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WELSH STATUTORY INSTRUMENTS

2025 Rhif 704 (Cy. 119)

2025 No. 704 (W. 119)

ADEILADU AC ADEILADAU, CYMRU

BUILDING AND BUILDINGS, WALES

Rheoliadau Adeiladu (Diwygio) (Cymru) 2025

The Building (Amendment) (Wales) Regulations 2025

NODYN ESBONIADOL

(Nid yw'r nodyn hwn yn rhan o'r Rheoliadau)

Mae'r Rheoliadau hyn yn diwygio Rheoliadau Adeiladu 2010 ("Rheoliadau 2010").

Mae rheoliad 2(2) o'r Rheoliadau hyn yn mewnosod—

(a) diffiniad newydd o "relevant metal composite material",

(b) cyfeiriad at ddyfeisiau cysgodi solar yn y diffiniad o "specified attachment", ac

(c) diffiniad newydd o "solar shading device".

Mae rheoliad 2(3) o'r Rheoliadau hyn yn lleihau uchder adeiladau y mae rheoliad 6(1)(c) o Reoliadau 2010 yn gymwys iddynt, o 15m i 11m. Mae rheoliad 6(1)(c) o Reoliadau 2010 yn gymwys pan fo newid sylweddol yn y defnydd o'r adeilad cyfan ac mae'n ei gwneud yn ofynnol i waith adeiladu gydymffurfio â'r gofynion ym mharagraff B4(1) (lledaeniad tân allanol—waliau) o Atodlen 1 i Reoliadau 2010.

Mae rheoliad 2(4)(a) o'r Rheoliadau hyn yn mewnosod darpariaeth yn rheoliad 7 o Reoliadau 2010 sy'n gwahardd deunydd cyfansawdd metel perthnasol rhag dod yn rhan o'r wal allanol neu o atodyn penodedig pan gynhelir gwaith adeiladu.

EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations amend the Building Regulations 2010 ("the 2010 Regulations").

Regulation 2(2) of these Regulations inserts—

(a) a new definition of "relevant metal composite material",

(b) a reference to solar shading devices in the definition of "specified attachment", and

(c) a new definition of "solar shading device".

Regulation 2(3) of these Regulations reduces the height of buildings to which regulation 6(1)(c) of the 2010 Regulations applies, from 15m to 11m. Regulation 6(1)(c) of the 2010 Regulations applies where there is a material change in use of the whole building and requires that building work complies with the requirements in paragraph B4(1) (external fire spread—walls) of Schedule 1 to the 2010 Regulations.

Regulation 2(4)(a) of these Regulations inserts provision into regulation 7 of the 2010 Regulations prohibiting relevant metal composite material becoming part of the external wall or a specified attachment when building work is undertaken.

Mae rheoliad 2(4)(b) o'r Rheoliadau hyn yn ychwanegu at y rhestr o eseptiadau rhag y gofyniad i ddeunyddiau fodloni'r safon ddosbarthu o ran adwaith i dân yn rheoliad 7(2) o Reoliadau 2010. Mae'n eseptio ceblau ffeibr optig a chydrannau dyfeisiau cysgodi solar ac eithrio'r rhai sydd â'r brif swyddogaeth o ddarparu cysgod neu allwyro golau'r haul megis llenni adlen neu slatiau. Mae'n estyn yr eseptiad ar ddeunyddiau inswleiddio a deunyddiau diddosi a ddefnyddir o dan lefel y ddaear i'r deunyddiau hynny a ddefnyddir hyd at 300mm uwchben y lefel honno. Mae hefyd yn eseptio deunyddiau sy'n ffurfio haen lawr lorweddol uchaf balconi sydd o Ddosbarthiad Ewropeaidd A1fl neu A2fl-s1 ar yr amod bod gan yr haen gyfan swbstrad di-dwll odani.

Regulation 2(4)(b) of these Regulations adds to the list of exemptions from the requirement of materials to meet the reaction to fire classification standard in regulation 7(2) of the 2010 Regulations. It exempts fibre optic cables and components of solar shading devices excluding those whose primary function is to provide shade or deflect sunlight such as awning curtains or slats. It extends the exemption on insulation and waterproofing materials used below ground level to such materials used up to 300mm above that level. It also exempts materials which form the top horizontal floor layer of a balcony which are of European Classification A1fl or A2fl-s1 provided that the entire layer has an imperforate substrate under it.

