Mae'r Offeryn Statudol Cymreig hwn wedi ei wneud o ganlyniad i wallau yn O.S. 2025/1320 (Cy. 215), O.S. 2025/1321 (Cy. 216), ac O.S.C. 2026/60, ac fe'i dyroddir yn rhad ac am ddim i bawb y gwyddys iddynt gael yr Offerynnau Statudol hynny.

OFFERYNNAU STATUDOL CYMRU

2026 Rhif 112

Rheoliadau Adeiladu etc. (Diwygio) (Rhif 2) (Cymru) 2026

Gwnaed	*14 Gorffennaf 2026*
Yn dod i rym	*20 Gorffennaf 2026*

This Welsh Statutory Instrument has been made in consequence of errors in S.I. 2025/1320 (W. 215), S.I. 2025/1321 (W. 216) and W.S.I. 2026/60, and is being issued free of charge to all known recipients of those Statutory Instruments.

WELSH STATUTORY INSTRUMENTS

2026 No. 112

The Building etc. (Amendment) (No. 2) (Wales) Regulations 2026

Made	*14 July 2026*
Coming into force	*20 July 2026*

£8.90

Mae'r Offeryn Statudol Cymreig hwn wedi ei wneud o ganlyniad i wallau yn O.S. 2025/1320 (Cy. 215), O.S. 2025/1321 (Cy. 216), ac O.S.C. 2026/60, ac fe'i dyroddir yn rhad ac am ddim i bawb y gwyddys iddynt gael yr Offerynnau Statudol hynny.

OFFERYNNAU STATUDOL CYMRU

2026 Rhif 112

ADEILADU AC ADEILADAU, CYMRU

Rheoliadau Adeiladu etc. (Diwygio) (Rhif 2) (Cymru) 2026

NODYN ESBONIADOL

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

Mae'r Rheoliadau hyn yn diwygio Rheoliadau Adeiladu (Taliadau Awdurdodau Lleol) 2010 (fel y maent yn gymwys o ran Cymru) i weithredu ymhellach Ddeddf Diogelwch Adeiladau 2022 mewn cysylltiad ag adeiladau risg uwch, er mwyn galluogi awdurdodau lleol i godi taliadau mewn perthynas â cheisiadau penodol a wneir o dan Reoliadau Adeiladu (Gweithdrefnau Adeiladau Risg Uwch) (Cymru) 2025. Mae'r Rheoliadau hyn hefyd yn diwygio'r Rheoliadau a ganlyn i gywiro mân wallau a gwallau technegol:

- Rheoliadau Adeiladu (Taliadau Awdurdodau Lleol) 2010 (fel y maent yn gymwys o ran Cymru);
- Rheoliadau Adeiladu 2010 (fel y maent yn gymwys o ran Cymru);
- Rheoliadau Adeiladu (Gweithgareddau a Swyddogaethau Cyfyngedig) (Cymru) 2024;
- Rheoliadau Adeiladu (Cymeradwywyr Cofrestredig Rheolaeth Adeiladu etc.) (Cymru) 2024;
- Rheoliadau Adeiladu etc. (Diwygio) (Rhif 2) (Cymru) 2025;
- Rheoliadau Adeiladu (Gweithdrefnau Adeiladau Risg Uwch) (Cymru) 2025.

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.

Mae'r Offeryn Statudol Cymreig hwn wedi ei wneud o ganlyniad i wallau yn O.S. 2025/1320 (Cy. 215), O.S. 2025/1321 (Cy. 216), ac O.S.C. 2026/60, ac fe'i dyroddir yn rhad ac am ddim i bawb y gwyddys iddynt gael yr Offerynnau Statudol hynny.

OFFERYNNAU STATUDOL CYMRU

2026 Rhif 112

ADEILADU AC ADEILADAU, CYMRU

Rheoliadau Adeiladu etc. (Diwygio) (Rhif 2) (Cymru) 2026

Gwnaed	*14 Gorffennaf 2026*
Yn dod i rym	*20 Gorffennaf 2026*

Mae Gweinidogion Cymru yn gwneud y Rheoliadau a ganlyn drwy arfer y pwerau a roddir gan adrannau 1(1), 16(1), 35(2), 35D(1) i (3), 46A, 47, 50, 51A, 52(3), 53A(6), 101A(3)(a) i (c) a (4) a 105B o Ddeddf Adeiladu 1984 a pharagraffau 1A, 1B, 1D, 1F, 1I, 5A i 5C, 7 a 10 o Atodlen 1 iddi(**1**) ac adran 167(1) i (3) o Ddeddf Diogelwch Adeiladau 2022(**2**).

Cyn gwneud y Rheoliadau hyn, ymgynghorodd Gweinidogion Cymru â Phwyllgor Cynghori Cymru ar Reoliadau Adeiladu a'r personau eraill hynny y maent yn ystyried eu bod yn briodol yn unol ag adran 14(7) o Ddeddf Adeiladu 1984(**3**).

Enwi, dod i rym a chymhwyso

1.—(1) Enw'r Rheoliadau hyn yw Rheoliadau Adeiladu etc. (Diwygio) (Rhif 2) (Cymru) 2026.

(2) Daw'r Rheoliadau hyn i rym ar 20 Gorffennaf 2026.

