O F F E R Y N N A U S T A T U D O L C Y M R U

2026 Rhif 60

Rheoliadau Adeiladu etc. (Diwygio) (Cymru) 2026

Gwnaed *3 Mawrth 2026*

Yn dod i rym yn unol â rheoliad 1(2)

W E L S H S T A T U T O R Y I N S T R U M E N T S

2026 No. 60

The Building etc. (Amendment) (Wales) Regulations 2026

Made *3 March 2026*

Coming into force in accordance with regulation 1(2)

£8.90

OFFERYNNAU STATUDOL CYMRU

2026 Rhif 60

ADEILADU AC ADEILADAU, CYMRU

Rheoliadau Adeiladu etc. (Diwygio) (Cymru) 2026

NODYN ESBONIADOL

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

Mae'r Rheoliadau hyn yn diwygio Rheoliadau Adeiladu 2010 ("Rheoliadau 2010") fel y maent yn gymwys o ran Cymru, Rheoliadau Adeiladu (Cymeradwywyr Cofrestredig Rheolaeth Adeiladu etc.) (Cymru) 2024 ("y Rheoliadau CCRhA") a Rheoliadau Adeiladu (Gweithgareddau a Swyddogaethau Cyfyngedig) (Cymru) 2024 ("y Rheoliadau Gweithgareddau a Swyddogaethau Cyfyngedig").

Mae rheoliad 3(1) o'r Rheoliadau hyn yn diwygio'r diffiniad o "fixed building services" yn rheoliad 2(1) o Reoliadau 2010 i gynnwys lifftiau sefydlog, esgaladuron neu lwybrau cerdded symudol mewn adeiladau newydd (ond nid mewn anheddau unigol).

Mae rheoliad 3(2) o'r Rheoliadau hyn yn dirymu rheoliadau 25A a 25B o Reoliadau 2010.

Mae rheoliadau 3(3), 3(4) a 3(5) o'r Rheoliadau hyn yn diwygio rheoliadau 25D, 26C a 27C o Reoliadau 2010 i gymhwyso metrig perfformiad wedi ei ddiweddaru ar gyfer mesur anheddau yn ei erbyn. Mae cyfeiriadau at "energy use intensity rating" wedi eu rhoi yn lle cyfeiriadau at "energy efficiency rating".

Mae rheoliad 3(6) o'r Rheoliadau hyn yn diwygio Rhan L o Atodlen 1 i Reoliadau 2010 i ychwanegu darpariaeth ar gyfer lleihau allyriadau nwyon tŷ gwydr ac yn mewnosod gofyniad newydd fel bod rhaid gosod system ar gyfer cynhyrchu trydan adnewyddadwy ar y safle pan fydd annedd neu adeilad sy'n cynnwys annedd yn cael ei chodi neu ei godi, yn ddarostyngedig i gyfyngiadau penodedig.

Mae rheoliad 4 yn gwneud diwygiadau canlyniadol i Reoliadau 2010 i gyfrif am y gofyniad hysbysu newydd a wneir yn rheoliad 5.

Mae rheoliad 5(2) yn mewnosod diffiniadau penodol yn rheoliad 2 o'r Rheoliadau CCRhA. Mae rheoliad 5(3) yn mewnosod rheoliad newydd 17A yn y Rheoliadau CCRhA sy'n nodi'r gofynion hysbysu pan gwblheir gwaith ar gyfer gwaith y mae hysbysiad cychwynnol

ar ei gyfer naill ai wedi peidio â bod mewn grym neu wedi ei ganslo ac y mae ei oruchwyliaeth wedi dychwelyd i'r awdurdod lleol.

Mae rheoliad 5(4) yn diwygio Ffurflen 10 (Hysbysiad Canslo gan Berson sy'n Cynnal y Gwaith) a gynhwysir yn Atodlen 1 i'r Rheoliadau CCRhA. Mae'n darparu ar gyfer datganiad sydd i'w wneud pan fo'r person sy'n llenwi'r ffurflen yn destun hysbysiad o doriad difrifol. Mae rheoliad 5(5) yn diwygio paragraff 12 o Atodlen 2 i'r Rheoliadau CCRhA i ddarparu na ellir rhoi hysbysiad cychwynnol newydd pan fo hysbysiad cychwynnol cynharach wedi ei ganslo gan naill ai'r Cymeradwywr Cofrestredig Rheolaeth Adeiladu neu'r cleient a bod y gwaith ar yr adeg honno yn destun hysbysiad o doriad.

