4.</b>—(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.</p> <p>(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.</p> <p>(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(a).</p>	<p>Requirement H4 applies only to work carried out—</p> <ul style="list-style-type: none"> <li>(a) over a drain, sewer or disposal main which is shown on any map of sewers; or</li> <li>(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.</li> </ul>
<p><b>Separate systems of drainage</b></p> <p><b>H5.</b> 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.</p>	<p>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—</p> <ul style="list-style-type: none"> <li>(a) shown on a map of sewers; or</li> <li>(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(b)).</li> </ul>
<p><b>Solid waste storage</b></p> <p><b>H6.</b>—(1) Adequate provision shall be made for</p>	

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(a) 1991 c.56; section 199 was amended by section 97 of the Water Act 2003 (c. 37).  
 (b) Section 104 was amended by section 96 of and Schedule 9 to the Water Act 2003 and is prospectively amended by section 42 of the Flood and Water Management Act 2010 (c. 29).



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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(a)) or to a street (where no collection point has been specified).

## 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.

Requirements J1 and J2 apply only to fixed combustion appliances (including incinerators).

### 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.

Requirement J3 applies only to fixed combustion appliances located in dwellings.

### 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.

Requirement J4 applies only to fixed combustion appliances (including incinerators).

### 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.

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(a) 1990 c.43; section 46 was amended by section 19 of the London Local Authorities Act 2007 (2007 c.ii) and section 47 was amended by section 21 of that Act. Section 46 was also amended by section 76 of and Schedule 5 to the Climate Change Act 2008 (c.27).

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

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.

**[F1] 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

- F1** 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.)

## [<sup>F1</sup>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

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**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— Requirement K5(4) does not apply to—  
(a) dwellings, or  
(a) which slides or opens upwards, from falling onto any person; and  
(b) any door or gate which is part of a lift.]  
(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.

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## **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 losses—
  - (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;
  - (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.

## **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**

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**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.

**[F2]PART N GLAZING—SAFETY IN RELATION TO IMPACT, OPENING AND CLEANING**

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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.

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### 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.]

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#### Textual Amendments

**F2** 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.)

**Status:** Point in time view as at 19/04/2013.

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## **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;
- (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.



## SCHEDULE 2

Regulation 9

### Exempt Buildings and Work

## CLASS 1

### Buildings controlled under other legislation

1. Any building in which explosives are manufactured or stored under a licence granted under the Manufacture and Storage of Explosives Regulations 2005 <sup>M1</sup>.

#### Marginal Citations

**M1** [S.I. 2005/1082](#).

2. Any building (other than a building containing a dwelling or a building used for office or canteen accommodation) erected on a site in respect of which a licence under the Nuclear Installations Act 1965 <sup>M2</sup> is for the time being in force.

#### Marginal Citations

**M2** [1965 c.57](#).

3. A building included in the schedule of monuments maintained under section 1 of the Ancient Monuments and Archaeological Areas Act 1979 <sup>M3</sup>.

#### Marginal Citations

**M3** [1979 c.46](#); section 1 was amended by Schedule 4 to the [National Heritage Act 1983 \(c.47\)](#).

## CLASS 2

### Buildings not frequented by people

1. Subject to paragraph 2, a detached building—
  - (a) into which people do not normally go; or
  - (b) into which people go only intermittently and then only for the purpose of inspecting or maintaining fixed plant or machinery.
2. The description of buildings in paragraph 1 does not include a building where any point of the building is less than one and a half times its height from—
  - (a) any point of a building into which people can or do normally go; or
  - (b) the nearest point of the boundary of the curtilage of that building,whichever is the nearer.

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## CLASS 3

### Greenhouses and agricultural buildings

1. Subject to paragraph 3, a greenhouse.
2. A building used, subject to paragraph 3, for agriculture, or a building principally for the keeping of animals, provided in each case that—
  - (a) no part of the building is used as a dwelling;
  - (b) no point of the building is less than one and a half times its height from any point of a building which contains sleeping accommodation; and
  - (c) the building is provided with a fire exit which is not more than 30 metres from any point in the building.
3. The descriptions of buildings in paragraphs 1 and 2 do not include a greenhouse or a building used for agriculture if the principal purpose for which they are used is retailing, packing or exhibiting.
4. In paragraph 2, “agriculture” includes horticulture, fruit growing, the growing of plants for seed and fish farming.

## CLASS 4

### Temporary buildings

A building which is not intended to remain where it is erected for more than 28 days.

## CLASS 5

### Ancillary buildings

1. A building on a site, being a building which is intended to be used only in connection with the disposal of buildings or building plots on that site.
2. A building on the site of construction or civil engineering works, which is intended to be used only during the course of those works and contains no sleeping accommodation.
3. A building, other than a building containing a dwelling or used as an office or showroom, erected for use on the site of and in connection with a mine or quarry.

## CLASS 6

### Small detached buildings

1. A detached single storey building, having a floor area which does not exceed 30m<sup>2</sup>, which contains no sleeping accommodation and is a building—
  - (a) no point of which is less than one metre from the boundary of its curtilage; or
  - (b) which is constructed substantially of non-combustible material.
2. A detached building designed and intended to shelter people from the effects of nuclear, chemical or conventional weapons, and not used for any other purpose, if—

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- (a) its floor area does not exceed 30m<sup>2</sup>; and
  - (b) the excavation for the building is no closer to any exposed part of another building or structure than a distance equal to the depth of the excavation plus one metre.
3. A detached building, having a floor area which does not exceed 15m<sup>2</sup>, which contains no sleeping accommodation.

## CLASS 7

### Extensions

The extension of a building by the addition at ground level of—

- (a) a conservatory, porch, covered yard or covered way; or
- (b) a carport open on at least two sides;

where the floor area of that extension does not exceed 30m<sup>2</sup>, provided that in the case of a conservatory or porch which is wholly or partly glazed, the glazing satisfies the requirements of [F3Part K4, K5.1, K5.2, K5.3, and K5.4 ] of Schedule 1.

#### Textual Amendments

- F3** Words in Sch. 2 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), reg. 28, Sch. 1 (with regs. 1(3), 45-47) (as amended by S.I. 2013/181, reg. 5, Sch.)

#### Textual Amendments

- F3** Words in Sch. 2 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), reg. 28, Sch. 1 (with regs. 1(3), 45-47) (as amended by S.I. 2013/181, reg. 5, Sch.)

## SCHEDULE 3

Regulations 12(6)(a) and 20(1)

### Self-certification Schemes and Exemptions from Requirement to Give Building Notice or Deposit Full Plans

#### Column 1 Type of Work

1. Installation of a heat-producing gas appliance. <sup>F4</sup>[<sup>F5</sup>(This paragraph does not apply to the provision of a masonry chimney.)]

2. Installation of heating or hot water system connected to a heat-producing gas appliance, or associated controls.

#### Column 2 Person carrying out work

A person, or an employee of a person, who is a member of a class of persons approved in accordance with regulation 3 of the Gas Safety (Installation and Use) Regulations 1998.

