

SCHEDULE 1

Regulations 4 and 6

Requirements

**PART A STRUCTURE**

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<b>Requirement</b>	<b>Limits on application</b>
Loading	
<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.	
Ground Movement	
<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.	
Disproportionate collapse	
<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.	

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**PART B FIRE SAFETY**

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Means of warning and escape	
<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 (power to provide prisons etc).
Internal fire spread (linings)	

**Status:** Point in time view as at 08/06/2018.

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

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

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

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

Internal fire spread (structure)

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

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

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

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

(b) installation of suitable automatic fire suppression systems.

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

### External Fire Spread

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

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

Access and facilities for the fire service

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

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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.

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## **PART C SITE PREPARATION AND RESISTANCE TO CONTAMINANTS AND MOISTURE**

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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.

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## **PART D TOXIC SUBSTANCES**

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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

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

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

Protection against sound within a dwelling-house etc

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

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

provide reasonable resistance to sound.

Requirement E2 does not apply to—

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

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

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

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

### Acoustic conditions in schools

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

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

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## PART F VENTILATION

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Means of ventilation

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

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

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

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

## PART G SANITATION, HOT WATER SAFETY AND WATER EFFICIENCY

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### Cold water supply

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

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

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

### 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 water to—

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

- (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.
- 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).

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

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

- (a) prevent the temperature of the water stored in the vessel at any time exceeding 100°C;

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(b) ensure that any discharge from safety devices is safely conveyed to where it is visible but will not cause a danger to persons in or about the building.

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

**Sanitary conveniences and washing facilities**

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

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

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

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

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

**Bathrooms**

**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— Requirement H1 does not apply to the diversion of water which has been used for personal washing or for the washing of clothes, linen or other articles to collection systems for reuse.

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

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

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- (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.

(3) Rainwater from a system provided pursuant to sub-paragraphs (1) or (2) shall discharge to one of the following, listed in order of priority—

- (a) an adequate soakaway or some other adequate infiltration system; or, where that is not reasonably practicable,
- (b) a watercourse; or, where that is not reasonably practicable,
- (c) a sewer.

Requirement H3(2) applies only to paved areas—

- (a) which provide access to the building pursuant to requirement <sup>F1</sup>[<sup>F2</sup>M1 (access and use), or][<sup>F2</sup>M1 (access to and use of buildings other than dwellings),] requirement M2 (access to extensions to buildings other than dwellings) <sup>F3</sup>[<sup>F4</sup>, or requirement M4(1), (2) or (3) (access to and use of dwellings)];
  - (b) which provide access to or from a place of storage pursuant to requirement H6(2) (solid waste storage); or
  - (c) in any passage giving access to the building, where this is intended to be used in common by the occupiers of one or more other buildings
- Requirement H3(3) does not apply to the gathering of rainwater for reuse

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## Building over sewers

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

Separate systems of drainage

- H5.** Any system for discharging water to a sewer which is provided pursuant to paragraph H3 shall be separate from that provided for the conveyance of foul water from the building.
- Requirement H4 applies only to work carried out—
- (a) over a drain, sewer or disposal main which is shown on any map of sewers; or
- (b) on any site or in such a manner as may result in interference with the use of, or obstruction of the access of any person to, any drain, sewer or disposal main which is shown on any map of sewers.
- Requirement H5 applies only to a system provided in connection with the erection or extension of a building where it is reasonably practicable for the system to discharge directly or indirectly to a sewer for the separate conveyance of surface water which is—
- (a) shown on a map of sewers; or
- (b) under construction either by the sewerage undertaker or by some other person (where the sewer is the subject of an agreement to make a declaration of vesting pursuant to section 104 of the Water Industry Act 1991).

## Solid waste storages

- H6.**—(1) Adequate provision shall be made for storage of solid waste.
- (2) Adequate means of access shall be provided—
- (a) for people in the building to the place of storage; and
- (b) from the place of storage to a collection point (where one has been specified by the waste collection authority under section 46 (household waste) or section 47 (commercial waste) of the Environmental Protection Act 1990) or to a street (where no collection point has been specified).

### Textual Amendments

- F1** Words “M1 (access and use), or” in [Sch. 1 Pt. H](#) substituted for “M1 (access to and use of buildings other than dwellings)” (W. in relation to excepted energy buildings) (8.6.2018) by [The Building Regulations &c. \(Amendment\) \(Excepted Energy Buildings\) \(Wales\) Regulations 2018 \(S.I. 2018/558\)](#), regs. 1(2), **13(a)(i)** (with )
- F2** Words in [Sch. 1 Pt. H](#) substituted (E., but only in relation to excepted energy buildings in W.) (1.10.2015) by [The Building Regulations &c. \(Amendment\) Regulations 2015 \(S.I. 2015/767\)](#), regs. 1(4)(b), **2(11)**



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**(a)(i)** (with regs. 1(3), 4) [Editorial note: This amendment no longer applies at all in relation to W. from 8.6.2018]

**F3** Words “, or requirement M4(1), (2) or (3) (access to and use of dwellings)” in Sch. 1 Pt. H omitted (W. in relation to excepted energy buildings) (8.6.2018) by virtue of [The Building Regulations &c. \(Amendment\) \(Excepted Energy Buildings\) \(Wales\) Regulations 2018 \(S.I. 2018/558\)](#), regs. 1(2), **13(a)(ii)** (with reg. 29)

**F4** Words in Sch. 1 Pt. H inserted (E., but only in relation to excepted energy buildings in W.) (1.10.2015) by [The Building Regulations &c. \(Amendment\) Regulations 2015 \(S.I. 2015/767\)](#), regs. 1(4)(b), **2(11)(a)(ii)** (with regs. 1(3), 4) [Editorial note: This amendment no longer applies at all in relation to W. from 8.6.2018]

## PART J COMBUSTION APPLIANCES AND FUEL STORAGE SYSTEMS

### Air supply

**J1.** Combustion appliances shall be so installed that there is an adequate supply of air to them for combustion, to prevent over-heating and for the efficient working of any flue. 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 provide or extended, a durable notice containing information on the performance capabilities of the hearth, fireplace, flue or chimney shall be affixed in a suitable place in the building for the purpose of enabling combustion appliances to be safely installed.

