

SCHEDULE 2

Regulation 57

Exempt work

1. Work consisting of—

- (a) 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 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;

- (b) 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 (other than a fixed flueless gas cooker),
- (ii) any electrical work associated with its provision does not consist of—
 - (aa) the installation of a new circuit;
 - (bb) the replacement of a consumer unit;
 - (cc) any addition or alteration to existing circuits in a special location;
- (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;

- (c) replacing an external door (where the door together with its frame has not more than 50% of its internal face area glazed);

- (d) in existing buildings other than dwellings, providing fixed internal lighting where no more than 100m² of the floor area of the building is to be served by the lighting;

- (e) 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;

- (f) in relation to an existing cold water supply—

- (i) replacing any part,
- (ii) adding an output device, or
- (iii) adding a control device;

- (g) 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 does not consist of—

Changes to legislation: There are currently no known outstanding effects for the The Building (Higher-Risk Buildings Procedures) (England) Regulations 2023, SCHEDULE 2. (See end of Document for details)

- (i) the installation of a new circuit;
- (ii) the replacement of a consumer unit;
- (iii) any addition or alteration to existing circuits in a special location;
- (h) 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 the 2010 Regulations.

Commencement Information

I1 Sch. 2 para. 1 in force at 1.10.2023, see **reg. 1(1)**

- 2. Installation of thermal insulation to suspended timber floors where the work—
 - (a) consists of the installation of such insulation only, and
 - (b) the work is not carried out in order to comply with any requirements of the 2010 Regulations.

Commencement Information

I2 Sch. 2 para. 2 in force at 1.10.2023, see **reg. 1(1)**

- 3. For the purposes of this Schedule—
 - “fixed building service” has the meaning given in regulation 2(1) of the 2010 Regulations;
 - “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;
 - “special location” means—
 - (a) within a room containing a bath or shower, the space surrounding a bath tap or shower head, where the space extends—
 - (i) vertically from the finished floor level to—
 - (aa) a height of 2.25 metres, or
 - (bb) the position of the shower head where it is attached to a wall or ceiling at a point higher than 2.25 metres from that level, and
 - (ii) horizontally—
 - (aa) where there is a bath tub or shower tray, from the edge of the bath tub or shower tray to a distance of 0.6 metres, or
 - (bb) where there is no bath tub or shower tray, from the centre point of the shower head where it is attached to the wall or ceiling to a distance of 1.2 metres, or
 - (b) a room containing a swimming pool or sauna heater.

Commencement Information

I3 Sch. 2 para. 3 in force at 1.10.2023, see **reg. 1(1)**

Changes to legislation:

There are currently no known outstanding effects for the The Building (Higher-Risk Buildings Procedures) (England) Regulations 2023, SCHEDULE 2.