



Llywodraeth Cymru
Welsh Government

www.gov.wales

The Building Regulations 2010

Approved
Document
High-speed electronic
communications networks

R

In-building physical infrastructure

January 2017 - for use in Wales*

2016 edition

This approved document supports requirement R1 of Schedule 1 to the Building Regulations 2010. It takes effect on 1 January 2017 for use in Wales*. It does not apply to work started before 1 January 2017, or work subject to a building notice, full plans application or initial notice submitted before that date provided the work started on site before 1 January 2018

* This approved document gives guidance for compliance with the Building Regulations for building work carried out in Wales. It does not apply to building work carried out on excepted energy buildings in Wales as defined in the Welsh Ministers (Transfer of Functions) (No.2) Order 2009.

Contents

Contents

The Approved Documents	1
The Building Regulations	3
Approved Document R:	5
High-speed electronic communications networks	5
Summary.....	5
Application.....	5
Requirement R1	6
Section 1: In-building physical infrastructure	7
Appendix A: Key terms	11
Appendix B: Documents referred to	12
List of approved documents	12

DRAFT

The Approved Documents

What is an Approved Document?

Welsh Ministers have approved a series of documents that give practical guidance about how to meet the requirements of the Building Regulations 2010 for Wales. Approved documents give guidance on each of the technical parts of the regulations and on regulation 7 (see the back of this document).

Approved documents set out what, in ordinary circumstances, may be accepted as reasonable provision for compliance with the relevant requirements of the Building Regulations to which they refer. If you follow the guidance in an approved document, there will be a presumption of compliance with the requirements covered by the guidance. However, compliance is not guaranteed; for example, 'normal' guidance may not apply if the particular case is unusual in some way.

Note that there may be other ways to comply with the requirements – *there is no obligation to adopt any particular solution contained in an approved document*. If you prefer to meet a relevant requirement in some other way than described in an approved document, you should discuss this with the relevant building control body.

In addition to guidance, some approved documents include provisions that must be followed exactly, as required by regulations or where methods of test or calculation have been prescribed by Welsh Ministers.

This approved document relates only to the particular requirements of the Building Regulations that the document addresses. However, building work must also comply with any other applicable requirements of the Building Regulations.

How to use this approved document

This document uses the following conventions.

- a. **Text against a blue background** is an extract from the Building Regulations 2010 or the Building (Approved Inspectors etc.) Regulations 2010 (both as amended). These extracts set out the legal requirements of the regulations.
- b. Key terms, **printed in blue**, are defined in Appendix A.
- c. When this approved document refers to a named document, the relevant version is listed in Appendix B. However, if the issuing body has revised or updated the listed version of the document or standard, you may use the new version as guidance if it continues to address the relevant requirements of the Building Regulations.

NOTE: Standards and technical approvals may also address aspects of performance or matters that are not covered by the Building Regulations, or they may recommend higher standards than required by the Building Regulations.

The Approved Documents

Where you can get further help

If you do not understand the technical guidance or other information in this approved document or the additional detailed technical references to which it directs you, you can seek further help through a number of routes, some of which are listed below.

- a. The Welsh Government website:
<http://gov.wales/topics/planning/buildingregs/?lang=en>
- b. *If you are the person undertaking the building work:* either from your local authority building control service or from an approved inspector
- c. *If you are registered with a competent person scheme:* from the scheme operator
- d. *If your query is highly technical:* from a specialist or an industry technical body for the relevant subject.

DRAFT

The Building Regulations

The following is a high level summary of the Building Regulations relevant to most types of building work. Where there is any doubt you should consult the full text of the regulations, available at www.legislation.gov.uk.

Building work

Regulation 3 of the Building Regulations 2010 defines 'building work'. Building work includes:

- a. the erection or extension of a building
- b. the provision or extension of a controlled service or fitting
- c. the material alteration of a building or a controlled service or fitting.

Regulation 4 states that building work should be carried out in such a way that, when work is complete:

- a. *For new buildings or work on a building that complied with the applicable requirements of the Building Regulations:* the building complies with all the applicable requirements of the Building Regulations.
- b. *For work on an existing building that did not comply with the applicable requirements of the Building Regulations:*
 - (i) the work itself must comply with all the applicable requirements of the Building Regulations
 - (ii) the building must be no more unsatisfactory in relation to the requirements than before the work was carried out.