Mae rheoliad 6 yn diwygio rheoliad 3(1)(a) o'r Rheoliadau Gweithgareddau a Swyddogaethau Cyfyngedig i gynnwys cyfeiriad at Reoliadau Adeiladu (Gweithdrefnau Adeiladau Risg Uwch) (Cymru) 2025 er mwyn sicrhau bod gwirio planiau mewn perthynas â gwaith adeilad risg uwch hefyd yn weithgaredd cyfyngedig.

Mae rheoliad 7 yn amnewid rheoliad 20 o Reoliadau Adeiladu etc. (Diwygio) (Rhif 2) (Cymru) 2025 sy'n ddarpariaethau trosiannol a darpariaethau arbed.

Mae rheoliad 8 o'r Rheoliadau hyn yn cynnwys darpariaethau trosiannol. Ni fydd y newidiadau yn rheoliad 3 yn gymwys pan fo gwaith adeiladu ar adeilad unigol wedi ei ddechrau yn unol â darpariaeth hysbysu berthnasol, ar yr amod bod y gwaith adeiladu ar yr adeilad hwnnw eisoes wedi dechrau, neu ei fod yn dechrau o fewn y cyfnod o 12 mis ar ôl i reoliad 3 ddod i rym ar 4 Mawrth 2027. Nid yw rheoliad newydd 17A, y diwygiadau i Ffurflen 10 na'r newidiadau i baragraff 12 o Atodlen 2 yn gymwys pan fo hysbysiad cychwynnol wedi ei ganslo cyn 1 Gorffennaf 2026.

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.

2026 Rhif 60

ADEILADU AC ADEILADAU, CYMRU

Rheoliadau Adeiladu etc. (Diwygio) (Cymru) 2026

Gwnaed *3 Mawrth 2026*

Yn dod i rym yn unol â rheoliad 1(2)

Mae Gweinidogion Cymru, drwy arfer y pwerau a roddir iddynt gan adrannau 1(1), 34, 46A(4), 47(2) a 52(3) o Ddeddf Adeiladu 1984(**1**) a pharagraffau 1, 1A, 1D, 1F, 7, 8 a 10 o Atodlen 1 iddi, yn gwneud y Rheoliadau a ganlyn.

Cyn gwneud y Rheoliadau hyn, mae Gweinidogion Cymru wedi ymgynghori 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(**2**).

Enwi, dod i rym a chymhwyso

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

(2) Daw'r Rheoliadau hyn i rym ar y dyddiadau a ganlyn—

(a) y rheoliad hwn a rheoliadau 2, 5, 6, 7 ac 8(3) ar 1 Gorffennaf 2026;

(b) rheoliad 4(**3**) am 12:01 a.m. ar 1 Gorffennaf 2026;

(c) rheoliadau 3, 8(1), 8(2) ac 8(4) ar 4 Mawrth 2027.

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

Diwygio Rheoliadau Adeiladu 2010

2. Mae Rheoliadau Adeiladu 2010(**4**) wedi eu diwygio yn unol â rheoliadau 3 a 4.

(**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 baragraffau 1 a 2(1) a (2) o Atodlen 5 i Ddeddf Diogelwch Adeiladau 2022 (p. 30) ("Deddf 2022"); mewnosodwyd adran 46A gan adran 44 o Ddeddf 2022; amnewidiwyd adran 52(3) gan adran 50(3) o Ddeddf 2022; diwygiwyd paragraff 1 o Atodlen 1 gan baragraff 83(2) o Atodlen 5 i Ddeddf 2022; ychwanegwyd paragraffau 1A, 1D ac 1F o Atodlen 1 gan adran 33 o Ddeddf 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 Ran 1 o Atodlen 5 i Ddeddf Diogelwch Adeiladau 2022.

(**3**) Gweler y diwygiadau a wneir i Reoliadau Adeiladu 2010 gan Reoliadau Adeiladu etc. (Diwygio) (Rhif 2) (Cymru) 2025 sy'n dod i rym ar ddechrau'r diwrnod ar 1 Gorffennaf 2026.