A person registered by [<sup>F6</sup>Certsure LLP (in respect of work carried out in England and excepted energy buildings in Wales) ], Association of Plumbing and Heating

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- Contractors (Certification) Limited, Benchmark Certification Limited, <sup>F7</sup>[<sup>F8</sup>Building Engineering Services Competence Assessment Limited <sup>F9</sup>...], Capita Gas Registration and Ancillary Services Limited, <sup>F6</sup>... HETAS Limited, NAPIT Registration Limited, Oil Firing Technical Association Limited or Stroma Certification Limited in respect of that type of work.
- 3. Installation of—**
- (a) an oil-fired combustion appliance; or
- (b) oil storage tanks and the pipes connecting them to combustion appliances.
- <sup>F10</sup>[<sup>F11</sup>(This paragraph does not apply to the provision of a masonry chimney.)
- A person registered by [<sup>F6</sup>Certsure LLP (in respect of work carried out in England and excepted energy buildings in Wales) ], Association of Plumbing and Heating Contractors (Certification) Limited, Benchmark Certification Limited <sup>F12</sup>..., <sup>F7</sup>[<sup>F8</sup>Building Engineering Services Competence Assessment Limited <sup>F9</sup>...], <sup>F6</sup>... HETAS Limited, NAPIT Registration Limited <sup>F13</sup>[<sup>F14</sup>] Oil Firing Technical Association Limited <sup>F15</sup>[<sup>F16</sup>or Stroma Certification Limited <sup>F17</sup>...] in respect of that type of work.
- 4. Installation of a solid fuel burning combustion appliance.** <sup>F18</sup>[<sup>F19</sup>(This paragraph does not apply to the provision of a masonry chimney.)]
- A person registered by [<sup>F6</sup>Certsure LLP (in respect of work carried out in England and excepted energy buildings in Wales)], Association of Plumbing and Heating Contractors (Certification) Limited, <sup>F20</sup>... <sup>F7</sup>[<sup>F8</sup>Building Engineering Services Competence Assessment Limited <sup>F9</sup>...], <sup>F6</sup>... HETAS Limited or NAPIT Registration Limited in respect of that type of work.
- 5. Installation of a heating or hot water system connected to an oil-fired combustion appliance or its associated controls.**
- A person registered by [<sup>F6</sup>Certsure LLP (in respect of work carried out in England and excepted energy buildings in Wales) ], Association of Plumbing and Heating Contractors (Certification) Limited, Benchmark Certification Limited <sup>F21</sup>..., <sup>F7</sup>[<sup>F8</sup>Building Engineering Services Competence Assessment Limited <sup>F9</sup>...], <sup>F6</sup>... HETAS Limited, NAPIT Registration Limited, Oil Firing Technical Association Limited or Stroma Certification Limited in respect of that type of work.
- 6. Installation of a heating or hot water system connected to a solid fuel burning combustion appliance or its associated controls.**
- A person registered by [<sup>F6</sup>Certsure LLP (in respect of work carried out in England and excepted energy buildings in Wales)], Association of Plumbing and Heating Contractors (Certification) Limited, <sup>F22</sup>... <sup>F7</sup>[<sup>F8</sup>Building Engineering Services Competence Assessment Limited <sup>F9</sup>...], <sup>F6</sup>... HETAS Limited, NAPIT Registration Limited, Oil Firing



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- Technical Association Limited or Stroma Certification Limited in respect of that type of work.
7. Installation of a heating or hot water system connected to an electric heat source or its associated controls. A person registered by [<sup>F6</sup>Certsure LLP (in respect of work carried out in England and excepted energy buildings in Wales)], [<sup>F23</sup>Association of Plumbing and Heating Contractors (Certification) Limited] Benchmark Certification Limited, <sup>F7</sup>[<sup>F8</sup>Building Engineering Services Competence Assessment Limited <sup>F9</sup>...], <sup>F6</sup>... HETAS Limited, NAPIT Registration Limited, Oil Firing Technical Association Limited or Stroma Certification Limited in respect of that type of work.
8. Installation of a mechanical ventilation or air conditioning system or associated controls, which does not involve work on a system shared with parts of the building occupied separately, in a building other than a dwelling. A person registered by [<sup>F6</sup>Certsure LLP (in respect of work carried out in England and excepted energy buildings in Wales) ], <sup>F24</sup>... <sup>F7</sup>[<sup>F8</sup>Building Engineering Services Competence Assessment Limited <sup>F9</sup>...]<sup>F25</sup>[<sup>F26</sup>, [<sup>F6</sup>ECA Certification Limited,] NAPIT Registration Limited <sup>F27</sup>... or Stroma Certification Limited <sup>F28</sup>...] in respect of that type of work.
9. Installation of an air conditioning or ventilation system in a dwelling, which does not involve work on systems shared with other dwellings. A person registered by [<sup>F6</sup>Certsure LLP(in respect of work carried out in England and excepted energy buildings in Wales)], <sup>F24</sup>... <sup>F7</sup>[<sup>F8</sup>Building Engineering Services Competence Assessment Limited <sup>F9</sup>...]<sup>F6</sup>... <sup>F29</sup>[<sup>F30</sup>, ECA Certification Limited,] NAPIT Registration Limited <sup>F31</sup>[<sup>F32</sup>or Stroma Certification Limited <sup>F33</sup>...] in respect of that type of work.
10. Installation of a lighting system or electric heating system, or associated electrical controls [<sup>F34</sup>in buildings other than dwellings] . A person registered by [<sup>F6</sup>Certsure LLP(in respect of work carried out in England and excepted energy buildings in Wales)]<sup>F35</sup>[<sup>F36</sup>Benchmark Certification Limited <sup>F37</sup>...], <sup>F7</sup>[<sup>F8</sup>Building Engineering Services Competence Assessment Limited <sup>F9</sup>...], <sup>F6</sup>... NAPIT Registration Limited or Stroma Certification Limited in respect of that type of work.
11. Installation of fixed low or extra-low voltage electrical installations [<sup>F38</sup>in dwellings] . A person registered by [<sup>F6</sup>Certsure LLP(in respect of work carried out in England and excepted energy buildings in Wales) ], Benchmark Certification Limited, British Standards Institution , <sup>F7</sup>[<sup>F8</sup>Building Engineering Services Competence Assessment Limited <sup>F9</sup>...], <sup>F39</sup><sup>F6</sup>... NAPIT Registration Limited [<sup>F40</sup>, Oil

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- Firing Technical Association Limited or Stroma Certification Limited] in respect of that type of work.
- 12.** Installation of fixed low or extra-low voltage electrical installations [<sup>F41</sup>in dwellings] as a necessary adjunct to or arising out of other work being carried out by the registered person. A person registered by [<sup>F6</sup>Certsure LLP(in respect of work carried out in England and excepted energy buildings in Wales) ], Association of Plumbing and Heating Contractors (Certification) Limited, Benchmark Certification Limited, [<sup>F7</sup>Building Engineering Services Competence Assessment Limited <sup>F9</sup>...], [<sup>F42</sup>... NAPIT Registration Limited <sup>F6</sup>... [<sup>F43</sup>,] Oil Firing Technical Association Limited [<sup>F44</sup>or Stroma Certification Limited] in respect of that type of electrical work.
- 13.** Installation, as a replacement, of a window, rooflight, roof window or door in an existing dwelling. A person registered under the Fenestration Self-Assessment Scheme by Fensa Ltd , or a person registered by BM Trada Certification Limited, [<sup>F45</sup> [<sup>F46</sup>Benchmark Certification Limited, <sup>F47</sup>...], the British Standards Institution, CERTASS Limited <sup>F48</sup> [<sup>F49</sup>, NAPIT Registration Limited <sup>F50</sup>...] [<sup>F51</sup> [<sup>F52</sup>,] Network VEKA Limited <sup>F53</sup> [<sup>F54</sup> or Stroma Certification Limited <sup>F55</sup>...] in respect of that type of work.
- 14.** Installation of a sanitary convenience, sink, washbasin, bidet, fixed bath, shower or bathroom in a dwelling, which does not involve work on shared or underground drainage. A person registered by [<sup>F6</sup>Certsure LLP(in respect of work carried out in England and excepted energy buildings in Wales) ], Association of Plumbing and Heating Contractors (Certification) Limited, Benchmark Certification Limited, [<sup>F7</sup>Building Engineering Services Competence Assessment Limited <sup>F56</sup>...] [<sup>F6</sup> [<sup>F57</sup>, [<sup>F9</sup>ECA Certification Limited], HETAS Limited <sup>F58</sup>...] [<sup>F59</sup> [<sup>F60</sup>,] NAPIT Registration Limited <sup>F61</sup> [<sup>F62</sup> or Stroma Certification Limited <sup>F63</sup>...] in respect of that type of work.
- 15.** Installation of a wholesome cold water supply or a softened wholesome cold water supply. A person registered by [<sup>F6</sup>Certsure LLP(in respect of work carried out in England and excepted energy buildings in Wales) ], Association of Plumbing and Heating Contractors (Certification) Limited, Benchmark Certification Limited, [<sup>F7</sup>Building Engineering Services Competence Assessment Limited <sup>F9</sup>...] [<sup>F64</sup> [<sup>F65</sup>, [<sup>F6</sup>ECA Certification Limited], HETAS Limited <sup>F66</sup>...] or NAPIT Registration Limited in respect of that type of work.
- 16.** Installation of a supply of non-wholesome water to a sanitary convenience fitted with a flushing device which does A person registered by [<sup>F6</sup>Certsure LLP(in respect of work carried out in England and excepted energy buildings

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not involve work on shared or underground drainage. in Wales)], Association of Plumbing and Heating Contractors (Certification) Limited, Benchmark Certification Limited, <sup>F7</sup>[<sup>F8</sup>Building Engineering Services Competence Assessment Limited <sup>F9</sup>...] <sup>F67</sup>[<sup>F68</sup>, [<sup>F6</sup>ECA Certification Limited], HETAS Limited <sup>F69</sup>...] <sup>F70</sup>[<sup>F71</sup>,] NAPIT Registration Limited <sup>F72</sup>[<sup>F73</sup> or Stroma Certification Limited <sup>F74</sup>...] in respect of that type of work.

