
*Communities and Local Government Circular 01/2014
Department for Communities and Local Government
Eland House, Bressenden Place, London SW1E 5DU*

13 March 2014

THE BUILDING ACT 1984

THE BUILDING REGULATIONS 2010

THE BUILDING (APPROVED INSPECTORS ETC.)
REGULATIONS 2010

- **INTRODUCTION OF THIRD PARTY CERTIFICATION SCHEMES FOR ELECTRICAL WORK IN DWELLINGS**
- **SIMPLIFICATION AND CONSOLIDATION OF SCHEDULE 3 TO THE BUILDING REGULATIONS**

INTRODUCTION

1. I am directed by the Secretary of State to draw your attention to the Building Regulations &c. (Amendment) Regulations 2014 (S.I. 2014/579) (“the Amendment Regulations”), which were made on 10 March 2014 and will come fully into force on 6 April 2014.
2. In accordance with section 14(3) of the Building Act 1984, these Amendment Regulations were made after consultation with the Building Regulations Advisory Committee for England and with other bodies representative of the interests concerned.
3. The purpose of this Circular is to:
 - draw attention to these amendments and explain the changes they make to the Building Regulations 2010 (S.I. 2010 No. 2214), and the Building (Approved Inspectors etc.) Regulations 2010 (S.I. 2010 No. 2215); and
 - announce the authorisation of third party certification schemes for electrical work in dwellings.
4. This Circular does not give advice on the technical requirements in the Building Regulations as these are matters covered by Approved Documents.
5. Annexes A and B set out in tabular form all the changes to the Building Regulations 2010 and the Building (Approved Inspectors etc.) Regulations 2010 made by S.I. 2014/579.

APPLICATION OF THE REGULATIONS

6. The changes made by these amendment regulations apply in England and to excepted energy buildings in Wales.

THIRD PARTY CERTIFICATION SCHEMES FOR DOMESTIC ELECTRICAL WORK

7. Amendment regulations 2(3), 2(6) and 2(10) introduce third party certification schemes for electrical installations in dwellings and set out the procedural requirements in respect of such schemes.
8. Amendment regulation 2(3) amends regulation 12 of the Building Regulations 2010 to remove the requirement to give the local authority a building notice or deposit full plans where a third party certifier has been appointed before the work is commenced.
9. Amendment regulation 2(6) introduces a new regulation 20A into the Building Regulations to allow the local authority to accept a certificate from the third party certifier as evidence (but not conclusive evidence) that regulations 4 and 7 of the Building Regulations have been satisfied in respect of the work certified. It also requires the third party certifier, where they are satisfied the work does comply, to issue such a certificate or, where the certifier is not satisfied that the work complies, to notify the local authority to that effect.

10. Amendment regulation 2(10) inserts a new Schedule 3A into the Building Regulations that lists those bodies authorised to run a third party certification scheme for electrical work in dwellings to certify compliance with Building Regulations.

COMPETENT PERSON SELF-CERTIFICATION SCHEMES

11. Amendment regulation 2(9) replaces Schedule 3 of the Building Regulations with a revised and consolidated Schedule 3.

MINOR AND CONSEQUENTIAL AMENDMENTS

12. Amendment regulations 2(2), 2(5), 2(7), 2(8), 2(11) and 3 make a number of minor and consequential amendments to the Building Regulations 2010 and the Building (Approved Inspectors etc.) Regulations 2010.

ENQUIRIES

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

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Signed:

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

Annex A

The Building Regulations &c. (Amendment) Regulations 2014 (S.I. 2014/579)

The following table lists all the changes made by S.I. 2014/579 to the Building Regulations 2010:

S.I. 2010/2214 Regulation No.	S.I. 2014/579 Regulation No.	Action
–	2(1)	Amendment of the Building Regulations 2010. Introduces the amendments to the Building Regulations.
2(1)	2(2)	Interpretation. Adds a further regulation to the definition “energy efficiency requirements”.
12(6)	2(3)	Giving of a building notice or deposit of plans. Adds work inspected by third party certifier as a category of work where it is not required to give a building notice or deposit full plans.
PART 5	2(4)	Self-certification schemes and third party certification schemes. Amends the heading of Part 5.
20(3C)	2(5)(a)	Provisions applicable to self-certification schemes. Revokes regulation 20(3C).
20(5)	2(5)(b)	Provisions applicable to self-certification schemes. Omits unnecessary wording
New Regulation 20A	2(6)	Provisions applicable to third party certification schemes. Inserts new regulation 20A setting out the procedures for third party certification.
43(2)	2(7)	Pressure testing. Updates the application of regulation 43(2).
47	2(8)	Contravention of certain regulations not to be an offence. Updates the application of regulation 47.
Schedule 3	2(9)	Self-certification schemes and exemptions from requirement to give building notice or deposit full plans. Substitutes a revised and consolidated table in Schedule 3.
New Schedule 3A	2(10)	Third party certification schemes and exemptions from requirement to give building notice or deposit full plans. Inserts new Schedule 3A.
Schedule 4, paragraphs 1(g)(i) and (ii)	2(11)	Descriptions of work where no building notice or deposit of full plans required. Updates the application of paragraphs 1(g)(i) and 1(g)(ii).

Annex B

The Building Regulations &c. (Amendment) Regulations 2014 (S.I. 2014/579)

The following table lists all the changes made by S.I. 2014/579 to the Building (Approved Inspectors etc.) Regulations 2010:

S.I. 2010/2215 Regulation No.	S.I. 2014/579 Regulation No.	Action
–	3(1)	Amendment of the Building (Approved Inspectors etc.) Regulations 2010. Introduces the amendments to the regulations.
8(1)(b)	3(2)(a)	Functions of approved inspectors. Updates the application of regulation 8(1)(b).
8(2)	3(2)(b)	Functions of approved inspectors. Revokes regulation 8(2).
20	3(3)(a)	Application of regulations 20 etc. of the Principal Regulations. Updates the application provisions.
20(1)	3(3)(b)	Application of regulations 20 etc. of the Principal Regulations. Updates the application provisions..
20(2A)	3(3)(c)	Application of regulations 20 etc. of the Principal Regulations. Inserts new regulation 20(2A) qualifying the requirement in regulation 27A(3) of the Building Regulations 2010 where the work is subject to an initial notice.

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