(**4**) O.S. 2010/2214, a ddiwygiwyd gan O.S. 2012/3119, 2013/747 (Cy. 89), 2022/564 (Cy. 130) a 2025/1320 (Cy. 215), y daw'r olaf ohonynt i rym ar 1 Gorffennaf 2026; mae offerynnau diwygio eraill ond nid yw'r un ohonynt yn berthnasol i'r Rheoliadau hyn.

Diwygiadau sy'n ymwneud â gofynion effeithlonrwydd ynni

3.—(1) Yn rheoliad 2(1) (dehongli), yn y diffiniad o "fixed building services"—

(a) hepgorer yr "or" ar ôl paragraff (b);

(b) ar ôl paragraff (b), mewnosoder—

"(ba) fixed lifts, escalators or moving walkways in new buildings that are not in an individual dwelling; or".

(2) Hepgorer rheoliad 25A (ystyried systemau amgen tra effeithlon ar gyfer adeiladau newydd) a rheoliad 25B (gofynion bron di-ynni ar gyfer adeiladau newydd).

(3) Yn rheoliad 25D (gradd effeithlonrwydd ynni)—

(a) yn lle'r pennawd rhodder "Energy use intensity rating";

(b) yn lle "Energy efficiency ratings" rhodder "Energy use intensity ratings".

(4) Yn rheoliad 26C (gradd effeithlonrwydd ynni ofynnol)—

(a) yn lle'r pennawd rhodder "Minimum energy use intensity rating";

(b) yn lle "energy efficiency rating" rhodder "energy use intensity rating".

(5) Yn rheoliad 27C (cyfrifiadau graddau effeithlonrwydd ynni)—

(a) yn lle'r pennawd rhodder "Minimum energy use rating calculations";

(b) ym mharagraffau (2)(a) a (3)(a)(i) a (ii), yn lle "energy efficiency rating" rhodder "energy use intensity rating".

(6) Yn Atodlen 1 (gofynion), yn Rhan L (arbed tanwydd a phŵer)—

(a) yng nghofnod L1—

(i) yn y pennawd, ar ôl "power" mewnosoder "and the minimisation of greenhouse gas emissions";

(ii) yn y geiriau o flaen paragraff (a), ar ôl "power" mewnosoder "and the minimisation of greenhouse gas emissions";

(iii) ar ôl paragraff (b)(i), mewnosoder—

"(ai) minimise greenhouse gas emissions;";

(iv) ar ôl paragraff (b)(iii), mewnosoder—

"(c) for the purposes of this Part—

"greenhouse gas" has the meaning given by section 37(1) of the Environment (Wales) Act 2016(**5**)."

(b) ar ôl cofnod L2 mewnosoder—

"**On-site installation of renewable electricity generation**	
L2A.—(1) When a dwelling or a building containing a dwelling is erected, a system for renewable electricity generation must be installed on-site. (2) The system installed under sub-paragraph (1) must be—	Requirement L2A does not apply to—

(**5**) 2016 dccc 3.

(a) designed to enable any electricity generated by it to be available for the use of residents of the buildings, and	(a) a building which is a relevant building within the meaning of regulation 7(4); or
(b) capable of generating a reasonable output taking into account the design of the buildings and its surroundings.	(b) a building on which it is not possible to install a system for renewable electricity generation capable of generating a reasonable output on account of its design or surroundings."

Diwygiadau sy'n ymwneud â gofynion hysbysu newydd

4.—(1) Yn rheoliad 17(2) (tystysgrifau cwblhau), ar ôl "regulation 16(4)" mewnosoder "of these Regulations or regulation 17A(1) of the Building (Registered Building Control Approvers etc.) (Wales) Regulations 2024".

(2) Yn rheoliad 41(3)(b)(ii) (profi inswleiddio sain), ar ôl "regulation 16(4)" mewnosoder "of these Regulations or regulation 17A(1) of the Building (Registered Building Control Approvers etc.) (Wales) Regulations 2024".

(3) Yn rheoliad 44 (comisiynu)—

(a) ym mharagraff (4)(b)(i), ar ôl "regulation 16(4)" mewnosoder "of these Regulations or regulation 17A(1) of the Building (Registered Building Control Approvers etc.) (Wales) Regulations 2024";

(b) ym mharagraff (4)(b)(ii), yn lle "where that regulation does not" rhodder "where those regulations do not".