Mae rheoliad 2(4)(c) o'r Rheoliadau hyn yn diwygio'r diffiniad o "relevant building" yn rheoliad 7(4) o Reoliadau 2010. Effaith hyn yw bod y gwaharddiad ar ddeunyddiau hylosg yn rheoliadau 6(3) a 7(2) o Reoliadau 2010 bellach yn gymwys i hostelau, gwestai a thai byrddio.

Regulation 2(4)(c) of these Regulations amends the definition of "relevant building" in regulation 7(4) of the 2010 Regulations with the effect that the combustible materials prohibition in regulations 6(3) and 7(2) of the 2010 Regulations now applies to hostels, hotels, and boarding houses.

Mae rheoliad 3 o'r Rheoliadau hyn yn cynnwys darpariaethau trosiannol. Ni fydd y newidiadau yn rheoliad 2 yn gymwys pan fo hysbysiad adeiladu neu hysbysiad cychwynnol wedi ei roi i awdurdod lleol, neu pan fo planiau llawn wedi eu hadneuo gydag awdurdod lleol, cyn y diwrnod y daw'r Rheoliadau hyn i rym, a bod y gwaith naill ai wedi dechrau erbyn y diwrnod hwnnw neu ei fod yn dechrau o fewn 6 mis sy'n dechrau â'r diwrnod hwnnw.

Regulation 3 of these Regulations contains transitional provisions. The changes in regulation 2 will not apply where a building notice or an initial notice has been given to, or full plans deposited with, a local authority before the day these Regulations come into force and the work has either started by that day or starts within 6 months beginning with that day.

Ystyriwyd Cod Ymarfer Gweinidogion Cymru ar gynnal Asesiadau Effaith Rheoleiddiol mewn perthynas â'r Rheoliadau hyn. O ganlyniad, lluniwyd asesiad effaith rheoleiddiol o'r costau a'r manteision sy'n debygol o ddeillio o gydymffurfio â'r Rheoliadau hyn. Gellir cael copi oddi wrth: Llywodraeth Cymru, Parc Cathays, Caerdydd, CF10 3NQ ac mae wedi ei gyhoeddi ar www.llyw.cymru.

The Welsh Ministers' Code of Practice on the carrying out of Regulatory Impact Assessments was considered in relation to these Regulations. As a result, a regulatory impact assessment has been prepared as to the likely costs and benefits of complying with these Regulations. A copy can be obtained from Welsh Government, Cathays Park, Cardiff, CF10 3NQ and is published on www.gov.wales.

Gellir cael gafael ar gopïau o'r Safon Brydeinig y cyfeirir ati yn y Rheoliadau hyn ar www.bsigroup.com a gellir cael copïau caled oddi wrth BSI Customer Services, 389 Chiswick High Road, London W4 4AL (rhif ffôn 0345 086 9001). Maent hefyd ar gael i edrych arnynt yn rhad ac am ddim drwy gysylltu â'r Tîm Polisi Rheoliadau Adeiladu yn Llywodraeth Cymru, Parc Cathays, Caerdydd, CF10 3NQ.

Copies of the British Standard referred to in these Regulations can be obtained from www.bsigroup.com and hard copies can be obtained from BSI Customer Services, 389 Chiswick High Road, London W4 4AL (telephone number 0345 086 9001), and are also available for inspection free of charge by contacting the Building Regulations Policy Team at Welsh Government, Cathays Park, Cardiff, CF10 3NQ.

2025 Rhif 704 (Cy. 119)

ADEILADU AC ADEILADAU, CYMRU

Rheoliadau Adeiladu (Diwygio) (Cymru) 2025

Gwnaed	*17 Mehefin 2025*
Gosodwyd gerbron Senedd Cymru	*19 Mehefin 2025*
Yn dod i rym	*20 Rhagfyr 2025*

Mae Gweinidogion Cymru, drwy arfer y pwerau a roddir iddynt gan adran 1(1) o Ddeddf Adeiladu 1984(**1**), a pharagraffau 7, 8 a 10 o Atodlen 1 iddi, yn gwneud y Rheoliadau a ganlyn.

