
WELSH STATUTORY INSTRUMENTS

2018 No. 558

The Building Regulations &c. (Amendment) (Excepted Energy Buildings) (Wales) Regulations 2018

PART 2

The Building Regulations 2010

Schedule 1 (requirements in relation to building work)

13. In Schedule 1—

- (a) in Part H (drainage and waste disposal), in sub-paragraph (a) of the second column of requirement H3(2) (rainwater drainage)—
- (i) for “M1 (access to and use of buildings other than dwellings)” substitute “M1 (access and use), or”;
 - (ii) omit “, or requirement M4(1), (2) or (3) (access to and use of dwellings)”;
- (b) for Part K (protection from falling, collision and impact) substitute—

“PART K PROTECTION FROM FALLING, COLLISION AND IMPACT

Stairs, ladders and ramps

K1. Stairs, ladders and ramps shall be so designed, constructed and installed as to be safe for people moving between different levels in or about the building. Requirement K1 applies only to stairs, ladders and ramps which form part of the building.

Protection from falling

K2. (a) Any stairs, ramps, floors and balconies and any roof to which people have access, and Requirement K2(a) applies only to stairs and ramps which form part of the building.

(b) any light well, basement area or similar sunken area connected to a building,

shall be provided with barriers where it is necessary to protect people in or about the building from falling.

Vehicle barriers and loading bays

K3.—(1) Vehicle ramps and any levels in a building to which vehicles have access,

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shall be provided with barriers where it is necessary to protect people in or about the building.

(2) Vehicle loading bays shall be constructed in such a way, or be provided with such features, as may be necessary to protect people in them from collision with vehicles.

Protection from collision with open windows etc.

K4. Provision shall be made to prevent people moving in or about the building from colliding with open windows, skylights or ventilators. Requirement K4 does not apply to dwellings.

Protection against impact from and trapping by doors

K5.—(1) Provision shall be made to prevent any door or gate— Requirement K5 does not apply to—

(a) which slides or opens upwards, from falling onto any person; and

(a) dwellings, or
(b) any door or gate which is part of a lift.”

(b) which is powered, from trapping any person.

(2) Provision shall be made for powered doors and gates to be opened in the event of a power failure.

(3) Provision shall be made to ensure a clear view of the space on either side of a swing door or gate.

(c) for Part M (access and use of building) substitute—

“PART M ACCESS TO AND USE OF BUILDINGS

Access and use

M1. Reasonable provision shall be made for people to—

The requirements of this Part do not apply to—

(a) gain access to, and
(b) use the building and its facilities.

(a) an extension of or material alteration of a dwelling; or
(b) any part of a building which is used solely to enable the building or any service or fitting in the building to be inspected, repaired or maintained.

Access to extensions to buildings other than dwellings

M2. Suitable independent access shall be provided to the extension where reasonably practicable. Requirement M2 does not apply where suitable access to the extension is provided through the building that is extended.

Sanitary conveniences in extensions to buildings other than dwellings

M3. If sanitary conveniences are provided in any building that is to be extended, reasonable provision shall be made within the extension for sanitary conveniences. Requirement M3 does not apply where there is reasonable provision for sanitary conveniences elsewhere in the building, such that people occupied in, or otherwise having occasion to enter the extension, can gain access to and use those sanitary conveniences.

Sanitary conveniences in dwellings

M4.—(1) Reasonable provision shall be made in the entrance storey for sanitary conveniences, or where the entrance storey contains no habitable rooms, reasonable provision for sanitary conveniences shall be made in either the entrance storey or principal storey.

(2) In this paragraph “entrance storey” means the storey which contains the principal entrance and “principal storey” means the storey nearest to the entrance storey which contains a habitable room, or if there are two such storeys equally near, either such storey.”

(d) after Part M insert—

“PART N GLAZING — SAFETY IN RELATION TO IMPACT, OPENING AND CLEANING

Protection against impact

N1. Glazing, with which people are likely to come into contact whilst moving in or about the building shall—

(a) if broken on impact, break in a way which is unlikely to cause injury; or

(b) resist impact without breaking; or

(c) be shielded or protected from impact.

Manifestation of glazing

N2. Transparent glazing, with which people are likely to come into contact Requirement N2 does not apply to dwellings.

while moving in or about the building, shall incorporate features which make it apparent.

Safe opening and closing of windows etc.

N3. Windows, skylights and ventilators which can be opened by people in or about the building shall be so constructed or equipped that they may be opened, closed or adjusted safely. Requirement N3 does not apply to dwellings.

Safe access for cleaning windows etc.

N4. Provision shall be made for any windows, skylights, or any transparent or translucent walls, ceilings or roofs to be safely accessible for cleaning. Requirement N4 does not apply to—
(a) dwellings; or
(b) any transparent or translucent elements whose surfaces are not intended to be cleaned.”

(e) omit Part Q (security).