
EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations insert into the Building Regulations 2010 (“the Building Regulations”) a requirement to fit automatic fire suppression systems. They prescribe the requirements of such systems for the purposes of the Building Regulations and the Domestic Fire Safety (Wales) Measure 2011 (“the Measure”).

Under the Building Act 1984, the Welsh Ministers have the function of making Building Regulations for the purpose, amongst other things, of securing the health and safety of people in buildings.

The Measure provides that residences must be provided with an automatic fire suppression system which complies with requirements prescribed by the Welsh Ministers when the residence is completed or when it is first occupied as a residence.

Regulation 3 prescribes requirements for the purposes of the Measure. It does this by referring to the equivalent requirements contained in the Building Regulations.

Regulation 4 amends the Building Regulations to require certain buildings to be provided with automatic fire suppression systems. These buildings are care homes, certain rooms for residential purposes and dwellings (houses and flats). The requirements will apply to care homes and certain rooms for residential purposes from 30 April 2014 and to dwellings from 1 January 2016.

Listed buildings, buildings in conservation areas and scheduled ancient monuments need not comply with the requirements where installation of an automatic fire suppression system would unacceptably alter their character or appearance.

Temporary buildings with a planned time of use of two years or less also need not comply with the requirements.

Regulation 5 makes a consequential amendment to the Building (Approved Inspectors etc.) Regulations 2010.

Regulations 6 and 7 are transitional provisions.

An impact assessment has been prepared in relation to these Regulations. Copies are available from the Welsh Government at Cathays Park, Cardiff, CF10 3NQ and on the Welsh Government’s website at www.wales.gov.uk.