
EXPLANATORY NOTE

(This note is not part of the Regulations)

Part 2 of these Regulations amends the Building Regulations 2010 (“the 2010 Regulations”) to insert new and to extend existing provisions relating to the energy efficiency of buildings.

Regulation 4 supplements regulation 21(4) of the 2010 Regulations to extend the energy efficiency requirements in the 2010 Regulations to a conservatory or porch in which a fixed heating appliance has been provided to heat the conservatory or porch. Regulation 5 enables the Welsh Ministers to approve target primary energy consumption rates for new buildings (other than new dwellings) and target fabric performance values for new dwellings. Regulation 6 inserts regulations 26A and 26B into the 2010 Regulations to require that new buildings (other than new dwellings) must not exceed the target primary energy consumption rates and new dwellings must not exceed the target fabric performance values. Regulation 7 inserts regulations 27A and 27B into the 2010 Regulations which set out the procedure to be followed to submit evidence regarding the target primary energy consumption rates and the target fabric performance values to the local authority. Regulation 8 substitutes regulation 28 of the 2010 Regulations to supplement and to extend certain requirements to buildings with a total useful floor area under 1000m².

Part 3 of these Regulations amends the Building (Approved Inspectors etc.) Regulations 2010. The amendments made are consequential to the amendments to the 2010 Regulations.

A regulatory 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.