(4) Yn rheoliad 44ZA (comisiynu mewn cysylltiad â system ar gyfer cynhyrchu trydan ar y safle)—

(a) ym mharagraff (3)(b)(i), ar ôl "regulation 16(4)" mewnosoder "of these Regulations or regulation 17A(1) of the Building (Registered Building Control Approvers etc.) (Wales) Regulations 2024";

(b) ym mharagraff (3)(b)(ii), yn lle "where that regulation does not" rhodder "where those regulations do not".

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

5.—(1) Mae Rheoliadau Adeiladu (Cymeradwywyr Cofrestredig Rheolaeth Adeiladu etc.) (Cymru) 2024(**6**) wedi eu diwygio fel a ganlyn.

(2) Yn rheoliad 2, ar ôl paragraff (1) mewnosoder—

"(1A) Yn y Rheoliadau hyn mae i "cleient", "cleient domestig", "contractwr", "dylunydd", "prif ddylunydd", "prif gontractwr", "unig ddylunydd neu ddylunydd arweiniol" ac "unig gontractwr" yr ystyron a roddir i "client", "domestic client", "contractor", "designer", "principal designer", "principal contractor", "sole or lead designer" a "sole contractor" yn Rheoliadau 2010."

(3) Ar ôl rheoliad 17 (pwerau awdurdodau lleol mewn perthynas â gwaith sydd wedi ei gwblhau yn rhannol) mewnosoder—

(**6**) O.S. 2024/1268 (Cy. 214), fel y'i diwygiwyd gan O.S. 2025/1320 (Cy. 215).

“Hysbysiadau cwblhau

17A.—(1) Rhaid i berson sy’n cynnal gwaith adeiladu mewn amgylchiadau pan fo rheoliad 17(1) yn gymwys, heb fod yn fwy na 5 diwrnod ar ôl i’r gwaith hwnnw gael ei gwblhau, roi i’r awdurdod rheolaeth adeiladu hysbysiad sy’n cydymffurfio â pharagraff (2).

(2) Rhaid i’r hysbysiad o dan baragraff (1) gynnwys—

(a) enw, cyfeiriad, rhif ffôn ac (os yw ar gael) gyfeiriad e-bost y cleient;

(b) enw, cyfeiriad, rhif ffôn ac (os yw ar gael) gyfeiriad e-bost y prif gontractwr (neu’r unig gontractwr) a’r prif ddylunydd (neu’r unig ddylunydd neu ddylunydd arweiniol);

(c) datganiad bod y gwaith adeiladu wedi ei gwblhau;

(d) datganiad, wedi ei lofnodi gan y cleient, yn cadarnhau hyd eithaf gwybodaeth y cleient, fod y gwaith yn cydymffurfio â holl ofynion cymwys y rheoliadau adeiladu;

(e) yn ddarostyngedig i baragraff (3), ddatganiad, a roddir gan bob prif gontractwr (neu unig gontractwr) ar gyfer y gwaith a phob prif ddylunydd (neu unig ddylunydd) ar gyfer y gwaith, wedi ei lofnodi gan y person y mae’r declarasiwn yn ymwneud ag ef sy’n cynnwys—

(i) enw, cyfeiriad, rhif ffôn ac (os yw ar gael) gyfeiriad e-bost y person hwnnw,

(ii) dyddiadau ei benodiad, a

(iii) cadarnhad—

(aa) yn achos prif gontractwr (neu unig gontractwr), y cyflawnodd ei ddyletswyddau fel prif gontractwr o dan Ran 2A (deiliaid dyletswyddau a chymhwysedd) o Reoliadau 2010;

(bb) yn achos prif ddylunydd (neu unig ddylunydd), y cyflawnodd ei ddyletswyddau fel prif ddylunydd o dan Ran 2A (deiliaid dyletswyddau a chymhwysedd) o Reoliadau 2010.

(3) Os nad yw’r person sy’n cynnal gwaith adeiladu yn gallu cynnwys datganiad ar gyfer person a grybwyllir o dan baragraff (2)(e) am unrhyw reswm, rhaid i’r person sy’n cynnal y gwaith adeiladu gynnwys datganiad sy’n rhoi’r rhesymau pam nad yw datganiad y person hwnnw wedi ei gynnwys.”