### Protection of liquid fuel storage systems

**J6.** Liquid fuel storage systems and the pipes connecting them to combustion appliances shall be so constructed and separated from buildings and the boundary of the premises as to reduce to a Requirement J6 applies only to—  
(a) fixed oil storage tanks with capacities greater than 90 litres and connecting pipes; and

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reasonable level the risk of the fuel igniting in the event of fire in adjacent buildings or premises. (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— Requirement J7 applies only to fixed oil storage tanks with capacities of 3,500 litres or less, and connecting pipes, which are—  
 (a) be so constructed and protected as to reduce to a reasonable level the risk of the oil escaping and causing pollution; and (a) located outside the building; 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. (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.

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**[F5]PART K PROTECTION FROM FALLING, COLLISION AND IMPACT**

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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) dwellings, or

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- (a) which slides or opens upwards, from falling (b) any door or gate which is part of a lift.] onto any person; and  
(b) which is powered, from trapping any person.  
(2) Provision shall be made to ensure a clear view of the space on either side of a swing door or gate.

#### Textual Amendments

- F5** Sch. 1 Pt. K substituted (W. in relation to excepted energy buildings) (8.6.2018) by [The Building Regulations &c. \(Amendment\) \(Excepted Energy Buildings\) \(Wales\) Regulations 2018 \(S.I. 2018/558\)](#), regs. 1(2), **13(b)** (with reg. 29)

### [F6]PART K PROTECTION FROM FALLING, COLLISION AND IMPACT

#### Stairs, ladders and ramps

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

#### Protection from falling

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

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

#### Vehicle barriers and loading bays

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

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

#### Protection against impact with glazing

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

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

#### Protection from collision with open windows etc.

**K5.1.** Provision shall be made to prevent people from moving in or about the building. Requirement K5.1 does not apply to dwellings.

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from colliding with open windows, skylights or ventilators.

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  
(b) any door or gate which is part of a lift.]

- (a) which slides or opens upwards, from falling onto any person; and
- (b) which is powered, from trapping any person.
- (2) Provision shall be made for powered doors and gates to be opened in the event of a power failure.
- (3) Provision shall be made to ensure a clear view of the space on either side of a swing door or gate.

#### Textual Amendments

**F6** Sch. 1 Pt. K substituted (E., but only in relation to excepted energy buildings in W.) (6.4.2013) by [The Building Regulations &c. \(Amendment\) Regulations 2012 \(S.I. 2012/3119\)](#), Sch. 1, [Sch. 2](#) (with regs. 1(3), 45-47) (as amended by [S.I. 2013/181](#), reg. 5, [Sch.](#)) [Editorial note: This amendment no longer applies at all in relation to W. from 8.6.2018]

## PART L CONSERVATION OF FUEL AND POWER

Conservation of fuel and power

**L1.** Reasonable provision shall be made for the conservation of fuel and power in buildings by—  
(a) limiting heat gains and loses—  
(i) through thermal elements and other parts of the building fabric; and  
(ii) from pipes, ducts and vessels used for space heating, space cooling and hot water services;  
(b) providing fixed building services which—  
(i) are energy efficient;  
(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.

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## [<sup>F7</sup>PART M ACCESS TO AND USE OF BUILDINGS

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### Access and use

**M1.** Reasonable provision shall be made for people to—

(a) gain access to, and

(b) use the building and its facilities.

The requirements of this Part do not apply to—

(a) an extension of or material alteration of a dwelling; or

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

### Access to extensions to buildings other than dwellings

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

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

### Sanitary conveniences in extensions to buildings other than dwellings

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

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

### Sanitary conveniences in dwellings

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

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

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#### Textual Amendments

**F7** Sch. 1 Pt. M substituted (W. in relation to excepted energy buildings) (8.6.2018) by [The Building Regulations &c. \(Amendment\) \(Excepted Energy Buildings\) \(Wales\) Regulations 2018 \(S.I. 2018/558\)](#), regs. 1(2), **13(c)** (with reg. 29)

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## [<sup>F8</sup>PART M ACCESS TO AND USE OF BUILDINGS

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### Access to and use of buildings other than dwellings

**Status:** Point in time view as at 08/06/2018.

**Changes to legislation:** The Building Regulations 2010 is up to date with all changes known to be in force on or before 10 July 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)

