



OFFERYNNAU STATUDOL
CYMRU

WELSH STATUTORY
INSTRUMENTS

2018 Rhif 558 (Cy. 97)

2018 No. 558 (W. 97)

**ADEILADU AC ADEILADAU,
CYMRU**

**BUILDING AND BUILDINGS,
WALES**

Rheoliadau Rheoliadau Adeiladu
etc. (Diwygio) (Adeiladau Ynni a
Eithrir) (Cymru) 2018

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

NODYN ESBONIADOL

EXPLANATORY NOTE

(Nid yw'r nodyn hwn yn rhan o'r Rheoliadau)

(This note is not part of the Regulations)

Mae'r Rheoliadau hyn yn diwygio Rheoliadau Adeiladu 2010 ("y Rheoliadau Adeiladu") a Rheoliadau Adeiladu (Arolygwyr Cymeradwy etc.) 2010 ("y Rheoliadau Arolygwyr Cymeradwy") mewn perthynas ag adeiladau ynni a eithrir yng Nghymru.

These Regulations amend the Building Regulations 2010 ("the Building Regulations") and the Building (Approved Inspectors etc.) Regulations 2010 ("the Approved Inspectors Regulations") in relation to excepted energy buildings in Wales.

Trosoglwyddwyd swyddogaethau o dan Ddeddf Adeiladu 1984 ("Deddf 1984") i wneud rheoliadau adeiladu a materion cysylltiedig i Weinidogion Cymru gan Orchymyn Gweinidogion Cymru (Trosoglwyddo Swyddogaethau) (Rhif. 2) 2009 a ddaeth i rym ar 31 Rhagfyr 2011. Gwnaed eithriad o'r trosglwyddo mewn perthynas ag "adeiladau ynni a eithrir" sydd â'r ystyr a roddir i "excepted energy buildings" gan yr Atodlen i'r Gorchymyn hwnnw.

Functions under the Building Act 1984 ("the 1984 Act") to make building regulations and associated matters were transferred to the Welsh Ministers by the Welsh Ministers (Transfer of Functions) (No. 2) Order 2009 which came into force on 31 December 2011. An exclusion from the transfer was made in relation to "excepted energy buildings" which has the meaning given by the Schedule to that Order.

Roedd diwygiadau i'r Rheoliadau Adeiladu a'r Rheoliadau Arolygwyr Cymeradwy a wnaed gan yr Ysgrifennydd Gwladol o 31 Rhagfyr 2011 yn gymwys o ran Lloegr ac i adeiladau ynni a eithrir yng Nghymru. Roedd diwygiadau i'r Rheoliadau hynny a wnaed gan Weinidogion Cymru o 31 Rhagfyr 2011 yn gymwys o ran Cymru ac eithrio i adeiladau ynni a eithrir.

Amendments to the Building Regulations and the Approved Inspectors Regulations made by the Secretary of State from 31 December 2011 applied in relation to England and to excepted energy buildings in Wales. Amendments to those Regulations made by the Welsh Ministers from 31 December 2011 applied in relation to Wales other than to excepted energy buildings.

Mae adran 54 o Ddeddf Cymru 2017 yn dileu'r eithriad mewn perthynas ag adeiladau ynni a eithrir drwy wneud y ddarpariaeth angenrheidiol ar gyfer trosglwyddo swyddogaethau o dan Ddeddf 1984 ar gyfer y categori hwnnw o adeiladau o 1 Ebrill 2018.

Section 54 of the Wales Act 2017 removes the exclusion in relation to excepted energy buildings by making the necessary provision for the transfer of functions under the 1984 Act for that category of buildings from 1 April 2018.

Effaith y diwygiadau a wneir gan y Rheoliadau hyn yw cysoni'r darpariaethau yn y Rheoliadau Adeiladu a'r Rheoliadau Arolygwyr Cymeradwy mewn perthynas ag adeiladau ynni a eithrir yng Nghymru â'r darpariaethau sy'n gymwys i adeiladau eraill yng Nghymru.

Ystyriwyd Cod Ymarfer Gweinidogion Cymru ar gynnal Asesiadau Effaith Rheoleiddiol mewn perthynas â'r Rheoliadau hyn. O ganlyniad, ystyriwyd nad oedd yn angenrheidiol cynnal asesiad effaith rheoleiddiol o'r costau a'r manteision sy'n debygol o ddeillio o gydymffurfio â'r Rheoliadau hyn.

The effect of the amendments made by these Regulations is to bring provisions in the Building Regulations and Approved Inspectors Regulations in relation to excepted energy buildings in Wales in line with provisions applying to other buildings in Wales.

The Welsh Ministers' Code of Practice on the carrying out of Regulatory Impact Assessments was considered in relation to these Regulations. As a result, it was not considered necessary to carry out a regulatory impact assessment as to the likely costs and benefits of complying with these Regulations.

