



Notification Number: 2017/34/UK

Building Regulations Wales Sustainability Review

Date received : 31/01/2017

End of Standstill : 02/05/2017

Message

Message 001

Communication from the Commission - TRIS/(2017) 00232

Directive (EU) 2015/1535

Notificación - Oznámení - Notifikation - Notifizierung - Teavitamine - Γνωστοποίηση - Notification - Notification - Notifica - Pieteikums - Pranešimas - Bejelentés - Notifika - Kennisgeving - Zawiadomienie - Notificação - Hlásenie-Obvestilo - Ilmoitus - Anmälan - Нотификация : 2017/0034/UK - Notificare.

No abre el plazo - Nezažauje odklady - Fristerne indledes ikke - Kein Fristbeginn - Viivituste perioodi ei avata - Καμμία έναρξη προθεσμίας - Does not open the delays - N'ouvre pas de délais - Non fa decorrere la mora - Neietekmē atlikšanu - Atidėjimai nepradedami - Nem nyitja meg a késések - Ma' jiftaħ il-perijodi ta' dawmien - Geen termijnbegin - Nie otwiera opóźnień - Não inicia o prazo - Neotvorí oneskorenia - Ne uvaja zamud - Määräaika ei ala tästä - Inleder ingen frist - He ce предвижда период на прекъсване - Nu deschide perioadele de stagnare - Nu deschide perioadele de stagnare.

(MSG: 201700232.EN)

1. Structured Information Line

MSG 001 IND 2017 0034 UK EN 31-01-2017 UK NOTIF

2. Member State

UK

3. Department Responsible

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3. Originating Department

Welsh Government
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Planning Directorate - Building Regulations
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4. Notification Number

2017/0034/UK - B00

5. Title



Building Regulations Wales Sustainability Review

6. Products Concerned

The Building Regulations provide for the health, safety, welfare and convenience of those in and around buildings and the sustainability of buildings for current and future generations. In order to do this they set standards through both technical and procedural requirements for those carrying out building work. Therefore this notification has relevance for services including design and construction services for controlled building works and related construction products.

7. Notification Under Another Act

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8. Main Content

The Building Regulations control certain types of building work and ensure that buildings meet certain standards of health safety welfare convenience and sustainability. We want to improve the aspects of sustainability of buildings in Wales through the Building Regulations.

In July 2014 the Sustainable Buildings national planning policy and related TAN22(Technical Advice Note) guidance was withdrawn. The stated intention was that we would look at incorporating the key non energy elements of the Code for Sustainable Homes/BREEAM into the Building Regulations. The subsequent review identified a number of components as having potential for incorporation into Building Regulations.

The selected areas identified as having potential for inclusion in Building Regulations were:

- Materials: sourcing, and life cycle impact;
- Acoustic performance;
- Information provision to the end user;
- Water efficiency
- Residential Security;

Following discussion with technical working parties and conclusions reached, not all have resulted in proposals for change within the consultation.

This consultation contains Building Regulation proposals for:

- changes to Part G (Sanitation Hot Water Safety and Water Efficiency) and the associated guidance (Approved Document G) to incorporate further water efficiency measures.
- the introduction of Part Q - Residential Security Part Q (Unauthorised access) and new associated guidance (Approved Document Q).
- non mandatory guidance on the content and presentation of information to householder for new dwellings.

9. Brief Statement of Grounds

Building Regulations control certain types of building work, principally the erection and extension of buildings and provision or extension of certain services or fittings, chiefly to ensure that buildings meet certain standards of health, safety, welfare, convenience and sustainability.

Compliance with the Building Regulations is the responsibility of the person carrying out the work and the building control system helps to ensure that the required level of performance has been met. The role of a building control body, either the local authority or a private sector Approved Inspector, is to act as an independent third-party check to help achieve compliance. As an alternative to third-party checking by building control, some types of work may be self-certified as being compliant by installers who are registered as a member of a competent person self-certification scheme and have been assessed as competent to do so.

Building Regulations greatly influence how our buildings are constructed and used. As such, they help to deliver significant benefits to society. Regulation can also impose costs on both businesses and individuals. The “functional” nature of the Building Regulations, by having regulation setting out the broad requirement rather than prescribing how it must be achieved, seeks to minimise this cost and also ensure innovation is not hindered. Guidance in the Approved Documents that accompany the Regulations then sets out some of the ways that these requirements can be met although it does not have to be followed if the required level of performance can be shown to be achieved in a different way. This approach provides clarity for building control bodies and industry alike.



To avoid the risk of unnecessarily onerous and costly standards being imposed on industry it is important that a proper cost/benefit assessment and consultation with industry has been undertaken by Government to assess what reasonable minimum standards are appropriate.

It is also important to ensure that the Building Regulations regime remains current and fit-for-purpose.

10. Reference Documents - Basic Texts

References of the Basic Texts: The cost benefit analysis technical report and the cost consultant report document that accompany the impact assessment can be found on the following web links:

<https://consultations.gov.wales/sites/default/files/consultation-documents/160301cost-benefit-analysis-technical-report-en.pdf>

<https://consultations.gov.wales/sites/default/files/consultation-documents/160301cost-consultant-report-en.pdf>

11. Invocation of the Emergency Procedure

No

12. Grounds for the Emergency

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13. Confidentiality

No

14. Fiscal measures

No

15. Impact assessment

Yes

16. TBT and SPS aspects

TBT aspect

Yes

SPS aspect

No - The draft is not a sanitary or phytosanitary measure

European Commission

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