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

1. Citation and commencement
2. Interpretation

PART 2

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

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

19. Supervision of building work otherwise than by local authorities

PART 5

20. Provisions applicable to self-certification schemes

PART 6

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
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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

36. Water efficiency of new dwellings
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PART 8

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

PART 9

41. Sound insulation testing
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43. Pressure testing
44. Commissioning

PART 10

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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

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