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etc. (Diwygio) (Adeiladau Ynni a
Eithrir) (Cymru) 2018**

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

Gwnaed 30 Ebrill 2018

Made 30 April 2018

*Gosodwyd gerbron Cynulliad Cenedlaethol
Cymru* 4 Mai 2018

*Laid before the National Assembly
for Wales* 4 May 2018

Yn dod i rym 8 Mehefin 2018

Coming into force 8 June 2018

Mae Gweinidogion Cymru wedi eu dynodi(1) at ddibenion adran 2(2) o Ddeddf y Cymunedau Ewropeaidd 1972(2) mewn perthynas â dylunio ac adeiladu adeiladau ac mewn perthynas â gwasanaethau, ffitiadau a chyfarpar a ddarperir yn yr adeiladau hynny neu mewn cysylltiad â hwy.

The Welsh Ministers are designated(1) for the purposes of section 2(2) of the European Communities Act 1972(2) in relation to the design and construction of buildings and in relation to services, fittings and equipment provided in or in connection with those buildings.

Mae Gweinidogion Cymru, drwy arfer y pwerau a roddir iddynt gan adran 2(2) o Ddeddf y Cymunedau Ewropeaidd 1972, ac i'r Ysgrifennydd Gwladol gan adrannau 1, 1A, 2, 2A, 3, 16, 17, 34, 35, 47, 49, 50, 51, 51A, 52 a 54 o Ddeddf Adeiladu 1984(3) a pharagraffau 1, 2, 4, 4A, 6, 7, 8 a 10 o Atodlen 1 iddi, a pharagraffau 2 a 3 o Atodlen 4 iddi, sydd bellach yn

The Welsh Ministers, in exercise of the powers conferred on them by section 2(2) of the European Communities Act 1972, and on the Secretary of State by sections 1, 1A, 2, 2A, 3, 16, 17, 34, 35, 47, 49, 50, 51, 51A, 52 and 54 of, and paragraphs 1, 2, 4, 4A, 6, 7, 8 and 10 of Schedule 1 to, and paragraphs 2 and 3 of Schedule 4 to, the Building Act 1984(3), and now

(1) O.S. 2016/161.

(2) 1972 p. 68. Diwygiwyd adran 2(2) gan adran 27 o Ddeddf Diwygio Deddfwriaethol a Rheoleiddiol 2006 (p. 51) ac adran 3 o Ddeddf yr Undeb Ewropeaidd (Diwygio) 2008 (p. 7) a Rhan 1 o'r Atodlen i'r Ddeddf honno.

(3) 1984 p. 55. Diwygiwyd adran 1 gan adran 1 o Ddeddf Adeiladu Cynaliadwy a Diogel 2004 (p. 22) ("Deddf 2004"); mewnosodwyd adrannau 1A a 2A gan adrannau 2 a 4 o Ddeddf 2004 yn y drefn honno; diwygiwyd adran 16 gan Ddeddf Cyfraith Statud (Diddymiadau) 1993 (p. 50), diwygiwyd adrannau 47 a 52 gan O.S. 1996/1905 ac adran 8 o Ddeddf 2004; diwygiwyd adrannau 50 a 51 gan O.S. 1996/1905, a mewnosodwyd adran 51A gan yr O.S. hwnnw; mewnosodwyd paragraff 4A yn Atodlen 1 gan adran 8 o Ddeddf 2004; diwygiwyd paragraff 7 o Atodlen 1 gan adran 3 o Ddeddf 2004 a chan adran 11 o Ddeddf Newid yn yr Hinsawdd ac Ynni Cynaliadwy 2006 (p. 19); a diwygiwyd paragraff 8 o Atodlen 1 gan adran 3 o Ddeddf 2004 ac adran 40 o Ddeddf Rheoli Llifogydd a Dŵr 2010 (p. 29).

(1) S.I. 2016/161.

(2) 1972 c. 68. Section 2(2) was amended by section 27 of the Legislative and Regulatory Reform Act 2006 (c. 51) and section 3 of, and Part 1 of the Schedule to, the European Union (Amendment) Act 2008 (c. 7).

(3) 1984 c. 55. Section 1 was amended by section 1 of the Sustainable and Secure Buildings Act 2004 (c. 22) ("the 2004 Act"); sections 1A and 2A were inserted by sections 2 and 4 of the 2004 Act respectively; section 16 was amended by the Statute Law (Repeals) Act 1993 (c. 50), sections 47 and 52 were amended by S.I. 1996/1905 and section 8 of the 2004 Act; sections 50 and 51 were amended, and section 51A was inserted, by S.I. 1996/1905; Paragraph 4A was inserted into Schedule 1 by section 8 of the 2004 Act; paragraph 7 of Schedule 1 was amended by section 3 of the 2004 Act and by section 11 of the Climate Change and Sustainable Energy Act 2006 (c. 19); and paragraph 8 of Schedule 1 was

arferadwy ganddynt hwy(1), ar ôl ymgynghori â Phwyllgor Cynghori Cymru ar Reoliadau Adeiladu a'r cyrff eraill hynny yr ymddengys iddynt hwy eu bod yn cynrychioli'r materion dan sylw yn unol ag adran 14(7) o'r Ddeddf honno(2), yn gwneud y Rheoliadau a ganlyn:

RHAN 1

Rhagarweiniol

Enwi, cychwyn, cymhwyso a dehongli

1.—(1) Enw'r Rheoliadau hyn yw Rheoliadau Rheoliadau Adeiladu etc. (Diwygio) (Adeiladau Ynni a Eithrir) (Cymru) 2018.

