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Building Regulations Wales

Circular

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The Building Regulations etc (Amendment No. 3) (Wales) and Domestic Fire Safety Regulations 2013 (S.I. 2013/2730 (W. 264))

INTRODUCTION

1. I am directed by Welsh Ministers to draw your attention to the Building Regulations etc (Amendment No. 3) and Domestic Fire Safety (Wales) Regulations 2013 S.I. 2013/2730 (W. 264) (“the amendment regulations”), which were made on 22 October 2013 and will come into force for care homes and certain rooms for residential purposes from 30 April 2014 and for dwelling houses and flats from 1 January 2016.
2. The Welsh Ministers have brought Section 1 of the Domestic Fire Safety (Wales) Measure 2011 fully into force under powers contained in section 9(3). Section 7(1) of the Measure gives powers to the Welsh Ministers to make such transitional, transitory, consequential, saving, incidental, supplementary and other provision as they think necessary or appropriate in connection with or to give full effect to the Measure.
3. The Building Regulations 2010 are amended under powers contained in section 1 of and Schedule 1 to the Building Act 1984.
4. 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 such other bodies as appear to the Welsh Ministers to be representative of the interests concerned; this included an open consultation.
6. The purpose of this circular is to:
 - draw attention to these amendments and explain the changes to the Building Regulations 2010 (S.I. 2010/2214) and the Building (Approved Inspectors etc.) Regulations 2010 (S.I. 2010/2215);
 - draw attention to the amendments to Approved Document B - Fire Safety - Volume 2 (Buildings other than dwellinghouses)

APPLICATION OF THE REGULATIONS

7. The changes made by the amendment regulations do not apply in England or to excepted energy buildings in Wales.

AMENDMENTS TO BUILDING REGULATIONS AND THE APPROVED INSPECTORS REGULATIONS

8. Annex A of this circular sets out in tabular form all the changes to the Building Regulations 2010 (2010/2214) made by SI 2013/2730 (W. 264)
9. Annex B of this circular sets out in tabular form all the changes to the Building (Approved Inspectors etc) Regulations 2010 (2010/2215) made by SI 2013/2730 (W. 264).

AMENDMENTS TO THE APPROVED DOCUMENTS

10. The revised Approved Document B Volume 2 (Buildings other than dwellinghouses) will be come into force on the 30 April 2014. The revised volume 2 provides guidance in relation to building work in relation to buildings covered within the new regulations 37A (1) (a) and 37A (1) (b). The amendments to volume 2 do not include amendments to Section 3 (Means of escape from flats) as the requirement for fire suppression systems in relation to flats do not come into force until 1 January 2016.
11. Amendments to Approved Document B Volume 1 (Dwellinghouses) and a further amendments to Approved Document B Volume 2 (Buildings other than dwellinghouses); to include changes to Section 3 (Means of escape from flats), will be issued in 2015. The amendments to volume 1 and to the "Flats" section of volume 2 will provide guidance in relation to building work covered within the new regulation 37A (1) (c) which will come into force on the 1 January 2016.
12. The amendments to the Approved Documents to be issued in 2015 will be accompanied by a further circular explaining the changes.
13. Annex C of this circular provides guidance on the approval of the amendment to Approved Document B Volume 2.

REGULATIONS AND TRANSITIONAL PROVISIONS

14. The regulations and transitional provisions can be viewed at :
<http://www.legislation.gov.uk/wsi/2013/2730/contents/made>

ENQUIRIES

15. Any enquiries on this Circular Letter should be addressed to:

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Telephone: 03000 628144.

E mail Colin.Blick@wales.gsi.gov.uk.

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' and 'S'.

Francois Samuel
Head of Building Regulations

Annex A

The following table lists all the changes made by S.I. 2013/2730 (W. 264) to the Building Regulations 2010 (2010/2214):

S.I. 2010/2214 Regulation Number	S.I 2013/2730 (W. 264) Regulation Number	Action
-	1	Set out the Title, application and commencement of the regulations
-	2	Set out the Interpretation.
-	3	Set out the Prescribed requirements for the purpose of the Measure
-	4 (1)	Set out the amendments to the Principal Regulations.
Part 7A	4 (2)	After Part 7 insert "Part 7A – Automatic fire suppression systems".
37A	4 (2)	Regulation 37A introduces the provision of automatic fire suppression systems.
37B	4 (2)	Regulation 37B introduces the requirements for automatic fire suppression systems

Annex B

The following table lists all the changes made by S.I. 2013/2730 (w. 264) to the Building (Approved Inspector etc.) Regulations 2010 (2010/2215):

S.I. 2010/2215 Regulation Number	S.I. 2013/2730 (W. 264) Regulation Number	Action
8 (1)(a)	5	In sub-paragraph (a) after “36 (water efficiency for new dwellings),” insert “37A (provision of automatic fire suppression systems),”

Annex C

Building Act 1984

NOTICE OF APPROVAL OF AN AMENDMENT OF A DOCUMENT FOR THE PURPOSE OF GIVING PRACTICAL GUIDANCE WITH RESPECT TO THE REQUIREMENTS OF THE BUILDING REGULATIONS 2010

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. This approval takes effect as listed in the table below except in respect of work commenced before the effective date or to work which has not commenced but was notified to a building control body before the effective date.

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 2 Buildings other than dwellinghouses (2006)	Part 7A and Schedule 1, Part B	30 April 2014