Material change of use

Regulation 5 defines a 'material change of use' in which a building or part of a building that was previously used for one purpose will be used for another.

Regulation 6 sets out the particular requirements of Schedule 1 that must be met before a building can be used for a new purpose. To meet the requirements, the building may need to be upgraded in some way.

Compliance with Part R is not one of the requirements identified in regulation 6. That is Part R requirements do not apply to a material change of use, except where a building is also subject to [major renovation works](#) (see page 6).

Materials and workmanship

In accordance with regulation 7, building work must be carried out in a workmanlike manner using adequate and proper materials. Guidance on materials and workmanship is given in Approved Document 7.

Energy efficiency requirements

Part 6 of the Building Regulations imposes additional specific requirements for energy efficiency.

The Building Regulations

If a building is extended or renovated, the energy efficiency of the existing building or part of it may need to be upgraded.

Notification of work

Most building work and material changes of use must be notified to a building control body (local authority or approved inspector) unless one of the following applies.

- a. It is work that can be self-certified by a registered competent person scheme installer or certified by a registered third party certifier.
- b. It is work exempted from the need to notify by regulation 12(6A) of, or Schedule 4 to, the Building Regulations 2010.

Responsibility for compliance

People who are responsible for building work (e.g. agent, designer, builder or installer) must ensure that the work complies with all applicable requirements of the Building Regulations. The building owner may also be responsible for ensuring that work complies with the Building Regulations. If building work does not comply with the Building Regulations, the building owner may be served with an enforcement notice.

DRAFT

Physical infrastructure for high-speed electronic communications networks

Summary

0.1 This approved document gives guidance on how to comply with requirement R1 of the Building Regulations. It contains the following sections:

Section 1: In-building physical infrastructure

Appendix A: Key terms

Appendix B: Documents referred to

Application

0.2 Requirement R1 applies only to new buildings and buildings subject to [major renovation works](#). It applies to both dwellings and buildings other than dwellings.

DRAFT

Requirement R1: In-building physical infrastructure

This approved document deals with the following requirement from Part R of Schedule 1 to the Building Regulations 2010.

Part R Physical infrastructure for high-speed electronic communications networks

Requirement

In-building physical infrastructure

R1.

(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..

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

Limits on application

Requirement R1 applies to building work that consists of:

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

Performance

In the Welsh Ministers view, a building will meet requirement R1 if [high-speed electronic communications networks](#) can be provided in the future with minimum inconvenience to the owner or occupier.

Section 1: In-building physical infrastructure

Application

1.1 Requirement R1 does not apply to the following types of building or building work:

- a. Buildings and work described in Classes 2 to 7 of Schedule 2 (exempt buildings and work) to the Building Regulations
- for example, sheds, domestic greenhouses, garages, conservatories and other small detached buildings with no sleeping accommodation
- b. Buildings where compliance with Requirement R1 would unacceptably alter their character or appearance, and which are:
 - (i) listed in accordance with section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990, or
 - (ii) in a conservation area designated in accordance with section 69 of that Act, or
 - (iii) included in the schedule of monuments maintained under section 1 of the Ancient Monuments and Archaeological areas Act 1979.
- c. buildings occupied by the Ministry of Defence or the armed services of the Crown, or otherwise occupied for purposes connected to national security.
- d. Single dwellings situated in isolated areas where the prospect of high-speed connection is considered too remote to justify equipping the building with [high-speed-ready in-building physical infrastructure](#) or an [access point](#).
-for example, areas that are so isolated that no duty is placed on a communications provider to meet the cost of installing a telephone line to the dwelling.
- e. [Major renovation works](#) in cases in which the cost of compliance with Requirement R1 would be disproportionate to the benefit gained
–for example, major renovation works to buildings which incur a significant cost and where high-speed broadband would bring no business benefits, or where most of the occupants have no use or need for high-speed broadband

Section 1: In-building physical infrastructure

Single buildings

- 1.2 A single building should have an **access point** linked by ducting to a **network termination point**. Diagrams 1(a) and 1(b) show schematics of two possible arrangements for the physical infrastructure¹:
- where the **access point** is on an outside wall and connected by a through-wall duct² to the **network termination point**.
 - where the **access point** is below ground and remote from the building, inside or outside the curtilage, and connected by a below-ground duct to the **network termination point**.