**17.** Installation in a building of a system to produce electricity, heat or cooling—  
(a) by microgeneration, or  
(b) from renewable sources (as defined in European Parliament and Council Directive [2009/28/EC](#) of 23 April 2009 on the promotion of the use of energy from renewable sources <sup>M4</sup>).  
A person registered by [<sup>F6</sup>Certsure LLP (in respect of work carried out in England and excepted energy buildings in Wales)], Association of Plumbing and Heating Contractors (Certification) Limited, Benchmark Certification Limited, British Standards Institution, <sup>F7</sup>[<sup>F8</sup>Building Engineering Services Competence Assessment Limited <sup>F9</sup>...], <sup>F6</sup>... HETAS Limited, NAPIT Registration Limited, Oil Firing Technical Association Limited or Stroma Certification Limited in respect of that type of work.

**18.** Insertion of insulating material into the cavity walls of an existing building.  
A person registered under the Cavity Wall Insulation Self Certification Scheme by Cavity Insulation Guarantee Agency Limited <sup>F75</sup>[<sup>F76</sup>, [<sup>F76</sup>Ascertiva Group Limited][<sup>F6</sup>Certsure LLP (in respect of work carried out in England and excepted energy buildings in Wales) ], Benchmark Certification Limited <sup>F77</sup>..., NAPIT Registration Limited <sup>F78</sup>... or Stroma Certification Limited <sup>F79</sup>...] in respect of that type of work.

**19.** Installation, as a replacement, of the covering of a pitched or flat roof and work carried out by the registered person as a necessary adjunct to that installation. This paragraph does not apply to the installation of solar panels.  
A person registered by <sup>F80</sup>[<sup>F81</sup>NAPIT Registration Limited <sup>F82</sup>... or] National Federation of Roofing Contractors Limited in respect of that type of work.

<sup>F83</sup><sup>F84</sup>**20.** . . .

<sup>F83</sup><sup>F84</sup> . . .

[  
<sup>F85</sup>**21** . Installation, as a replacement, of a window, rooflight, roof window or door in an existing building other than a dwelling. This paragraph does not apply to glass which is load bearing or structural or which forms part of glazed curtain walling or a revolving door.  
A person registered by BM Trada Certification Limited <sup>F86</sup>[<sup>F87</sup>CERTASS Limited <sup>F88</sup>..., Stroma Certification Limited <sup>F89</sup>...] or under the Fenestration Self-Assessment Scheme by Fensa Limited in respect of that type of work.]

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- |   |   |
|---|---|
| <p><sup>F90</sup>[<br/> <sup>F91</sup><b>22.</b> Installation of insulating material to the internal walls of a building.</p>   | <p><sup>F92</sup>... A person registered by [<sup>F6</sup>Ascertiva Group Limited][<sup>F6</sup>Certsure LLP (in respect of work carried out in England and excepted energy buildings in Wales) ], Benchmark Certification Limited, CERTASS Limited, NAPIT Registration Limited or Stroma Certification Limited in respect of that type of work.]</p> |
| <p><sup>F90</sup>[<br/> <sup>F91</sup><b>23.</b> Installation of insulating material to the external walls of a building, not including insulation of demountable-clad buildings</p>                                      | <p><sup>F93</sup>... A person registered by [<sup>F6</sup>Ascertiva Group Limited][<sup>F6</sup>Certsure LLP (in respect of work carried out in England and excepted energy buildings in Wales) ], Benchmark Certification Limited, CERTASS Limited, NAPIT Registration Limited or Stroma Certification Limited in respect of that type of work.]</p> |
| <p><sup>F90</sup>[<br/> <sup>F91</sup><b>24.</b> Installation of insulation material to both external and internal walls of a building (“hybrid insulation”), not including insulation of demountable-clad buildings.</p> | <p><sup>F94</sup>... A person registered by [<sup>F6</sup>Ascertiva Group Limited][<sup>F6</sup>Certsure LLP (in respect of work carried out in England and excepted energy buildings in Wales) ], Benchmark Certification Limited or NAPIT Registration Limited in respect of that type of work.]]</p>   |

### Textual Amendments

- F4** Words in Sch. 3 para. 1 added (W. for remaining purposes) (19.4.2013) by [The Building Regulations &c. \(Amendment\) \(Wales\) Regulations 2013 \(S.I. 2013/747\)](#), regs. 1(4), **24(1)** (with reg. 1(2)(3))
- F5** Words in Sch. 3 para. 1 added (E., but only in relation to excepted energy buildings in W.) (9.1.2013) by [The Building Regulations &c. \(Amendment\) Regulations 2012 \(S.I. 2012/3119\)](#), **reg. 29(1)(a)**, Sch. 1 (with regs. 1(3), 45-47)
- F6** Words in Sch. 3 substituted and resulting duplicate words omitted (E., but only in relation to excepted energy buildings in W.) (6.4.2013) by virtue [The Building Regulations &c. \(Amendment\) Regulations 2012 \(S.I. 2012/3119\)](#), **reg. 29(2)(a)**, Sch. 1 (with regs. 1(3), 45-47) (as amended by S.I. 2013/181, reg. 5, Sch.)
- F7** Words in Sch. 3 substituted (W. for remaining purposes) (19.4.2013) by [The Building Regulations &c. \(Amendment\) \(Wales\) Regulations 2013 \(S.I. 2013/747\)](#), regs. 1(4), **24(2)(c)** (with reg. 1(2)(3))
- F8** Words in Sch. 3 substituted (E., but only in relation to excepted energy buildings in W.) (6.4.2012) by [The Building \(Amendment\) Regulations 2012 \(S.I. 2012/718\)](#), regs. 1(2), **3(3)(a)** (with reg. 1(3))
- F9** Words in Sch. 3 omitted (19.4.2013) by virtue of [The Building Regulations &c. \(Amendment\) \(Wales\) Regulations 2013 \(S.I. 2013/747\)](#), regs. 1(4), **24(2)(d)** (with reg. 1(2)(3))
- F10** Words in Sch. 3 para. 3 added (W. for remaining purposes) (19.4.2013) by [The Building Regulations &c. \(Amendment\) \(Wales\) Regulations 2013 \(S.I. 2013/747\)](#), regs. 1(4), **24(1)** (with reg. 1(2)(3))
- F11** Words in Sch. 3 para. 3 added (E., but only in relation to excepted energy buildings in W.) (9.1.2013) by [The Building Regulations &c. \(Amendment\) Regulations 2012 \(S.I. 2012/3119\)](#), **reg. 29(1)(a)**, Sch. 1 (with regs. 1(3), 45-47)
- F12** Words in Sch. 3 para. 3 omitted (E., but only in relation to excepted energy buildings in W.) (9.1.2013) by [The Building Regulations &c. \(Amendment\) Regulations 2012 \(S.I. 2012/3119\)](#), **reg. 29(2)(b)(i)**, Sch. 1 (with regs. 1(3), 45-47)

