
WELSH STATUTORY INSTRUMENTS

2022 No. 564

The Building (Amendment) (Wales) Regulations 2022

PART 3

Amendment of the Approved Inspectors Regulations

Amendment of the Approved Inspectors Regulations

18. The Approved Inspectors Regulations are amended in accordance with regulations 19 and 20.

Commencement Information

I1 [Reg. 18](#) in force at 23.11.2022, see [reg. 1\(3\)](#)

Amendment of regulation 8 of the Approved Inspectors Regulations

19. In regulation 8(1) (functions of approved inspectors)—

(a) in sub-paragraph (a)—

(i) after “26B (fabric performance values for new dwellings),” insert “26C (target primary energy rates for new buildings),”;

(ii) for “and” before “40” substitute “,”;

(iii) after “40 (information about use of fuel and power)” insert “, 40A (information about systems for on-site generation of electricity) and 40B (information about overheating)”;

(b) in sub-paragraph (b)—

(i) after “27B,” insert “27C,”;

(ii) for “and 44” substitute “, 44 and 44ZA”.

Commencement Information

I2 [Reg. 19](#) in force at 23.11.2022, see [reg. 1\(3\)](#)

Amendment of regulation 20 of the Approved Inspectors Regulations

20. In regulation 20 (application of certain regulations of the Building Regulations)—

(a) in the heading—

(i) after “27B,” insert “27C,”;

(ii) for “and 44” substitute “, 44 and 44ZA”;

(b) in paragraph (1)—

- (i) after “27B (fabric performance values calculations),” insert “27C (target primary energy rate calculations for new buildings),”;
- (ii) for “and 44” substitute “, 44”;
- (iii) after “(commissioning)” insert “and 44ZA (commissioning in respect of a system for on-site electricity generation)”;
- (c) after paragraph (2B) insert—

“(2C) Regulation 27C(3) of the Principal Regulations 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 on which in accordance with regulation 17 of the Building (Approved Inspectors etc.) Regulations 2010 the initial notice ceases to be in force”.”;
- (d) after paragraph (6) insert—

“(6A) Regulation 44ZA of the Principal Regulations applies in relation to building work which is the subject of an initial notice as if for paragraph (3) there were substituted—

“(3) The notice must be given to the approved inspector—

 - (a) subject to sub-paragraphs (b) and (c), not later than five days after completion of the work to which the initial notice relates;
 - (b) where regulation 17 of the Building (Approved Inspectors etc.) Regulations 2010 applies, not later than the date on which the initial notice ceases to be in force or, if earlier, the end of the period referred to in sub-paragraph (a);
 - (c) where regulation 20 applies by virtue of regulation 20 of the Building (Approved Inspectors etc.) Regulations 2010, not later than the date on which the notice or certificate required by that regulation must be given.””

Commencement Information

I3 [Reg. 20](#) in force at 23.11.2022, see [reg. 1\(3\)](#)

Changes to legislation:

There are currently no known outstanding effects for the The Building (Amendment) (Wales) Regulations 2022, PART 3.