<p><b>M1.</b> Reasonable provision must be made for people to—</p> <p>(a) gain access to; and</p> <p>(b) use, the building and its facilities.</p> <p>Access to extensions to buildings other than dwellings</p>	<p>Requirement M1 does not apply to any part of a building that is used solely to enable the building or any service or fitting in the building to be inspected, repaired or maintained.</p>
<p><b>M2.</b> Suitable independent access must be provided to the extension where reasonably practicable.</p> <p>Sanitary conveniences in extensions to buildings other than dwellings</p>	<p>Requirement M2 does not apply where suitable access to the extension is provided through the building that is extended.</p>
<p><b>M3.</b> If sanitary conveniences are provided in any building that is to be extended, reasonable provision shall be made within the extension for sanitary conveniences.</p>	<p>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.</p>
<p><b>Access to and use of dwellings</b></p>	
<p><b>Category 1- visitable dwelling</b></p>	
<p><b>M4(1).</b> Reasonable provision must be made for people to—</p> <p>(a) gain access to; and</p> <p>(b) use, the dwelling and its facilities</p>	<p>Requirement M4(1) does not apply to:</p> <p>(a) an extension to a dwelling; or</p> <p>(b) any part of a building that is used solely to enable the building or any service or fitting in the building to be inspected, repaired or maintained.</p>
<p><b>Category 2- accessible and adaptable dwellings</b></p>	
<p><b>M4(2) optional requirement</b></p>	
<p>(1) Reasonable provision must be made for people to—</p> <p>(a) gain access to; and</p> <p>(b) use, the dwelling and its facilities.</p> <p>(2) The provision made must be sufficient to—</p> <p>(a) meet the needs of occupants with differing needs, including some older or disabled people; and</p> <p>(b) to allow adaptation of the dwelling to meet the changing needs of occupants over time.</p>	<p>Optional requirement M4(2)—</p> <p>(a) may apply only in relation to a dwelling that is erected;</p> <p>(b) will apply in substitution for requirement M4(1);</p> <p>(c) does not apply where optional requirement M4(3) applies;</p> <p>(d) does not apply to any part of a building that is used solely to enable the building or any service or fitting in the building to be inspected, repaired or maintained.</p> <p>Optional requirement M4(3)—</p> <p>(a) may apply only in relation to a dwelling that is erected;</p>
<p><b>Category 3- wheelchair user dwellings</b></p>	
	<p>(b) will apply in substitution for requirement M4(1);</p>

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### **M4(3) optional requirement**

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

(a) gain access to; and

(b) use, the dwelling and its facilities.

(2) The provision made must be sufficient to—

(a) allow simple adaptation of the dwelling to meet the needs of occupants who use wheelchairs; or

(b) meet the needs of occupants who use wheelchairs.

(c) does not apply where optional requirement M4(2) applies;

(d) does not apply to any part of a building that is used solely to enable the building or any service or fitting in the building to be inspected, repaired or maintained.

Optional requirement M4(3)(2)(b) applies only where the planning permission under which the building work is carried out specifies that it shall be complied with.]

### **Textual Amendments**

- F8** Sch. 1 Pt. M substituted (E., but only in relation to excepted energy buildings in W.) (1.10.2015) by [The Building Regulations &c. \(Amendment\) Regulations 2015 \(S.I. 2015/767\)](#), regs. 1(4)(b), **2(11)(b)** (with regs. 1(3), 4) [Editorial note: This amendment no longer applies at all in relation to W. from 8.6.2018]

## **<sup>F9</sup><sup>F10</sup>PART N GLAZING—SAFETY IN RELATION TO IMPACT, OPENING AND CLEANING**

### Protection against impact

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

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

(b) resist impact without breaking; or

(c) be shielded or protected from impact.

### Manifestation of glazing

**N2.** Transparent glazing, with which people are likely to come into contact while moving in or about the building, shall incorporate features which make it apparent.

Requirement N2 does not apply to dwellings.

### Safe opening and closing of windows etc

**N3.** Windows, skylights and ventilators which can be opened by people in or about the building shall be so constructed or quipped that they may be opened, closed or adjusted safely.

Requirement N3 does not apply to dwellings.

### Safe access for cleaning windows etc

**N4.** Provision shall be made for any windows, skylights, or any transparent or translucent walls,

Requirement N4 does not apply to—

(a) dwellings; or

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ceilings or roofs to be safely accessible for (b) any transparent or translucent elements  
cleaning. whose surfaces are not intended to be cleaned.]

**Textual Amendments**

- F9** Sch. 1 Pt. N inserted (W. in relation to excepted energy buildings) (8.6.2018) by [The Building Regulations &c. \(Amendment\) \(Excepted Energy Buildings\) \(Wales\) Regulations 2018 \(S.I. 2018/558\)](#), regs. 1(2), **13(d)** (with reg. 29)
- F10** Sch. 1 Pt. N omitted (E., but only in relation to excepted energy buildings in W.) (6.4.2013) by virtue of [The Building Regulations &c. \(Amendment\) Regulations 2012 \(S.I. 2012/3119\)](#), **reg. 27(b)**, Sch. 1 (with regs. 1(3), 45-47) (as amended by [S.I. 2013/181](#), **reg. 5**, Sch.) [Editorial note: This amendment no longer applies at all in relation to W. from 8.6.2018]

**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.

<sup>F11</sup><sub>F12</sub> **PART Q SECURITY**

Unauthorised access

**Q1** Requirement Q1 applies only in relation to new dwellings.]

Reasonable provision must be made to resist unauthorised access to—

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

**Textual Amendments**

- F11** Sch. 1 Pt. Q omitted (W. in relation to excepted energy buildings) (8.6.2018) by virtue of [The Building Regulations &c. \(Amendment\) \(Excepted Energy Buildings\) \(Wales\) Regulations 2018 \(S.I. 2018/558\)](#), regs. 1(2), **13(e)** (with reg. 29)



