

THE BUILDING ACT 1984

THE BUILDING REGULATIONS 2010

THE BUILDING (APPROVED INSPECTORS ETC.)  
REGULATIONS 2010

- **NEW APPROVED DOCUMENTS L1A AND L2A**
- **AMENDMENTS TO APPROVED DOCUMENTS L1B AND L2B**
- **NEW DOMESTIC BUILDING SERVICES COMPLIANCE GUIDE**
- **NEW NON-DOMESTIC BUILDING SERVICES COMPLIANCE GUIDE**

## **INTRODUCTION**

1. I am directed by the Secretary of State to draw your attention to the publication of new Approved Documents L1A and L2A, amendments to Approved Documents L1B and L2B and a new Domestic Building Services Compliance Guide and a new Non-Domestic Building Services Compliance Guide.
2. The Secretary of State, in exercise of his powers under section 6(1) of the Building Act 1984, has approved new Approved Documents L1A (2013) and L2A (2013). In exercise of his powers under section 6(4) of the Building Act 1984, the Secretary of State has approved revisions to Approved Documents L1B (2010) and L2B (2010). Formal notice of approval, as required by section 6(3) of the Building Act 1984, is given at Annex A to this Circular.
3. The approvals take effect as of 6 April 2014 subject to the transitional provisions detailed below and in the notice of approval.
4. The Secretary of State, in exercise of his powers under section 6(5) of the Building Act 1984, has withdrawn his approval in respect of Approved Documents L1A (2010) as amended and L2A (2010) as amended with the transitional arrangements set out below and in the notice of withdrawal of approval at Annex B.
5. The withdrawals of approval take effect as of 6 April 2014 subject to the transitional provisions set out below and in the notice of withdrawal of approval.
6. This Circular does not give technical guidance on compliance with the Building Regulations. Such guidance is given in the Approved Documents themselves.

## **APPROVED DOCUMENTS L1A (2013) AND L2A (2013)**

7. These new approved documents provide consolidated guidance on the energy efficiency requirements of the Building Regulations 2010, including guidance on amendments to the requirements in the Regulations made since 2010.

## **AMENDMENTS TO APPROVED DOCUMENTS L1B (2010) AND L2B (2010)**

8. The amendments to these approved documents are in addition to the earlier amendments made to them.

## **BUILDING SERVICES COMPLIANCE GUIDES (2013)**

9. The guidance in these guides supplements the guidance in the new Approved Documents L1A (2013) and L2A (2013) and the amended Approved Documents L1B (2010) and L2B (2010).

## **TRANSITIONAL PROVISIONS**

10. The transitional provisions for the Approved Documents and Compliance Guides follow those in the latest amendment to the energy efficiency provisions of the Building Regulations 2010 made by the Building Regulations &c. (Amendment) (No.2) Regulations 2013 (S.I. 2013/1959).

11. The guidance in the new approved documents, the amendments to existing approved documents and the new compliance guides which are the subject of this Circular comes into effect on 6 April 2014 except in the following circumstances where the guidance in the previous approved documents and compliance guides may continue to be used:
- i. where work has commenced before 6 April 2014; or
  - ii. where a building notice, initial notice, combined initial notice and plans certificate or amendment notice have been given, or a full plans application has been deposited, before 6 April 2014, provided in each case that the building work has commenced before 6 April 2015.

## **ENQUIRIES**

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

Department for Communities and Local Government  
Building Regulations and Standards Division  
Eland House  
Bressenden Place  
London SW1E 5DU

E-mail: [enquiries.br@communities.gsi.gov.uk](mailto:enquiries.br@communities.gsi.gov.uk)

Signed:

R J Ledsoe  
An Assistant Secretary in the Department for Communities and Local  
Government

# ANNEX A

## Building Act 1984

<b>NOTICE OF APPROVAL OF NEW APPROVED DOCUMENTS AND REVISION OF APPROVED DOCUMENTS WITH RESPECT OF REQUIREMENTS OF THE BUILDING REGULATIONS 2010</b>		
The Secretary of State hereby gives notice under section 6 of the Building Act 1984 that, in exercise of powers under the said section 6, he has approved new approved documents and revisions to approved documents for the purposes of giving practical guidance with respect to the specified requirements of the Building Regulations 2010. The approval takes effect on 6 April 2014 except as set out in the table below.		
<b>Document</b>	<b>Requirements of the Building Regulations 2010 in respect of which the document is approved</b>	<b>Work to which the new and amended documents do not apply</b>
Approved Document L1A: Conservation of fuel and power in new dwellings (2013)	Part 6 and Schedule 1, Part L	The new approved documents and the amendments to existing approved documents do not apply: i. where work has commenced before 6 April 2014; or ii. where a building notice, initial notice, combined initial notice and plans certificate or amendment notice have been given, or a full plans application has been deposited, before 6 April 2014, provided in each case that the building work has commenced before 6 April 2015.
Approved Document L2A: Conservation of fuel and power in new buildings other than dwellings (2013)	Part 6 and Schedule 1, Part L	
Amendments to Approved Document L1B (2010); Conservation of fuel and power in existing dwellings	Part 6 and Schedule 1, Part L	
Amendments to Approved Document L2B (2010): Conservation of fuel and power in existing buildings other than dwellings	Part 6 and Schedule 1, Part L	
Signed by authority of the Secretary of State		
<b>R J Ledsome</b> An assistant secretary in the Department for Communities and Local Government		

# ANNEX B

## Building Act 1984

<b>NOTICE OF WITHDRAWAL OF APPROVAL OF DOCUMENTS GIVING PRACTICAL GUIDANCE WITH RESPECT TO REQUIREMENTS OF THE BUILDING REGULATIONS 2010</b>	
The Secretary of State hereby gives notice under section 6 of the Building Act 1984 that, in exercise of the powers under section 6(5), he has withdrawn from approval the documents listed below which gave practical guidance with respect to requirements of the Building Regulations. The withdrawal of approval takes effect on 6 April 2014 except as specified in the table below.	
<b>Document</b>	<b>Work to which the withdrawal does not apply:</b>
Approved Document L1A (2010) and all amendments to it	The withdrawal of approval takes effect on 6 April 2014 except: i. where work has commenced before 6 April 2014; or ii. where a building notice, initial notice, combined initial notice and plans certificate or amendment notice have been given, or a full plans application has been deposited, before 6 April 2014, provided in each case that the building work has commenced before 6 April 2015.
Approved Document L2A (2010) and all amendments to it	
Signed by authority of the Secretary of State	
<b>R J Ledsome</b> An assistant secretary in the Department for Communities and Local Government	





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