(3) 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"), ac adran 55 a pharagraffau 1 a 2 o Atodlen 5 i Ddeddf Diogelwch Adeiladau 2022 (p. 30) ("Deddf 2022"). Mewnosodwyd adran 35D gan adran 38(1) o Ddeddf 2022. Mewnosodwyd adran 46A gan adran 44 o Ddeddf 2022. Diwygiwyd adran 47 gan adrannau 46 ac 48(2) o Ddeddf 2022, a pharagraff 4 o Atodlen 4 iddi a pharagraff 40 o Atodlen 5 iddi. Diwygiwyd adran 47 hefyd gan adran 8(2) o Ddeddf 2004 a chan erthygl 3(2) o O.S. 1996/1905. Diwygiwyd adran 50 gan adrannau 36(4) a 49(2) o Ddeddf 2022 a pharagraff 6 o Atodlen 4 iddi a pharagraff 8 o Atodlen 6 iddi, yn ogystal ag erthygl 3(4) o O.S. 1996/1905. Mewnosodwyd adran 51A gan erthygl 2 o O.S. 1996/1905 ac fe'i diwygiwyd gan adrannau 46(2) ac 48(3) o Ddeddf 2022 a pharagraff 8 o Atodlen 4 iddi a pharagraff 42 o Atodlen 5 iddi. Mewnosodwyd adran 53A gan adran 36(7) o Ddeddf 2022. Amnewidiwyd adran 52(3) gan adran 50(3) o Ddeddf 2022. Mewnosodwyd adran 101A gan baragraff 30 o Atodlen 6 i Ddeddf 2022. Mewnosodwyd adran 105B gan adran 57 o Ddeddf 2022. Mewnosodwyd paragraffau 1A, 1B, 1D, 1F ac 1I o Atodlen 1 gan adran 33 o Ddeddf 2022. Mewnosodwyd paragraffau 5A a 5B o Atodlen 1 gan adran 34 o Ddeddf 2022. Mewnosodwyd paragraff 5C o Atodlen 1 gan adran 35 o Ddeddf 2022. Amnewidiwyd paragraff 10 o Atodlen 1 gan baragraff 83(8) o Atodlen 5 i Ddeddf 2022.

(**2**) 2022 p. 30.

(**3**) Diwygiwyd adran 14(7) gan baragraff 17(3) o Atodlen 5 i Ddeddf Diogelwch Adeiladau 2022 (p. 30).

Diwygio Rheoliadau Adeiladu (Taliadau Awdurdodau Lleol) 2010

2.—(1) Mae Rheoliadau Adeiladu (Taliadau Awdurdodau Lleol) 2010(**4**) wedi eu diwygio fel a ganlyn.

(2) Yn rheoliad 2—

(a) yn y diffiniad o "local authority" hepgorer "1984";

(b) yn y diffiniad o "relevant person"—

(i) hepgorer "and" ar ddiwedd paragraff (b);

(ii) ar ôl paragraff (b), mewnosoder—

"(ba) in relation to a higher-risk building regularisation charge, the owner of the building; and".

(3) Yn rheoliad 5(1)—

(a) yn is-baragraff (a)(ii), ar ôl "the Principal Regulations," mewnosoder "or

(iii) the granting or rejection of an application made to the local authority under regulation 4 or 12 of the Building (Higher-Risk Buildings Procedures) (Wales) Regulations 2025(**5**),";

(b) yn is-baragraff (b)(ii), ar ôl "the Principal Regulations," mewnosoder "or

(iii) an application has been granted under regulation 7 or 15 of the Building (Higher-Risk Buildings Procedures) (Wales) Regulations 2025,";

(c) ar ôl is-baragraff (e), mewnosoder—

"(ea) the consideration of an application under regulation 46 of the Building (Higher-Risk Buildings Procedures) (Wales) Regulations 2025 and the inspection of any building work to which that application relates (a "higher-risk building regularisation charge");".

(4) Yn rheoliad 7(5)(ja), hepgorer "for building control approval".

(5) Yn rheoliad 8(1)—

(a) yn lle is-baragraff (a), rhodder—

"(a) any plan charge shall be payable when—

(i) in relation to plans of building work, the plans are deposited with the authority;

(ii) in relation to an application, the application is made to the authority;";

(b) ar ôl is-baragraff (e), mewnosoder—

"(ea) any higher-risk building regularisation charge shall be payable at the time of the application to the authority in accordance with regulation 46 of the Building (Higher-Risk Buildings Procedures) (Wales) Regulations 2025;".

(6) Yn rheoliad 8(2)—

(a) hepgorer "for building control approval";

(**4**) O.S. 2010/404, fel y'i diwygiwyd gan O.S. 2010/2214, O.S. 2023/911, O.S. 2024/110, O.S. 2024/1268 (Cy. 214) ac O.S. 2025/1320 (Cy. 215); mae offerynnau diwygio eraill ond nid yw'r un ohonynt yn berthnasol i'r Rheoliadau hyn.

(**5**) O.S. 2025/1321 (Cy. 216).

(b) ar ôl "are not" mewnosoder ", in the case of plans,";

(c) ar ôl "or" yn y trydydd lle y mae'n digwydd, mewnosoder ", in the case of an application,";

(d) ar ôl "Principal Regulations", yn y lle cyntaf y mae'n digwydd, mewnosoder "or the Building (Higher-Risk Buildings Procedures) (Wales) Regulations 2025 (as appropriate)".

(7) Yn rheoliad 8(3)(b), hepgorer "for building control approval".

