

MINISTRY OF HOUSING, COMMUNITIES AND LOCAL GOVERNMENT

Housing Communities and Local Government Circular 07/2020
Ministry of Housing, Communities and Local Government
2 Marsham Street, London, SW1P 4DF

19th July 2020

THE BUILDING ACT 1984

THE BUILDING REGULATIONS 2010

NEW APPROVED DOCUMENT M

- **VOLUME 2: ACCESS TO AND USE OF BUILDINGS**

INTRODUCTION

1. I am directed by the Secretary of State to draw your attention to the publication of amendments to Approved Document M (access to and use of buildings) 2015 edition, volume 2 – buildings others than dwellings
2. The amended Approved Documents will come into force on **1st January 2021** in the circumstances set out in the formal notice of approval in Annex [A] to this Circular.
3. The purpose of this Circular is to:
 - announce the approval and publication of the amendments to the Approved Documents
 - draw attention to the transitional provisions for the above changes
4. This Circular does not give advice on the technical requirements in the Building Regulations 2010 as these are matters covered by Approved Documents

APPLICATION OF THE APPROVED DOCUMENTS

5. The changes made to the Approved Documents apply only to buildings and building work in England.

TRANSITIONAL ARRANGEMENTS

6. The new approved documents take effect on **1st January 2021** except in respect of work already commenced before that date or in respect of work for which a building notice or initial notice has been given or full plans deposited before that date and provided work commences by **1st March 2021**

APPROVED DOCUMENTS

7. Annexes A and B to this Circular give the Notice of Approval for the amended Approved Documents and the Notice of Withdrawal of Approval of previous editions of the Approved Documents.
8. Copies of the amendment booklet and Approved Documents are available from:

<https://www.gov.uk/government/collections/approved-documents>, or

RIBA

<https://www.ribabookshops.com/>

ENQUIRIES

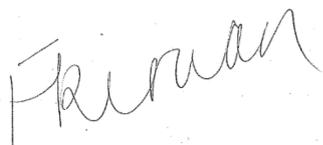
9. All enquiries on matters covered by this Circular should be addressed to:

Ministry of Housing, Communities and Local Government
Fry Building
2 Marsham Street
London SW1P 4DF

Tel: 0303 444 0000

E-mail: enquiries.br@communities.gov.uk

Signed:

A handwritten signature in black ink, appearing to read 'F Kirwan', is written over a faint, light-colored circular stamp or watermark.

F Kirwan

An Assistant Secretary in the Department for Communities and Local Government

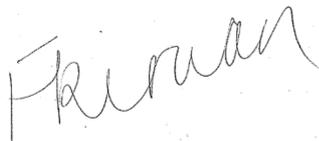
ANNEX A

Building Act 1984

NOTICE OF APPROVAL OF REVISION OF DOCUMENTS GIVING PRACTICAL GUIDANCE WITH RESPECT TO THE REQUIREMENTS OF THE BUILDING REGULATIONS 2010	
<p>The Secretary of State hereby gives notice under section 6 of the Building Act 1984 that, in the exercise of said powers under section 6, he has approved revisions to the documents listed below for the purposes of giving practical guidance with respect to the specified requirements of the Building Regulations 2010.</p> <p>The approval takes effect on 1st January 2021 except in respect of work already commenced before that date or in respect of work for which a building notice or initial notice has been given or full plans deposited before that date and provided work commences by 1st March 2021</p>	
Document	Requirements of the Building Regulations 2010 in respect of which the document is approved
Approved Document M (access to and use of buildings) 2015 edition, volume 2 – buildings others than dwellings	Building Regulations Schedule 1, Part M1, M2 and M3
Signed by authority of the Secretary of State	F Kirwan
	An Assistant Secretary in the Ministry of Housing, Communities and Local Government 19 th July 2020

ANNEX B

Building Act 1984

NOTICE OF WITHDRAWAL OF APPROVAL OF DOCUMENTS GIVING PRACTICAL GUIDANCE WITH RESPECT TO THE REQUIREMENTS OF THE BUILDING REGULATIONS 2010	
<p>The Secretary of State hereby gives notice under section 6 of the Building Act 1984 that, in the exercise of the powers under section 6(5), he has withdrawn approval of the documents listed below for the purposes of giving practical guidance with respect to the specified requirements of the Building Regulations 2010.</p> <p>The withdrawal of approval takes effect on 1st January 2021 except in respect of work already commenced before that date or in respect of work for which a building notice or initial notice has been given or full plans deposited before that date and provided work commences by 1st March 2021</p>	
Document	
Approved Document M (access to and use of buildings) 2015 edition, volume 2 – buildings others than dwellings	
Signed by authority of the Secretary of State	F Kirwan
	An Assistant Secretary in the Ministry of Housing, Communities and Local Government 19 th July 2020