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WELSH STATUTORY INSTRUMENTS

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**2013 No. 747**

**The Building Regulations &c. (Amendment)  
(Wales) Regulations 2013**

**PART 1**

The Building Regulations 2010

**Interpretation of Part 6**

**20.** In regulation 35(1)—

(a) after the definition of “building” insert—

““building envelope” in relation to a building means the walls, floor, roof, windows, doors, roof windows and roof-lights;

(b) after the definition of “energy assessor”—

(i) omit “and”; and

(ii) insert—

““major renovation” means the renovation of a building where more than 25% of the surface area of the building envelope undergoes renovation; and

“nearly zero-energy building” means a building that has a very high energy performance, as determined in accordance with a methodology approved under regulation 24, where the nearly zero or very low amount of energy required should be covered to a very significant extent by energy from renewable sources, including energy from renewable sources produced on-site or nearby.”; and

(c) omit the definition of “recommendation report”.