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**F12** Sch. 1 Pt. Q added (E., but only in relation to excepted energy buildings in W.) (1.10.2015) by The Building Regulations &c. (Amendment) Regulations 2015 (S.I. 2015/767), regs. 1(4)(b), **2(11)(c)** (with regs. 1(3), 5) [Editorial note: This amendment no longer applies at all in relation to W. from 8.6.2018]

## <sup>F13</sup><sup>F14</sup>Part R PHYSICAL INFRASTRUCTURE FOR HIGH SPEED ELECTRONIC COMMUNICATIONS NETWORKS

### In-building physical infrastructure

#### **R1**

Requirement R1 applies to building work that consists of—

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

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

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

#### **Textual Amendments**

**F13** Sch. 1 Pt. R inserted (E., but only in relation to excepted energy buildings in W.) (9.5.2016) by The Building (Amendment) Regulations 2016 (S.I. 2016/490), regs. 1(4), **2(6)** (with regs. 1(3), 3)

**F14** Sch. 1 Pt. R inserted (W. but not in relation to excepted energy buildings) (8.4.2016) by The Building (Amendment) (Wales) Regulations 2016 (S.I. 2016/361), regs. 1(4), **2(5)** (with regs. 1(3), 3)

## SCHEDULE 2

Regulation 9

### Exempt Buildings and Work

## CLASS 1

#### **Buildings controlled under other legislation**

<sup>F15</sup>**1.**—(1) Any building in which explosives are manufactured or stored under a licence granted under the Explosives Regulations 2014 where—

- (a) the whole building is used for that manufacture or storage, and either
- (b) a minimum separation distance of greater than 0 metres is prescribed by virtue of regulation 27(1) of, and Schedule 5 to, those Regulations; or
- (c) a minimum separation distance of 0 metres is prescribed by virtue of the provisions referred to in paragraph (b) and the assent of the local authority was required

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by regulation 13(3) of those Regulations or would have been so required but for regulation 13(4)(b), (c), (d), (e), (f) or (g) of those Regulations.

(2) Where only a part of a building is used for the manufacture or storage of explosives under a licence granted under the Explosives Regulations 2014 and —

- (a) a minimum separation distance of greater than 0 metres is prescribed by virtue of regulation 27(1) of, and Schedule 5 to, those Regulations; or
- (b) a minimum separation distance of 0 metres is prescribed by virtue of the provisions referred to in paragraph (a) and the assent of the local authority was required by regulation 13(3) of those Regulations or would have been so required but for regulation 13(4)(b), (c), (d), (e), (f) or (g) of those Regulations,

that part of the building where the licence specifies that that manufacture or storage may take place.]

#### Textual Amendments

**F15** Sch. 2 Class 1 para. 1 substituted (1.10.2014) by [The Explosives Regulations 2014 \(S.I. 2014/1638\)](#), reg. 1(1), [Sch. 13 para. 24](#)

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>M1</sup> is for the time being in force.

#### Marginal Citations

**M1** [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>M2</sup>.

#### Marginal Citations

**M2** [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.

## 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 <sup>F16</sup>[<sup>F17</sup>Part K4, K5.1, K5.2, K5.3, and K5.4][<sup>F16</sup>Part N] of Schedule 1.

#### Textual Amendments

**F16** Words in Sch. 2 Class 7 substituted (W. in relation to excepted energy buildings) (8.6.2018) by [The Building Regulations &c. \(Amendment\) \(Excepted Energy Buildings\) \(Wales\) Regulations 2018 \(S.I. 2018/558\)](#), regs. 1(2), **14** (with reg. 29)

**F17** Words in Sch. 2 Class 7 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.) [Editorial note: This amendment no longer applies at all in relation to W. from 8.6.2018]

#### Textual Amendments

**F16** Words in Sch. 2 Class 7 substituted (W. in relation to excepted energy buildings) (8.6.2018) by [The Building Regulations &c. \(Amendment\) \(Excepted Energy Buildings\) \(Wales\) Regulations 2018 \(S.I. 2018/558\)](#), regs. 1(2), **14** (with reg. 29)

**F17** Words in Sch. 2 Class 7 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.) [Editorial note: This amendment no longer applies at all in relation to W. from 8.6.2018]

