
STATUTORY INSTRUMENTS

2014 No. 579

The Building Regulations &c. (Amendment) Regulations 2014

Amendments to the Building Regulations 2010

2.—(1) The Building Regulations 2010⁽¹⁾ are amended in accordance with the following paragraphs.

(2) In regulation 2 (interpretation)⁽²⁾ in the definition “energy efficiency requirements” for “and 40” substitute “, 40 and 43”.

(3) In regulation 12 (giving of a building notice or deposit of plans)⁽³⁾—

(a) in paragraph (6)—

(i) omit “or” after sub-paragraph (a), and

(ii) insert after sub-paragraph (b)—

“; or

(c) described in column 1 of the Table in Schedule 3A if the work is to be inspected by a person described in the corresponding entry in column 2 of that Table (a “third party certifier”) who has been appointed by the person intending to carry out the building work before the commencement of that work”.

(4) For the heading of Part 5 substitute—

“*Self-certification schemes and third party certification schemes*”.

(5) In regulation 20 (provisions applicable to self-certification schemes)⁽⁴⁾—

(a) omit paragraph (3C); and

(b) in paragraph 5 omit “, and the certificate shall contain this wording”.

(6) After regulation 20 insert the following regulation—

“Provisions applicable to third party certification schemes

20A.—(1) This regulation applies to the extent that the building work consists only of work of a type described in column 1 of the Table in Schedule 3A and the work is inspected by a third party certifier described in column 2 of that Table and appointed in accordance with regulation 12(6)(c).

(2) Where this regulation applies, the local authority are authorised to accept, as evidence that the requirements of regulations 4 and 7 have been complied with, a certificate to that effect by the third party certifier.

(1) [S.I. 2010/2214](#), as amended as described in the footnotes following.

(2) As amended by [S.I. 2011/1515](#) and [S.I. 2012/3119](#). There are other amendments, but none is relevant.

(3) As amended by [S.I. 2012/3119](#). There are other amendments, but none is relevant.

(4) As amended by [S.I. 2012/3119](#).

(3) Where this regulation applies, the person carrying out the building work must, not more than 7 days after the completion of the work, notify the third party certifier that the work has been completed.

(4) Where the third party certifier, having taken all reasonable steps to ascertain that it is the case, is satisfied within the limits of professional skill and care that the requirements of regulation 4 and 7 have been complied with, the third party certifier must, not more than 30 days after receiving notification of completion of the work under paragraph (3)—

- (a) give the occupier a copy of the certificate referred to in paragraph (2); and
- (b) give to the local authority—
 - (i) notice to that effect, or
 - (ii) the certificate referred to in paragraph (2).

(5) If the third party certifier is unable to certify that the requirements of regulations 4 and 7 have been complied with and therefore cannot provide the certificate referred to in paragraph (2), the third party certifier must notify the local authority to that effect.

(6) A certificate given in accordance with this regulation shall be evidence (but not conclusive evidence) that the requirements specified in the certificate have been complied with.

(7) The certificate shall include a statement describing its evidentiary effect, in terms substantially the same as paragraph (6).”.

(7) In regulation 43(2) (pressure testing)(5) after “26” insert “and regulation 26A”.

(8) In regulation 47 (contravention of certain regulations not to be an offence)(6) after “27,” insert “27A.”.

(9) For the Table in Schedule 3 (self-certification schemes and exemptions from requirement to give building notice or deposit full plans) substitute the Table in Part 1 of the Schedule to these Regulations.

(10) After Schedule 3 insert the Schedule in Part 2 of the Schedule to these Regulations.

(11) In Schedule 4 (descriptions of work where no building notice or deposit of full plans required)(7) paragraph 1(g)—

- (a) in sub-paragraph (i) after “appliance” add “(other than a fixed flueless gas cooker)”; and
- (b) in sub-paragraph (ii) for “12(6)(b)” substitute “12(6A)”.

(5) There is an amendment, but it is not relevant.

(6) As substituted by [S.I. 2012/3119](#).

(7) There are amendments, but none is relevant.