(2) Daw'r Rheoliadau hyn i rym ar 8 Mehefin 2018.

(3) Mae'r Rheoliadau hyn yn gymwys mewn perthynas ag adeiladau ynni a eithrir yng Nghymru.

(4) Yn y Rheoliadau hyn mae i "adeiladau ynni a eithrir" yr ystyr a roddir i "excepted energy buildings" yn yr Atodlen i Orchymyn Gweinidogion Cymru (Trosglwyddo Swyddogaethau) (Rhif 2) 2009(3).

RHAN 2

Rheoliadau Adeiladu 2010

Diwygio Rheoliadau Adeiladu 2010

2. Mae Rheoliadau Adeiladu 2010(4) wedi eu diwygio fel y nodir yn rheoliadau 3 i 16.

(1) Cafodd y swyddogaethau a roddwyd i'r Ysgrifennydd Gwladol neu a osodwyd arno gan Ddeddf Adeiladu 1984 ("Deddf 1984") neu oddi tani, i'r graddau yr oeddent yn arferadwy o ran Cymru, eu trosglwyddo i Weinidogion Cymru gan Orchymyn Gweinidogion Cymru (Trosglwyddo Swyddogaethau) (Rhif 2) 2009 (O.S. 2009/3019) ("Gorchymyn 2009") yn ddarostyngedig i erthyglau 3 a 4 o'r Gorchymyn hwnnw. Roedd erthygl 3(a) o Orchymyn 2009 yn darparu nad oedd swyddogaethau wedi eu trosglwyddo i'r graddau yr oeddent yn arferadwy mewn perthynas ag adeilad ynni a eithrir fel y'i diffinnir gan yr Atodlen i'r Gorchymyn hwnnw. Dileodd adran 54 o Ddeddf Cymru 2017 (p. 4) yr eithriad hwn drwy wneud y ddarpariaeth angenrheidiol ar gyfer trosglwyddo swyddogaethau o dan Ddeddf 1984 ar gyfer y categori hwnnw o adeiladau.

(2) Ychwanegwyd adran 14(7) gan Orchymyn 2009.

(3) O.S. 2009/3019.

(4) O.S. 2010/2214; yr offerynnau diwygio perthnasol mewn perthynas ag adeiladau ynni a eithrir yng Nghymru yw O.S. 2012/718, 2012/3119, 2013/181, 2013/1105, 2013/1959, 2014/579, 2015/767, 2016/285 a 2016/490, ac mewn perthynas ag adeiladau eraill yng Nghymru yw O.S. 2013/181, 2013/747 (Cy. 89), 2013/2730 (Cy. 264), 2014/110 (Cy. 10), 2016/361 (Cy. 113) a 2016/611 (Cy. 168).

Rhan 1 (cyffredinol)

3. Yn rheoliad 2 (dehongli), ym mharagraff (1)—

- (a) yn y diffiniad o “energy efficiency requirements”—
 - (i) ar ôl “26A,” mewnosoder “26B,”;
 - (ii) yn lle “40 and 43” rhodder “and 40”;
- (b) hepgorer “excepted energy building”, “new dwelling”, “optional requirement” a “planning permission” a’u priod ddiffiniadau.

Rhan 2 (rheoli gwaith adeiladu)

4.—(1) Yn rheoliad 4 (gofynion sy’n ymwneud â gwaith adeiladu)—

- (a) ym mharagraff (1)(b) hepgorer y geiriau o “, except as may” hyd at y diwedd;
- (b) hepgorer paragraffau (1A) i (1D).

(2) Yn rheoliad 6 (gofynion sy’n ymwneud â newid defnydd sylweddol)—

- (a) ym mharagraff (1)—
 - (i) yn is-baragraff (i) yn lle “M1 (access to and use of buildings other than dwellings)” rhodder “M1 (access and use)”;
 - (ii) hepgorer is-baragraff (j);
- (b) ym mharagraff (2)—
 - (i) ar ddiwedd is-baragraff (c) mewnosoder “and”;
 - (ii) hepgorer is-baragraff (e).

(3) Yn rheoliad 8 (cyfyngiadau ar ofynion) ar ôl “K” mewnosoder “, N”.

(4) Yn rheoliad 9 (adeiladau a gwaith esempt)—

- (a) ym mharagraff (3)(a) hepgorer “used for domestic purposes”;
- (b) yn lle paragraff (4) rhodder—

“(4) The requirements of paragraph R1 of Schedule 1 apply to buildings controlled under other legislation falling within class 1 in Schedule 2.”

(5) Yn rheoliad 11(3) (pŵer i hepgor neu lacio gofynion)—

- (a) ar ôl “25B” hepgorer “and”;
- (b) ar ôl “paragraph R1” hepgorer “(in-building physical infrastructure for high-speed electronic communications networks)”.