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- F13** Comma substituted for word in Sch. 3 para. 3 (W. for remaining purposes) (19.4.2013) by The Building Regulations &c. (Amendment) (Wales) Regulations 2013 (S.I. 2013/747), regs. 1(4), **24(2)(f)(i)** (with reg. 1(2)(3))
- F14** Comma substituted for word in Sch. 3 para. 3 (E., but only in relation to excepted energy buildings in W.) (9.1.2013) by The Building Regulations &c. (Amendment) Regulations 2012 (S.I. 2012/3119), **reg. 29(2)(b)(ii)**, Sch. 1 (with regs. 1(3), 45-47)
- F15** Words in Sch. 3 para. 3 inserted (W. for remaining purposes) (19.4.2013) by The Building Regulations &c. (Amendment) (Wales) Regulations 2013 (S.I. 2013/747), regs. 1(4), **24(2)(f)(ii)** (with reg. 1(2)(3))
- F16** Words in Sch. 3 para. 3 inserted (E., but only in relation to excepted energy buildings in W.) (9.1.2013) by The Building Regulations &c. (Amendment) Regulations 2012 (S.I. 2012/3119), **reg. 29(2)(b)(iii)**, Sch. 1 (with regs. 1(3), 45-47)
- F17** Words in Sch. 3 para. 3 omitted (19.4.2013) by virtue of The Building Regulations &c. (Amendment) (Wales) Regulations 2013 (S.I. 2013/747), regs. 1(4), **24(2)(f)(iii)** (with reg. 1(2)(3))
- F18** Words in Sch. 3 para. 4 added (W. for remaining purposes) (19.4.2013) by The Building Regulations &c. (Amendment) (Wales) Regulations 2013 (S.I. 2013/747), regs. 1(4), **24(1)** (with reg. 1(2)(3))
- F19** Words in Sch. 3 para. 4 added (E., but only in relation to excepted energy buildings in W.) (9.1.2013) by The Building Regulations &c. (Amendment) Regulations 2012 (S.I. 2012/3119), **reg. 29(1)(a)**, Sch. 1 (with regs. 1(3), 45-47)
- F20** Words in Sch. 3 para. 4 omitted (19.4.2013) by virtue of The Building Regulations &c. (Amendment) (Wales) Regulations 2013 (S.I. 2013/747), regs. 1(4), **24(2)(e)** (with reg. 1(2)(3))
- F21** Words in Sch. 3 para. 5 omitted (E., but only in relation to excepted energy buildings in W.) (9.1.2013) by virtue of The Building Regulations &c. (Amendment) Regulations 2012 (S.I. 2012/3119), **reg. 29(2)(e)**, Sch. 1 (with regs. 1(3), 45-47)
- F22** Words in Sch. 3 para. 6 omitted (19.4.2013) by virtue of The Building Regulations &c. (Amendment) (Wales) Regulations 2013 (S.I. 2013/747), regs. 1(4), **24(2)(e)** (with reg. 1(2)(3))
- F23** Words in Sch. 3 inserted (15.7.2011) by The Building (Amendment) Regulations 2011 (S.I. 2011/1515), regs. 1(2), **3(5)(a)**
- F24** Words in Sch. 3 paras. 8, 9 omitted (19.4.2013) by virtue of The Building Regulations &c. (Amendment) (Wales) Regulations 2013 (S.I. 2013/747), regs. 1(4), **24(2)(e)** (with reg. 1(2)(3))
- F25** Words in Sch. 3 para. 8 inserted (W. for remaining purposes) (19.4.2013) by The Building Regulations &c. (Amendment) (Wales) Regulations 2013 (S.I. 2013/747), regs. 1(4), **24(2)(g)(ii)** (with reg. 1(2)(3))
- F26** Words in Sch. 3 para. 8 inserted (E., but only in relation to excepted energy buildings in W.) (9.1.2013) by The Building Regulations &c. (Amendment) Regulations 2012 (S.I. 2012/3119), **reg. 29(2)(d)(ii)**, Sch. 1 (with regs. 1(3), 45-47)
- F27** Words in Sch. 3 para. 8 omitted (19.4.2013) by virtue of The Building Regulations &c. (Amendment) (Wales) Regulations 2013 (S.I. 2013/747), regs. 1(4), **24(2)(g)(iii)** (with reg. 1(2)(3))
- F28** Words in Sch. 3 para. 8 omitted (19.4.2013) by virtue of The Building Regulations &c. (Amendment) (Wales) Regulations 2013 (S.I. 2013/747), regs. 1(4), **24(2)(g)(iv)** (with reg. 1(2)(3))
- F29** Comma substituted for word in Sch. 3 para. 9 (E., but only in relation to excepted energy buildings in W.) (9.1.2013) by The Building Regulations &c. (Amendment) Regulations 2012 (S.I. 2012/3119), **reg. 29(2)(e)(ii)**, Sch. 1 (with regs. 1(3), 45-47)
- F30** Words in Sch. 3 para. 9 substituted (W. for remaining purposes) (19.4.2013) by The Building Regulations &c. (Amendment) (Wales) Regulations 2013 (S.I. 2013/747), regs. 1(4), **24(2)(h)(i)(ii)** (with reg. 1(2)(3))
- F31** Words in Sch. 3 para. 9 inserted (W. for remaining purposes) (19.4.2013) by The Building Regulations &c. (Amendment) (Wales) Regulations 2013 (S.I. 2013/747), regs. 1(4), **24(2)(h)(iii)** (with reg. 1(2)(3))
- F32** Words in Sch. 3 para. 9 inserted (E., but only in relation to excepted energy buildings in W.) (9.1.2013) by The Building Regulations &c. (Amendment) Regulations 2012 (S.I. 2012/3119), **reg. 29(2)(e)(iii)**, Sch. 1 (with regs. 1(3), 45-47)
- F33** Words in Sch. 3 para. 9 omitted (19.4.2013) by virtue of The Building Regulations &c. (Amendment) (Wales) Regulations 2013 (S.I. 2013/747), regs. 1(4), **24(2)(h)(iv)** (with reg. 1(2)(3))
- F34** Words in Sch. 3 para. 10 inserted (E., but only in relation to excepted energy buildings in W.) (9.1.2013) by The Building Regulations &c. (Amendment) Regulations 2012 (S.I. 2012/3119), **reg. 29(1)(b)**, Sch. 1 (with regs. 1(3), 45-47)