(4) Yn Atodlen 1 (ffurflenni), mae Ffurflen 10(C) wedi ei diwygio fel a ganlyn—

(a) ar ôl paragraff 4 mewnosoder—

“5. [Mae **(4)** yn cadarnhau bod hysbysiad wedi dod [i’w law/i’w llaw] yn unol â rheoliad 16 o Reoliadau Adeiladu (Cymeradwywyr Cofrestredig Rheolaeth Adeiladu etc.) (Cymru) 2024 ac nad yw’r toriad wedi ei unioni o fewn y cyfnod amser. Y toriad yw] **(6)**”;

(b) yn yr adran o dan y pennawd “NODIADAU”, ar ôl paragraff (5) mewnosoder—

“**(6):** Delete this statement if it does not apply. If it applies, specify the provision(s) of the building regulations (including the specific requirement) which is contravened.”

(5) Yn Atodlen 2 (y seiliau dros wrthod hysbysiad cychwynnol, hysbysiad diwygio, neu dystysgrif blaniau wedi ei chyfuno â hysbysiad cychwynnol)—

(a) ar ddechrau paragraff 12(2)(a), mewnosoder “yn ddarostyngedig i is-baragraff 3,”;

(b) ar ôl paragraff 12(2) mewnosoder—

“(3) Nid yw is-baragraff (2)(a) yn gymwys os—

(a) yw'r hysbysiad cynharach wedi ei ganslo gan y cleient neu'r cymeradwywr,

(b) yw hysbysiad o doriad wedi dod i law'r cleient yn unol â rheoliad 16(1), ac

(c) yw'r cleient wedi methu ag unioni'r toriad yn yr amser a bennir yn rheoliad 16(3).”

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

6.—(1) Mae Rheoliadau Adeiladu (Gweithgareddau a Swyddogaethau Cyfyngedig) (Cymru) 2024(**7**) wedi eu diwygio fel a ganlyn.

(2) Yn rheoliad 3(1)(a), ar ôl “Rheoliadau 2010” mewnosoder “neu Reoliadau Adeiladu (Gweithdrefnau Adeiladau Risg Uwch) (Cymru) 2025”.

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

7.—(1) Mae Rheoliadau Adeiladu etc. (Diwygio) (Rhif 2) (Cymru) 2025(**8**) wedi eu diwygio fel a ganlyn.

(2) Yn lle rheoliad 20 rhodder—

“20.—(1) Nid yw'r diwygiadau a wneir i Reoliadau Adeiladu (Cymeradwywyr Cofrestredig Rheolaeth Adeiladu etc.) (Cymru) 2024 gan y Rheoliadau hyn yn gymwys i waith adeiladu y mae hysbysiad cychwynnol wedi ei roi i awdurdod lleol mewn perthynas ag ef cyn 1 Gorffennaf 2026 oni bai, ar 1 Gorffennaf 2026 neu ar ôl hynny, fod yr hysbysiad cychwynnol yn cael ei wrthod gan yr awdurdod lleol neu fel arall yn peidio â bod mewn grym.

(2) Nid yw'r diwygiadau a wneir gan y Rheoliadau hyn yn gymwys i unrhyw ffurflen a gyflwynwyd y mae hysbysiad cychwynnol wedi ei roi i awdurdod lleol mewn perthynas â hi cyn 1 Gorffennaf 2026 sy'n cydymffurfio â'r gofynion ar yr adeg y rhoddwyd yr hysbysiad cychwynnol.”

Darpariaethau trosiannol

8.—(1) Nid yw'r diwygiadau a wneir gan reoliad 3 yn gymwys—

(a) pan fo gwaith adeiladu ar adeilad unigol i'w ystyried yn waith sydd wedi ei gychwyn cyn 4 Mawrth 2027 yn unol ag unrhyw ddarpariaeth hysbysu berthnasol, neu

(b) pan gydymffurfiwyd â darpariaeth hysbysu berthnasol mewn perthynas â gwaith adeiladu arfaethedig ar adeilad unigol cyn 4 Mawrth 2027 a bod y gwaith adeiladu

(**7**) O.S. 2024/238 (Cy. 48), fel y'i diwygiwyd gan O.S. 2024/1268 (Cy. 214).
(**8**) O.S. 2025/1320 (Cy. 215).

i'w ystyried yn waith sydd wedi ei gychwyn cyn y cyfnod sy'n dod i ben ar 3 Mawrth 2028.

