
WELSH STATUTORY INSTRUMENTS

2018 No. 558

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

PART 2

The Building Regulations 2010

Part 7A Automatic Fire Suppression Systems

9. After Part 7 insert—

“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—

Status: This is the original version (as it was originally made). This item of legislation is currently only available in its original format.

- (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.”

(1) 1990 c. 9. Section 1 was amended by section 26 of the Historic Environment (Wales) Act 2016 (anaw 4) (“the 2016 Act”). Other amendments are not relevant.

(2) 1979 c. 46. Section 1 was amended by section 4 of the 2016 Act. Other amendments are not relevant.