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- F35** Words in Sch. 3 para. 10 inserted (W. for remaining purposes) (19.4.2013) by The Building Regulations &c. (Amendment) (Wales) Regulations 2013 (S.I. 2013/747), regs. 1(4), **24(2)(i)(i)** (with reg. 1(2)(3))
- F36** Words in Sch. 3 para. 10 inserted (E., but only in relation to excepted energy buildings in W.) (9.1.2013) by The Building Regulations &c. (Amendment) Regulations 2012 (S.I. 2012/3119), **reg. 29(2)(f)**, Sch. 1 (with regs. 1(3), 45-47)
- F37** Words in Sch. 3 para. 10 omitted (19.4.2013) by virtue of The Building Regulations &c. (Amendment) (Wales) Regulations 2013 (S.I. 2013/747), regs. 1(4), **24(2)(i)(ii)** (with reg. 1(2)(3))
- F38** Words in Sch. 3 para. 11 inserted (E., but only in relation to excepted energy buildings in W.) (9.1.2013) by The Building Regulations &c. (Amendment) Regulations 2012 (S.I. 2012/3119), **reg. 29(1)(c)**, Sch. 1 (with regs. 1(3), 45-47)
- F39** Word in Sch. 3 omitted (15.7.2011) by virtue of The Building (Amendment) Regulations 2011 (S.I. 2011/1515), regs. 1(2), **3(5)(b)(i)**
- F40** Words in Sch. 3 inserted (15.7.2011) by The Building (Amendment) Regulations 2011 (S.I. 2011/1515), regs. 1(2), **3(5)(b)(ii)**
- F41** Words in Sch. 3 para. 12 inserted (E., but only in relation to excepted energy buildings in W.) (9.1.2013) by The Building Regulations &c. (Amendment) Regulations 2012 (S.I. 2012/3119), **reg. 29(1)(d)**, Sch. 1 (with regs. 1(3), 45-47)
- F42** Word in Sch. 3 omitted (15.7.2011) by virtue of The Building (Amendment) Regulations 2011 (S.I. 2011/1515), regs. 1(2), **3(5)(c)(i)**
- F43** Word in Sch. 3 inserted (15.7.2011) by The Building (Amendment) Regulations 2011 (S.I. 2011/1515), regs. 1(2), **3(5)(c)(i)**
- F44** Words in Sch. 3 inserted (15.7.2011) by The Building (Amendment) Regulations 2011 (S.I. 2011/1515), regs. 1(2), **3(5)(c)(ii)**
- F45** Words in Sch. 3 para. 13 inserted (W. for remaining purposes) (19.4.2013) by The Building Regulations &c. (Amendment) (Wales) Regulations 2013 (S.I. 2013/747), regs. 1(4), **24(2)(j)(i)** (with reg. 1(2)(3))
- F46** Words in Sch. 3 para. 13 inserted (E., but only in relation to excepted energy buildings in W.) (9.1.2013) by The Building Regulations &c. (Amendment) Regulations 2012 (S.I. 2012/3119), **reg. 29(2)(g)(i)**, Sch. 1 (with regs. 1(3), 45-47)
- F47** Words in Sch. 3 para. 13 omitted (19.4.2013) by virtue of The Building Regulations &c. (Amendment) (Wales) Regulations 2013 (S.I. 2013/747), regs. 1(4), **24(2)(j)(ii)** (with reg. 1(2)(3))
- F48** Words in Sch. 3 para. 13 inserted (W. for remaining purposes) (19.4.2013) by The Building Regulations &c. (Amendment) (Wales) Regulations 2013 (S.I. 2013/747), regs. 1(4), **24(2)(j)(iii)** (with reg. 1(2)(3))
- F49** Words in Sch. 3 para. 13 inserted (E., but only in relation to excepted energy buildings in W.) (9.1.2013) by The Building Regulations &c. (Amendment) Regulations 2012 (S.I. 2012/3119), **reg. 29(2)(g)(ii)**, Sch. 1 (with regs. 1(3), 45-47)
- F50** Words in Sch. 3 para. 13 omitted (19.4.2013) by virtue of The Building Regulations &c. (Amendment) (Wales) Regulations 2013 (S.I. 2013/747), regs. 1(4), **24(2)(j)(iv)** (with reg. 1(2)(3))
- F51** Comma substituted for word in Sch. 3 para. 13 (W. for remaining purposes) (19.4.2013) by The Building Regulations &c. (Amendment) (Wales) Regulations 2013 (S.I. 2013/747), regs. 1(4), **24(2)(j)(v)** (with reg. 1(2)(3))
- F52** Comma substituted for word in Sch. 3 para. 13 (E., but only in relation to excepted energy buildings in W.) (9.1.2013) by The Building Regulations &c. (Amendment) Regulations 2012 (S.I. 2012/3119), **reg. 29(2)(g)(iii)**, Sch. 1 (with regs. 1(3), 45-47)
- F53** Words in Sch. 3 para. 13 inserted (W. for remaining purposes) (19.4.2013) by The Building Regulations &c. (Amendment) (Wales) Regulations 2013 (S.I. 2013/747), regs. 1(4), **24(2)(j)(vi)** (with reg. 1(2)(3))
- F54** Words in Sch. 3 para. 13 inserted (E., but only in relation to excepted energy buildings in W.) (9.1.2013) by The Building Regulations &c. (Amendment) Regulations 2012 (S.I. 2012/3119), **reg. 29(2)(g)(iv)**, Sch. 1 (with regs. 1(3), 45-47)
- F55** Words in Sch. 3 para. 13 omitted (19.4.2013) by virtue of The Building Regulations &c. (Amendment) (Wales) Regulations 2013 (S.I. 2013/747), regs. 1(4), **24(2)(j)(vii)** (with reg. 1(2)(3))
- F56** Words in Sch. 3 para. 14 inserted (W. for remaining purposes) (19.4.2013) by The Building Regulations &c. (Amendment) (Wales) Regulations 2013 (S.I. 2013/747), regs. 1(4), **24(2)(k)(i)(ii)** (with reg. 1(2)(3))



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- F57** Words in Sch. 3 para. 14 inserted (E., but only in relation to excepted energy buildings in W.) (9.1.2013) by The Building Regulations &c. (Amendment) Regulations 2012 (S.I. 2012/3119), **reg. 29(2)(h)(i)**, Sch. 1 (with regs. 1(3), 45-47)
- F58** Words in Sch. 3 para. 14 omitted (19.4.2013) by virtue of The Building Regulations &c. (Amendment) (Wales) Regulations 2013 (S.I. 2013/747), regs. 1(4), **24(2)(k)(iii)** (with reg. 1(2)(3))
- F59** Comma substituted for word in Sch. 3 para. 14 (W. for remaining purposes) (19.4.2013) by The Building Regulations &c. (Amendment) (Wales) Regulations 2013 (S.I. 2013/747), regs. 1(4), **24(2)(k)(iv)** (with reg. 1(2)(3))
- F60** Comma substituted for word in Sch. 3 para. 14 (E., but only in relation to excepted energy buildings in W.) (9.1.2013) by The Building Regulations &c. (Amendment) Regulations 2012 (S.I. 2012/3119), **reg. 29(2)(h)(ii)**, Sch. 1 (with regs. 1(3), 45-47)
- F61** Words in Sch. 3 para. 14 inserted (W. for remaining purposes) (19.4.2013) by The Building Regulations &c. (Amendment) (Wales) Regulations 2013 (S.I. 2013/747), regs. 1(4), **24(2)(k)(v)** (with reg. 1(2)(3))
- F62** Words in Sch. 3 para. 14 inserted (E., but only in relation to excepted energy buildings in W.) (9.1.2013) by The Building Regulations &c. (Amendment) Regulations 2012 (S.I. 2012/3119), **reg. 29(2)(h)(iii)**, Sch. 1 (with regs. 1(3), 45-47)
- F63** Words in Sch. 3 para. 14 omitted (19.4.2013) by virtue of The Building Regulations &c. (Amendment) (Wales) Regulations 2013 (S.I. 2013/747), regs. 1(4), **24(2)(k)(vi)** (with reg. 1(2)(3))
- F64** Words in Sch. 3 para. 15 inserted (W. for remaining purposes) (19.4.2013) by The Building Regulations &c. (Amendment) (Wales) Regulations 2013 (S.I. 2013/747), regs. 1(4), **24(2)(l)(i)(ii)** (with reg. 1(2)(3))
- F65** Words in Sch. 3 para. 15 inserted (E., but only in relation to excepted energy buildings in W.) (9.1.2013) by The Building Regulations &c. (Amendment) Regulations 2012 (S.I. 2012/3119), **reg. 29(2)(i)**, Sch. 1 (with regs. 1(3), 45-47)
- F66** Words in Sch. 3 para. 15 omitted (19.4.2013) by virtue of The Building Regulations &c. (Amendment) (Wales) Regulations 2013 (S.I. 2013/747), regs. 1(4), **24(2)(l)(iii)** (with reg. 1(2)(3))
- F67** Words in Sch. 3 para. 16 inserted (W. for remaining purposes) (19.4.2013) by The Building Regulations &c. (Amendment) (Wales) Regulations 2013 (S.I. 2013/747), regs. 1(4), **24(2)(m)(i)(ii)** (with reg. 1(2)(3))
- F68** Words in Sch. 3 para. 16 inserted (E., but only in relation to excepted energy buildings in W.) (9.1.2013) by The Building Regulations &c. (Amendment) Regulations 2012 (S.I. 2012/3119), **reg. 29(2)(j)(i)**, Sch. 1 (with regs. 1(3), 45-47)
- F69** Words in Sch. 3 para. 16 omitted (19.4.2013) by virtue of The Building Regulations &c. (Amendment) (Wales) Regulations 2013 (S.I. 2013/747), regs. 1(4), **24(2)(m)(iii)** (with reg. 1(2)(3))
- F70** Comma substituted for word in Sch. 3 para. 16 (W. for remaining purposes) (19.4.2013) by The Building Regulations &c. (Amendment) (Wales) Regulations 2013 (S.I. 2013/747), regs. 1(4), **24(2)(m)(iv)** (with reg. 1(2)(3))
- F71** Comma substituted for word in Sch. 3 para. 16 (E., but only in relation to excepted energy buildings in W.) (9.1.2013) by The Building Regulations &c. (Amendment) Regulations 2012 (S.I. 2012/3119), **reg. 29(2)(j)(ii)**, Sch. 1 (with regs. 1(3), 45-47)
- F72** Words in Sch. 3 para. 16 inserted (W. for remaining purposes) (19.4.2013) by The Building Regulations &c. (Amendment) (Wales) Regulations 2013 (S.I. 2013/747), regs. 1(4), **24(2)(m)(v)** (with reg. 1(2)(3))
- F73** Words in Sch. 3 para. 16 inserted (E., but only in relation to excepted energy buildings in W.) (9.1.2013) by The Building Regulations &c. (Amendment) Regulations 2012 (S.I. 2012/3119), **reg. 29(2)(j)(iii)**, Sch. 1 (with regs. 1(3), 45-47)
- F74** Words in Sch. 3 para. 16 omitted (W. for remaining purposes) (19.4.2013) by virtue of The Building Regulations &c. (Amendment) (Wales) Regulations 2013 (S.I. 2013/747), regs. 1(4), **24(2)(m)(vi)** (with reg. 1(2)(3))
- F75** Words in Sch. 3 para. 18 inserted (W. for remaining purposes) (19.4.2013) by The Building Regulations &c. (Amendment) (Wales) Regulations 2013 (S.I. 2013/747), regs. 1(4), **24(2)(n)(i)(ii)** (with reg. 1(2)(3))
- F76** Words in Sch. 3 para. 18 inserted (E., but only in relation to excepted energy buildings in W.) (9.1.2013) by The Building Regulations &c. (Amendment) Regulations 2012 (S.I. 2012/3119), **reg. 29(2)(k)**, Sch. 1 (with regs. 1(3), 45-47)

