

Direction under the Building Act 1984

In accordance with section 11(4) of the Building Act 1984^(a) the Secretary of State has consulted such bodies as appeared to him to be representative of the interests concerned.

Following the public consultation published by the Government on 20 January 2020 titled “*Review of the ban on the use of combustible materials in and on the external walls of buildings including attachments*” and further consultation with the Building Regulations Advisory Committee for England, the Secretary of State considers that the operation of the requirements of regulations 6(3) and 7(2) of the Building Regulations 2010^(b) is currently unreasonable in respect of cavity trays.

The Secretary of State makes the following direction, in relation to buildings in England, in exercise of the powers conferred by section 11(1) of the Building Act 1984 (type relaxation of building regulations):

Dispensation for cavity trays

1. The requirements of regulations 6(3) and 7(2) of the Building Regulations 2010 are dispensed with in relation to cavity trays ^(c)(d).

Period of the dispensation

2. This Direction has effect from 1 June 2022.

3. This Direction has effect for a period of 18 months beginning with the date the direction came into effect.

Previous breaches

4. This Direction does not affect the continued operation of the Building Act 1984, and the Building Regulations 2010 and the Building (Approved Inspectors etc.) Regulations 2010, in relation to any breach of the requirements mentioned in paragraph 1 which occurred before the date this Direction came into effect.

Signed on behalf of the Secretary of State for Levelling Up, Housing and Communities



VICTORIA MOLHO
Deputy Director

1 June 2022

(a) 1984 c. 55.

(b) S.I. 2010/2214 as amended.

(c) Cavity trays used between two leaves of masonry are already exempt from the requirements in regulations 6(3) and 7(2) of the Building Regulations 2010 (see regulations 6(4) and 7(3)).

(d) Any reference to the requirement of regulation 6(3) or regulation 7(2) of the Building Regulations 2010 elsewhere in the Building Regulations 2010 or in the Building (Approved Inspectors etc.) Regulations 2010 is to be read as a reference to that requirement as relaxed by this Direction.