



INFORMATION NOTE

TRANSITIONAL PROVISIONS FOR THE INTRODUCTION OF NEW DESIGN SOLUTIONS FOR BUILDING REGULATIONS COMPLIANCE (ENGLAND)

Number: 06/13

Estate Management

Strategy & Policy Directorate Sponsor:
Ray Dickinson

Date of issue:
20 December 2013

Contact if different from above Sponsor: Tracy Price, Principal Building Surveyor, Building Standards Team, Engineering and Construction, DIO ODC – dioodc-engconstbldgstdsah@mod.uk – 0121 311 2135

Who Should Read this: Any parties involved in the procurement of construction works which the Building Regulations (England) apply, i.e. Top Level budget Holders, Programme and Project Delivery, Service Delivery Managers, DSTL, DE&S, RFCA, QinetiQ and Industry Partners.

When it takes effect: 20 December 2013

When it is due to expire:
when rescinded

Aim

The aim of this Information Note is to notify persons working on MOD construction projects of the Transitional Provisions following 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 to maintain compliance with the MOD Building Regulations Compliance System following their introduction on 6 April 2014.

Policy

This Policy applies to construction works carried out on the MOD estate in England.

The guidance in the new Approved Documents L1A and L2A, the amendments to existing approved documents L1B and L2B and the new compliance guides - Domestic Building Services Compliance Guide and a new Non-Domestic Building Services

Compliance Guide - which are the subject of this Policy Instruction will come 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 on site before 6 April 2014; or
- ii. where a project has gone through the Maximum Price Target Cost (MPTC) phase of the projects process¹ before 6 April 2014, or where a works order has been raised under the RPC Variation process¹ before 6 April 2014, provided in each case that the building work has commenced on site² before 6 April 2015.
- iii. where proposed works do not fall into categories i or ii the project must seek formal guidance from DIO Building Standards Team, contact details as follows; dioopsnorth-ptsbld@mod.uk / 0121 311 2135.

Whilst the changes to Approved Document L apply in England only, they must be adopted on MOD construction works in Wales until the publication of the new Welsh Approved Document L in June 2014.

¹ The references to Market Price Target Cost within the DIO Projects Process and Works Orders under the Variation process for works completed under the RPC are considered to be the DIO commercial equivalent to where a building notice, initial notice, combined initial notice and plans certificate or amendment notice have been given, or a full plans application submitted.

² A start on site is considered to be the excavation of foundation trenches.