
WELSH STATUTORY INSTRUMENTS

2022 No. 564

The Building (Amendment) (Wales) Regulations 2022

PART 2

Amendment of the Building Regulations

Amendment of Schedule 1 to the Building Regulations

16. In Schedule 1 (requirements)—

(a) in Part L, after entry L1 insert—

“On-site generation of electricity

L2. Where a system for on-site electricity generation is installed— Requirement L2 applies only to dwellings.”

- (a) reasonable provision must be made to ensure that—
- (i) the system and its electrical output are appropriately sized for the site and available infrastructure;
 - (ii) the system has effective controls; and
- (b) it must be commissioned by testing and adjusting as necessary to ensure that it produces the maximum electricity that is reasonable in the circumstances.”

(b) after Part N of Schedule 1 insert—

“PART O OVERHEATING

Overheating Mitigation

O1.—(1) Reasonable provision must be made to— Requirement O1 applies only to the erection of the following buildings—

- (a) limit unwanted solar gains in summer;
 - (b) provide an adequate means to remove heat from the indoor environment.
- (a) a dwelling;
 - (b) an institution; or
 - (c) any other building containing one or more rooms for residential purposes (other than a room in a hotel).”

(2) In meeting the obligations in subparagraph (1)—

Changes to legislation: There are currently no known outstanding effects for the The Building (Amendment) (Wales) Regulations 2022, Section 16. (See end of Document for details)

- (a) account must be taken of the safety of any occupant, and their reasonable enjoyment of the building; and
- (b) mechanical cooling may only be used where insufficient heat is capable of being removed from the indoor environment without it."

Commencement Information

II [Reg. 16](#) in force at 23.11.2022, see [reg. 1\(3\)](#)

Changes to legislation:

There are currently no known outstanding effects for the The Building (Amendment) (Wales) Regulations 2022, Section 16.