
STATUTORY INSTRUMENTS

2006 No. 652

**The Building and Approved Inspectors
(Amendment) Regulations 2006**

PART 2

Amendment of the Building Regulations 2000

New regulations 20B, 20C and 20D (pressure testing, commissioning and CO₂ emission rate calculations)

17. After regulation 20A(1) (sound insulation testing) insert—

“Pressure testing

20B.—(1) This regulation applies to the erection of a building in relation to which paragraph L1(a)(i) of Schedule 1 imposes a requirement.

(2) Where this regulation applies, the person carrying out the work shall, for the purpose of ensuring compliance with regulation 17C and paragraph L1(a)(i) of Schedule 1—

(a) ensure that—

(i) pressure testing is carried out in such circumstances as are approved by the Secretary of State; and

(ii) the testing is carried out in accordance with a procedure approved by the Secretary of State; and

(b) subject to paragraph (5), give notice of the results of the testing to the local authority.

(3) The notice referred to in paragraph (2)(b) shall—

(a) record the results and the data upon which they are based in a manner approved by the Secretary of State; and

(b) be given to the local authority not later than seven days after the final test is carried out.

(4) A local authority is authorised to accept, as evidence that the requirements of paragraph (2)(a)(ii) have been satisfied, a certificate to that effect by a person who is registered by the British Institute of Non-destructive Testing(2) in respect of pressure testing for the air tightness of buildings.

(5) Where such a certificate contains the information required by paragraph (3)(a), paragraph (2)(b) does not apply.

(1) Inserted by 2002/2871; there are amending instruments but none is relevant.

(2) A company incorporated under the Companies Act 1985 (c. 6) with registration number 00969051.

Commissioning

20C.—(1) This regulation applies to building work in relation to which paragraph L1(b) of Schedule 1 imposes a requirement, but does not apply where the work consists only of work described in Schedule 2B.

(2) Where this regulation applies the person carrying out the work shall, for the purpose of ensuring compliance with paragraph L1(b) of Schedule 1, give to the local authority a notice confirming that the fixed building services have been commissioned in accordance with a procedure approved by the Secretary of State.

(3) The notice shall be given to the local authority—

- (a) not later than the date on which the notice required by regulation 15(4) is required to be given; or
- (b) where that regulation does not apply, not more than 30 days after completion of the work.

CO₂ emission rate calculations

20D.—(1) Subject to paragraph (4), where regulation 17C applies the person carrying out the work shall give the local authority a notice which specifies—

- (a) the target CO₂ emission rate for the building; and
- (b) the calculated CO₂ emission rate for the building as constructed.

(2) The notice shall be given to the local authority not later than the date on which the notice required by regulation 20B is required to be given.

(3) A local authority is authorised to accept, as evidence that the requirements of regulation 17C would be satisfied if the building were constructed in accordance with an accompanying list of specifications, a certificate to that effect by a person who is registered by—

- (a) FAERO Limited⁽³⁾; or
- (b) BRE Certification Limited⁽⁴⁾,

in respect of the calculation of CO₂ emission rates of buildings.

(4) Where such a certificate is given to the local authority—

- (a) paragraph (1) does not apply; and
- (b) the person carrying out the work shall provide to the local authority not later than the date on which the notice required by regulation 20B is required to be given a notice which—
 - (i) states whether the building has been constructed in accordance with the list of specifications which accompanied the certificate; and
 - (ii) if it has not, lists any changes to the specifications to which the building has been constructed.”.

⁽³⁾ A company incorporated under the Companies Act 1985 with the registration number 05716745.

⁽⁴⁾ A company incorporated under the Companies Act 1985 with the registration number 03548352.