



Llywodraeth Cymru
Welsh Government

Building Regulations Wales

Circular

www.gov.wales

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Status:	For Information
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Title:	Publishing of Re-designed Approved Documents
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Issued by:	Francois Samuel, Head of Building Regulations
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Addressed to:	Please forward to:

Summary:
This circular provides updated information on the re-branding and re-publishing of the Approved Documents (ADs) applicable to Wales.

For further information contact:	
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Introduction

I am directed by the Welsh Ministers to draw your attention to the approval and issue of re-designed Approved Documents which will take effect from 03 April 2017.

The re-designed documents have been approved and issued by the Welsh Ministers in exercise of powers contained in section 6 of the Building Act 1984.

Each Approved Document contains practical guidance to assist understanding of and compliance with the requirements of building regulations.

Scope

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

The purpose of this Circular is to draw your attention to the approval and issue of the re-designed Approved Documents for Wales. The re-designed Approved Documents for Wales replace those issued by HM Government.

Annexes A and B provide “Notices of Approval” and “Notices of Withdrawal of Approval” for the Approved Documents.

Publication date

The re-designed Approved Documents for Wales will take effect from 03 April 2017.

Changes to Approved Documents

The Secretary of State’s functions under the Building Act 1984 were, subject to exceptions, transferred to the Welsh Ministers on 31 December 2011. Among the functions transferred was the function of making building regulations. Since the transfer of functions the use of the Approved Documents in Wales and England has become increasingly confusing, particularly for those working in both Wales and England.

There have been no policy or technical amendments to the Approved Documents. The re-design will clarify their application to Wales, improve readability and provide interactive navigation. The Approved Documents also comply with the Welsh Government’s policy of providing electronic versions of publications.

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

The Approved Documents B (Fire Safety) Volume 1 (Dwellinghouses) and volume 2 (Buildings other than dwellinghouses); Approved Document L (Conservation of fuel and power) L1A (new dwellings), L1B (existing dwellings), L2A (new buildings other than dwellings), L2B (existing buildings other than dwellings) dwellings, Approved Document R (Physical Infrastructure for high-speed electronic communications networks) and Approved Document 7 (Materials and workmanship) have already been re-published in the Welsh Government format therefore do not form part of these changes.

The re-designed Approved Documents can be accessed on the Welsh Government website using the following link;

<http://gov.wales/topics/planning/buildingregs/approved-documents/?lang=en>

Enquiries

Any enquiries on this Circular Letter should be addressed to:

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Telephone: 03000 628144.

E mail enquiries.brconstruction@wales.gsi.gov.uk

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Francois Samuel', written in a cursive style.

Francois Samuel
Head of Building Regulations

Annex A

Building Act 1984

NOTICE OF APPROVAL OF A DOCUMENT FOR THE PURPOSE OF GIVING PRACTICAL GUIDANCE WITH RESPECT TO THE REQUIREMENTS OF BUILDING REGULATIONS

The Welsh Ministers hereby give notice under Section 6 of the Building Act 1984 that they have approved the documents listed below, issued for the purposes of giving practical guidance with respect to the requirements of building regulations. The approval takes effect on 03 April 2017

Approved Document issued by Welsh Government	Provisions of the Building Regulations 2010 for the purposes of which the document is approved
Approved Documents	
A Structure	Part A of Schedule 1 (Structure)
C Site preparation and resistance to contaminants and moisture	Part C of Schedule 1 (Site preparation and resistance to contaminants and moisture)
D Toxic substances	Part D of Schedule 1 (Toxic substances)
E Resistance to the passage of sound	Regulation 41 and Part E of Schedule 1 (Resistance to the passage of sound) ²
F Ventilation	Regulations 39, 42, 44 and Part F of Schedule 1 (Ventilation) ³
G Sanitation, hot water safety and water efficiency	Part G of Schedule 1 (Sanitation, hot water safety and water efficiency)
H Drainage and waste disposal	Part H of Schedule 1 (Drainage and waste disposal)
J Combustion appliances and fuel storage systems	Part J of Schedule 1 (Combustion appliances and fuel storage systems)
K Protection from falling, collision and impact	Part K of Schedule 1 (Protection from falling, collision and impact)
M Access to and use of buildings	Part M of Schedule 1 (Access to and use of buildings)
N Glazing	Part N of Schedule 1 (Glazing)
P Electrical safety	Part P of Schedule 1 (Electrical safety)

² Approved document E is also approved for the purposes of Regulation 20(1) and (5) of the Building (Approved Inspectors etc) Regulations 2010

³ Approved document F is also approved for the purposes of Regulation 20(1) and (6) of the Building (Approved Inspectors etc) Regulations 2010

Annex B

Building Act 1984

Approved Documents issued by HM Government	Edition	Withdrawal date
A Structure	2004 incorporating 2010 amendment	03 April 2017
C Site preparation and resistance to contaminants and moisture	2004 incorporating 2010 amendment	03 April 2017
D Toxic substances	1992 incorporating 2002 and 2010 amendments	03 April 2017
E Resistance to the passage of sound	2003 with 2004 and 2010 amendments	03 April 2017
F Ventilation	2010 incorporating further 2010 amendments	03 April 2017
G Sanitation, hot water safety and water efficiency	2010 incorporating further 2010 amendments	03 April 2017
H Drainage and waste disposal	2002 incorporating 2010 amendments	03 April 2017
J Combustion appliances and fuel storage systems	2010 incorporating further 2010 amendments	03 April 2017
K Protection from falling, collision and impact	1998 incorporating 2000 and 2010 amendments	03 April 2017
M Access to and use of buildings	2004 incorporating 2010 amendments	03 April 2017
N Glazing	1998 incorporating 2000 and 2010 amendments	03 April 2017
P Electrical safety	2006 incorporating 2010 amendments	03 April 2017