
STATUTORY INSTRUMENTS

2010 No. 2214

The Building Regulations 2010

PART 9

Testing and Commissioning

Pressure testing

43.—(1) This regulation applies to the erection of a building in relation to which paragraph L1(a)(i) of Schedule 1 imposes a requirement.

(2) Where this regulation applies, the person carrying out the work shall, for the purpose of ensuring compliance with regulation 26 ^{F1}[^{F2}and regulation 26A] and paragraph L1(a)(i) of Schedule 1—

(a) ensure that—

- (i) pressure testing is carried out in such circumstances as are approved by the Secretary of State; and
- (ii) the testing is carried out in accordance with a procedure approved by the Secretary of State; and

(b) subject to paragraph (5), give notice of the results of the testing to the [^{F3}local authority][^{F3}building control authority].

(3) The notice referred to in paragraph (2)(b) shall—

- (a) record the results and the data upon which they are based in a manner approved by the Secretary of State; and
- (b) be given to the [^{F4}local authority][^{F4}building control authority] not later than seven days after the final test is carried out.

(4) A [^{F5}local authority][^{F5}building control authority] are authorised to accept, as evidence that the requirements of paragraph (2)(a)(ii) have been satisfied, a certificate to that effect by a person who is registered by ^{F6}F7 ... ^{F8}[^{F9}Elmhurst Energy Systems Limited]^{F10}[^{F11}or the Air Tightness Testing and Measurement Association] in respect of pressure testing for the air tightness of buildings.

(5) Where such a certificate contains the information required by paragraph (3)(a), paragraph (2)(b) does not apply.

^{F12}(6) Where the regulator is the building control authority by virtue of section 91ZB of the Act (the regulator: building control authority for other work), it must send a copy of each notice or certificate it receives under this regulation in relation to a building to the local authority for the area in which the building is situated.]

Changes to legislation: The Building Regulations 2010, Section 43 is up to date with all changes known to be in force on or before 19 April 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

Textual Amendments

- F1** Words “and regulation 26A” in [reg. 43\(2\)](#) omitted (W. in relation to excepted energy buildings) (8.6.2018) by virtue of [The Building Regulations &c. \(Amendment\) \(Excepted Energy Buildings\) \(Wales\) Regulations 2018](#) (S.I. 2018/558), [regs. 1\(2\)](#), **10** (with [reg. 29](#))
- F2** Words in [reg. 43\(2\)](#) inserted (E., but only in relation to excepted energy buildings in W.) (6.4.2014) by [The Building Regulations &c. \(Amendment\) Regulations 2014](#) (S.I. 2014/579), [regs. 1\(4\)](#), **2(7)** (with [reg. 1\(3\)](#)) [Editorial note: This amendment no longer applies at all in relation to W. from 8.6.2018]
- F3** Words in [reg. 43\(2\)](#) substituted (E.) (1.10.2023) by [The Building Regulations etc. \(Amendment\) \(England\) Regulations 2023](#) (S.I. 2023/911), [regs. 1\(2\)](#), **7(18)(a)** (with [regs. 22-24](#))
- F4** Words in [reg. 43\(3\)](#) substituted (E.) (1.10.2023) by [The Building Regulations etc. \(Amendment\) \(England\) Regulations 2023](#) (S.I. 2023/911), [regs. 1\(2\)](#), **7(18)(a)** (with [regs. 22-24](#))
- F5** Words in [reg. 43\(4\)](#) substituted (E.) (1.10.2023) by [The Building Regulations etc. \(Amendment\) \(England\) Regulations 2023](#) (S.I. 2023/911), [regs. 1\(2\)](#), **7(18)(a)** (with [regs. 22-24](#))
- F6** Words in [reg. 43\(4\)](#) omitted (W. for remaining purposes) (31.12.2015) by virtue of [The Building \(Amendment\) \(Wales\) Regulations 2015](#) (S.I. 2015/1486), [regs. 1\(3\)\(b\)](#), **4(b)** (with [reg. 1\(2\)](#))
- F7** Words in [reg. 43\(4\)](#) omitted (E., but only in relation to excepted energy buildings in W.) (31.12.2015) by virtue of [The Building Regulations &c. \(Amendment\) Regulations 2015](#) (S.I. 2015/767), [regs. 1\(4\)\(c\)](#), **2(10)(b)** (with [reg. 1\(3\)](#))
- F8** Words in [reg. 43\(4\)](#) substituted (W.) (23.11.2022) by [The Building \(Amendment\) \(Wales\) Regulations 2022](#) (S.I. 2022/564), [regs. 1\(3\)](#), **14** (with [reg. 21](#))
- F9** Words in [reg. 43\(4\)](#) substituted (E.) (15.6.2022) by [The Building Regulations etc. \(Amendment\) \(England\) Regulations 2021](#) (S.I. 2021/1391), [regs. 1\(1\)](#), **9** (with [reg. 1\(2\)](#))
- F10** Words in [reg. 43\(4\)](#) inserted (W. for remaining purposes) (19.4.2013) by [The Building Regulations &c. \(Amendment\) \(Wales\) Regulations 2013](#) (S.I. 2013/747), [regs. 1\(4\)](#), **21** (with [reg. 1\(2\)\(3\)](#))
- F11** Words in [reg. 43\(4\)](#) inserted (E., but only in relation to excepted energy buildings in W.) (9.1.2013) by [The Building Regulations &c. \(Amendment\) Regulations 2012](#) (S.I. 2012/3119), **reg. 24**, [Sch. 1](#) (with [regs. 1\(3\)](#), [45-47](#))
- F12** [Reg. 43\(6\)](#) inserted (E.) (1.10.2023) by [The Building Regulations etc. \(Amendment\) \(England\) Regulations 2023](#) (S.I. 2023/911), [regs. 1\(2\)](#), **7(18)(b)** (with [regs. 22-24](#))

Modifications etc. (not altering text)

- C1** [Reg. 43](#) applied (with modifications) (1.10.2010) by [The Building \(Approved Inspectors etc.\) Regulations 2010](#) (S.I. 2010/2215), [regs. 1](#), **20(1)** (as amended (8.6.2018) by [S.I. 2018/558](#), [regs. 1\(2\)](#), **21** (with [reg. 29](#)))
- C2** [Reg. 43](#) modified (E.) (6.4.2024) by [The Building \(Registered Building Control Approvers etc.\) \(England\) Regulations 2024](#) (S.I. 2024/110), [regs. 1\(3\)](#), **5(2)(3)** (with [regs. 44-47](#))

Changes to legislation:

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Changes and effects yet to be applied to :

- reg. 43 amendment to earlier affecting provision S.I. 2010/2215, reg 20(1) by [S.I. 2024/447 reg. 3\(h\)](#)