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- F77** Words in Sch. 3 para. 18 omitted (19.4.2013) by virtue of The Building Regulations &c. (Amendment) (Wales) Regulations 2013 (S.I. 2013/747), regs. 1(4), **24(2)(n)(iii)** (with reg. 1(2)(3))
- F78** Words in Sch. 3 para. 18 omitted (19.4.2013) by virtue of The Building Regulations &c. (Amendment) (Wales) Regulations 2013 (S.I. 2013/747), regs. 1(4), **24(2)(n)(iv)** (with reg. 1(2)(3))
- F79** Words in Sch. 3 para. 18 omitted (19.4.2013) by virtue of The Building Regulations &c. (Amendment) (Wales) Regulations 2013 (S.I. 2013/747), regs. 1(4), **24(2)(n)(v)** (with reg. 1(2)(3))
- F80** Words in Sch. 3 para. 19 inserted (W. for remaining purposes) (19.4.2013) by The Building Regulations &c. (Amendment) (Wales) Regulations 2013 (S.I. 2013/747), regs. 1(4), **24(2)(o)(i)** (with reg. 1(2)(3))
- F81** Words in Sch. 3 para. 19 inserted (E., but only in relation to excepted energy buildings in W.) (9.1.2013) by The Building Regulations &c. (Amendment) Regulations 2012 (S.I. 2012/3119), **reg. 29(2)(l)**, Sch. 1 (with regs. 1(3), 45-47)
- F82** Words in Sch. 3 para. 19 omitted (19.4.2013) by virtue of The Building Regulations &c. (Amendment) (Wales) Regulations 2013 (S.I. 2013/747), regs. 1(4), **24(2)(o)(ii)** (with reg. 1(2)(3))
- F83** Sch. 3 para. 20 omitted (E., but only in relation to excepted energy buildings in W.) (9.1.2013) by The Building Regulations &c. (Amendment) Regulations 2012 (S.I. 2012/3119), **reg. 30**, Sch. 1 (with regs. 1(3), 45-47)
- F84** Sch. 3 para. 20 omitted (W. for remaining purposes) (19.4.2013) by virtue of The Building Regulations &c. (Amendment) (Wales) Regulations 2013 (S.I. 2013/747), regs. 1(4), **25** (with reg. 1(2)(3))
- F85** Sch. 3 para. 21 added (15.7.2011) by The Building (Amendment) Regulations 2011 (S.I. 2011/1515), regs. 1(2), **3(5)(d)**
- F86** Words in Sch. 3 para. 21 inserted (W. for remaining purposes) (19.4.2013) by The Building Regulations &c. (Amendment) (Wales) Regulations 2013 (S.I. 2013/747), regs. 1(4), **24(2)(p)(i)** (with reg. 1(2)(3))
- F87** Words in Sch. 3 para. 21 inserted (E., but only in relation to excepted energy buildings in W.) (9.1.2013) by The Building Regulations &c. (Amendment) Regulations 2012 (S.I. 2012/3119), **reg. 29(2)(m)**, Sch. 1 (with regs. 1(3), 45-47)
- F88** Words in Sch. 3 para. 21 omitted (19.4.2013) by virtue of The Building Regulations &c. (Amendment) (Wales) Regulations 2013 (S.I. 2013/747), regs. 1(4), **24(2)(p)(ii)** (with reg. 1(2)(3))
- F89** Words in Sch. 3 para. 21 omitted (19.4.2013) by virtue of The Building Regulations &c. (Amendment) (Wales) Regulations 2013 (S.I. 2013/747), regs. 1(4), **24(2)(p)(iii)** (with reg. 1(2)(3))
- F90** Sch. 3 paras. 22-24 added (W. for remaining purposes) (19.4.2013) by The Building Regulations &c. (Amendment) (Wales) Regulations 2013 (S.I. 2013/747), regs. 1(4), **26** (with reg. 1(2)(3))
- F91** Sch. 3 paras. 22-24 added (E., but only in relation to excepted energy buildings in W.) (9.1.2013) by The Building Regulations &c. (Amendment) Regulations 2012 (S.I. 2012/3119), **reg. 31**, Sch. 1 (with regs. 1(3), 45-47)
- F92** Words in Sch. 3 para. 22 omitted (19.4.2013) by virtue of The Building Regulations &c. (Amendment) (Wales) Regulations 2013 (S.I. 2013/747), regs. 1(4), **27** (with reg. 1(2)(3))
- F93** Words in Sch. 3 para. 23 omitted (19.4.2013) by virtue of The Building Regulations &c. (Amendment) (Wales) Regulations 2013 (S.I. 2013/747), regs. 1(4), **27** (with reg. 1(2)(3))
- F94** Words in Sch. 3 para. 24 omitted (19.4.2013) by virtue of The Building Regulations &c. (Amendment) (Wales) Regulations 2013 (S.I. 2013/747), regs. 1(4), **27** (with reg. 1(2)(3))

#### Marginal Citations

- M4** OJ No. L 140, 5.6.2009, p. 16.

## SCHEDULE 4

Regulation 12(6)(b)

### Descriptions of Work where no Building Notice or Deposit of Full Plans Required

#### 1. Work consisting of—

- [<sup>F95</sup>(a)]** replacing any fixed electrical equipment which does not include the provision of—

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- (i) any new fixed cabling, or
- (ii) a consumer unit;]
- [<sup>F95</sup>(b) replacing a damaged cable for a single circuit only;]
- [<sup>F95</sup>(c) re-fixing or replacing enclosures of existing installation components, where the circuit protective measures are unaffected;]
- [<sup>F95</sup>(d) providing mechanical protection to an existing fixed installation, where the circuit protective measures and current carrying capacity of conductors are unaffected by the increased thermal insulation;]
- [<sup>F95</sup>(e) installing or upgrading main or supplementary equipotential bonding;]
- (f) in relation to an existing fixed building service, which is not a fixed internal or external lighting system—
  - (i) replacing any part which is not a combustion appliance,
  - (ii) adding an output device, or
  - (iii) adding a control device,where [<sup>F96</sup>testing] and adjustment of the work is not possible or would not affect the use by the fixed building service of no more fuel and power than is reasonable in the circumstances;
- (g) providing a self-contained fixed building service, which is not a fixed internal or external lighting system, where—
  - (i) it is not a combustion appliance,
  - (ii) any electrical work associated with its provision is exempt from the requirement to give a building notice or to deposit full plans by virtue of regulation 9 or 12(6)(b),
  - (iii) testing and adjustment is not possible or would not affect its energy efficiency, and
  - (iv) in the case of a mechanical ventilation appliance, the appliance is not installed in a room containing an open-flued combustion appliance whose combustion products are discharged through a natural draught flue;
- (h) replacing an external door (where the door together with its frame has not more than 50% of its internal face area glazed);
- (i) in existing buildings other than dwellings, providing fixed internal lighting where no more than 100m<sup>2</sup> of the floor area of the building is to be served by the lighting;
- (j) replacing—
  - (i) a sanitary convenience with one that uses no more water than the one it replaces,
  - (ii) a washbasin, sink or bidet,
  - (iii) a fixed bath,
  - (iv) a shower,
  - (v) a rainwater gutter, or
  - (vi) a rainwater downpipe,where the work does not include any work to underground drainage, and includes no work to the hot or cold water system or above ground drainage, which may prejudice the health or safety of any person on completion of the work;
- (k) in relation to an existing cold water supply—
  - (i) replacing any part,
  - (ii) adding an output device, or

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- (iii) adding a control device;
- (l) providing a hot water storage system that has a storage vessel with a capacity not exceeding 15 litres, where any electrical work associated with its provision is exempt from the requirement to give a building notice or to deposit full plans by virtue of regulation 9 or 12(6)(b);
- (m) installation of thermal insulation in a roof space or loft space where—
  - (i) the work consists solely of the installation of such insulation, and
  - (ii) the work is not carried out in order to comply with any requirement of these Regulations.

