



Llywodraeth Cymru
Welsh Government

Building Regulations Wales

Circular

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Status:	For Information
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Title:	Amendment Building Regulations and Approved Documents for Wales
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Issued by:	Francois Samuel: Head of Building Regulations
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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 purpose of this Circular Letter is to make you aware of amendments to the Building Regulations, the new Approved Document B (Fire Safety), Volume 1 and 2, and Approved Document 7 (Workmanship and Materials).

For further information contact:	
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Circular

The Building Act 1984

The Building Regulations 2010

Introduction

1. I am directed by Welsh Ministers to draw your attention to the Building (Amendment) (Wales) Regulations 2019 (“the Amendment Regulations”) which were made on 13/12/2019 and will come into force on 13 01/2020, subject to the provisions referred to below.
2. I am also directed by Welsh Ministers to draw your attention to the publication of the amendment slip to Approved Document B (Fire safety) Volume 1 and 2, and to Approved Document 7 (materials and workmanship).
3. In accordance with section 14(7) of the Building Act 1984, the amendment Regulations were made after consultation with the Building Regulations Advisory Committee for Wales.
4. 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 introduction of further requirements in Regulation 7 (Materials and workmanship) of the Building Regulations 2010 in respect of certain buildings;
 - announce the introduction of an additional category of material change of use in regulation 5 (Meaning of material change of use) of the Building Regulations 2010 and requirements in respect of such a material change of use in regulation 6 (Requirements relating to material change of use) of the 2010 Regulations;
 - announce the introduction of new definitions of “external wall” and “specified attachment” in Regulation 2 (interpretation) of the Building Regulations 2010;
 - draw attention to the amendments to Approved Document B (Fire Safety) Volume 1 – Dwelling houses, Approved Document B (Fire Safety) Volume 2 – Buildings other than dwelling houses, and to Approved Document 7 (Materials and workmanship).

5. This circular does not give advice on the technical requirements in the building regulations 2010 as these are matters covered by Approved Documents.
6. **Annex A** to this Circular sets out in tabular form all the changes to the Building Regulations 2010 made by The Building (Amendment) (Wales) Regulations 2019.

Scope

7. All the changes made to the Building Regulations and the Approved Documents apply only to buildings and building work in Wales.

AMENDMENTS TO REGULATION 7 OF THE BUILDING REGULATIONS 2010 – MATERIALS AND WORKMANSHIP

8. Amended regulation 7(2) sets requirements in respect of external walls and specified attachments.
9. Amended regulation 7(2) applies to any building with a storey at least 18m above ground level and which contains one or more dwellings; an institution; or a room for residential purposes (excluding any room in a hostel providing temporary accommodation to those who are ordinarily resident elsewhere, hotel or a boarding house). This includes student accommodation, care homes, sheltered housing, hospitals and dormitories in boarding schools.
10. Amended regulation 7(2) requires that all materials which become part of an external wall or specified attachment achieve European Class A2-s1, d0 or Class A1 when classified in accordance with BS EN 13501-1:2018. Materials achieving limited combustibility cannot be deemed to meet the requirement using an alternative classification method.
11. Amended regulation 7(3) provides an exemption for certain components found in external walls and specified attachments.

AMENDMENTS TO REGULATIONS 5 AND 6 OF THE BUILDING REGULATIONS 2010 – MATERIAL CHANGE OF USE

12. Amended regulations 5 and 6 provide that, where the use of a building is changed such that the building becomes a building described in regulation 7(4), the construction of the external wall, and specified attachments, must be investigated and, where necessary, work must be carried out to ensure they only contain materials achieving European Class A2-s1, d0 or Class A1.

NEW DEFINITIONS IN REGULATION 2 OF THE BUILDING REGULATIONS 2010

13. Definitions of external walls and specified attachments have been added to the definitions in regulation 2 and these definitions include any parts of the external wall as well as certain attachments to the external wall (balconies and solar panels).

TRANSITIONAL ARRANGEMENTS

14. The amendments do not apply in any case where a building notice or an initial notice has been given to, or full plans deposited with, a local authority before the day these Regulations come into force and either the building work to which it relates:
 - (a) has started before that day; or
 - (b) is started within the period of two months beginning on that day.

