
WELSH STATUTORY INSTRUMENTS

2018 No. 552

The Building (Amendment) (Wales) Regulations 2018

Water efficiency

3.—(1) For regulation 36 (water efficiency of new dwellings) substitute—

“36.—(1) This regulation applies where 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) The potential consumption of wholesome water by persons occupying a dwelling to which this regulation applies must not exceed the requirement in paragraph (3).

(3) The requirement referred to in paragraph (2) is—

- (a) where a dwelling is erected, 110 litres per person per day; or
- (b) where a dwelling is formed by a material change of use of a building within the meaning of regulation 5(a) or (b), 125 litres per person per day,

as measured in either case in accordance with a methodology approved by the Welsh Ministers.”

(2) In regulation 37 (wholesome water consumption calculation) for paragraph (1) substitute—

“(1) Where regulation 36 applies, the person carrying out the work must give the local authority a notice which specifies the potential consumption of wholesome water per person per day in relation to the completed dwelling.”

(3) In Schedule 1 (requirements relating to building work) in Part G (sanitation, hot water safety and water efficiency) —

- (a) for the heading of paragraph G2 (water efficiency) substitute “Water efficiency of new dwellings”;
- (b) after paragraph G2 insert the following paragraph—

“Water efficiency of new buildings other than dwellings and healthcare buildings

G2A

Reasonable provision must be made in the design and installation of any sanitary convenience⁽¹⁾, washbasin or shower so as to prevent the undue consumption of water.

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

“Healthcare building” means—

- (a) a hospital;
- (b) a building used for the provision of medical services by a registered medical practitioner⁽²⁾;

(1) See section 126 (general interpretation) of the 1984 Act for definition of “sanitary convenience”.

(2) See Schedule 1 of the Interpretation Act 1978 (c. 30) for definition of “registered medical practitioner”.

Status: This is the original version (as it was originally made). This item of legislation is currently only available in its original format.

“Water efficiency of new buildings other than dwellings and healthcare buildings

- (c) a building used for the provision of dental services by a person who under the Dentists Act 1984⁽³⁾ is permitted to practise dentistry;
 - (d) a building not falling within paragraphs (b) or (c) which is used for the provision of primary medical services or primary dental services under the National Health Service Act 2006⁽⁴⁾ or the National Health Service (Wales) Act 2006⁽⁵⁾;
 - (e) a building at which a care home service, within the meaning of Part 1 of the Regulation and Inspection of Social Care (Wales) Act 2016⁽⁶⁾ is provided.”
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(3) 1984 c. 24.
(4) 2006 c. 41.
(5) 2006 c. 42.
(6) 2016 anaw. 2.