#### Textual Amendments

- F95** Sch. 4 para. 1(a)-(e) 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. 32\(a\)\(i\)](#), [Sch. 1](#) (with [regs. 1\(3\)](#), 45-47) (as amended by [S.I. 2013/181](#), [reg. 5](#), [Sch.](#))
- F96** Word in Sch. 4 para. 1(f) substituted (15.7.2011) by [The Building \(Amendment\) Regulations 2011 \(S.I. 2011/1515\)](#), [regs. 1\(2\)](#), [3\(6\)](#)

#### [<sup>F97</sup>2. Work which—

- (a) is not in a kitchen, or a special location;
- (b) does not involve work on a special installation; and
- (c) consists of—
  - (i) adding light fittings and switches to an existing circuit, or
  - (ii) adding socket outlets and fused spurs to an existing ring or radial circuit.]

#### Textual Amendments

- F97** Sch. 4 para. 2 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. 32\(a\)\(ii\)](#), [Sch. 1](#) (with [regs. 1\(3\)](#), 45-47) (as amended by [S.I. 2013/181](#), [reg. 5](#), [Sch.](#))

#### [<sup>F98</sup>3. Work on—

- (a) telephone wiring or extra-low voltage wiring for the purposes of communications, information technology, signalling, control and similar purposes, where the wiring is not in a special location;
- (b) equipment associated with the wiring referred to in sub-paragraph (a);
- (c) pre-fabricated equipment sets and associated flexible leads with integral plug and socket connections.]

#### Textual Amendments

- F98** Sch. 4 para. 3 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. 32\(a\)\(iii\)](#), [Sch. 1](#) (with [regs. 1\(3\)](#), 45-47) (as amended by [S.I. 2013/181](#), [reg. 5](#), [Sch.](#))

#### [<sup>F99</sup>3A. Installation of thermal insulation to suspended timber floors where the work—

- (a) consists of the installation of such insulation only; and

**Status:** Point in time view as at 19/04/2013.

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(b) the work is not carried out in order to comply with any requirements of these Regulations.]

#### Textual Amendments

- F99** Sch. 4 para. 3A inserted (E., but only in relation to excepted energy buildings in W.) (9.1.2013) by [The Building Regulations &c. \(Amendment\) Regulations 2012 \(S.I. 2012/3119\)](#), **reg. 32(b)**, Sch. 1 (with regs. 1(3), 45-47)  
Sch. 4 para. 3A inserted (W. for remaining purposes) (19.4.2013) by [The Building Regulations &c. \(Amendment\) \(Wales\) Regulations 2013 \(S.I. 2013/747\)](#), regs. 1(4), **28** (with reg. 1(2)(3))

#### 4. For the purposes of this Schedule—

[<sup>F100</sup>“kitchen” means a room or part of a room which contains a sink and food preparation facilities;]

“self-contained” in relation to a fixed building service means consisting of a single appliance and any associated controls which is neither connected to, nor forms part of, any other fixed building service;

[<sup>F100</sup>“special installation” means an electric floor or ceiling heating system, an outdoor lighting or electric power installation, an electricity generator, or an extra-low voltage lighting system which is not a pre-assembled lighting set bearing the CE marking referred to in regulation 9 of the Electrical Equipment (Safety) Regulations 1994;]

[<sup>F100</sup>“special location” means a location within the limits of the relevant zones specified for a bath, a shower, a swimming or paddling pool or a hot air sauna in the Wiring Regulations, seventeenth edition, published by the Institution of Electrical Engineers and the British Standards Institution as BS 7671: 2008.]

#### Textual Amendments

- F100** Words in Sch. 4 para. 4 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. 32(a)(iv)**, Sch. 1 (with regs. 1(3), 45-47) (as amended by [S.I. 2013/181](#), reg. 5, Sch.)

[<sup>F101</sup>SCHEDULE 4A

Regulation 29(4)(e)

Green deal information

#### Textual Amendments

- F101** Sch. 4A inserted (27.1.2013) by [The Energy Performance of Buildings \(England and Wales\) etc. \(Amendment\) Regulations 2013 \(S.I. 2013/10\)](#), regs. 1(1), 6, **Sch. 1**

## PART 1

Green deal information to be included in energy performance certificates

1. The information about a green deal plan to be included in an energy performance certificate in accordance with regulation 29(4)(e) of these Regulations is specified in paragraphs 2 to 26.

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2. The date on which the energy performance certificate ceases to be valid for the purposes of complying with the green deal disclosure obligations in accordance with regulation 29(9A).
3. A statement indicating that a new energy performance certificate should be obtained from the register after the date referred to in paragraph 2.
4. A statement—
  - (a) indicating that improvements have been installed at the green deal property under a green deal plan;
  - (b) indicating that the person responsible for paying the electricity bill at the green deal property (“the electricity bill payer”) is required to—
    - (i) make the payments in instalments agreed in the green deal plan; and
    - (ii) comply with the terms and conditions of the green deal plan; and
  - (c) advising the person receiving the energy performance certificate to—
    - (i) obtain a copy of the green deal plan; and
    - (ii) become familiar with its contents.
5. A statement indicating—
  - (a) that a green deal plan is a type of unsecured loan; and
  - (b) whether or not the green deal plan is a regulated consumer credit agreement.
6. Where the green deal plan is a regulated consumer credit agreement, a statement indicating that—
  - (a) the Consumer Credit Act 1974 provides certain protections to the person who is required to make the payments in instalments agreed in the green deal plan;
  - (b) voluntary early repayment of outstanding credit is permitted but that charges may apply; and
  - (c) details of the matters referred to in sub-paragraph (b) can be found in the green deal plan.
7. Where the green deal plan is not a regulated consumer credit agreement, a statement indicating that—
  - (a) voluntary early repayment of outstanding credit may be permitted by the terms and conditions of the green deal plan;
  - (b) where voluntary early repayment of outstanding credit is permitted, charges may apply to such a repayment; and
  - (c) details of the matters referred to in sub-paragraphs (a) and (b) can be found in the green deal plan.
8. A statement indicating that—
  - (a) the outstanding credit under the green deal plan may have to be repaid early before—
    - (i) the electricity supply to the green deal property can be permanently disconnected; or
    - (ii) the green deal property can be demolished; and
  - (b) details of the matters referred to in sub-paragraph (a) can be obtained from the green deal provider.
9. Where a term has been included in a green deal plan pursuant to regulation 38 of the Green Deal Framework Regulations, a statement indicating that the green deal provider may be entitled to require early repayment of outstanding credit from a person who is (or has been) required to make the payments in instalments agreed in the green deal plan.