(8) Yn rheoliad 11—

(a) ym mharagraff (1)—

(i) hepgorer "for building control approval";

(ii) ar ôl "the Principal Regulations" mewnosoder "or the period required under the Building (Higher-Risk Buildings Procedures) (Wales) Regulations 2025 (as appropriate)";

(b) ym mharagraff (2)—

(i) hepgorer "for building control approval";

(ii) yn lle "or the Principal Regulations" rhodder ", the Principal Regulations, or the Building (Higher-Risk Buildings Procedures) (Wales) Regulations 2025 (as appropriate)";

(c) ym mharagraff (6)—

(i) hepgorer "for building control approval";

(ii) ar ôl "the Principal Regulations" mewnosoder "or the Building (Higher-Risk Buildings Procedures) (Wales) Regulations 2025 (as appropriate)".

(9) Yn rheoliad 14(1), yn lle "Building Regulations 2010" rhodder "Principal Regulations".

Diwygio Rheoliadau Adeiladu 2010

3.—(1) Mae Rheoliadau Adeiladu 2010(**6**) wedi eu diwygio fel a ganlyn.

(2) Yn rheoliad 2(1)—

(a) yn y diffiniad o "principal designer", ym mharagraff (b), yn lle "contractor" rhodder "designer";

(b) hepgorer y diffiniad o "working day".

(3) Yn rheoliad 11Z6, hepgorer "working" yn y ddau le y mae'n digwydd.

(4) Yn rheoliad 14(4)(b), hepgorer ", (1A)".

(5) Yn rheoliad 14D(1)(c)(ii), yn lle "oversight" rhodder "input".

(6) Yn rheoliad 14E, hepgorer "working" yn y ddau le y mae'n digwydd.

(7) Yn rheoliad 15B(4), hepgorer "working" yn y ddau le y mae'n digwydd.

(8) Yn rheoliad 16—

(a) hepgorer "working" yn y ddau le y mae'n digwydd;

(b) ym mharagraff (2D), yn lle "paragraph (2D)" rhodder "paragraph (2C)".

(9) Yn rheoliad 18F, hepgorer "working".

(**6**) O.S. 2010/2214 fel y'i diwygiwyd gan O.S. 2011/1515, O.S. 2012/3119, O.S. 2013/10, O.S. 2013/747 (Cy. 89), O.S. 2016/611 (Cy. 168), O.S. 2019/1499 (Cy. 275), O.S. 2022/564 (Cy. 130), O.S. 2024/742 (Cy. 103), O.S. 2025/1320 (Cy. 215), ac O.S.C. 2026/60; mae offerynnau diwygio eraill ond nid yw'r un ohonynt yn berthnasol i'r Rheoliadau hyn.

(10) Yn rheoliad 18G(1), hepgorer "working".

(11) Yn rheoliad 18H, hepgorer "working" yn y ddau le y mae'n digwydd.

(12) Yn rheoliad 18I—

(a) hepgorer "working" yn y pum lle y mae'n digwydd;

(b) ym mharagraff (12), hepgorer "workings".

(13) Yn rheoliad 27A(3)(a)(i)—

(a) yn is-baragraff (aa), yn lle "dwelling" rhodder "building";

(b) yn is-baragraff (bb), yn lle "dwelling" rhodder "building".

(14) Yn rheoliad 27B—

(a) ym mharagraff (2)(b), yn lle "(1)" rhodder "(i)";

(b) ym mharagraff (3)(b), ar ôl "sub-paragraphs (aa) to (cc)" mewnosoder "of sub-paragraph (a)(i)."

(15) Yn rheoliad 27C(2)(b), yn lle "to (iii)" rhodder "and (ii)".

(16) Yn rheoliad 38(2C), hepgorer "working" yn y ddau le y mae'n digwydd.

(17) Yn rheoliad 47(a)(xi), yn lle "(fabric energy efficiency rate calculations)" rhodder "(primary energy rate calculations)".

(18) Yn rheoliad 47J(2), hepgorer "working" yn y ddau le y mae'n digwydd.

(19) Yn rheoliad 47K(2)(d), hepgorer "working".

(20) Yn rheoliad 47N(4), hepgorer "working" yn y ddau le y mae'n digwydd.

(21) Yn rheoliad 47O(1), hepgorer "working".

(22) Yn rheoliad 47P, yn lle "under section 39A(3)" rhodder "under section 39A(6)(a)".

Diwygio Rheoliadau Adeiladu (Gweithgareddau a Swyddogaethau Cyfyngedig) (Cymru) 2024

4. Yn rheoliad 3(2) o Reoliadau Adeiladu (Gweithgareddau a Swyddogaethau Cyfyngedig) (Cymru) 2024(**7**), yn lle is-baragraff (u) rhodder—

"(u) penderfynu cais o dan reoliad 43 o Reoliadau Adeiladu (Gweithdrefnau Adeiladau Risg Uwch) (Cymru) 2025 (ceisiadau am dystysgrif gwblhau: penderfyniadau);".

Diwygio Rheoliadau Adeiladu (Cymeradwywyr Cofrestredig Rheolaeth Adeiladu etc.) (Cymru) 2024

5.—(1) Mae Rheoliadau Adeiladu (Cymeradwywyr Cofrestredig Rheolaeth Adeiladu etc.) (Cymru) 2024(**8**) wedi eu diwygio fel a ganlyn.

