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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 Metropolitan Police Authority 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

*Status: This is the original version (as it was originally made).*

- 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

##### Supervision of Building Work Otherwise than by Local Authorities

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

#### PART 5

##### Self-certification Schemes

- 20. Provisions applicable to self-certification schemes

#### PART 6

##### Energy Efficiency Requirements

- 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. CO<sub>2</sub> emission rates for new buildings
- 27. CO<sub>2</sub> emission rate calculations
- 28. Consequential improvements to energy performance
- 29. Energy performance certificates
- 30. Energy assessors
- 31. Related party disclosures
- 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

##### Water Efficiency

- 36. Water efficiency of new dwellings
- 37. Wholesome water consumption calculation

#### PART 8

##### Information to be Provided by the Person Carrying Out Work

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

#### PART 9

##### Testing and Commissioning

- 41. Sound insulation testing
- 42. Mechanical ventilation air flow rate testing

- 43. Pressure testing
- 44. Commissioning

## PART 10

### Miscellaneous

- 45. Testing of building work
  - 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

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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

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

**Status:** This is the original version (as it was originally made).

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