

DEPARTMENT FOR COMMUNITIES AND LOCAL GOVERNMENT

Communities and Local Government Circular 03/2013
Department for Communities and Local Government
Eland House, Bressenden Place, London SW1E 5DU

8 August 2013

THE BUILDING ACT 1984

THE BUILDING REGULATIONS 2010

THE BUILDING (APPROVED INSPECTORS ETC)
REGULATIONS 2010

CROYDON CORPORATION ACT 1960

- **INTRODUCES TARGET FABRIC ENERGY EFFICIENCY RATES FOR NEW DWELLINGS TO THE BUILDING REGULATIONS**
- **REPEALS PROVISIONS OF THE CROYDON CORPORATION ACT 1960**

INTRODUCTION

1. I am directed by the Secretary of State to draw your attention to the Building Regulations &c (Amendment) (No.2) Regulations 2013 (S.I. 2013/1959) (“the Amendment Regulations”) which were made on 3 August 2013 and will come into force as set out in the Regulations, subject to the transitional provisions referred to below.
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 the introduction of target fabric energy efficiency rates for new dwellings;
 - announce the repeal of provisions in the Croydon Corporation Act 1960.
4. This Circular does not give advice on the technical requirements in the Building Regulations 2010 as these are matters covered by Approved Documents.
5. Annex A and B to this Circular sets out in tabular form the changes to the Building Regulations 2010 and Building (Approved Inspectors etc.) Regulations 2010 made by SI 2013/1959.

APPLICATION OF THE REGULATIONS

6. In relation to England, all the changes made by the Amendment Regulations apply. In relation to Wales, all the changes made by the Amendment Regulations apply only to excepted energy buildings.

TARGET FABRIC ENERGY EFFICIENCY RATE

7. These Amendment Regulations introduce a requirement that a new dwelling must not exceed a target fabric energy efficiency rate set by the Secretary of State. They also introduce procedures for giving the building control body notice of the target rate and whether it has not been exceeded.

CROYDON CORPORATION ACT 1960

8. These Amendment Regulations also repeal two provisions in the Croydon Corporation Act 1960, with a saving.

TRANSITIONAL ARRANGEMENTS

9. Amendment Regulation 9 sets out the transitional provisions applicable on the introduction of a target fabric energy efficiency rate for new dwellings.

ENQUIRIES

10. All enquiries on matters covered 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

Tel: 0303 444 0000

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

Signed:

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

Annex A

The Building Regulations &c (Amendment) (No.2) Regulations 2013 (S.I. 2013/1959)

The following table lists all the changes made by S.I. 2013/1959 to the Building Regulations 2010:

S.I. 2010/2214 Regulation No.	S.I. 2013/1959 Regulation No.	Action
2(1)	3	Interpretation. Amends the definition of "energy efficiency requirements" to include new regulation 26A.
25	4	Minimum energy performance requirements for new buildings. Amends regulation 25 to allow the Secretary of State also to set for new dwellings a target fabric energy efficiency rate as well as a target CO ₂ emission rate.
26A	5	Fabric energy efficiency rates for new dwellings. Requires new dwellings not to exceed the target fabric energy efficiency rate set under regulation 25.
27A	6	Fabric energy efficiency rate calculations. Sets out the notice and evidence requirements for fabric energy efficiency rates in new dwellings.
34	7	Application of building regulations to educational buildings and buildings of statutory undertakers. Consequential amendment on the amendment of regulation 25. .
35	8	Interpretation of Part 6. Inserts the definition of fabric energy efficiency into the Regulations.
-	9	Transitional Provisions. Outlines the transitional provisions for these Regulations.

Annex B

The Building Regulations etc (Amendment) (No2) Regulations 2013 (S.I. 2013/1959)

The following table lists the change made by S.I. 2013/1959 to the Building (Approved Inspectors etc.) Regulations 2010:

S.I. 2010/2215 Regulation No.	S.I. 2013/1959 Regulation No.	Action
20	10	Adds regulation 27A of the Building Regulations 2010 to the list of regulations to which regulation 20 applies.

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