Rhan 3 (hysbysiadau, planiau a thystysgrifau)

5.—(1) Yn rheoliad 12 (rhoi hysbysiad adeiladu neu adneuo planiau)—

- (a) ym mharagraff (6)—
 - (i) ar ddiwedd is-baragraff (a) mewnosoder “or”;
 - (ii) ar ddiwedd is-baragraff (b) hepgorer “; or”;
 - (iii) hepgorer is-baragraff (c);
- (b) hepgorer paragraff (6A);
- (c) ym mharagraff (9)—
 - (i) ar ddiwedd y diffiniad o “private street” hepgorer “and”;
 - (ii) hepgorer “special location” a’i ddiffiniad.

(2) Yn rheoliad 13 (manylion a phlantiau pan roddir hysbysiad adeiladu)—

- (a) ym mharagraff (1)—
 - (i) ar ddiwedd is-baragraff (b) mewnosoder “and”;
 - (ii) ar ddiwedd is-baragraff (c) hepgorer “; and”;
 - (iii) hepgorer is-baragraff (d);
- (b) hepgorer paragraff (1A).

(3) Yn rheoliad 14 (y planiau llawn) ym mharagraff (3)(a) hepgorer “, (1A)”.

(4) Yn rheoliad 16 (hysbysiad cychwyn a chwblhau camau penodol o’r gwaith)—

- (a) yn lle paragraffau (2) a (3) rhodder—

“(2) Subject to paragraph (8), a person carrying out building work shall not—

 - (a) cover up any excavation for a foundation, any foundation, any damp-proof course or any concrete or other material laid over a site; or
 - (b) cover up in any way any drain or sewer to which these Regulations apply, unless that person has given the local authority notice of intention to commence that work, and at least one day has elapsed since the end of the day on which the notice was given.

(3) Subject to paragraph (8), a person who has laid, haunched or covered any drain or sewer in respect of which Part H of Schedule 1 (drainage and waste disposal) imposes a requirement shall give notice to that effect to the local authority not more than five days after the completion of the work.”;

- (b) hepgorer paragraffau (3A) a (3B);
- (c) ym mharagraff (6) yn lle “or (2)” rhodder “to (3)”.

(5) Yn rheoliad 17 (tystysgrifau cwblhau), ym mharagraff (2A)—

- (a) yn is-baragraff (c) yn lle “(target fabric energy efficiency requirements for new dwellings)” rhodder “(primary energy consumption rates for new buildings)”;
- (b) ar ôl is-baragraff (c) mewnosoder—
“(ca) regulation 26B (fabric performance values for new dwellings)”.

Rhan 5 (cynlluniau hunanardystio a chynlluniau hunanardystio trydydd parti)

6.—(1) Ym mhennawd Rhan 5 hepgorer “and third party certification schemes”.

(2) Yn rheoliad 20 (y darpariaethau sy’n gymwys i gynlluniau hunanardystio)—

- (a) ar ôl paragraff (3B) mewnosoder—
“(3C) Such a statement that relates to a part of the work must specify which part was paid for using the green deal plan.”
;
- (b) ar ddiwedd paragraff (5) mewnosoder “, and the certificate shall contain this wording”.

(3) Hefgorer rheoliad 20A (y darpariaethau sy’n gymwys i gynlluniau ardystio trydydd parti).

Rhan 6 (gofynion effeithlonrwydd ynni)

7.—(1) Yn rheoliad 21 (cymhwyso gofynion effeithlonrwydd ynni), ym mharagraff (4)—

- (a) ar ddiwedd is-baragraff (a) hepgorer “or”;
- (b) ar ddiwedd is-baragraff (b) mewnosoder “to heat the conservatory or porch; or”;
- (c) ar ôl is-baragraff (b), mewnosoder—
“(c) in which a fixed heating appliance has been provided to heat the conservatory or porch.”

(2) Yn lle rheoliad 25 (y gofynion perfformiad ynni gofynnol ar gyfer adeiladau newydd) rhodder—

“25. The Welsh Ministers shall approve minimum energy performance requirements for new buildings, in the form of target CO² emission rates, which shall be calculated and expressed in accordance with the methodology approved pursuant to regulation 24.”

(3) Ar ôl rheoliad 25B (gofynion bron yn ddi-ynni ar gyfer adeiladau newydd) mewnosoder—

“New buildings: minimum energy performance requirements

25C. Minimum energy performance requirements must be approved by the Welsh Ministers, calculated and expressed in accordance with the methodology approved pursuant to regulation 24, for—

- (a) new buildings (other than new dwellings), in the form of target primary energy consumption rates; and
- (b) new dwellings, in the form of target fabric performance values.”

(4) Yn lle rheoliad 26A (cyfradd effeithlonrwydd ynni adeiladwaith) a’r pennawd uwchben rhodder—

“Primary Energy consumption rates for new buildings

26A. Where a building (other than a dwelling) is erected, it must not exceed the target primary energy consumption rate for the building which has been approved pursuant to regulation 25C(a), applying the methodology of calculation and expression of the energy performance of buildings approved pursuant to regulation 24.”

(5) Ar ôl rheoliad 26A mewnosoder—

“Fabric performance values for new dwellings

26B. Where a dwelling is erected, it must not exceed the target fabric performance values for the dwelling which have been approved pursuant to regulation 25C(b), applying the methodology of calculation and expression of the energy performance of buildings approved pursuant to regulation 24.”