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10. The unique reference number assigned to the green deal plan.
11. The name of the person (“G”) who is the green deal provider under the green deal plan.
12. G’s electronic mail address and telephone number.
13. The date on which the payment period starts and the date on which it finishes.
14. The amount payable under the green deal plan—
  - (a) per day; and
  - (b) per annum.
15. The rate of interest charged under the green deal plan.
16. A statement indicating whether the interest rate charged under the green deal plan will be fixed for the payment period or will vary.
17. Where, in accordance with regulation 33(b) of the Green Deal Framework Regulations, the green deal plan provides for the improvement specific instalments to increase during the payment period, a statement indicating by how much and when the instalments will increase.
18. The estimated first year savings.
19. Where the green deal property is a domestic property, a statement indicating that—
  - (a) the estimated first year savings are based on—
    - (i) the assessment of the property that was carried out by the green deal assessor at the time the green deal plan was entered into;
    - (ii) the improvements installed under the green deal plan;
    - (iii) typical energy use for the green deal property; and
    - (iv) current energy prices; and
  - (b) a low user of energy may not achieve the estimated first year savings.
20. Where the green deal property is a non-domestic property, a statement indicating that—
  - (a) the estimated first year savings are based on—
    - (i) a standard assessment methodology; and
    - (ii) the use of the green deal property at the time the green deal assessment was carried out; and
  - (b) the estimated first year savings may not be achieved if—
    - (i) the green deal property is used in a manner which is different to the use of the property at the time the green deal assessment was carried out; and
    - (ii) the recommendations in the green deal assessment regarding energy use at the green deal property are not implemented.
21. In respect of each improvement installed at the green deal property under the green deal plan—
  - (a) a description that is sufficient to identify the improvement; and
  - (b) the month and year in which the improvement specific payment period finishes.
22. A statement advising the person receiving the energy performance certificate—
  - (a) to check whether the improvements installed at the green deal property under the green deal plan—
    - (i) remain installed;

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- (ii) might have been affected by alterations made to the green deal property; and
  - (iii) have been maintained in accordance with advice provided by the green deal provider;
- (b) if they become the electricity bill payer, to contact the person who supplies electricity to the green deal property;
- (c) if they become the electricity bill payer, to contact the green deal provider if they—
- (i) intend to alter the green deal property in a manner which might affect the operation of the improvements; or
  - (ii) become aware that such alterations have been made.
- 23.** A statement indicating that—
- (a) the improvements installed under the green deal plan are, under that plan, guaranteed for at least five years; and
  - (b) the guarantee provided under the green deal plan may be subject to maintenance and servicing requirements.
- 24.** A statement indicating that further information is contained in the green deal plan or can be obtained from the green deal provider.
- 25.** Where G knows or has reasonable cause to believe that an improvement installed at the green deal property under a green deal plan has been removed from the property before the end of the improvement-specific payment period, the following form of wording—
- “Improvements installed under the green deal plan may have been removed from the property. You may not realise the estimated savings shown in this EPC. You are advised to check the position with the owner.”
- 26.** Where G knows or has reasonable cause to believe that an alteration has been made to the green deal property which, had it existed when the estimated first year savings were calculated, would have affected that calculation materially, the following form of wording—
- “The property may have been altered in a way which affects the operation of the improvements installed under the green deal plan. You may not realise the estimated savings shown in this EPC. You are advised to check the position with the owner.”

## PART 2

### Interpretation

In this Schedule—

“domestic property” has the meaning given in regulation 2(1) of the Green Deal Framework Regulations;

“estimated first year savings” has the meaning given in regulation 27(1) of the Green Deal Framework Regulations;

“green deal assessment” means, in respect of a green deal property, the assessment carried out by a green deal assessor in accordance with the requirements of regulation 7 of the Green Deal Framework Regulations before the green deal plan was entered into;

“green deal assessor” means a person who is authorised as a green deal assessor by the Secretary of State in accordance with Part 2 of the Green Deal Framework Regulations;

“green deal plan” has the meaning given in section 1 of the Energy Act 2011;

“green deal provider” means a person who is authorised as a green deal provider by the Secretary of State in accordance with Part 2 of the Green Deal Framework Regulations;

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“improvement” has the meaning given in regulation 2(1) of the Green Deal Framework Regulations;

“improvement specific instalments” has the meaning given in regulation 30(3)(c) of the Green Deal Framework Regulations;

“improvement-specific payment period” has the meaning given in regulation 30(3)(d) of the Green Deal Framework Regulations;

“non-domestic property” has the meaning given in regulation 2(1) of the Green Deal Framework Regulations; and

“regulated consumer credit agreement” has the meaning given in section 8 of the Consumer Credit Act 1974.]

## SCHEDULE 5

Regulation 54(1)

### Revocation of Regulations

<i>Regulations revoked</i>	<i>References</i>	<i>Extent of revocation</i>
The Building Regulations 2000	<a href="#">S.I. 2000/2531</a>	The whole Regulations.
The Building (Amendment) Regulations 2001	<a href="#">S.I. 2001/3335</a>	Regulation 2, regulation 4 in so far as it relates to regulation 2 and the Schedule.
The Building (Amendment) Regulations 2002	<a href="#">S.I. 2002/440</a>	Regulations 2 and 3 and the Schedule.
The Building (Amendment) (No. 2) Regulations 2002	<a href="#">S.I. 2002/2871</a>	The whole Regulations.
The Building (Amendment) Regulations 2003	<a href="#">S.I. 2003/2692</a>	The whole Regulations.
The Building and Building (Approved Inspectors etc.) (Amendment) Regulations 2003	<a href="#">S.I. 2003/3133</a>	The whole Regulations.
The Building (Amendment) Regulations 2004	<a href="#">S.I. 2004/1465</a>	The whole Regulations.
The Building (Amendment) (No. 3) Regulations 2004	<a href="#">S.I. 2004/3210</a>	The whole Regulations.
The Building and Approved Inspectors (Amendment) Regulations 2006	<a href="#">S.I. 2006/652</a>	The whole Regulations.
The Building and Approved Inspectors (Amendment) (No. 2) Regulations 2006	<a href="#">S.I. 2006/3318</a>	The whole Regulations.
F102	F102	F102
...	...	...
The Building and Approved Inspectors (Amendment) Regulations 2007	<a href="#">S.I. 2007/3384</a>	The whole Regulations.
The Building (Amendment) Regulations 2008	<a href="#">S.I. 2008/671</a>	The whole Regulations.

**Status:** Point in time view as at 19/04/2013.

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<i>Regulations revoked</i>	<i>References</i>	<i>Extent of revocation</i>
The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) (Amendment No. 2) Regulations 2008	<a href="#">S.I. 2008/2363</a>	Regulation 3.
The Building (Amendment) Regulations 2009	<a href="#">S.I. 2009/466</a>	The whole Regulations.
The Building and Approved Inspectors (Amendment) Regulations 2009	<a href="#">S.I. 2009/1219</a>	The whole Regulations.
The Building (Amendment No. 2) Regulations 2009	<a href="#">S.I. 2009/2397</a>	The whole Regulations.
The Building and Approved Inspectors (Amendment No. 2) Regulations 2009	<a href="#">S.I. 2009/2465</a>	The whole Regulations.
The Building and Approved Inspectors (Amendment) Regulations 2010	<a href="#">S.I. 2010/719</a>	The whole Regulations.

**Textual Amendments**

**F102** Sch. 5 revoked in part (9.1.2013) by [The Energy Performance of Buildings \(England and Wales\) Regulations 2012 \(S.I. 2012/3118\)](#), reg. 1(4), **Sch. 3** (with reg. 44)

SCHEDULE 6

Regulation 54(2)

Consequential Amendments

1. In the Building (Local Authority Charges) Regulations 2010 <sup>M5</sup>—
  - (a) in regulation 2, in the definition of “the Principal Regulations” for “2000” substitute “2010”;
  - (b) in regulation 5(1)(e) for “21” substitute “18”;
  - (c) in regulation 7(5)—
    - (i) in sub-paragraph (g) for “12(5) or 20B(4)” substitute “12(6) or 43(4)”;
    - (ii) in sub-paragraph (h) for “20A(4)” substitute “41(4)”;
  - (d) in regulation 8(1)(e) for “21” substitute “18”.

**Marginal Citations**

**M5** [S.I. 2010/404](#).

**F103** 2. ....

**Textual Amendments**

**F103** Sch. 6 para. 2 revoked (9.1.2013) by [The Energy Performance of Buildings \(England and Wales\) Regulations 2012 \(S.I. 2012/3118\)](#), reg. 1(4), **Sch. 3** (with reg. 44)

**Status:**

Point in time view as at 19/04/2013.

**Changes to legislation:**

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