(2) Yn rheoliad 2, yn y lle priodol yn nhrefn yr wyddor, mewnosoder—

"mae i "awdurdod rheolaeth adeiladu" yr ystyr a roddir i "building control authority" gan adran 121A o Ddeddf 1984;";

"mae i "carthbwll" yr ystyr a roddir i "cesspool" gan adran 126 o Ddeddf 1984;";

(**7**) O.S. 2024/238 (Cy. 48). Diwygiwyd rheoliad 3(2) gan reoliad 41(3)(a), (b) ac (c) o O.S. 2024/1268 (Cy. 214) a chan reoliad 18(2) o O.S. 2025/1320 (Cy. 215).

(**8**) O.S. 2024/1268 (Cy. 214), fel y'i diwygiwyd gan O.S. 2025/377 (Cy. 74), O.S. 2025/1320 (Cy. 215), ac O.S.C. 2026/60.

"mae i "carthffos" yr ystyr a roddir i "sewer" gan adran 126 o Ddeddf 1984;";

"mae i "carthffos breifat" yr ystyr a roddir i "private sewer" gan adran 126 o Ddeddf 1984;";

"mae i "cymeradwywr cofrestredig rheolaeth adeiladu" yr ystyr a roddir i "registered building control approver" gan adran 58N o Ddeddf 1984;";

"mae i "draen" yr ystyr a roddir i "drain" gan adran 126 o Ddeddf 1984;";

"mae i "gwaith adeilad risg uwch" yr ystyr a roddir i "higher-risk building work" gan adran 120I(3) o Ddeddf 1984;".

(3) Yn rheoliad 5(2), yn lle "awdurdod lleol" rhodder "awdurdod rheolaeth adeiladu".

(4) Yn rheoliad 13A(7)(d), yn lle "yn y Ddeddf" rhodder "yn Neddf 1984" ac yn lle "o dan y Ddeddf" rhodder "o dan Ddeddf 1984".

(5) Yn rheoliad 13B(1), yn lle "o'r Ddeddf" rhodder "o Ddeddf 1984".

(6) Yn rheoliad 17A(2)(e), yn lle "unig ddylunydd" rhodder "unig ddylunydd neu ddylunydd arweiniol" yn y ddau le y mae'n digwydd.

(7) Yn Atodlen 1—

(a) yn Ffurflen 1(C), ym mharagraff 4(c)(ii), yn lle "goruchwyliaeth" rhodder "mewnbwn";

(b) yn Ffurflen 2(C), ym mharagraff 3(e)(ii), yn lle "goruchwyliaeth" rhodder "mewnbwn";

(c) yn Ffurflen 4(C), ym mharagraff 4(c)(ii), yn lle "goruchwyliaeth" rhodder "mewnbwn";

(d) yn y testun Cymraeg, yn Ffurflen 10(C), yn yr adran sy'n dwyn y pennawd "NODIADAU", yn lle paragraff (6) rhodder—

"(6) : Dilëwch y datganiad hwn os nad yw'n gymwys. Os yw'n gymwys, nodwch ddarpariaeth(au) y rheoliadau adeiladu (gan gynnwys y gofyniad penodol) a dorrir."

(8) Yn Atodlen 2—

(a) ym mharagraff 6(d), yn lle "goruchwyliaeth" rhodder "mewnbwn";

(b) ym mharagraff 13, yn lle "gall" rhodder "caiff".

Diwygio Rheoliadau Adeiladu etc. (Diwygio) (Rhif 2) (Cymru) 2025

6.—(1) Mae Rheoliadau Adeiladu etc. (Diwygio) (Rhif 2) (Cymru) 2025(**9**) wedi eu diwygio fel a ganlyn.

(2) Yn rheoliad 19(b)(i), yn lle "o'r Ddeddf" rhodder "o Ddeddf Adeiladu 1984".

(3) Yn rheoliad 22, hepgorer paragraff (2).

(4) Ar ôl rheoliad 22, mewnosoder—

"Dehongli Rhan 4

23. Yn y Rhan hon—

mae i "gwaith adeiladu" yr ystyr a roddir i "building work" yn rheoliad 2(1) o Reoliadau 2010;

(**9**) O.S. 2025/1320 (Cy. 215), fel y'i diwygiwyd gan O.S.C. 2026/60.

mae i “hysbysiad adeiladu” yr ystyr a roddir i “building notice” yn rheoliad 3(1) o Reoliadau 2010;

ystyr “hysbysiad cychwynnol” (“*initial notice*”) yw hysbysiad a roddir o dan adran 47 o Ddeddf Adeiladu 1984;

mae i “planiau” yr ystyr a roddir i “plans” yn adran 126 o Ddeddf Adeiladu 1984;

mae i “tystysgrif blaniau” yr ystyr a roddir i “plans certificate” gan adran 50(1) o Ddeddf Adeiladu 1984.”

Diwygio Rheoliadau Adeiladu (Gweithdrefnau Adeiladau Risg Uwch) (Cymru) 2025

7.—(1) Mae Rheoliadau Adeiladu (Gweithdrefnau Adeiladau Risg Uwch) (Cymru) 2025(**10**) wedi eu diwygio fel a ganlyn.