(6) Yn rheoliad 27A (cyfrifiadau cyfraddau effeithlonrwydd ynni adeiladwaith)—

- (a) yn lle’r pennawd rhodder “Primary energy consumption rate calculations”;
- (b) ym mharagraff (1) yn lle “dwelling” rhodder “building (other than a dwelling)”;
- (c) ym mharagraffau (2) a (3) yn lle “shall” ym mhob lle y mae’n digwydd rhodder “must”;
- (d) ym mharagraffau (2)(a) a (b) a (3)(a)(i) a (ii) yn lle “fabric efficiency rate for the dwelling” ym mhob lle y mae’n digwydd rhodder “primary energy consumption rate for the building”;

- (e) ym mharagraffau (2)(c) a (3)(a)(iii) yn lle “dwelling” ym mhob lle y mae’n digwydd rhodder “building”;
 - (f) ym mharagraff (5) yn lle “fabric energy efficiency rate” rhodder “primary energy consumption rate”.
- (7) Ar ôl rheoliad 27A mewnosoder—

“Fabric performance values calculations

27B.—(1) This regulation applies where a dwelling is erected and regulation 26B applies.

(2) Not later than the day before the work starts, the person carrying out the work must give the local authority a notice which specifies—

- (a) the target fabric performance values for the dwelling, calculated and expressed in accordance with the methodology approved pursuant to regulation 24;
- (b) the fabric performance values for the dwelling as designed, calculated and expressed in accordance with the methodology approved pursuant to regulation 24; and
- (c) a list of specifications to which the dwelling is to be constructed.

(3) Not later than five days after the work has been completed, the person carrying out the work must give the local authority—

- (a) a notice which specifies—
 - (i) the target fabric performance values for the dwelling, calculated and expressed in accordance with the methodology approved pursuant to regulation 24;
 - (ii) the fabric performance values for the dwelling as constructed, calculated and expressed in accordance with the methodology approved pursuant to regulation 24; and
 - (iii) whether the dwelling has been constructed in accordance with the list of specifications referred to in paragraph 2(c), and if not a list of any changes to those specifications; or
- (b) a certificate of the sort referred to in paragraph (4) accompanied by the information referred to in subparagraph (a).

(4) A local authority is authorised to accept, as evidence that the requirements of regulation 26B have been satisfied, a certificate to that effect by an energy assessor who is accredited to produce energy performance certificates for that category of building.

(5) In this regulation, “specifications” means specifications used for the calculation of the fabric performance values.”

(8) Yn lle rheoliad 28 (gwelliannau canlyniadol i berfformiad ynni) rhodder—

“28.—(1) Paragraph (3) applies to an existing building with a total useful floor area over 1000m² where the proposed building work consists of or includes—

- (a) the initial provision of any fixed building services; or
- (b) an increase to the installed capacity of any fixed building services.

(2) Paragraph (3) applies to an existing building where the proposed building work consists of or includes—

- (a) an extension; or
- (b) the extension of the building’s heating system or the provision of a fixed heating appliance, to heat a previously unheated space.

(3) Subject to paragraph (4), where this paragraph applies, such work, if any, shall be carried out as is necessary to ensure that the building complies with the requirements of Part L of Schedule 1.

(4) Nothing in paragraph (3) requires work to be carried out if it is not technically, functionally and economically feasible.”

(9) Yn rheoliad 34 (cymhwyso rheoliadau adeiladu i adeiladau addysgol, adeiladau ymgymrwyr statudol neu adeiladau’r goron) yn lle “25(a)” rhodder “25”.

(10) Yn rheoliad 35 (dehongli Rhan 6) hepgorer “fabric energy efficiency” a “new dwelling” a’u priod ddiffiniadau.

Rhan 7 (effeithlonrwydd dŵr)

8.—(1) Yn lle rheoliad 36 (effeithlonrwydd dŵr anheddau newydd) rhodder—

“36.—(1) The potential consumption of wholesome water by persons occupying a dwelling to which this regulation applies must not exceed 125 litres per person per day, calculated in accordance with the methodology approved by the Welsh Ministers.

(2) This regulation applies to a dwelling which is—

- (a) erected; or
- (b) formed by a material change of use of a building within the meaning of regulation 5(a) or (b).”

(2) Yn lle paragraff (1) o reoliad 37 (cyfrifo’r defnydd o ddŵr dihalog) rhodder—

“(1) Where regulation 36 applies, the person carrying out the work must give the local authority a notice which specifies the potential consumption of wholesome water per person per day calculated in accordance with the methodology referred to in that regulation in relation to the completed dwelling.”

Rhan 7A Systemau Llethu Tân Awtomatig

9. Ar ôl Rhan 7 mewnosoder—

“PART 7A

Automatic Fire Suppression Systems

Provision of automatic fire suppression systems

37A.—(1) This regulation applies where building work consists of the erection or material change of use of a building in relation to—

- (a) care homes, which means places at which a care home service, within the meaning of Part 1 of the Regulation and Inspection of Social Care (Wales) Act 2016, is provided wholly or mainly to persons aged 18 or over;
- (b) rooms for residential purposes other than rooms in—
 - (i) a hostel providing temporary accommodation to those who are ordinarily resident elsewhere;
 - (ii) an hotel;
 - (iii) a prison or young offender institution; and
 - (iv) a hospital;

(c) dwelling-houses and flats,

subject to paragraphs (4) and (5).