Multi-dwelling buildings

- 1.3 A multi-dwelling building should have a common **access point** and dedicated, enclosed, vertical and horizontal service routes so that service providers can make connections from the **access point** to the **network termination point** in each dwelling. Diagram 2 shows a schematic of a possible arrangement for the physical infrastructure for a multi-dwelling building.

Further guidance

- 1.4 Publicly Available Specification (PAS) 2016, *Next generation access for new build homes – Guide*, provides best practice guidance to achieve new build installations. Developers will in addition need to consult their chosen service providers for guidance on duct dimensions, bending radii, etc.

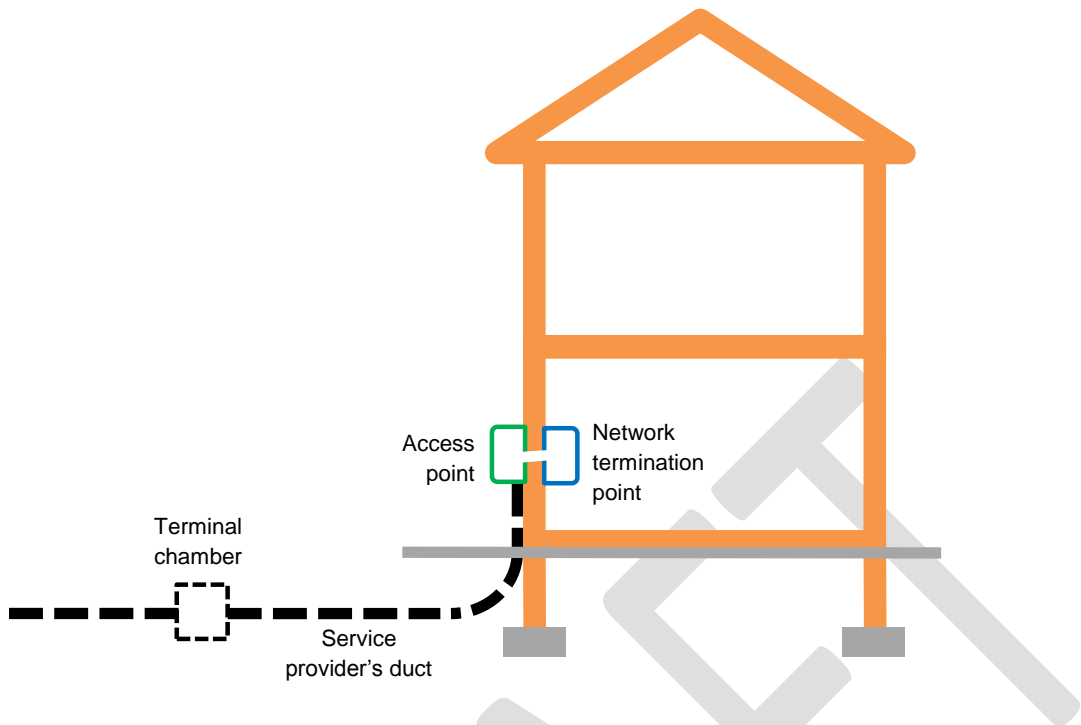
¹ The diagrams show underground ducts for network cables outside the building, but this does not preclude the use of overhead lines.

² For copper cables, the duct may simply be a hole drilled in the wall. Note the downwards slope to outside.