(2) Yn rheoliad 2(1)—

(a) yn y diffiniad o “ceisydd”, yn lle “oni fydd y cyd-destun yn mynnu fel arall” rhodder “ac eithrio yn Rhan 6 o’r Rheoliadau hyn (gweler rheoliadau 46(2) a 50(1))”;

(b) yn lle’r diffiniad o “gwybodaeth am ddiogelwch tân”, rhodder—

“ystyr “gwybodaeth am ddiogelwch tân” (“*fire safety information*”) yw gwybodaeth yn ymwneud—

(a) dylunio ac adeiladu’r adeilad a’r gwasanaethau, y ffitiadau a’r cyfarpar a ddarparwyd yn yr adeilad neu mewn cysylltiad ag ef;

(b) dylunio’r newid defnydd sylweddol a’r gwaith adeiladu i’w weithredu;

(c) cyfansoddiad y deunyddiau a ddefnyddiwyd;

a fydd yn cynorthwyo’r person cyfrifol i weithredu a chynnal a chadw’r adeilad â diogelwch rhesymol;”;

(c) yn y lle priodol yn nhrefn yr wyddor, mewnosoder—

“mae i “cyfleuster electronig” (“*electronic facility*”) yr ystyr a roddir yn rheoliad 31(13);”;

“mae i “gwasanaethau sefydlog adeilad” yr ystyr a roddir i “fixed building services” yn rheoliad 2(1) o Reoliadau 2010;”;

“mae i “gwybodaeth llinyn aur” (“*golden thread information*”) yr ystyr a roddir yn rheoliad 31(13);”.

(3) Yn rheoliad 9(3), ar ôl “5 niwrnod” mewnosoder “gwaith”.

(4) Yn rheoliad 12(1)(e)(i), yn y testun Cymraeg, yn lle “arfaethedig” rhodder “bwriadedig”.

(5) Yn rheoliad 15(1)(a), yn lle “rheoliad 12(1)(d)(viii)(bb)” rhodder “rheoliad 12(1)(e)(viii)(bb)”.

(6) Yn rheoliad 17(3), ar ôl “5 niwrnod” mewnosoder “gwaith”.

(7) Yn rheoliad 18(2), yn lle “gellir” rhodder “caniateir”.

(8) Yn rheoliad 24(11), yn y testun Cymraeg, ar ôl “ystyr” mewnosoder ““a bennir” a”.

(9) Yn rheoliad 27(4)(b)(i), yn lle “paragraff (bb)” rhodder “paragraff (ii)(bb)”.

(**10**) O.S. 2025/1321 (Cy. 216), fel y’i diwygiwyd gan O.S.C. 2026/60.

(10) Yn rheoliad 31(1)(b)(ii), yn y testun Saesneg, ar ôl “access to the” mewnosoder “electronic”.

(11) Yn rheoliad 35(1), yn lle “32 i 34” rhodder “31 i 34”.

(12) Yn rheoliad 38(9), hepgorer y diffiniad o “gwybodaeth am ddiogelwch tân”.

(13) Yn rheoliad 44(10)(b), yn lle “ym mharagraffau (2) a (3)” rhodder “ym mharagraffau (3) a (4)”.

(14) Yn rheoliad 47—

(a) ym mharagraff (4), yn lle “hysbysiad y cyfeirir ato ym mharagraff” rhodder “apêl o dan baragraff”;

(b) ym mharagraff (5), yn lle “mae’r person yn rhoi hysbysiad o dan baragraff (2)” rhodder “daw’r apêl i law Gweinidogion Cymru”.

(15) Yn rheoliad 50(1), ar ôl “yn y Rhan hon” mewnosoder “, ac eithrio yn rheoliad 46”.

(16) Ym mharagraff 3 o Atodlen 2, hepgorer y diffiniad o “gwasanaeth sefydlog adeilad”.

Siân Gwenllian
Y Gweinidog Cabinet dros Lywodraeth Leol, Tai a Chynllunio, un o Weinidogion Cymru
14 Gorffennaf 2026

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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 y Brenin ar gyfer Cymru.

This Welsh Statutory Instrument has been made in consequence of errors in S.I. 2025/1320 (W. 215), S.I. 2025/1321 (W. 216) and W.S.I. 2026/60, and is being issued free of charge to all known recipients of those Statutory Instruments.

WELSH STATUTORY INSTRUMENTS

2026 No. 112

BUILDING AND BUILDINGS, WALES

The Building etc. (Amendment) (No. 2) (Wales) Regulations 2026

EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations amend the Building (Local Authority Charges) Regulations 2010 (as they apply in relation to Wales) to further implement the Building Safety Act 2022 in respect of higher-risk buildings, to enable local authorities to make charges in relation to certain applications made under the Building (Higher-Risk Buildings Procedures) (Wales) Regulations 2025. These Regulations also amend the following Regulations to correct minor and technical errors:

- The Building (Local Authority Charges) Regulations 2010 (as they apply in relation to Wales);
- The Building Regulations 2010 (as they apply in relation to Wales);
- The Building (Restricted Activities and Functions) (Wales) Regulations 2024;
- The Building (Registered Building Control Approvers etc.) (Wales) Regulations 2024;
- The Building etc. (Amendment) (No. 2) (Wales) Regulations 2025;
- The Building (Higher-Risk Buildings Procedures) (Wales) Regulations 2025.

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 the Welsh Government, Cathays Park, Cardiff CF10 3NQ and is published on www.gov.wales.