(2) For the purposes of this regulation a material change of use comprises or includes a change of use within regulation 5 (a), (b), (c), (d), (g), (h) or (i).

(3) A building to which this regulation applies must be provided with an automatic fire suppression system which is installed and operates in accordance with the requirements set in regulation 37B.

(4) This regulation does not apply to buildings which are—

- (a) listed in accordance with section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990⁽¹⁾;
- (b) in a conservation area designated in accordance with section 69 of that Act; or
- (c) included in the schedule of monuments maintained under section 1 of the Ancient Monuments and Archaeological Areas Act 1979⁽²⁾,

where installation of a fire suppression system would unacceptably alter their character or appearance.

(5) This regulation does not apply to temporary buildings with a planned time of use of two years or less.

Requirements of automatic fire suppression systems

37B. For the purposes of regulation 37A(3), the requirements of an automatic fire suppression system are the requirements set out in any document approved and issued under section 6 of the Building Act 1984 for the purpose of providing practical guidance as to the requirements of regulation 37A.”

Rhan 9 (profi a chomisiynu)

10. Yn rheoliad 43 (profi pwysedd) ym mharagraff (2) hepgorer “and regulation 26A”.

(1) 1990 p. 9. Diwygiwyd adran 1 gan adran 26 o Ddeddf yr Amgylchedd Hanesyddol (Cymru) 2016 (decc 4) (“Deddf 2016”). Nid yw diwygiadau eraill yn berthnasol.

(2) 1979 p. 46. Diwygiwyd adran 1 gan adran 4 o Ddeddf 1979. Nid yw diwygiadau eraill yn berthnasol.

Rhan 9A (seilwaith ffisegol ar gyfer rhwydweithiau cyfathrebu electronig cyflym)

11.—(1) Yn lle rheoliad 44A (cymhwysio paragraff R1 o Atodlen 1 i adeiladau addysgol, adeiladau ymgwymerwyr statudol ac adeiladau'r Goron) rhodder—

“**44A.** The requirements of paragraph R1 (in-building physical infrastructure for high-speed electronic communications networks) of Schedule 1 apply to—

- (a) educational buildings and buildings of statutory undertakers, falling within paragraphs (a), (b) or (c) of section 4(1) of the Act (notwithstanding section 4(1) of the Act);
- (b) Crown buildings; and
- (c) building work carried out or proposed to be carried out by Crown authorities.”

(2) Yn rheoliad 44B (esemptiadau rhag paragraff R1 o Atodlen 1) ym mharagraff (a)—

- (a) ar ddiwedd is-baragraff (i) hepgorer “or”;
- (b) ar ddiwedd is-baragraff (ii) mewnosoder “or”;
- (c) ar ôl is-baragraff (ii) mewnosoder—
 - “(iii) included in the schedule of monuments maintained under section 1 of the Ancient Monuments and Archaeological Areas Act 1979.”.

Rhan 10 (amrywiol)

12. Yn lle rheoliad 47 (torri rheoliadau penodol i beidio â bod yn drosedd) rhodder—

“**47.** Regulations 17, 17A, 25A, 27, 27A, 27B, 37, 41, 42, 43 and 44 are designated as provisions to which section 35 of the Act (penalty for contravening building regulations) does not apply.”

Atodlen 1 (gofynion mewn perthynas â gwaith adeiladu)

13. Yn Atodlen 1—

- (a) yn Rhan H (draenio a gwaredu gwastraff), yn is-baragraff (a) o'r ail golofn o ofyniad H3(2) (draenio dŵr glaw)—
 - (i) yn lle “M1 (access to and use of buildings other than dwellings)” rhodder “M1 (access and use), or”;
 - (ii) hepgorer “, or requirement M4(1), (2) or (3) (access to and use of dwellings)”;
- (b) yn lle Rhan K (diogelu rhag cwmpo, gwrthdaro a tharo yn erbyn) rhodder—

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

Requirement K5 does not apply to—
(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) Yn lle Rhan M (mynediad i adeilad a'r defnydd o adeilad) rhodder—

“PART M ACCESS TO AND USE OF BUILDINGS

Access and use

M1. Reasonable provision shall be made for people to—
(a) gain access to, and
(b) use the building and its facilities.

The requirements of this Part do not apply to—

- (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) Ar ôl Rhan M mewnosoder—

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

Requirement N2 does not apply to dwellings.

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) hepgorer Rhan Q (diogelwch).