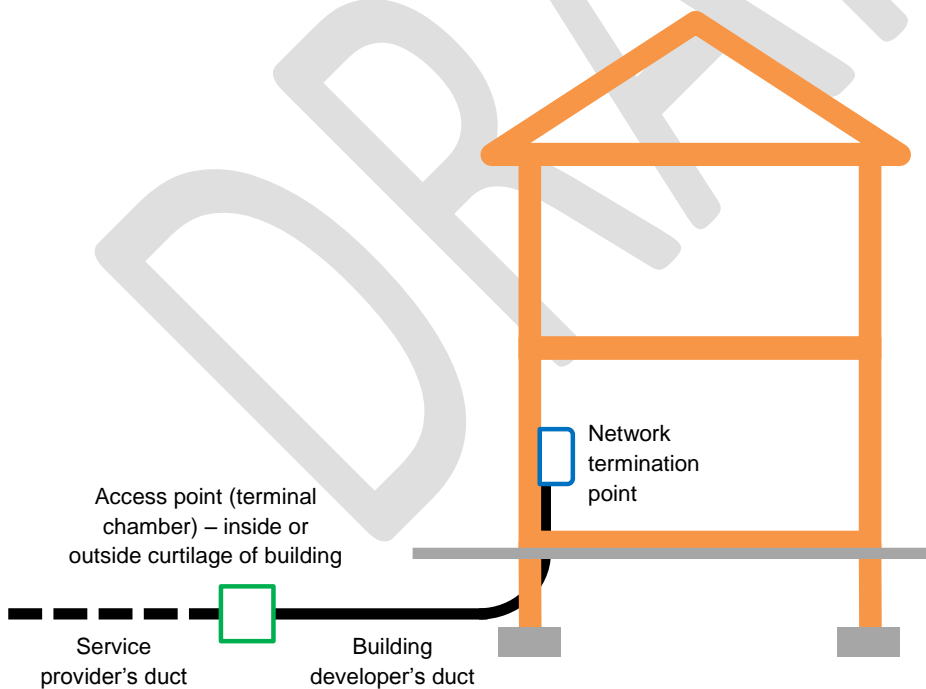
Section 1: In-building physical infrastructure

Diagram 1 Schematic of the in-building physical infrastructure for a single building