Mae Gweinidogion Cymru wedi ymgynghori â Phwyllgor Cynghori Cymru ar Reoliadau Adeiladu ac â'r personau eraill hynny y maent yn ystyried eu bod yn briodol yn unol ag adran 14(7) o Ddeddf Adeiladu 1984(**2**).

Enwi, dod i rym a chymhwyso

1.—(1) Enw'r Rheoliadau hyn yw Rheoliadau Adeiladu (Diwygio) (Cymru) 2025 a deuant i rym ar 20 Rhagfyr 2025.

(2) Mae'r Rheoliadau hyn yn gymwys o ran Cymru.

(**1**) 1984 p. 55. Diwygiwyd adran 1 gan adran 1(1) i (3) o Ddeddf Adeiladau Cynaliadwy a Diogel 2004 (p. 22) ("Deddf 2004") a chan baragraff 2 o Atodlen 5 i Ddeddf Diogelwch Adeiladau 2022 (p. 30) ("Deddf 2022"); diwygiwyd paragraff 7 o Atodlen 1 gan adran 3(2) i (5) o Ddeddf 2004 ac adran 11 o Ddeddf Newid Hinsawdd ac Ynni Cynaliadwy 2006 (p. 19); diwygiwyd paragraff 8 o Atodlen 1 gan adran 3(6) a (7) o Ddeddf 2004, adran 40 o Ddeddf Rheoli Llifogydd a Dŵr 2010 (p. 29) a pharagraff 83(6) o Atodlen 5 i Ddeddf 2022; ac amnewidiwyd paragraff 10 o Atodlen 1 gan baragraff 83(8) o Atodlen 5 i Ddeddf 2022. Gweler adran 126, fel y'i diwygiwyd gan baragraff 81(2) o Atodlen 5 i Ddeddf 2022, am ystyr "appropriate national authority".

(**2**) Diwygiwyd adran 14(7) gan baragraff 17(3) o Atodlen 5 i Ddeddf 2022.

2025 No. 704 (W. 119)

BUILDING AND BUILDINGS, WALES

The Building (Amendment) (Wales) Regulations 2025

Made	*17 June 2025*
Laid before Senedd Cymru	*19 June 2025*
Coming into force	*20 December 2025*

The Welsh Ministers, in exercise of the powers conferred on them by section 1(1) of, and paragraphs 7, 8 and 10 of Schedule 1 to, the Building Act 1984(**1**), make the following Regulations.

The Welsh Ministers have consulted the Building Regulations Advisory Committee for Wales and such other persons they consider appropriate in accordance with section 14(7) of the Building Act 1984(**2**).

Title, coming into force and application

1.—(1) The title of these Regulations is the Building (Amendment) (Wales) Regulations 2025 and they come into force on 20 December 2025.

(2) These Regulations apply in relation to Wales.

(**1**) 1984 c. 55. Section 1 was amended by section 1(1) to (3) of the Sustainable and Secure Buildings Act 2004 (c. 22) ("the 2004 Act") and by paragraph 2 of Schedule 5 to the Building Safety Act 2022 (c. 30) ("the 2022 Act"); paragraph 7 of Schedule 1 was amended by section 3(2) to (5) of the 2004 Act and section 11 of the Climate Change and Sustainable Energy Act 2006 (c. 19); paragraph 8 of Schedule 1 was amended by section 3(6) and (7) of the 2004 Act, section 40 of the Flood and Water Management Act 2010 (c. 29) and paragraph 83(6) of Schedule 5 to the 2022 Act; and paragraph 10 of Schedule 1 was substituted by paragraph 83(8) of Schedule 5 to the 2022 Act. See section 126, as amended by paragraph 81(2) of Schedule 5 to the 2022 Act, for the meaning of "appropriate national authority".

(**2**) Section 14(7) was amended by paragraph 17(3) of Schedule 5 to the 2022 Act.

Diwygio Rheoliadau Adeiladu 2010

2.—(1) Mae Rheoliadau Adeiladu 2010(**1**) wedi eu diwygio fel a ganlyn.