## SCHEDULE 3

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

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

<sup>F18</sup><sup>F19</sup>Column 1

Column 2

**Status:** Point in time view as at 08/06/2018.

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<i>Type of Work</i>	<i>Person carrying out work</i>
<b>1.</b> Installation of a heat-producing gas appliance. This paragraph does not apply to the provision of a masonry chimney.	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.
<b>2.</b> Installation of— (a) an oil-fired combustion appliance; or (b) oil storage tanks and the pipes connecting them to combustion appliances. This paragraph does not apply to the provision of a masonry chimney.	A person registered in respect of that type of work by Association of Plumbing and Heating Contractors (Certification) Limited, Blue Flame Certification Limited, Building Engineering Services Competence Assessment Limited, Certsure LLP, F20 F18 ..., NAPIT Registration Limited, Oil Firing Technical Association Limited, or Stroma Certification Limited.
<b>3.</b> Installation of a solid fuel-burning combustion appliance other than a biomass appliance. This paragraph does not apply to the provision of a masonry chimney.	A person registered in respect of that type of work by Association of Plumbing and Heating Contractors (Certification) Limited, Building Engineering Services Competence Assessment Limited, Certsure LLP, HETAS Limited, NAPIT Registration Limited, Oil Firing Technical Association Limited, or Stroma Certification Limited.
<b>4.</b> Installation of a heating or hot water system, or its associated controls.	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, or a person registered in respect of that type of work by Association of Plumbing and Heating Contractors (Certification) Limited, F21 F22 ... Blue Flame Certification Limited, Building Engineering Services Competence Assessment Limited, Certsure LLP, HETAS Limited, NAPIT Registration Limited, Oil Firing Technical Association Limited, or Stroma Certification Limited.
<b>5.</b> Installation of a mechanical ventilation or air conditioning system or associated controls, in a building other than a dwelling, that does not involve work on a system shared with parts of the building occupied separately.	A person registered in respect of that type of work by Blue Flame Certification Limited, Building Engineering Services Competence Assessment Limited, Certsure LLP, NAPIT Registration Limited, or Stroma Certification Limited.
<b>6.</b> Installation of an air conditioning or ventilation system in a dwelling, that does not involve work on a system shared with other dwellings.	A person registered in respect of that type of work by Blue Flame Certification Limited, Building Engineering Services Competence Assessment Limited, Certsure LLP, NAPIT

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- Registration Limited, or Stroma Certification Limited.
7. Installation of an energy efficient lighting system or electric heating system, or associated electrical controls, in buildings other than dwellings. A person registered in respect of that type of work by Blue Flame Certification Limited, Building Engineering Services Competence Assessment Limited, Certsure LLP, NAPIT Registration Limited, or Stroma Certification Limited.
8. Installation of fixed low or extra-low voltage electrical installations in dwellings. A person registered in respect of that type of work by  
 F23  
 F24  
 ...  
 F25  
 F22  
 ... Blue Flame Certification Limited, Building Engineering Services Competence Assessment Limited, Certsure LLP, NAPIT Registration Limited, Oil Firing Technical Association Limited, or Stroma Certification Limited.
9. Installation of fixed low or extra-low voltage electrical installations in dwellings, as a necessary adjunct to or arising out of other work being carried out by the registered person. A person registered in respect of that type of work by Association of Plumbing and Heating Contractors (Certification) Limited,  
 F26  
 F22  
 ... Blue Flame Certification Limited, Building Engineering Services Competence Assessment Limited, Certsure LLP, NAPIT Registration Limited, or Stroma Certification Limited.
10. Installation, as a replacement, of a window, rooflight, roof window or door in an existing dwelling. A person registered in respect of that type of work by  
 F27  
 [F28 Assure Certification Limited,]  
 F29  
 F27  
 ...  
 F23  
 F30  
 ... Blue Flame Certification Limited, CERTASS Limited, Certsure LLP, by Fensa Limited under the Fenestration Self-Assessment Scheme, by NAPIT Registration Limited  
 F31  
 F32  
 ..., or Stroma Certification Limited.
11. 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 A person registered in respect of that type of work by  
 F27  
 [F33 Assure Certification Limited,]

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- structural or which forms part of glazed curtain walling or a revolving door. F34  
F27  
... Blue Flame Certification Limited, CERTASS Limited, Certsure LLP, by Fensa Limited under the Fenestration Self-Assessment Scheme, by NAPIT Registration Limited  
F35  
F32  
..., or Stroma Certification Limited.
- 12.** Installation of a sanitary convenience, sink, washbasin, bidet, fixed bath, shower or bathroom in a dwelling, that does not involve work on shared or underground drainage. A person registered in respect of that type of work by Association of Plumbing and Heating Contractors (Certification) Limited,  
F36  
F22  
... Building Engineering Services Competence Assessment Limited, Certsure LLP, HETAS Limited, NAPIT Registration Limited, or Stroma Certification Limited.
- 13.** Installation of a wholesome cold water supply or a softened wholesome cold water supply. A person registered in respect of that type of work by Association of Plumbing and Heating Contractors (Certification) Limited,  
F37  
F22  
... Building Engineering Services Competence Assessment Limited, Certsure LLP, HETAS Limited, NAPIT Registration Limited, or Stroma Certification Limited.
- 14.** Installation of a supply of non-wholesome water to a sanitary convenience fitted with a flushing device, that does not involve work on shared or underground drainage. A person registered in respect of that type of work by Association of Plumbing and Heating Contractors (Certification) Limited,  
F38  
F22  
... Building Engineering Services Competence Assessment Limited, Certsure LLP, HETAS Limited, NAPIT Registration Limited, or Stroma Certification Limited.
- 15.** Installation in a building of a system to produce electricity, heat or cooling—  
(a) by microgeneration; or  
(b) from renewable sources (as defined in [Directive 2009/28/EC](#) of the European Parliament and of the Council on the promotion of the use of energy from renewable sources). A person registered in respect of that type of work by Association of Plumbing and Heating Contractors (Certification) Limited,  
F39  
F22  
... Building Engineering Services Competence Assessment Limited, Certsure LLP, HETAS Limited, NAPIT Registration Limited, Oil Firing Technical Association Limited, or Stroma Certification Limited.
- 16.** 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 A person registered in respect of that type of work by NAPIT Registration Limited or