(a) Access point on outside wall

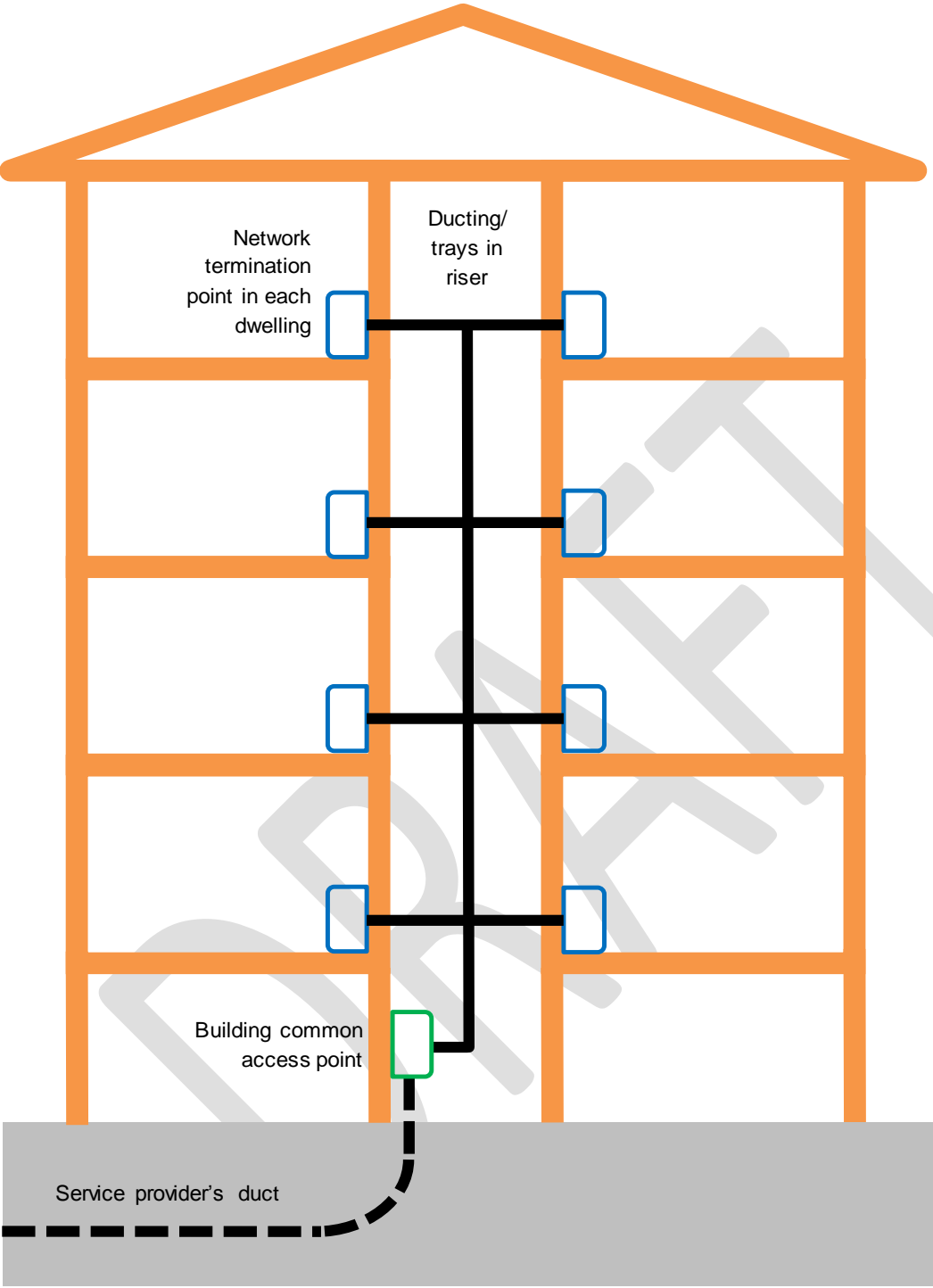


(b) Access point below ground



Section 1: In-building physical infrastructure

Diagram 2 Schematic of the in-building physical infrastructure for a multi-dwelling building



Appendix A: Key terms

The following are key terms used in this document:

The following are key terms used in this document and defined in regulation 2 of the Building Regulations 2010:

Access Point

A physical point, located inside or outside the building, accessible to undertakings providing public communications networks, where connection to the [high-speed-ready in-building physical infrastructure](#) is made available.

High-speed electronic communications network

An electronic communications network which is capable of delivering broadband access services at speeds of at least 30 Mbps.

High-speed-ready in-building physical infrastructure

[In-building physical infrastructure](#) intended to host elements, or enable delivery, of [high-speed electronic communications networks](#).

In-building physical infrastructure

Physical infrastructure or installations at the end-user's location, including elements under joint ownership, intended to host wired or wireless access networks, where such access networks are capable of delivering electronic communications services and connecting the building [access point](#) with the [network termination point](#).

Major renovation works

Works at the end-user's location encompassing structural modifications of the entire [in-building physical infrastructure](#) or a significant part of it.

Network termination point

A physical point located inside the building at which an occupier is provided with access to high-speed electronic communications networks.

Appendix B: Documents referred to

Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990 c. 9

Ancient Monuments and Archaeological Areas Act 1979 c. 46

Standards

PAS 2016:2010, *Next generation access for new build homes – Guide*. Publicly Available specification produced by BIS and the British Standards Institution (BSI).

Available at: <https://www.gov.uk/government/publications/pas-2016-2010-next-generation-access-for-new-build-homes-guide>

List of approved documents

The following publications give practical guidance on how to meet the Building Regulations. You can find the date of the edition approved by Welsh Ministers at www.planningportal.gov.uk .

Approved Document A

Structure

Approved Document B

Fire Safety

Volume 1: Dwellinghouses

Volume 2: Buildings other than dwellinghouses

Approved Document C

Site preparation and resistance to contaminants and moisture

Approved Document D

Toxic substances

Approved Document E

Resistance to the passage of sound

Approved Document F

Ventilation

Approved Document G

Sanitation, hot water safety and water efficiency

Approved Document H

Drainage and waste disposal

Approved Document J

Combustion appliances and fuel storage systems

Approved Document K

Protection from falling, collision and impact

Approved Document L1A

Conservation of fuel and power in new dwellings

Approved Document L1B

Conservation of fuel and power in existing dwellings

Approved Document L2A

Conservation of fuel and power in new buildings other than dwellings

Approved Document L2B

Conservation of fuel and power in existing buildings other than dwellings

Approved Document M

Access to and use of buildings

Approved Document N

Glazing – safety in relation to impact, opening and cleaning

Approved Document P

Electrical Safety – Dwellings

Approved Document R

Physical infrastructure for high-speed electronic communications networks

Approved Document 7

Materials and workmanship