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STATUTORY INSTRUMENTS

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**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**

**General**

1. Citation and commencement
2. Interpretation

**PART 2**

**Control of Building Work**

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 Mayor's Office for Policing and Crime from procedural requirements
11. Power to dispense with or relax requirements

**PART 3**

**Notices, Plans and Certificates**

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

**Changes to legislation:** There are currently no known outstanding effects for the The Building Regulations 2010. (See end of Document for details)

- 15. Consultation with sewerage undertaker
- 16. Notice of commencement and completion of certain stages of work
- 17. Completion certificates
- 17A Certificate for building occupied before work is completed
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##### Supervision of Building Work Otherwise than by Local Authorities

- 19. Supervision of building work otherwise than by local authorities

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##### Self-certification schemes and third party certification schemes

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- 23. Requirements for the renovation or replacement of thermal elements
- 24. Methodology of calculation and expression of energy performance
- 25. Minimum energy performance requirements for new buildings
- 25A Consideration of high-efficiency alternative systems for new buildings
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- 25C New buildings: minimum energy performance requirements
- 25D Energy efficiency rating
- 26. CO<sub>2</sub> emission rates for new buildings
- 26A Fabric energy efficiency rates
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- 27. CO<sub>2</sub> emission rate calculations
- 27A Fabric energy efficiency rate calculations
- 27B Fabric performance values calculations
- 27C Target primary energy rate calculations for new buildings
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- 29A Recommendation reports
- 30. Energy assessors
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- 32. Duty of care
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- 34. Application of building regulations to educational buildings, buildings of statutory undertakers and Crown Buildings
- 35. Interpretation of Part 6

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- 44D Application of paragraph S1 of Schedule 1 (the erection of new residential buildings)
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- 44G Application of paragraph S4 of Schedule 1 (erection of new buildings which are not residential buildings or mixed-use buildings)
- 44H Application of paragraph S5 of Schedule 1 (buildings undergoing major renovation which are not residential buildings or mixed-use buildings)
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- 44J Minimum standards of an electric vehicle charge point
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**Changes to legislation:** There are currently no known outstanding effects for the The Building Regulations 2010. (See end of Document for details)

## PART 10

### Miscellaneous

45. Testing of building work
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  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
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  56. Review of Part 9B and Part S of Schedule 1
- Signature
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### 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

where the floor area of that extension does not exceed...

### SCHEDULE 3 — Self-certification Schemes and Exemptions from Requirement to Give Building Notice or Deposit Full Plans

SCHEDULE 3A — Third Party 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...
- 3A Installation of thermal insulation to suspended timber floors where the...
4. For the purposes of this Schedule— “ kitchen ” means...

SCHEDULE 4A — Green deal information

PART 1 — Green deal information to be included in energy performance certificates

1. The information about a green deal plan to be included...
2. The date on which the energy performance certificate ceases to...
3. A statement indicating that a new energy performance certificate should...
4. A statement— (a) indicating that improvements have been installed at...
5. A statement indicating— (a) that a green deal plan is...
6. Where the green deal plan is a regulated consumer credit...
7. Where the green deal plan is not a regulated consumer...
8. A statement indicating that— (a) the outstanding credit under the...
9. Where a term has been included in a green deal...
10. The unique reference number assigned to the green deal plan....
11. The name of the person (“G”) who is the green...
12. G’s electronic mail address and telephone number.
13. The date on which the payment period starts and the...
14. The amount payable under the green deal plan—
15. The rate of interest charged under the green deal plan....
16. A statement indicating whether the interest rate charged under the...
17. Where, in accordance with regulation 33(b) of the Green Deal...
18. The estimated first year savings.
19. Where the green deal property is a domestic property, a...
20. Where the green deal property is a non-domestic property, a...
21. In respect of each improvement installed at the green deal...
22. A statement advising the person receiving the energy performance certificate—...
23. A statement indicating that— (a) the improvements installed under the...
24. A statement indicating that further information is contained in the...
25. Where G knows or has reasonable cause to believe that...
26. Where G knows or has reasonable cause to believe that...

PART 2 — Interpretation

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

**Changes to legislation:**

There are currently no known outstanding effects for the The Building Regulations 2010.