Atodlen 2 (adeiladau a gwaith esempt)

14. Yn Nosbarth 7 (estyniadau) yn lle “Part K4, K5.1, K5.2, K5.3, and K5.4” rhodder “Part N”.

Atodlen 3A (cynlluniau ardystio trydydd parti ac esemptiadau rhag gofyniad i roi hysbysiad adeiladu neu i adneuo planiau llawn)

15. Hepgorer Atodlen 3A.

Atodlen 4 (disgrifiadau o’r gwaith pan na fo’n ofynnol rhoi hysbysiad adeiladu nac adneuo planiau llawn)

16.—(1) Ym mharagraff 1—

(a) ar ôl “work consisting of” mewnosoder—

“(a) replacing any fixed electrical equipment which does not include the provision of—

- (i) any new fixed cabling, or
- (ii) a consumer unit;

(b) replacing a damaged cable for a single circuit only;

(c) re-fixing or replacing enclosures of existing installation components, where the circuit protective measures are unaffected;

(d) providing mechanical protection to an existing fixed installation, where the circuit protective measures and current carrying capacity of conductors are unaffected by the increased thermal insulation;

(e) installing or upgrading main or supplementary equipotential bonding;”;

- (b) yn is-baragraff (g)—
- (i) ym mharagraff (i) hepgorer “(other than a fixed flueless gas cooker)”;
 - (ii) ym mharagraff (ii) yn lle “12(6A)” rhodder “12(6)(b)”.

(2) Ar ôl paragraff 1 mewnosoder—

“2. Work which—

- (a) is not in a kitchen, or a special location;
- (b) does not involve work on a special installation; and
- (c) consists of—
 - (i) adding light fittings and switches to an existing circuit, or
 - (ii) adding socket outlets and fused spurs to an existing ring or radial circuit.

3. Work on—

- (a) telephone wiring or extra-low voltage wiring for the purposes of communications, information technology, signalling, control and similar purposes, where the wiring is not in a special location;
- (b) equipment associated with the wiring referred to in sub-paragraph (a);
- (c) pre-fabricated equipment sets and associated flexible leads with integral plug and socket connections.”

(3) Ym mharagraff 4 mewnosoder yn y manau priodol—

““kitchen” means a room or part of a room which contains a sink and food preparation facilities;”;

““special installation” means an electric floor or ceiling heating system, an outdoor lighting or electric power installation, an electricity generator, or an extra-low voltage lighting system which is not a pre-assembled lighting set bearing the CE marking referred to in regulation 39 of the Electrical Equipment (Safety) Regulations 2016”(1);”;

(1) O.S. 2016/1101.

““special location” means a location within the limits of the relevant zones specified for a bath, a shower, a swimming or paddling pool or a hot air sauna in the Wiring Regulations, seventeenth edition, published by the Institution of Electrical Engineers and the British Standards Institution as BS 7671: 2008(1).”

RHAN 3

Rheoliadau Adeiladu (Arolygwyr Cymeradwy etc.) 2010

Diwygiadau i Reoliadau Adeiladu (Arolygwyr Cymeradwy etc.) 2010

17. Mae Rheoliadau Adeiladu (Arolygwyr Cymeradwy etc.) 2010(2) wedi eu diwygio fel y nodir yn rheoliadau 18 i 28.

Rhan 1 (cyffredinol)

18. Yn rheoliad 2 (dehongli) ym mharagraff (1) hepgorer “new dwelling” ac “optional requirement” a’u priod ddiffiniadau.

Rhan 2 (rhei cymeradwyaeth a’i thynnu yn ôl)

19.—(1) Yn rholiad 5A (yswiriant arolygydd cymeradwy)—

- (a) yn lle “Secretary of State” ym mhob lle y mae’n digwydd rhodder “Welsh Ministers”;
- (b) ym mharagraff (2), yn lle “6th April 2013” rhodder “8 June 2018”.

(2) Yn rheoliad 7 (rhestrau o gymeradwyaethau a dynodiadau)—

- (a) yn lle “Secretary of State” ym mhob lle y mae’n digwydd rhodder “Welsh Ministers”;
- (b) ym mharagraff (3) ailrifer is-baragraffau (aa) a (b) yn (b) ac (c) yn y drefn honno.

Rhan 3 (goruchwyllo gwaith gan arolygwyr cymeradwy)

20. Yn rheoliad 8 (swyddogaethau arolygwyr cymeradwy)—

(1) ISBN 978-0-86341-844-0.

(2) O.S. 2010/2215; yr offerynnau diwygio perthnasol mewn perthynas ag adeiladau ynni a eithrir yng Nghymru yw O.S. 2012/3119, 2013/1959, 2014/579, 2015/767 a 2016/285, ac mewn perthynas ag adeiladau eraill yng Nghymru yw O.S. 2013/747 (Cy. 89), 2013/2730 (Cy. 264), 2014/58 (Cy. 5) a 2016/611 (Cy. 168).

- (a) ym mharagraff (1)(a)—
 - (i) yn lle “26A (fabric energy efficiency rates for new buildings)” rhodder “26A (primary energy consumption rates for new buildings)”;
 - (ii) ar ôl “26A (primary energy consumption rates for new buildings),” mewnosoder “26B (fabric performance values for new dwellings),”;
 - (iii) ar ôl “36 (water efficiency of new dwellings),” mewnosoder “37A (provision of automatic fire suppression systems),”;
- (b) ym mharagraff (1)(b) ar ôl “27A,” mewnosoder “27B,”;
- (c) ar ôl paragraff (1) mewnosoder—

“(2) In a case where any requirement of Part L of Schedule 1 to the Principal Regulations is to be complied with by the insertion of insulating material into the cavity in a wall after that wall has been constructed, the approved inspector need not supervise the insertion of the insulating material but shall state in the final certificate whether or not at the date of that certificate the material has been inserted.”