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that installation. This paragraph does not apply to the installation of solar panels.	the National Federation of Roofing Contractors Limited.
<b>17.</b> Insertion of insulating material into the cavity walls of an existing building.	A person registered in respect of that type of work by Blue Flame Certification Limited, CERTASS Limited, [ <sup>F18</sup> The] Cavity Insulation Guarantee Agency F40 F18 ... under the Cavity Wall Insulation Self Certification Scheme, by Certsure LLP, NAPIT Registration Limited, or Stroma Certification Limited.
<b>18.</b> Installation of insulating material to the internal walls of a building, not including the installation of flexible thermal linings.	A person registered in respect of that type of work by Blue Flame Certification Limited, British Board of Agrément, CERTASS Limited, Certsure LLP, NAPIT Registration Limited, or Stroma Certification Limited.
<b>19.</b> Installation of insulating material to the external walls of a building, not including insulation of demountable-clad buildings.	A person registered in respect of that type of work by Blue Flame Certification Limited, British Board of Agrément, CERTASS Limited, Certsure LLP, NAPIT Registration Limited, or Stroma Certification Limited.
<b>20.</b> Installation of insulating material to the external and internal walls of a building (“hybrid insulation”), not including insulation of demountable-clad buildings, and not including the installation of flexible thermal linings.	A person registered in respect of that type of work by Blue Flame Certification Limited, British Board of Agrément, CERTASS Limited, Certsure LLP, NAPIT Registration Limited or Stroma Certification Limited.]

### Textual Amendments

- F18** Sch. 3 Table substituted (except for the reference to "HETAS Limited" in column 2 of para. 2) (with minor differences in punctuation and a reference to "The Cavity Insulation Guarantee Agency" rather than "Cavity Insulation Guarantee Agency Limited" in column 2 of para. 17) (W. for remaining purposes) (31.7.2015) by [The Building \(Amendment\) \(Wales\) Regulations 2015 \(S.I. 2015/1486\)](#), regs. 1(3)(a), 3, [Sch. 1](#) (with reg. 1(2))
- F19** Sch. 3 Table substituted (E., but only in relation to excepted energy buildings in W.) (18.4.2015) by [The Building Regulations &c. \(Amendment\) Regulations 2015 \(S.I. 2015/767\)](#), reg. 1(4)(a), [Sch. 1](#) (with reg. 1(3))
- F20** Words in [Sch. 3 para. 2](#) omitted (E., but only in relation to excepted energy buildings in W.) (6.4.2016) by virtue of [The Building Regulations &c. \(Amendment\) Regulations 2016 \(S.I. 2016/285\)](#), regs. 1(4), [2\(19\)\(a\)](#) (with reg. 1(3))
- F21** Words in [Sch. 3 para. 4](#) omitted (W. for remaining purposes) (15.1.2018) by virtue of [The Building \(Amendment\) \(Wales\) Regulations 2017 \(S.I. 2017/1274\)](#), regs. 1(2)(a), [2\(3\)\(a\)](#) (with reg. 1(3))
- F22** Words in [Sch. 3](#) omitted (E., but only in relation to excepted energy buildings in W.) (1.10.2017) by virtue of [The Building \(Amendment\) Regulations 2017 \(S.I. 2017/856\)](#), regs. 1(2)(a), [2\(a\)](#) (with reg. 1(2))
- F23** Words in [Sch. 3](#) paras. 8, 10 omitted (W. for remaining purposes) (17.6.2016) by virtue of [The Building Regulations &c. \(Amendment\) \(Wales\) Regulations 2016 \(S.I. 2016/611\)](#), regs. 1(4), [2\(22\)](#) (with reg. 1(3))