This Welsh Statutory Instrument has been made in consequence of errors in S.I. 2025/1320 (W. 215), S.I. 2025/1321 (W. 216) and W.S.I. 2026/60, and is being issued free of charge to all known recipients of those Statutory Instruments.

WELSH STATUTORY INSTRUMENTS

2026 No. 112

BUILDING AND BUILDINGS, WALES

The Building etc. (Amendment) (No. 2) (Wales) Regulations 2026

Made	*14 July 2026*
Coming into force	*20 July 2026*

The Welsh Ministers make the following Regulations in exercise of the powers conferred by sections 1(1), 16(1), 35(2), 35D(1) to (3), 46A, 47, 50, 51A, 52(3), 53A(6), 101A(3)(a) to (c) and (4) and 105B of, and paragraphs 1A, 1B, 1D, 1F, 1I, 5A to 5C, 7 and 10 of Schedule 1 to, the Building Act 1984(**1**) and section 167(1) to (3) of the Building Safety Act 2022(**2**).

Before making these Regulations, the Welsh Ministers 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(**3**).

Title, coming into force and application

1.—(1) The title of these Regulations is the Building etc. (Amendment) (No. 2) (Wales) Regulations 2026.

(2) These Regulations come into force on 20 July 2026.

(3) 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 section 55 and paragraphs 1 and 2 of Schedule 5 to the Building Safety Act 2022 (c. 30) ("the 2022 Act"). Section 35D was inserted by section 38(1) of the 2022 Act. Section 46A was inserted by section 44 of the 2022 Act. Section 47 was amended by sections 46 and 48(2) of and paragraph 4 of Schedule 4 and paragraph 40 of Schedule 5 to the 2022 Act. Section 47 was also amended by section 8(2) of the 2004 Act and article 3(2) of S.I. 1996/1905. Section 50 was amended by sections 36(4) and 49(2) of and paragraph 6 of Schedule 4 and paragraph 8 of Schedule 6 to the 2022 Act, as well as article 3(4) of S.I. 1996/1905. Section 51A was inserted by article 2 of S.I. 1996/1905 and was amended by sections 46(2) and 48(3) of and paragraph 8 of Schedule 4 and paragraph 42 of Schedule 5 to the 2022 Act. Section 53A was inserted by section 36(7) of the 2022 Act. Section 52(3) was substituted by section 50(3) of the 2022 Act. Section 101A was inserted by paragraph 30 of Schedule 6 to the 2022 Act. Section 105B was inserted by section 57 of the 2022 Act. Paragraphs 1A, 1B, 1D, 1F and 1I of Schedule 1 were inserted by section 33 of the 2022 Act. Paragraphs 5A and 5B of Schedule 1 were inserted by section 34 of the 2022 Act. Paragraph 5C of Schedule 1 was inserted by section 35 of the 2022 Act. Paragraph 10 of Schedule 1 was substituted by paragraph 83(8) of Schedule 5 to the 2022 Act.

(**2**) 2022 c. 30.

(**3**) Section 14(7) was amended by paragraph 17(3) of Schedule 5 to the Building Safety Act 2022 (c. 30).

Amendments to the Building (Local Authority Charges) Regulations 2010

2.—(1) The Building (Local Authority Charges) Regulations 2010(**4**) are amended as follows.

(2) In regulation 2—

(a) in the definition of "local authority" omit "1984";

(b) in the definition of "relevant person"—

(i) remove the "and" at the end of paragraph (b);

(ii) after paragraph (b), insert—

"(ba) in relation to a higher-risk building regularisation charge, the owner of the building; and".

(3) In regulation 5(1)—

(a) in sub-paragraph (a)(ii), after "the Principal Regulations," insert "or

(iii) the granting or rejection of an application made to the local authority under regulation 4 or 12 of the Building (Higher-Risk Buildings Procedures) (Wales) Regulations 2025(**5**),";

(b) in sub-paragraph (b)(ii), after "the Principal Regulations," insert "or

(iii) an application has been granted under regulation 7 or 15 of the Building (Higher-Risk Buildings Procedures) (Wales) Regulations 2025,";

(c) after sub-paragraph (e), insert—

"(ea) the consideration of an application under regulation 46 of the Building (Higher-Risk Buildings Procedures) (Wales) Regulations 2025 and the inspection of any building work to which that application relates (a "higher-risk building regularisation charge");".

(4) In regulation 7(5)(ja), omit "for building control approval".

(5) In regulation 8(1)—

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

"(a) any plan charge shall be payable when—

(i) in relation to plans of building work, the plans are deposited with the authority;

(ii) in relation to an application, the application is made to the authority;";

(b) after sub-paragraph (e), insert—

"(ea) any higher-risk building regularisation charge shall be payable at the time of the application to the authority in accordance with regulation 46 of the Building (Higher-Risk Buildings Procedures) (Wales) Regulations 2025;".

(6) In regulation 8(2)—

(a) omit "for building control approval";

(**4**) S.I. 2010/404 as amended by S.I. 2010/2214, S.I. 2023/911, S.I. 2024/110, S.I. 2024/1268 (W. 214) and S.I. 2025/1320 (W. 215); there are other amending instruments but none is relevant to these Regulations.

(**5**) S.I. 2025/1321 (W. 216).

(b) after “are not” insert “, in the case of plans,”;

(c) after “or” in the third place it occurs, insert “, in the case of an application,”;

(d) after “Principal Regulations”, in the first place it occurs, insert “or the Building (Higher-Risk Buildings Procedures) (Wales) Regulations 2025 (as appropriate)”.