APPROVED DOCUMENTS

15. Approved Document B (Fire Safety) Volume 1 – Dwellinghouses (2006 edition incorporating 2010 and 2016 amendments), Approved Document B (Fire safety) Volume 2: Buildings other than dwellinghouses (2006 edition incorporating 2010, 2013 and 2016 amendments) and Approved Document 7 have been amended to give statutory guidance on the changes made to the Building Regulations 2010 by the Amendment Regulations.

FURTHER INFORMATION

16. The Building (Amendment) (Wales) Regulations 2019 can be accessed on the following link:

<http://www.legislation.gov.uk/wsi/2019/1499/contents/made>

Enquiries:

Any enquiries on this Circular Letter should be addressed to:

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Telephone: 03000 628232.

E mail enquiries.brconstruction@gov.wales

Yours faithfully,

A handwritten signature in cursive script, appearing to read "Francois Samuel". The signature is written in a dark ink and is positioned below the closing "Yours faithfully,".

Francois Samuel Head of Building Regulations

ANNEX A

The following table lists all the changes made by The Building (Amendment) (Wales) Regulations 2019 to the Building Regulations 2010:

S.I. 2010/2214 Regulation No.	S.I. () Regulation No.	Action
2(6)	2(2)	Interpretation. New definitions of “external wall” and “specified attachment
4(2)	2(3)	Requirements relating to building work. Clarifies that the work must also comply with regulation 7.
5	2(4)	Meaning of material change of use. Adds new category of material change of use.
6	2(5)	Requirements relating to material change of use. Adds requirements where a material change of use happens under regulation 5(k).
7	2(6)	Materials and workmanship. Renumbered regulation 7 as 7(1).
7	2(7)	Materials and workmanship. Adds requirements relating to the materials which become part of an external wall or specified attachment.
7	2(7)	Materials and workmanship. Exempts certain materials from requirement 7(2).
7	2(7)	Materials and workmanship. Specifies the buildings to which requirement 7(2) applies

ANNEX B

Building Act 1984

NOTICE OF APPROVAL OF REVISION OF DOCUMENTS GIVING PRACTICAL GUIDANCE WITH RESPECT TO THE REQUIREMENTS OF THE BUILDING REGULATIONS 2010		
<p>Welsh Ministers hereby give notice under section 6 of the Building Act 1984 that, in exercise of the said powers under section 6, they have approved the amendments to the Approved Document listed below for the purposes of giving practical guidance with respect to the specified requirements of the Building Regulations 2010 (as amended) in Wales only.</p> <p>This approval takes effect as listed in the table below except in respect of work commenced before the effective date or in respect of work for which a building notice or initial notice has been given or full plans deposited before that date and provided work commences within two months of that date.</p>		
Approved Document	Requirements of the Building Regulations in respect of which the document is approved	Date from which the revision takes effect
Amendments to Approved Document B (Fire safety) Volume 1 dwellinghouses (2006 edition incorporating 2010, 2016 and 2019 amendments)		13/01/2020
Amendments to Approved Document B (Fire safety) Volume 1 – Dwellinghouses (2006 edition incorporating 2010, 2013 2016 and 2019 amendments) Volume 2 - Buildings other than dwellinghouses (2006 edition incorporating 2010, 2013, 2016 and 2019 amendments)	Part B, Schedule 1; and Regulations 5, 6 and 7	13/01/2020
Approved Document 7 (2013 edition incorporating 2019 amendments)	Regulation 7	13/01/2020

ANNEX C

Building Act 1984

NOTICE OF WITHDRAWAL OF APPROVAL OF DOCUMENTS GIVING PRACTICAL GUIDANCE WITH RESPECT TO THE REQUIREMENTS OF THE BUILDING REGULATIONS 2010
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Welsh Ministers hereby give notice under section 6 of the Building Act 1984 that, in exercise of the said powers under section 6, they have withdrawn approval of the documents listed below for the purposes of giving practical guidance with respect to the specified requirements of the Building Regulations 2010.

The withdrawal of approval takes effect on 13/01/2020 except in respect of work already commenced before that date or in respect of work for which a building notice or initial notice has been given or full plans deposited before that date and provided work commences within two months of that date.
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Approved Document

Approved Document B (Fire safety) Volume 1 –Dwellinghouses (2006 edition incorporating 2010, 2013 and 2016 amendments)
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Approved Document B (Fire Safety) volume 2: Buildings other than dwellinghouses (2006 edition incorporating 2010, 2013 and 2016 amendments)

Approved Document 7 (2013)