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- F24** Words in Sch. 3 para. 8 omitted (E., but only in relation to excepted energy buildings in W.) (1.5.2016) by virtue of The Building Regulations &c. (Amendment) Regulations 2016 (S.I. 2016/285), regs. 1(5), **2(19)(b)** (with reg. 1(3))
- F25** Words in Sch. 3 para. 8 omitted (W. for remaining purposes) (15.1.2018) by virtue of The Building (Amendment) (Wales) Regulations 2017 (S.I. 2017/1274), regs. 1(2)(a), **2(3)(a)** (with reg. 1(3))
- F26** Words in Sch. 3 para. 9 omitted (W. for remaining purposes) (15.1.2018) by virtue of The Building (Amendment) (Wales) Regulations 2017 (S.I. 2017/1274), regs. 1(2)(a), **2(3)(a)** (with reg. 1(3))
- F27** Words in Sch. 3 substituted (E., but only in relation to excepted energy buildings in W.) (28.2.2018) by The Building (Amendment) Regulations 2017 (S.I. 2017/856), regs. 1(2)(b), **2(b)** (with reg. 1(2))
- F28** Words in Sch. 3 para. 10 inserted (W. but do not apply in relation to excepted energy buildings) (15.1.2018) by The Building (Amendment) (Wales) Regulations 2017 (S.I. 2017/1274), regs. 1(2)(a), **2(3)(b)(i)** (with reg. 1(3))
- F29** Words in Sch. 3 para. 10 omitted (W. but not in relation to excepted energy buildings) (28.2.2018) by virtue of The Building (Amendment) (Wales) Regulations 2017 (S.I. 2017/1274), regs. 1(2)(b), **2(3)(b)(ii)** (with reg. 1(3))
- F30** Words in Sch. 3 para. 10 omitted (E., but only in relation to excepted energy buildings in W.) (1.5.2016) by virtue of The Building Regulations &c. (Amendment) Regulations 2016 (S.I. 2016/285), regs. 1(5), **2(19)(b)** (with reg. 1(3))
- F31** Words in Sch. 3 para. 10 omitted (W. for remaining purposes) (15.1.2018) by virtue of The Building (Amendment) (Wales) Regulations 2017 (S.I. 2017/1274), regs. 1(2)(a), **2(3)(b)(iii)** (with reg. 1(3))
- F32** Words in Sch. 3 omitted (E., but only in relation to excepted energy buildings in W.) (1.10.2017) by virtue of The Building (Amendment) Regulations 2017 (S.I. 2017/856), regs. 1(2)(a), **2(c)** (with reg. 1(2))
- F33** Words in Sch. 3 para. 11 inserted (W. but not in relation to excepted energy buildings) (15.1.2018) by The Building (Amendment) (Wales) Regulations 2017 (S.I. 2017/1274), regs. 1(2)(a), **2(3)(b)(i)** (with reg. 1(3))
- F34** Words in Sch. 3 para. 11 omitted (W. but not in relation to excepted energy buildings) (28.2.2018) by virtue of The Building (Amendment) (Wales) Regulations 2017 (S.I. 2017/1274), regs. 1(2)(b), **2(3)(b)(ii)** (with reg. 1(3))
- F35** Words in Sch. 3 para. 11 omitted (W. for remaining purposes) (W.) (15.1.2018) by virtue of The Building (Amendment) (Wales) Regulations 2017 (S.I. 2017/1274), regs. 1(2)(a), **2(3)(b)(iii)** (with reg. 1(3))
- F36** Words in Sch. 3 para. 12 omitted (W. for remaining purposes) (15.1.2018) by virtue of The Building (Amendment) (Wales) Regulations 2017 (S.I. 2017/1274), regs. 1(2)(a), **2(3)(a)** (with reg. 1(3))
- F37** Words in Sch. 3 para. 13 omitted (W. for remaining purposes) (15.1.2018) by virtue of The Building (Amendment) (Wales) Regulations 2017 (S.I. 2017/1274), regs. 1(2)(a), **2(3)(a)** (with reg. 1(3))
- F38** Words in Sch. 3 para. 14 omitted (W. for remaining purposes) (15.1.2018) by virtue of The Building (Amendment) (Wales) Regulations 2017 (S.I. 2017/1274), regs. 1(2)(a), **2(3)(a)** (with reg. 1(3))
- F39** Words in Sch. 3 para. 15 omitted (W. for remaining purposes) (15.1.2018) by virtue of The Building (Amendment) (Wales) Regulations 2017 (S.I. 2017/1274), regs. 1(2)(a), **2(3)(a)** (with reg. 1(3))
- F40** Word in Sch. 3 para. 17 omitted (E., but only in relation to excepted energy buildings in W.) (6.4.2016) by virtue of The Building Regulations &c. (Amendment) Regulations 2016 (S.I. 2016/285), regs. 1(4), **2(19)(c)** (with reg. 1(3))

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<sup>F41</sup><sup>F42</sup>SCHEDULE 3A

Regulations 12(6)(c) and 20A(1)

Third Party Certification Schemes and Exemptions from Requirement to Give Building Notice or Deposit Full Plans

**Textual Amendments**

- F41** Sch. 3A omitted (W. in relation to excepted energy buildings) (8.6.2018) by virtue of [The Building Regulations &c. \(Amendment\) \(Excepted Energy Buildings\) \(Wales\) Regulations 2018 \(S.I. 2018/558\)](#), regs. 1(2), **15** (with reg. 29)
- F42** Sch. 3A inserted (E., but only in relation to excepted energy buildings in W.) (6.4.2014) by [The Building Regulations &c. \(Amendment\) Regulations 2014 \(S.I. 2014/579\)](#), regs. 1(4), 2(10), **Sch. Pt. 2** (with reg. 1(3)) [Editorial note: This amendment no longer applies at all in relation to W. from 8.6.2018]

<i>Column 1</i>	<i>Column 2</i>
<i>Type of work</i>	<i>Person inspecting work</i>
Electrical installations in dwellings.	A person registered in respect of that type of work by <sup>F43</sup> ... NAPIT Registration Limited, or Stroma Certification Limited.]

**Textual Amendments**

- F43** Words in Sch. 3A omitted (E., but only in relation to excepted energy buildings in W.) (1.10.2014) by virtue of [The Building \(Amendment\) Regulations 2014 \(S.I. 2014/2362\)](#), regs. 1(4), **2(3)** (with reg. 1(3))

SCHEDULE 4

Regulation 12(6)(b)

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

1. Work consisting of—

- <sup>F44</sup><sup>F45</sup>(a) replacing any fixed electrical equipment which does not include the provision of—
  - (i) any new fixed cabling, or
  - (ii) a consumer unit;]
- <sup>F44</sup><sup>F45</sup>(b) replacing a damaged cable for a single circuit only;]
- <sup>F44</sup><sup>F45</sup>(c) re-fixing or replacing enclosures of existing installation components, where the circuit protective measures are unaffected;]
- <sup>F44</sup><sup>F45</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>F44</sup><sup>F45</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—

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- (i) replacing any part which is not a combustion appliance,
- (ii) adding an output device, or
- (iii) adding a control device,

where [<sup>F46</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 <sup>F47</sup>[<sup>F48</sup>(other than a fixed flueless gas cooker)],
  - (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 <sup>F49</sup>[<sup>F50</sup>12(6)(b)]<sup>F50</sup>12(6A)],
  - (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
  - (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.

