



Llywodraeth Cymru
Welsh Government

Building Regulations Wales

Circular

Circular number:	WG 018/2017	Date issued:	15 / 01M / 2018
Status:	For information		
Title:	Amendments to Regulation 37A and Schedule 3 of the Building Regulation 2010		
Issued by:	Francois Samuel: Head of Building Regulations		
Addressed to:	Please forward to:		
Local Authority Chief Executives Welsh Local Government Association Association of Corporate Approved Inspectors Construction Industry Council Competent Persons Forum	Local Authority Building Control Officers Assembly Members		
Summary:	The changes to regulation 37A (automatic fire suppression systems) extend the requirements to include hostels, other than hostels which provide temporary accommodation to those who are ordinarily resident elsewhere. The changes to Schedule 3 include the omission of three schemes and the authorisation of a new scheme.		
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INTRODUCTION

1. I am directed by the Welsh Ministers to draw your attention to the Building (Amendment) (Wales) Regulations 2017 No. 1274 (W. 296) (“the Amendment Regulations”), which were made on 12 December 2017.
2. The purpose of this Circular is to:
 - draw attention to the following amendments and explain the changes they make to the Building Regulations 2010 (S.I. 2010 No. 2214)
 - announce the amendment to Regulation 37A (1) (provision of automatic fire suppression systems)
 - announce the revocation of the authorisation of three competent person self-certification schemes for all types of work for which they were authorised; and
 - announce the authorisation of a competent person self-certification scheme.
3. **Annex A** to the Circular sets out in tabular form all the changes to the Building Regulations 2010 made by S.I.2017 No. 1274 (W. 296)

SCOPE

4. This Circular Letter applies to all building work carried out in Wales except building work on *excepted energy buildings*¹ in Wales.

AMENDMENTS TO REGULATION 37A – AUTOMATIC FIRE SUPPRESSION SYSTEMS

5. The amendment to regulation 37A introduces a requirement for automatic fire suppression systems in hostels, other than hostels which provide temporary accommodation to those who are ordinarily resident elsewhere. The amendment to regulation 37A takes effect on the 1 April 2018.

AMENDMENTS TO SCHEDULE 3 - (SELF-CERTIFICATION SCHEMES AND EXEMPTIONS FROM REQUIREMENT TO GIVE A BUILDING NOTICE OR DEPOSIT FULL PLANS)

6. The amendment regulations remove the authorisation in Schedule 3 to the Building Regulations 2010 of Benchmark Certification Limited to operate a competent person self-certification scheme in respect of all types of work for which it was authorised. This revocation takes effect on 28 February 2018.

¹ “Excepted energy buildings are defined in the schedule to the Welsh Ministers (Transfer of Functions) (No.2) Order 2009 (S.I. 2009/3019)

7. The Amendment Regulations authorise Assure Certification Limited in respect of the types of work included in Schedule 3, paragraphs 10 and 11 of column 2. The authorisation takes effect on 15 January 2018.
8. The Amendment Regulations also remove the authorisation in Schedule 3 to the Building Regulations 2010 of BM Trada Certification Limited to operate a competent person self certification schemes in respect of all types of work for which it was authorised. This revocation takes effect on 28 February 2018.
9. The Amendment Regulations also remove the authorisation in Schedule 3 to the Building Regulations 2010 of Network Veka to operate a competent person self certification schemes in respect of all types of work for which it was authorised. This revocation takes effect on 15 January 2018.
10. The Building (Amendment) (Wales) Regulations 2017 No. 1274 (W.296) can be accessed on the following link: <http://www.legislation.gov.uk/id/wsi/2017/1274>

ENQUIRIES

11. All enquiries on matters covered by this Circular should be addressed to:

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Yours faithfully



Francois Samuel
Head of Building Regulations

ANNEX A

The Building (Amendment) Regulations 2017 No. 1274 (W. 296)

The following table lists all the changes made by S.I. No. 1274 (W. 296) to the Building Regulations 2010:

S.I. 2010/2214 Regulation No.	S.I. 1274 (W. 296) Regulation No.	Action
Regulation 37A (1) (b)(i)	2 (2)	Substitute “(i) a hostel providing temporary accommodation to those who are ordinarily resident elsewhere”.
Schedule 3, paragraphs 4, 8, 9, 12, 13, 14 and 15 of column 2	2 (3) (a)	Removes Benchmark Certification Limited from the list of persons authorised to operate schemes in respect of the installation of heating and hot water systems, fixed low voltage or extra low voltage electrical installations in dwellings, fixed low or extra-low voltage electrical installations in dwellings as a necessary adjunct to or arising out of other work being carried out by the registered person, installation of a sanitary convenience, sink, basin, bidet, fixed bath or shower or bathroom in a dwelling, installation of a cold water supply or a softened cold water supply, installation of a supply of non-wholesome water to a sanitary convenience with a flushing device or the installation in a building of a system to produce electricity, heat or cooling by micro generation or from renewable resources.
Schedule 3, paragraphs 10 and 11 of column 2	2 (3) (b) (i)	Before BM Trada insert “Assure Certification Limited” in respect of the list of persons authorised to operate a competent person self-certification scheme for the installation of replacement windows, rooflights, roof windows and doors in dwellings and buildings other than dwellings.
Schedule 3, paragraphs 10 and 11 of column 2	2 (3) (b) (ii)	Removes BM Trada Certification Limited from the list of persons authorised to operate a competent person self-certification scheme for the installation of replacement windows, rooflights, roof windows and doors in existing dwellings and in existing buildings other than dwellings.

Schedule 3, paragraphs 10 and 11 of column 2	2 (3) (b) (iii)	Removes “Network Veka Limited” in respect of the list of persons authorised to operate a competent person self-certification scheme for the installation of replacement windows, rooflights, roof windows and doors in dwellings and buildings other than dwellings.
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