
STATUTORY INSTRUMENTS

2024 No. 110

The Building (Registered Building Control Approvers etc.) (England) Regulations 2024

PART 2

Registered building control approvers

Functions of approvers

4.—(1) For so long as an initial notice continues in force, the approver who gave the notice must take such steps (which may include the making of tests of building work and the taking of samples of material) as are reasonable to enable the approver to be satisfied within the limits of professional skill and care that the provisions specified in paragraph (2) (as modified by regulation 5 (modifications of 2010 Regulations etc.)) are complied with.

(2) The provisions referred to in paragraph (1) are—

(a) in the 2010 Regulations—

- (i) regulation 4 (requirements relating to building work),
- (ii) regulation 6 (requirements relating to material change of use),
- (iii) regulation 7 (materials and workmanship),
- (iv) Part 2A (dutyholders and competence),
- (v) regulation 20 (provisions applicable to self-certification schemes),
- (vi) regulation 20A (provisions applicable to third party certification schemes),
- (vii) regulation 22 (requirements relating to a change to energy status),
- (viii) regulation 23 (requirements relating to thermal elements),
- (ix) regulation 25A (consideration of high-efficiency alternative systems for new buildings),
- (x) regulation 26 (CO₂ emission rates for new buildings),
- (xi) regulation 26A (fabric energy efficiency rates for new buildings),
- (xii) regulation 26C (target primary energy rates for new buildings),
- (xiii) regulation 27 (CO₂ emission rate calculations),
- (xiv) regulation 27A (fabric energy efficiency rate calculations),
- (xv) regulation 27C (target primary energy rate calculations for new buildings),
- (xvi) regulation 28 (consequential improvements to energy performance),
- (xvii) regulation 36 (water efficiency of new dwellings),
- (xviii) regulation 37 (wholesome water consumption calculation),
- (xix) regulation 38 (fire safety information),

Status: Point in time view as at 06/04/2024. This version of this provision has been superseded.

Changes to legislation: There are currently no known outstanding effects for the The Building (Registered Building Control Approvers etc.) (England) Regulations 2024, Section 4. (See end of Document for details)

- (xx) regulation 39 (information about ventilation),
 - (xxi) regulation 40 (information about use of fuel and power),
 - (xxii) regulation 40A (information about systems for on-site generation of electricity),
 - (xxiii) regulation 40B (information about overheating),
 - (xxiv) regulation 41 (sound insulation testing),
 - (xxv) regulation 42 (mechanical ventilation air flow rate testing),
 - (xxvi) regulation 43 (pressure testing),
 - (xxvii) regulation 44 (commissioning),
 - (xxviii) regulation 44ZA (commissioning in respect of a system for on-site electricity generation),
 - (xxix) regulation 44D (application of paragraph S1 of Schedule 1),
 - (xxx) regulation 44E (application of paragraph S2 of Schedule 1),
 - (xxxii) regulation 44F (application of paragraph S3 of Schedule 1),
 - (xxxiii) regulation 44G (application of paragraph S4 of Schedule 1),
 - (xxxiv) regulation 44H (application of paragraph S5 of Schedule 1),
 - (xxxv) regulation 44I (application of paragraph S6 of Schedule 1),
 - (xxxvi) regulation 44J (minimum standards of an electric vehicle charge point), and
- (b) in the Energy Performance of Buildings (England and Wales) Regulations 2012⁽¹⁾, regulation 7A (energy performance certificates on construction).

Commencement Information

II [Reg. 4](#) in force at 6.4.2024, see [reg. 1\(3\)](#)

⁽¹⁾ [S.I. 2012/3118](#). Regulation 7A was inserted by [S.I. 2016/284](#).

Status:

Point in time view as at 06/04/2024. This version of this provision has been superseded.

Changes to legislation:

There are currently no known outstanding effects for the The Building (Registered Building Control Approvers etc.) (England) Regulations 2024, Section 4.