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### Textual Amendments

- F44** 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.](#)) [Editorial note: This amendment no longer applies at all in relation to W. from 8.6.2018]
- F45** Sch. 4 paras. 1(a)-(e) inserted (W. in relation to excepted energy buildings) (8.6.2018) by [The Building Regulations &c. \(Amendment\) \(Excepted Energy Buildings\) \(Wales\) Regulations 2018 \(S.I. 2018/558\)](#), [regs. 1\(2\)](#), [16\(1\)\(a\)](#) (with [reg. 29](#))
- F46** 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\(6\)](#)
- F47** Words “(other than a fixed flueless gas cooker)” in [Sch. 4 para. 1\(g\)\(i\)](#) omitted (W. in relation to excepted energy buildings) (8.6.2018) by virtue of [The Building Regulations &c. \(Amendment\) \(Excepted Energy Buildings\) \(Wales\) Regulations 2018 \(S.I. 2018/558\)](#), [regs. 1\(2\)](#), [16\(1\)\(b\)\(i\)](#) (with [reg. 29](#))
- F48** Words in Sch. 4 para. 1(g)(i) added (E., but only in relation to excepted energy buildings in W.) (6.4.2014) by [The Building Regulations &c. \(Amendment\) Regulations 2014 \(S.I. 2014/579\)](#), [regs. 1\(4\)](#), [2\(11\)\(a\)](#) (with [reg. 1\(3\)](#)) [Editorial note: This amendment no longer applies at all in relation to W. from 8.6.2018]
- F49** Word “12(6)(b)” in [Sch. 4 para. 1\(g\)\(ii\)](#) substituted for “12(6A)” (W. in relation to excepted energy buildings) (8.6.2018) by [The Building Regulations &c. \(Amendment\) \(Excepted Energy Buildings\) \(Wales\) Regulations 2018 \(S.I. 2018/558\)](#), [regs. 1\(2\)](#), [16\(1\)\(b\)\(ii\)](#) (with [reg. 29](#))
- F50** Word in Sch. 4 para. 1(g)(ii) substituted (E., but only in relation to excepted energy buildings in W.) (6.4.2014) by [The Building Regulations &c. \(Amendment\) Regulations 2014 \(S.I. 2014/579\)](#), [regs. 1\(4\)](#), [2\(11\)\(b\)](#) (with [reg. 1\(3\)](#)) [Editorial note: This amendment no longer applies at all in relation to W. from 8.6.2018]

<sup>F51</sup><sup>F52</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

- F51** 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.](#)) [Editorial note: This amendment no longer applies at all in relation to W. from 8.6.2018]
- F52** Sch. 4 paras. 2, 3 inserted (W. in relation to excepted energy buildings) (8.6.2018) by [The Building Regulations &c. \(Amendment\) \(Excepted Energy Buildings\) \(Wales\) Regulations 2018 \(S.I. 2018/558\)](#), [regs. 1\(2\)](#), [16\(2\)](#) (with [reg. 29](#))

<sup>F53</sup><sup>F52</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.]

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### Textual Amendments

- F52** Sch. 4 paras. 2, 3 inserted (W. in relation to excepted energy buildings) (8.6.2018) by [The Building Regulations &c. \(Amendment\) \(Excepted Energy Buildings\) \(Wales\) Regulations 2018 \(S.I. 2018/558\)](#), regs. 1(2), **16(2)** (with reg. 29)
- F53** 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.) [Editorial note: This amendment no longer applies at all in relation to W. from 8.6.2018]

- <sup>F54</sup>**3A.** Installation of thermal insulation to suspended timber floors where the work—
- consists of the installation of such insulation only; and
  - the work is not carried out in order to comply with any requirements of these Regulations.]

### Textual Amendments

- F54** 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>F55</sup><sup>F56</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>F55</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 <sup>F57</sup>regulation 39 of the Electrical Equipment (Safety) Regulations 2016;]

<sup>F55</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

- F55** 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.) [Editorial note: This amendment no longer applies at all in relation to W. from 8.6.2018]
- F56** Words in Sch. 4 para. 4 inserted (W. in relation to excepted energy buildings) (8.6.2018) by [The Building Regulations &c. \(Amendment\) \(Excepted Energy Buildings\) \(Wales\) Regulations 2018 \(S.I. 2018/558\)](#), regs. 1(2), **16(3)** (with reg. 29)
- F57** Words in Sch. 4 para. 4 substituted (8.12.2016) by [The Electrical Equipment \(Safety\) Regulations 2016 \(S.I. 2016/1101\)](#), reg. 1, **Sch. 7 para. 8** (with reg. 3)

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F58F59 SCHEDULE 4A

Regulation 29(4)(e)

**Textual Amendments**

- F58** Sch. 4A omitted (E., but only in relation to excepted energy buildings in W.) (6.4.2016) by virtue of The Building Regulations &c. (Amendment) Regulations 2016 (S.I. 2016/285), regs. 1(4), **2(13)** (with reg. 1(3))
- F59** Sch. 4A omitted (W. for remaining purposes) (17.6.2016) by virtue of The Building Regulations &c. (Amendment) (Wales) Regulations 2016 (S.I. 2016/611), regs. 1(4), **2(16)** (with reg. 1(3))

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.
F60	F60	F60
...	...	...
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.

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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

**F60** 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>M3</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

**M3** [S.I. 2010/404](#).

**F61** 2. ....

#### Textual Amendments

**F61** 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:**

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**Changes to legislation:**

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