
EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations further amend the Building Regulations 1991 (S.I. 1991/2768), to substitute a new Part M in Schedule 1 to those regulations.

In the new Part M:

- (a) the limits on application have been amended so that, in general, Part M (which relates to access and facilities for disabled people) will apply to dwellings;
- (b) paragraph M3 has been amended to incorporate a new requirement in relation to sanitary conveniences in dwellings.

Regulations 4, 5 and 6 contain transitional provisions.

Regulation 4 provides that the Building Regulations 1991 will continue to apply, as though these Regulations had not been made, to the erection of a building which has begun in accordance with the relevant procedures before 25th October 1999, which is the date these Regulations come into force.

Regulations 5 and 6 provide that the Building Regulations 1991 will apply, as though these Regulations had not been made, to the erection of a building which begins on or after 25th October 1999, if the building is erected in accordance with full plans which have been passed by a local authority before 1st June 1999, or in accordance with plans which have been the subject of a plans certificate given by an approved inspector before 1st June 1999.

The Secretary of State has approved, under section 6(1) of the Building Act 1984, a new document containing practical guidance with respect to the requirements of Part M. The new Approved Document, "Part M: Access and Facilities for Disabled People" (1999 Edition, ISBN 0 11 753469 2, £7.95), is being published by TSO. Copies may be ordered from: TSO Publications Centre, PO Box 276, London SW8 5DT (telephone orders—0171 873 9090, fax orders—0171 873 8200); and through booksellers.

A Regulatory Impact Assessment has been prepared in relation to these Regulations. A copy may be obtained from Building Regulations Division, Department of the Environment, Transport and the Regions, Zone 3/A1, Eland House, Bressenden Place, London SW1E 5DU, telephone—0171 890 5755.