Rhan 4 (cymhwyso darpariaethau'r prif reoliadau)

21. Yn rheoliad 20 (cymhwyso rheoliadau 20, 20A, 27, 29, 37, 41, 42, 43 a 44 o'r Prif Reoliadau)—

- (a) yn y pennawd—
 - (i) hepgorer “20A,” a “29,”;
 - (ii) ar ôl “27A,” mewnosoder “27B,”;
- (b) ym mharagraff (1)—
 - (i) hepgorer “20A (provisions applicable to third party certification schemes),”;
 - (ii) yn lle “27A (fabric energy efficiency rate calculations),” rhodder “27A (primary energy consumption rate calculations),”;
 - (iii) ar ôl “27A (primary energy consumption rate calculations),” mewnosoder “27B (fabric performance values calculations),”;
 - (iv) ar ôl paragraff (2A) mewnosoder—

“(2B) Regulation 27B(3) of the Principal Regulations applies in relation to building work which is the subject of an initial notice as if after “work has been completed,” there were inserted “or, if earlier, the date on which in accordance with regulation 17 of the Building (Approved Inspectors etc.) Regulations 2010 the initial notice ceases to be in force.”

Atodlen 1 (ffurflenni)

22. Yn Atodlen 1, yn lle ffurflenni 1 i 12 rhodder ffurflenni 1 i 12 fel y maent yn gymwys i adeiladau yng Nghymru ac eithrio adeiladau ynni a eithrir yng Nghymru fel ar y dyddiad y daw'r Rheoliadau hyn i rym.

Atodlen 2 (y seiliau dros wrthod hysbysiad cychwynnol, hysbysiad diwygio, neu dystysgrif planiau wedi ei chyfuno â hysbysiad cychwynnol)

23. Yn Atodlen 2—

- (a) ym mharagraff 4 (gwybodaeth am y gwaith arfaethedig) hepgorer is-baragraffau (c) i (e);
- (b) ym mharagraff 6 (yswiriant)—
 - (i) yn lle “6th April 2013” rhodder “8 June 2018”;
 - (ii) yn lle “Secretary of State” rhodder “Welsh Ministers”.

Atodlen 3 (y seiliau dros wrthod tystysgrif planiau, neu dystysgrif planiau wedi ei chyfuno â hysbysiad cychwynnol)

24. Yn Atodlen 3—

- (a) hepgorer paragraff 2A (gofynion dewisol);
- (b) ym mharagraff 6 (yswiriant)—
 - (i) yn lle “6th April 2013” rhodder “8 June 2018”;
 - (ii) yn lle “Secretary of State” rhodder “Welsh Ministers”;
 - (iii) yn lle “described in the notice” rhodder “to which the certificate relates”.

Atodlen 4 (y seiliau dros wrthod tystysgrif derfynol)

25. Yn Atodlen 4—

- (a) hepgorer paragraff 2A (gofynion dewisol);
- (b) ym mharagraff 5 (yswiriant)—
 - (i) yn lle “6th April 2013” rhodder “8 June 2018”; ac
 - (ii) yn lle “Secretary of State” rhodder “Welsh Ministers”.

Atodlen 5 (y seiliau dros wrthod hysbysiad corff cyhoeddus, neu hysbysiad corff cyhoeddus wedi ei gyfuno â thystysgrif planiau)

26. Ym mharagraff 4 o Atodlen 5 (gwybodaeth am y gwaith arfaethedig) hepgorer is-baragraffau (c) i (e).

Atodlen 6 (y seiliau dros wrthod tystysgrif planiau corff cyhoeddus, neu hysbysiad corff cyhoeddus wedi ei gyfuno â thystysgrif planiau)

27. Yn Atodlen 6 hepgorer paragraff 2A (gofynion dewisol).

Atodlen 7 (y seiliau dros wrthod tystysgrif derfynol corff cyhoeddus)

28. Yn Atodlen 7 hepgorer paragraff 2A (gofynion dewisol).

RHAN 4

Darpariaeth Drosiannol

Darpariaeth drosiannol

29. Nid yw'r diwygiadau a wneir gan y Rheoliadau hyn yn gymwys mewn unrhyw achos pan fo, cyn y dyddiad y daw'r Rheoliadau hyn i rym, mewn perthynas ag adeilad ynni a eithrir—

- (a) hysbysiad adeiladu, hysbysiad cychwynnol, tystysgrif planiau neu hysbysiad corff cyhoeddus yn cael ei roi i awdurdod lleol, neu gynlluniau llawn yn cael eu hadneuo gydag awdurdod lleol; neu
- (b) gwaith adeiladu yn cael ei wneud neu wedi ei wneud yn unol ag unrhyw hysbysiad neu blaniau o'r fath, pa un a oes unrhyw wyro oddi wrth yr hysbysiad hwnnw neu'r planiau hynny ai peidio.

Lesley Griffiths

Ysgrifennydd y Cabinet dros Ynni, Cynllunio a Materion Gwledig, un o Weinidogion Cymru
30 Ebrill 2018



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