
STATUTORY INSTRUMENTS

2010 No. 2214

**BUILDING AND BUILDINGS,
ENGLAND AND WALES**

The Building Regulations 2010

Made - - - - - *6th September 2010*
Laid before Parliament *9th September 2010*
Coming into force *1st October 2010*

THE BUILDING REGULATIONS 2010

PART 1

General

1. Citation and commencement
2. Interpretation

PART 2

Control of Building Work

3. Meaning of building work
4. Requirements relating to building work
5. Meaning of material change of use
6. Requirements relating to material change of use
7. Materials and workmanship
8. Limitation on requirements
9. Exempt buildings and work
10. Exemption of the Metropolitan Police Authority from procedural requirements
11. Power to dispense with or relax requirements

PART 3

Notices, Plans and Certificates

12. Giving of a building notice or deposit of plans
13. Particulars and plans where a building notice is given
14. Full plans

Status: This is the original version (as it was originally made).

15. Consultation with sewerage undertaker
16. Notice of commencement and completion of certain stages of work
17. Completion certificates
18. Unauthorised building work

PART 4

Supervision of Building Work Otherwise than by Local Authorities

19. Supervision of building work otherwise than by local authorities

PART 5

Self-certification Schemes

20. Provisions applicable to self-certification schemes

PART 6

Energy Efficiency Requirements

21. Application of energy efficiency requirements
22. Requirements relating to a change to energy status
23. Requirements relating to thermal elements
24. Methodology of calculation and expression of energy performance
25. Minimum energy performance requirements for new buildings
26. CO₂ emission rates for new buildings
27. CO₂ emission rate calculations
28. Consequential improvements to energy performance
29. Energy performance certificates
30. Energy assessors
31. Related party disclosures
32. Duty of care
33. Right to copy documents
34. Application of building regulations to educational buildings and buildings of statutory undertakers
35. Interpretation of Part 6

PART 7

Water Efficiency

36. Water efficiency of new dwellings
37. Wholesome water consumption calculation

PART 8

Information to be Provided by the Person Carrying Out Work

38. Fire safety information
39. Information about ventilation
40. Information about use of fuel and power

PART 9

Testing and Commissioning

41. Sound insulation testing
42. Mechanical ventilation air flow rate testing

- 43. Pressure testing
- 44. Commissioning

PART 10

Miscellaneous

- 45. Testing of building work
 - 46. Sampling of material
 - 47. Contravention of certain regulations not to be an offence
 - 48. Electronic service of documents
 - 49. Transitional provisions: interpretation
 - 50. Transitional provisions: work already started before 1st October
 - 51. Transitional provisions: work for which notification is not required
 - 52. Transitional provisions: notice given or plans deposited before 1st October 2010
 - 53. Transitional and saving provisions: earlier Building Regulations
 - 54. Revocations and consequential amendments
- Signature

SCHEDULE 1 — Requirements

SCHEDULE 2 — Exempt Buildings and Work

CLASS 1

- 1. Buildings controlled under other legislation
- 2. Any building (other than a building containing a dwelling or...
- 3. A building included in the schedule of monuments maintained under...

CLASS 2

- 1. Buildings not frequented by people
- 2. The description of buildings in paragraph 1 does not include...

CLASS 3

- 1. Greenhouses and agricultural buildings
- 2. A building used, subject to paragraph 3, for agriculture, or...
- 3. The descriptions of buildings in paragraphs 1 and 2 do...
- 4. In paragraph 2, “agriculture” includes horticulture, fruit growing, the growing...

CLASS 4

Temporary buildings

CLASS 5

- 1. Ancillary buildings
- 2. A building on the site of construction or civil engineering...
- 3. A building, other than a building containing a dwelling or...

CLASS 6

- 1. Small detached buildings
- 2. A detached building designed and intended to shelter people from...
- 3. A detached building, having a floor area which does not...

CLASS 7

Extensions

SCHEDULE 3 — Self-certification Schemes and Exemptions from Requirement to Give Building Notice or Deposit Full Plans

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SCHEDULE 4 — Descriptions of Work where no Building Notice or Deposit of Full Plans Required

1. Work consisting of— (a) replacing any fixed electrical equipment which...
2. Work which— (a) is not in a kitchen, or a...
3. Work on— (a) telephone wiring or extra-low voltage wiring for...
4. For the purposes of this Schedule— “kitchen” means a room...

SCHEDULE 5 — Revocation of Regulations

SCHEDULE 6 — Consequential Amendments

1. In the Building (Local Authority Charges) Regulations 2010—
2. In the Energy Performance of Buildings (Certificates and Inspections) (England...

Explanatory Note