



Llywodraeth Cymru
Welsh Government

Building Regulations Wales

Circular

Circular number:	WGC 004/2018	Date issued:	09 / 05 / 2018
Status:	For information		
Title:	Amendment Building Regulations and Approved Documents for Wales		
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 purpose of this Circular Letter is to make you aware of amendments to the Building Regulations, the new Approved Document Q, and the amendment slip for Approved Document G for Wales.		
For further information contact:			
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Circular

The Building Act 1984

The Building Regulations 2010

- **Amendments to Part G (Sanitation, Hot Water Safety and Water Efficiency) of Schedule 1**
- **Amendments to Approved Document G (Sanitation, Hot Water Safety and Water Efficiency)**
- **New requirement Part Q (Security) of Schedule 1**
- **New Approved Document Q (Security)**
- **Amendment to Regulation 47 (Contravention of certain regulations not to be an offence)**

Introduction

1. I am directed by Welsh Ministers to draw your attention to the Building (Amendment) (Wales) Regulations 2018 (“the Amendment Regulations”) which make amendments to the Building Regulations 2010 as amended (S.I 2010/2214) (the “Building Regulations”). These amendments will take effect on 1 November 2018.
2. I am also directed by the Welsh Ministers to draw your attention to the approval under Section 6 of the Building Act 1984 for;
 - amendments to Approved Document G which supports Part G (Sanitation, Hot Water Safety and Water Efficiency) and;
 - a new Approved Document Q (Security).
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 and with other bodies representative of the interests concerned.
4. The purpose of this Circular is to:
 - draw attention to the amendments to the Building Regulations.
 - draw attention to the new Approved Document Q and the amendment slip for Approved Document G.

Scope

5. This Circular Letter applies to all building work carried out in Wales.

AMENDMENTS TO THE BUILDING REGULATIONS 2010

6. Annex A to this circular sets out in tabular form all the changes to the Building Regulations.
7. The Amendment Regulations amend regulation 36 (water efficiency of new dwellings) to introduce a new requirement that where a dwelling is erected the potential consumption of wholesome water by persons occupying the dwelling must not exceed 110 litres per person per day. The current requirement of 125 litres per person per day remains where there is a material change of use such that a building is used as a dwelling or contains a flat, in either case where previously it did not.
8. The Amendment Regulations add paragraph G2A (water efficiency of new buildings other than dwellings and healthcare buildings) to Part G (sanitation, hot water safety and water efficiency) of Schedule 1 (requirements relating to building work). The new requirement does not apply to dwellings or healthcare buildings.
9. The Amendment Regulations also amend regulation 47 (Contravention of certain regulations not to be an offence). The effect of the amendment is to designate regulations 23 (requirements for the renovation or replacement of thermal elements), 25B (nearly zero-energy requirements for new buildings) and 26 (CO₂ emission rates for new buildings) for the purposes of section 35 of the Building Act 1984 (penalty for contravening building regulations) in so far as those regulations apply to Crown buildings or to building work carried out or proposed to be carried out by Crown authorities.
10. The Amendment Regulations add Part Q (Security) to Schedule 1. This new requirement only applies to the erection of dwellings.
11. The Amendment Regulations also contain transitional provisions.

Approved Documents G and Q

12. Approved Documents provide statutory guidance on the application and compliance with the Building Regulations.
13. An amendment slip, "*Amendments to the Approved Document G*", is available alongside this Circular on the Welsh Government website. The amendment slip outlines the amendments to Approved Document G.
14. A new Approved Document Q (Security) is available alongside this Circular on the Welsh Government website.
15. A notice of approval of the amendments to the Approved Documents is at Annex B.
16. An electronic copy of the "Amendments to the Approved Document G" and "Approved Document Q" is available from <https://gov.wales/topics/planning/buildingregs/approved-documents/?lang=en>

Further Advice

17. If you have any queries regarding this Circular, please contact:

Building Regulations
Planning Directorate
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Rhyd y Car
Merthyr Tydfil
CF48 1UZ

Tel : 0300 062 8646

E-mail : enquiries.brconstruction@gov.wales

Yours faithfully

A handwritten signature in black ink, appearing to read 'Francois Samuel'. The signature is written in a cursive style with a large initial 'F'.

Francois Samuel
Head of Building Regulations
Planning Directorate
Welsh Government

Annex A

The Building (Amendment) (Wales) Regulations 2018

S.I. 2018 No.552 (W.94)

The following table lists all the changes made by S.I. 2018 No.552 (W.94) to the Building Regulations 2010:

S.I. 2010/2214 Regulation Number	S.I. 2018/552 (W.94) Regulation Number	Action
36	3(1)	<p><u>Water efficiency of new dwellings</u> Amends regulation 36 (water efficiency of new dwellings) to introduce a new requirement that where a dwelling is erected the potential consumption of wholesome water by persons occupying the dwelling must not exceed 110 litres per person per day. The current requirement of 125 litres per person per day remains where there is a material change of use such that a building is used as a dwelling or contains a flat, in either case where previously it did not.</p>
37(1)	3(2)	<p><u>Wholesome water consumption calculation.</u> Omission of words “calculated in accordance with the methodology referred to in that regulation” from paragraph 37(1).</p>
Schedule 1 Part G	3(3)	<p><u>Schedule 1 (requirements relating to building work) in Part G (sanitation, hot water safety and water efficiency.</u> Adds paragraph G2A (water efficiency of new buildings other than dwellings and healthcare buildings) to Part G (sanitation, hot water safety and water efficiency) of Schedule 1 (requirements relating to building work). The new requirement does not apply to dwellings or healthcare buildings.</p>
47	4	<p><u>Contravention of certain regulations not to be an offence</u> Designates regulations 23 (requirements for the renovation or replacement of thermal elements), 25B (nearly zero-energy requirements for new buildings) and 26 (CO2 emission rates for new buildings) for</p>

		the purposes of section 35 of the Building Act 1984 (penalty for contravening building regulations) in so far as those regulations apply to Crown buildings or to building work
Schedule 1	5	<u>Part Q (Security)</u> Adds Part Q (Security) to Schedule 1. This new requirement only applies to the erection of dwellings.
-	6	<u>Transitional provision</u> Contains the transitional provision.

Annex B

Building Act 1984

NOTICE OF APPROVAL OF A DOCUMENT FOR THE PURPOSE OF GIVING PRACTICAL GUIDANCE WITH RESPECT TO THE REQUIREMENTS OF THE BUILDING REGULATIONS 2010		
<p>The Welsh Ministers, in exercise of the powers conferred on the Secretary of State by section 6 of the Building Act 1984, now exercisable by the Welsh Ministers by virtue of the Welsh Ministers (Transfer of Functions)(No.2) Order 2009 (S.I. 2009/3019), hereby give notice that they have approved the document listed below for the purposes of giving practical guidance with respect to the specified requirements of the Building Regulations 2010 (as amended). This approval takes effect as listed in the table below except in respect of work which has commenced in accordance with a notification to a building control body or was notified to a building control body before the coming into force date and the building work is started within the period of twelve months of the date listed below.</p>		
Document	Provision of the Building Regulations for the purposes of which the document is approved	Date on which the approval is to take effect
Revisions to Approved Document G	Part G of schedule 1	1 November 2018
Approved Document Q	Part Q of Schedule 1	1 November 2018

The Building (Amendment) (Wales) Regulations 2018 S.I. 2018/552 (W. 94) are available at:

<http://www.legislation.gov.uk/wsi/2018/552/contents/made>