(2) Yn rheoliad 2(6) (dehongli)—

(a) ar ddiwedd is-baragraff (a)(iv), hepgorer "and";

(b) yn lle is-baragraff (b), rhodder—

"(b) "relevant metal composite material" means any panel or sheet, having a thickness of no more than 10mm, which is comprised of a number of layers—

(i) two or more of which are made of metal, alloy or metal compound; and

(ii) one or more of which is substantial and is made of a material having a gross calorific value of more than 35 MJ/kg when tested in accordance with BS EN ISO 1716:2018 entitled "Reaction to fire tests for products – Determination of the gross heat of combustion (calorific value)" (ISBN 978 0 580 93554 1) published by the British Standards Institution on 31st July 2018;

and for these purposes a substantial layer is one which is at least 1mm thick or has a mass per unit area of at least 1kg per m^2;

(c) "specified attachment" means—

(i) a balcony attached to an external wall;

(ii) a solar shading device (excluding a solar shading device attached to the wall at a height of no more than 4.5 metres above ground level); or

(iii) a solar panel attached to an external wall; and

(d) "solar shading device" means a device attached to the external surface of an external wall for reducing heat gain within a building by shading or deflecting sunlight."

(3) Yn rheoliad 6(1)(c) (gofynion yn ymwneud â newid defnydd sylweddol), yn lle "fifteen" rhodder "eleven".

(**1**) O.S. 2010/2214, a ddiwygiwyd gan O.S. 2019/1499 (Cy. 275); mae offerynnau diwygio eraill ond nid yw'r un ohonynt yn berthnasol.

Amendments to the Building Regulations 2010

2.—(1) The Building Regulations 2010(**1**) are amended as follows.

(2) In regulation 2(6) (interpretation)—

(a) at the end of sub-paragraph (a)(iv), omit "and";

(b) for sub-paragraph (b), substitute—

"(b) "relevant metal composite material" means any panel or sheet, having a thickness of no more than 10mm, which is comprised of a number of layers—

(i) two or more of which are made of metal, alloy or metal compound; and

(ii) one or more of which is substantial and is made of a material having a gross calorific value of more than 35 MJ/kg when tested in accordance with BS EN ISO 1716:2018 entitled "Reaction to fire tests for products – Determination of the gross heat of combustion (calorific value)" (ISBN 978 0 580 93554 1) published by the British Standards Institution on 31st July 2018;

and for these purposes a substantial layer is one which is at least 1mm thick or has a mass per unit area of at least 1kg per m^2;

(c) "specified attachment" means—

(i) a balcony attached to an external wall;

(ii) a solar shading device (excluding a solar shading device attached to the wall at a height of no more than 4.5 metres above ground level); or

(iii) a solar panel attached to an external wall; and

(d) "solar shading device" means a device attached to the external surface of an external wall for reducing heat gain within a building by shading or deflecting sunlight."

(3) In regulation 6(1)(c) (requirements relating to material change of use), for "fifteen" substitute "eleven".

(**1**) S.I. 2010/2214, amended by S.I. 2019/1499 (W. 275); there are other amending instruments, but none is relevant.

(4) Yn rheoliad 7 (deunyddiau a chrefftwaith)—

(a) ar ôl paragraff (1), mewnosoder—

"(1A) Building work must be carried out so that relevant metal composite material does not become part of an external wall, or specified attachment, of any building.";

(b) ym mharagraff (3)—

(i) ar ôl is-baragraff (d), mewnosoder—

"(da) fibre optic cables;";

(ii) yn is-baragraff (e), ar ôl "ground level", mewnosoder "or up to 300mm above that level";

(iii) ar ôl is-baragraff (h), mewnosoder—

"(ha) components associated with a solar shading device excluding components whose primary function is to provide shade or deflect sunlight such as the awning curtain or slats;";

(iv) ar ddiwedd is-baragraff (i), hepgorer "or";

(v) ar ddiwedd is-baragraff (j), mewnosoder—

"; or

(k) materials which form the top horizontal floor layer of a balcony which are of European Classification A1fl or A2fl-s1 (classified in accordance with BS EN 13501-1:2018 entitled "Fire classification of construction products and building elements. Classification using test data from reaction to fire tests" (ISBN 978 0 580 95726 0) published by the British Standards Institution on 14th January 2019) provided that the entire layer has an imperforate substrate under it.";

(c) ym mharagraff (4)(a)(iii), hepgorer "(excluding any room in a hostel, hotel or boarding house)".