(7) In regulation 8(3)(b), omit “for building control approval”.

(8) In regulation 11—

(a) in paragraph (1)—

(i) omit “for building control approval”;

(ii) after “the Principal Regulations” insert “or the period required under the Building (Higher-Risk Buildings Procedures) (Wales) Regulations 2025 (as appropriate)”;

(b) in paragraph (2)—

(i) omit “for building control approval”;

(ii) for “or the Principal Regulations” substitute “, the Principal Regulations, or the Building (Higher-Risk Buildings Procedures) (Wales) Regulations 2025 (as appropriate)”;

(c) in paragraph (6)—

(i) omit “for building control approval”;

(ii) after “the Principal Regulations” insert “or the Building (Higher-Risk Buildings Procedures) (Wales) Regulations 2025 (as appropriate)”.

(9) In regulation 14(1), for “Building Regulations 2010” substitute “Principal Regulations”.

Amendments to the Building Regulations 2010

3.—(1) The Building Regulations 2010(**6**) are amended as follows.

(2) In regulation 2(1)—

(a) in the definition of “principal designer”, in paragraph (b), for “contractor” substitute “designer”;

(b) omit the definition of “working day”.

(3) In regulation 11Z6, omit “working” in both places it occurs.

(4) In regulation 14(4)(b), omit “, (1A)”.

(5) In regulation 14D(1)(c)(ii), for “oversight” substitute “input”.

(6) In regulation 14E, omit “working” in both places it occurs.

(7) In regulation 15B(4), omit “working” in both places it occurs.

(8) In regulation 16—

(a) omit “working” in both places it occurs;

(b) in paragraph (2D), for “paragraph (2D)” substitute “paragraph (2C)”.

(9) In regulation 18F, omit “working”.

(10) In regulation 18G(1), omit “working”.

(11) In regulation 18H, omit “working” in both places it occurs.

(**6**) S.I. 2010/2214 as amended by S.I. 2011/1515, S.I. 2012/3119, S.I. 2013/10, S.I. 2013/747 (W. 89), S.I. 2016/611 (W. 168), S.I. 2019/1499 (W. 275), S.I. 2022/564 (W. 130), S.I. 2024/742 (W. 103), S.I. 2025/1320 (W. 215), and W.S.I. 2026/60; there are other amending instruments but none is relevant to these Regulations.

(12) In regulation 18I—

(a) omit “working” in the five places it occurs;

(b) in paragraph (12), omit “workings”.

(13) In regulation 27A(3)(a)(i)—

(a) in sub-paragraph (aa), for “dwelling” substitute “building”;

(b) in sub-paragraph (bb), for “dwelling” substitute “building”.

(14) In regulation 27B—

(a) in paragraph (2)(b), for “(1)” substitute “(i)”;

(b) in paragraph (3)(b), after “sub-paragraphs (aa) to (cc)” insert “of sub-paragraph (a)(i)”.

(15) In regulation 27C(2)(b), for “to (iii)” substitute “and (ii)”.

(16) In regulation 38(2C), omit “working” in both places it occurs.

(17) In regulation 47(a)(xi), for “(fabric energy efficiency rate calculations)” substitute “(primary energy rate calculations)”.

(18) In regulation 47J(2), omit “working” in both places it occurs.

(19) In regulation 47K(2)(d), omit “working”.

(20) In regulation 47N(4), omit “working” in both places it occurs.

(21) In regulation 47O(1), omit “working”.

(22) In regulation 47P, for “under section 39A(3)” substitute “under section 39A(6)(a)”.

Amendment to the Building (Restricted Activities and Functions) (Wales) Regulations 2024

4. In regulation 3(2) of the Building (Restricted Activities and Functions) (Wales) Regulations 2024(**7**), for sub-paragraph (u) substitute—

> “(u) determining an application under regulation 43 of the Building (Higher-Risk Buildings Procedures) (Wales) Regulations 2025 (completion certificate applications: decisions);”.

Amendments to the Building (Registered Building Control Approvers etc.) (Wales) Regulations 2024

5.—(1) The Building (Registered Building Control Approvers etc.) (Wales) Regulations 2024(**8**) are amended as follows.

(2) In regulation 2, at the appropriate place in alphabetical order, insert—

> ““building control authority” (“*awdurdod rheolaeth adeiladu*”) has the meaning given by section 121A of the 1984 Act;”;
>
> ““cesspool” (“*carthbwll*”) has the meaning given by section 126 of the 1984 Act;”;
>
> ““drain” (“*draen*”) has the meaning given by section 126 of the 1984 Act;”;

(**7**) S.I. 2024/238 (W. 48). Regulation 3(2) was amended by regulation 41(3)(a), (b) and (c) of S.I. 2024/1268 (W. 214) and by regulation 18(2) of S.I. 2025/1320 (W. 215).

(**8**) S.I. 2024/1268 (W. 214) as amended by S.I. 2025/377 (W. 74), S.I. 2025/1320 (W. 215), and the W.S.I. 2026/60.

