
STATUTORY INSTRUMENTS

2016 No. 285

The Building Regulations &c. (Amendment) Regulations 2016

Amendments to the Building (Approved Inspectors etc.) Regulations 2010

3.—(1) The Building (Approved Inspectors etc.) Regulations 2010⁽¹⁾ are amended in accordance with the following paragraphs.

(2) In regulation 8(1)(b) (functions of approved inspectors)—

- (a) omit “29,”; and
- (b) after “Principal Regulations” insert “and regulation 7A (energy performance certificates on construction) of the Energy Performance of Buildings (England and Wales) Regulations 2012”⁽²⁾.

(3) In regulation 20 (application of regulations 20, 20A, etc)—

- (a) in paragraph (1)—
 - (i) omit “29 (energy performance certificates) ,” , and
 - (ii) after “Principal Regulations” insert “and regulation 7A (energy performance certificates on construction) of the Energy Performance of Buildings (England and Wales) Regulations 2012”;
- (b) omit paragraph (3); and
- (c) after paragraph (6) add—

“(7) Regulation 7A(3) of the Energy Performance of Buildings (England and Wales) Regulations 2012 applies in relation to building work which is the subject of an initial notice as if after “work has been completed” there were inserted “, or, if earlier, the date in which in accordance with regulation 17 of the Building (Approved Inspectors etc.) Regulations 2010 the initial notice ceases to be in force.”.

(4) In regulation 32 (electronic service of documents)—

- (a) omit paragraphs (e) and (f); and
- (b) after paragraph (k) add—
 - “(l) an energy performance certificate under regulation 7A(2)(a) of the Energy Performance of Buildings (England and Wales) Regulations 2012 as applied by regulation 20;
 - (m) a notice under regulation 7A(2)(b) of the Energy Performance of Buildings (England and Wales) Regulations 2012 as applied by regulation 20”.

⁽¹⁾ S.I. 2010/2215, as amended by S.I. 2012/3119, S.I. 2013/1959, S.I. 2014/579 and S.I. 2015/767.

⁽²⁾ S.I. 2012/3118, as amended by S.I. 2013/10; S.I. 2013/181; S.I. 2013/603; S.I. 2014/880; S.I. 2015/609; S.I. 2015/1681; and S.I. 2016/284.