(4) In regulation 7 (materials and workmanship)—

(a) after paragraph (1), insert—

"(1A) Building work must be carried out so that relevant metal composite material does not become part of an external wall, or specified attachment, of any building.";

(b) in paragraph (3)—

(i) after sub-paragraph (d), insert—

"(da) fibre optic cables;";

(ii) in sub-paragraph (e), after "ground level", insert "or up to 300mm above that level";

(iii) after sub-paragraph (h), insert—

"(ha) components associated with a solar shading device excluding components whose primary function is to provide shade or deflect sunlight such as the awning curtain or slats;";

(iv) at the end of sub-paragraph (i), omit "or";

(v) at the end of sub-paragraph (j), insert—

"; or

(k) materials which form the top horizontal floor layer of a balcony which are of European Classification A1fl or A2fl-s1 (classified in accordance with BS EN 13501-1:2018 entitled "Fire classification of construction products and building elements. Classification using test data from reaction to fire tests" (ISBN 978 0 580 95726 0) published by the British Standards Institution on 14th January 2019) provided that the entire layer has an imperforate substrate under it.";

(c) in paragraph (4)(a)(iii), omit "(excluding any room in a hostel, hotel or boarding house)".

Darpariaethau trosiannol

3.—(1) Nid yw'r diwygiadau a wneir gan reoliad 2 yn gymwys mewn unrhyw achos pan fo hysbysiad adeiladu neu hysbysiad cychwynnol wedi ei roi i awdurdod lleol, neu pan fo planiau llawn wedi eu hadneuo gydag awdurdod lleol, cyn y diwrnod y daw'r Rheoliadau hyn i rym a phan fo'r gwaith adeiladu y mae'n ymwneud ag ef naill ai—

(a) wedi dechrau cyn y diwrnod hwnnw, neu

(b) yn dechrau o fewn y cyfnod o chwe mis sy'n dechrau â'r diwrnod hwnnw.

Transitional provisions

3.—(1) The amendments made by regulation 2 do not apply in any case where a building notice or initial notice has been given to, or full plans deposited with, a local authority before the day these Regulations come into force and either the building work to which it relates—

(a) has started before that day, or

(b) is started within the period of six months beginning with that day.

(2) Yn y rheoliad hwn—

mae i “awdurdod lleol” yr ystyr a roddir i “local authority” gan adran 126 o Ddeddf Adeiladu 1984(**1**);

mae i “cynlluniau llawn”, “gwaith adeiladu”, “hysbysiad adeiladu” a “hysbysiad cychwynnol” yr ystyron a roddir i “full plans”, “building work”, “building notice” ac “initial notice”, yn eu trefn, gan reoliad 2(1) o Reoliadau Adeiladu 2010.

(2) In this regulation—

“building notice”, “building work”, “full plans” and “initial notice” have the meanings given by regulation 2(1) of the Building Regulations 2010;

“local authority” has the meaning given by section 126 of the Building Act 1984(**1**).

Rebecca Evans

Ysgrifennydd y Cabinet dros yr Economi, Ynni a Chynllunio, un o Weinidogion Cymru
17 Mehefin 2025

Cabinet Secretary for Economy, Energy and Planning, one of the Welsh Ministers
17 June 2025

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Argraffwyd a chyhoeddwyd yn y DU gan Y Llyfrfa Cyf dan awdurdod a goruchwyliaeth Saul Nassé, Rheolwr Llyfrfa Ei Fawrhydi ac Argraffydd Deddfau Senedd y Brenin.

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(**1**) Amnewidiwyd y diffiniad o “local authority” yn adran 126 gan baragraff 14(4)(a) o Atodlen 8 i Ddeddf Llywodraeth Leol 1985 (p. 51) ac fe’i diwygiwyd gan baragraff 15(3) o Atodlen 9 i Ddeddf Llywodraeth Leol (Cymru) 1994 (c. 19).

(**1**) The definition of “local authority” in section 126 was substituted by paragraph 14(4)(a) of Schedule 8 to the Local Government Act 1985 (c. 51) and amended by paragraph 15(3) of Schedule 9 to the Local Government (Wales) Act 1994 (c. 19).

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