""higher-risk building work" ("*gwaith adeilad risg uwch*") has the meaning given by section 120I(3) of the 1984 Act;";

""private sewer" ("*carthffos breifat*") has the meaning given by section 126 of the 1984 Act;";

""registered building control approver" (*"cymeradwywr cofrestredig rheolaeth adeiladu"*) has the meaning given by section 58N of the 1984 Act;";

""sewer" ("*carthffos*") has the meaning given by section 126 of the 1984 Act;".

(3) In regulation 5(2), for "local authority" substitute "building control authority".

(4) In regulation 13A(7)(d), for "the Act" substitute "the 1984 Act" in each place it occurs.

(5) In regulation 13B(1), for "the Act" substitute "the 1984 Act".

(6) In regulation 17A(2)(e), for "sole designer" substitute "sole or lead designer" in both places where it occurs.

(7) In Schedule 1—

(a) in Form 1(W), in paragraph 4(c)(ii), for "oversight" substitute "input";

(b) in Form 2(W), in paragraph 3(e)(ii), for "oversight" substitute "input";

(c) in Form 4(W), in paragraph 4(c)(ii), for "oversight" substitute "input";

(d) in the Welsh language text, in Ffurflen 10(C), in the section headed "NODIADAU", for paragraph (6) substitute—

"(6) : Dilëwch y datganiad hwn os nad yw'n gymwys. Os yw'n gymwys, nodwch ddarpariaeth(au) y rheoliadau adeiladu (gan gynnwys y gofyniad penodol) a dorrir."

(8) In Schedule 2—

(a) in paragraph 6(d), for "oversight" substitute "input";

(b) in paragraph 13, for "can" substitute "may".

Amendments to the Building etc. (Amendment) (No. 2) (Wales) Regulations 2025

6.—(1) The Building etc. (Amendment) (No. 2) (Wales) Regulations 2025(**9**) are amended as follows.

(2) In regulation 19(b)(i), for "the Act" substitute "the Building Act 1984".

(3) In regulation 22, omit paragraph (2).

(4) After regulation 22, insert—

"Interpretation of Part 4

23. In this Part—

"building notice" ("*hysbysiad adeiladu*") has the meaning given in regulation 2(1) of the 2010 Regulations;

"building work" ("*gwaith adeiladu*") has the meaning given in regulation 3(1) of the 2010 Regulations;

"initial notice" ("*hysbysiad cychwynnol*") means a notice given under section 47 of the Building Act 1984;

(**9**) S.I. 2025/1320 (W. 215) as amended by the W.S.I. 2026/60.

"plans" ("*planiau*") has the meaning given in section 126 of the Building Act 1984;

"plans certificate" ("*tystysgrif blaniau*") has the meaning given by section 50(1) of the Building Act 1984."

Amendments to the Building (Higher-Risk Buildings Procedures) (Wales) Regulations 2025

7.—(1) The Building (Higher-Risk Buildings Procedures) (Wales) Regulations 2025(**10**) are amended as follows.

(2) In regulation 2(1)—

(a) in the definition of "applicant", for "where the context otherwise requires" substitute "in Part 6 of these Regulations (see regulations 46(2) and 50(1))";

(b) for the definition of "fire safety information", substitute—

""fire safety information" ("*gwybodaeth am ddiogelwch tân*") means information relating to the following—

(a) the design and construction of the building and the services, fittings and equipment provided in or in connection with the building;

(b) the design of the material change of use and building work to implement it;

(c) the composition of materials used;

which will assist the responsible person to operate and maintain the building with reasonable safety;";

(c) at the appropriate place in alphabetical order, insert—

""electronic facility" ("*cyfleuster electronig*") has the meaning given in regulation 31(13);";

""fixed building services" ("*gwasanaethau sefydlog adeilad*") has the meaning given in regulation 2(1) of the 2010 Regulations;";

""golden thread information" ("*gwybodaeth llinyn aur*") has the meaning given in regulation 31(13);".

(3) In regulation 9(3), after "5" insert "working".

(4) In regulation 12(1)(e)(i), in the Welsh language text, for "arfaethedig" substitute "bwriadedig".

(5) In regulation 15(1)(a), for "regulation 12(1)(d)(viii)(bb)" substitute "regulation 12(1)(e)(viii)(bb)".

(6) In regulation 17(3), after "5" insert "working".

(7) In regulation 18(2), for "can" substitute "may".

(8) In regulation 24(11), in the Welsh language text, after "ystyr" insert ""a bennir" a".

(9) In regulation 27(4)(b)(i), for "paragraph (bb)" substitute "paragraph (ii)(bb)".

(10) In regulation 31(1)(b)(ii), in the English language text, after "access to the" insert "electronic".

(11) In regulation 35(1), for "32 to 34" substitute "31 to 34".

(**10**) S.I. 2025/1321 (W. 216) as amended by the W.S.I. 2026/60.

(12) In regulation 38(9), omit the definition of “fire safety information”.

(13) In regulation 44(10)(b), for “paragraphs (2) and (3)” substitute “paragraphs (3) and (4)”.

(14) In regulation 47—

(a) in paragraph (4), for “A notice referred to in” substitute “An appeal under”;

(b) in paragraph (5), for “person gives a notice under paragraph (2)” substitute “Welsh Ministers receive the appeal”.

(15) In regulation 50(1), after “in this Part” insert “, except in regulation 46,”.

(16) In Schedule 2, paragraph 3, omit the definition of “fixed building service”.

Siân Gwenllian
Cabinet Minister for Local Government, Housing and Planning, one of the Welsh Ministers
14 July 2026

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