



Llywodraeth Cymru
Welsh Government

Building Regulations Wales

Circular

Circular number:	WGC 003/2020	Date issued:	29	01	2020
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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, amendments to Approved Document B (Fire Safety), Volumes 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

- Amendments to regulations 2 and 4 to 7 relating to materials contained in the external wall or specified attachment of certain buildings;
- Amendments to Approved Document B (Fire Safety) Volumes 1 and 2;
- Amendments to Approved Document 7 (Workmanship and Materials).

Introduction

1. I am directed by the Welsh Ministers to draw your attention to the publication of the Building (Amendment) (Wales) Regulations 2019 (SI 2019/1499 (W.275) (“the Amendment Regulations 2019”) which make amendments to the Building Regulations 2010 (SI 2010/2214). Those amendments take effect from 13 January 2020 (subject to the transitional provision outlined 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. For clarity, this Circular replaces Circular 004/2019 and Circular 004/2019 is cancelled.
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.
5. The purpose of this Circular is to:
 - draw attention to the following amendments and explain the changes they make to the Building Regulations 2010;
 - the introduction of further requirements in regulation 7 (Materials and workmanship) of the Building Regulations 2010 in respect of certain buildings;
 - 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;

- 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);
 - provide notice of approval of documents giving practical guidance with respect to the requirements of the Building Regulations 2010 (Approved Documents).
6. This circular does not give advice on the technical requirements in the Building Regulations 2010 as these are matters covered by Approved Documents.
 7. **Annex A** to this Circular sets out in tabular form all the changes to the Building Regulations 2010 made by Amendment Regulations 2019.
 8. **Annex B** to this Circular contains notice of approval of the relevant Approved Documents and revisions to them.

Scope

9. 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

10. Amended regulation 7(2) sets requirements in respect of external walls and specified attachments.
11. 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, hotel or a boarding house). This includes student accommodation, care homes, sheltered housing, hospitals and dormitories in boarding schools.
12. Amended regulation 7(2) requires that all materials which become part of an external wall or specified attachment achieve a minimum 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.

13. 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

14. 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)(a), 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 a minimum European Class A2-s1, d0 or Class A1. Similarly, the exemption in regulation 7(3) provides an exemption for certain components found in external walls and specified attachments.

NEW DEFINITIONS IN REGULATION 2 OF THE BUILDING REGULATIONS 2010

15. Definitions of an external wall and a specified attachment 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).

APPROVED DOCUMENTS

16. Approved Documents provide statutory guidance on the application and compliance with the Building Regulations.

- Approved Document B (Fire Safety) Volume 1: Dwellinghouses (2006 edition incorporating 2010 and 2016 amendments) as amended in 2013;
- Approved Document B (Fire safety) Volume 2: Buildings other than dwellinghouses (2006 edition incorporating 2010, 2013 and 2016 amendments) as amended in 2017; and
- Approved Document 7

are reapproved and further amended in accordance with the notice in Annex B to reflect the changes made to the Building Regulations 2010 by the Amendment Regulations.

TRANSITIONAL ARRANGEMENTS

17. The amendments made by the Amendment Regulations 2019 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 13 January 2020 and either the building work to which it relates:
- (a) has started before that day; or
 - (b) is started within the period of 8 weeks beginning on that day.

FURTHER INFORMATION

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

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

19. Approved Document B, Volumes 1 & 2 together with all amendments made to them can be accessed on the following links:

[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 \(2006 edition incorporating 2010, 2013 and 2016 amendments\)](#)

[Amendment Slip - Amendments to Approved Documents A, B Vol. 1, B Vol. 2, C, D, E, F, G, H, J, K, L1A, L1B, L2A, L2B, M, N and P \(2013\)](#)

[Amendment Slip - Amendments to Approved Documents A, Approved Documents B Volume 2 and Approved Documents C \(2017\)](#)

[Amendment Slip - Amendments to AD B Vol 1, AD B Vol 2 and AD 7 \(2020\)](#)

20. Approved Document 7 together with the amendments made to it can be accessed on the following links:

[Approved Document 7 \(2013\)](#)

[Amendment Slip - Amendments to AD B Vol 1, AD B Vol 2 and AD 7 \(2020\)](#)

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 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 The Building (Amendment) (Wales) Regulations 2019 to the Building Regulations 2010:

S.I. 2010/2214 regulation No.	S.I. (2019/1499 (W.275)) regulation No.	Change
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(k)	2(4)	Meaning of material change of use. Adds new category of material change of use to a “relevant building”.
6	2(5)	Requirements relating to material change of use. Adds new requirements relating to the materials which become part of an external wall or specified attachment where a material change of use happens under regulation 5(k). Exempts certain parts from requirement.
7	2(6)(b)	Materials and workmanship. Adds requirements relating to the materials which become part of an external wall or specified attachment.
7	2(6)(c)	Materials and workmanship. Exempts certain parts from new requirement.
7	2(6)(d)	Materials and workmanship. Specifies the types of buildings to which new requirement applies
37A	2(7)	Provision of automatic fire suppression systems. Corrects minor errors.

ANNEX B

Building Act 1984

NOTICE OF APPROVAL OF DOCUMENTS GIVING PRACTICAL GUIDANCE WITH RESPECT TO THE REQUIREMENTS OF THE BUILDING REGULATIONS 2010

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 under the Welsh Ministers (Transfer of Functions)(No.2) Order 2009 (SI 2009/3019), give notice that they have approved the documents and amendments listed below for the purposes of giving practical guidance with respect to the specified requirements of the Building Regulations 2010 (as amended) in Wales.

This approval takes effect as listed in the table below.

Approved Document	Requirements of the Building Regulations in respect of which the document is approved:	Date from which the approval takes effect:
Approved Document B (Fire safety) Volume 1 – Dwellinghouses (2006 edition incorporating 2010 and 2016 amendments)	Part B, Schedule 1; and Regulations 5, 6 and 7	The date that Circular 003/2020 is issued
Approved Document B (Fire Safety) Volume 2 - Buildings other than dwellinghouses (2006 edition incorporating 2010, 2013 and 2016 amendments)	Part B, Schedule 1; and Regulations 5, 6 and 7	The date that Circular 003/2020 is issued
Amendment Slip - Amendments to Approved Documents A, B Vol. 1, B Vol. 2, C, D, E, F, G, H, J, K,	Part B, Schedule 1; and Regulations 5, 6 and 7	The date that Circular 003/2020 is issued,

<u>L1A, L1B, L2A, L2B, M, N and P (2013)</u>		
<u>Amendment Slip - Amendments to Approved Documents A, Approved Documents B Volume 2 and Approved Documents C (2017)</u>	Part B, Schedule 1; and Regulations 5, 6 and 7	The date that Circular 003/2020 is issued
<u>Amendment Slip - Amendments to AD B Vol 1, AD B Vol 2 and AD 7 (2020)</u>	Part B, Schedule 1; and Regulations 5, 6 and 7	The date that Circular 003/2020 is issued except in respect of work commenced before 13/01/2020 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 8 weeks of 13/01/2020.
<u>Approved Document 7 (2013 edition)</u>	Regulation 7	The date that Circular 003/2020 is issued
<u>Amendment Slip - Amendments to AD B Vol 1, AD B Vol 2 and AD 7 (2020)</u>	Regulation 7	The date that Circular 003/2020 is issued except in respect of work commenced before 13/01/2020 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 8 weeks of 13/01/2020.