(2) At ddibenion paragraff (1), mae rheoliad 46B (cymeradwyaeth rheolaeth adeiladu yn darfod: cychwyn gwaith: Cymru) o Reoliadau Adeiladu 2010(**9**) yn gymwys er mwyn penderfynu a yw gwaith i'w ystyried yn waith sydd wedi ei gychwyn.

(3) Nid yw'r diwygiadau a wneir gan reoliad 5 yn gymwys mewn unrhyw achos pan fo'r hysbysiad cychwynnol wedi ei ganslo cyn 1 Gorffennaf 2026.

(4) Yn y rheoliad hwn—

ystyr "darpariaeth hysbysu berthnasol" ("*relevant notification provision*") yw rheoliad 12(2) o Reoliadau Adeiladu 2010 ac adrannau 47(1), 51A(2) a 54 o Ddeddf Adeiladu 1984;

mae i "gwaith adeiladu" yr ystyr a roddir i "building work" gan reoliad 2(1) o Reoliadau Adeiladu 2010.

Rebecca Evans
Ysgrifennydd y Cabinet dros yr Economi, Ynni a Chynllunio, un o Weinidogion Cymru
3 Mawrth 2026

© Hawlfraint y Goron 2026

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.

(**9**) Mewnosodwyd rheoliad 46B gan O.S. 2025/1320 (Cy. 215).

WELSH STATUTORY INSTRUMENTS

2026 No. 60

BUILDING AND BUILDINGS, WALES

The Building etc. (Amendment) (Wales) Regulations 2026

EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations amend the Building Regulations 2010 ("the 2010 Regulations") as they apply in relation to Wales, the Building (Registered Building Control Approvers etc.) (Wales) Regulations 2024 ("the RBCA Regulations") and the Building (Restricted Activities and Functions) (Wales) Regulations 2024 ("the Restricted Activities and Functions Regulations").

Regulation 3(1) of these Regulations amends the definition of "fixed building services" in regulation 2(1) of the 2010 Regulations to include fixed lifts, escalators or moving walkways in new buildings (but not in individual dwellings).

Regulation 3(2) of these Regulations revokes regulations 25A and 25B of the 2010 Regulations.

Regulations 3(3), 3(4) and 3(5) of these Regulations amend regulations 25D, 26C and 27C of the 2010 Regulations to apply an updated performance metric for dwellings to be measured against. References to "energy efficiency rating" are replaced by "energy use intensity rating".

Regulation 3(6) of these Regulations amends Part L of Schedule 1 to the 2010 Regulations to add provision for the reduction of greenhouse gas emissions and inserts a new requirement so that when a dwelling or a building containing a dwelling is erected, a system for renewable electricity generation must be installed on-site, subject to specified limitations.

Regulation 4 makes consequential amendments to the 2010 Regulations to account for the new notice requirement made in regulation 5.

Regulation 5(2) inserts certain definitions into regulation 2 of the RBCA Regulations. Regulation 5(3) inserts a new regulation 17A into the RBCA Regulations which sets out the notice requirements on completion for works in which an initial notice has either

ceased to be in force or has been cancelled and supervision of the works has reverted to the local authority.

Regulation 5(4) amends Form 10 (Notice of Cancellation by Person Carrying out the Work) contained in Schedule 1 to the RBCA Regulations. It provides for a declaration to be made where the person completing the form is subject to a serious contravention notice. Regulation 5(5) amends paragraph 12 of Schedule 2 to the RBCA Regulations to provide that a new initial notice cannot be given where an earlier initial notice has been cancelled by either the Registered Building Control Approver or the client and at such time the works are subject to a contravention notice.

Regulation 6 amends regulation 3(1)(a) of the Restricted Activities and Functions Regulations to include reference to the Building (Higher-Risk Buildings Procedures) (Wales) Regulations 2025 to ensure that checking plans in relation to higher-risk building work is also a restricted activity.

Regulation 7 substitutes regulation 20 of the Building etc. (Amendment) (No. 2) (Wales) Regulations 2025 which are transitional and saving provisions.

Regulation 8 of these Regulations contains transitional provisions. The changes in regulation 3 will not apply where building work on an individual building has been started in accordance with a relevant notification provision, provided that the building work on that building has already started, or is started within the period of 12 months after regulation 3 comes into force on 4 March 2027. The new regulation 17A, the amendments to Form 10 and the changes to paragraph 12 of Schedule 2 do not apply where an initial notice has been cancelled before 1 July 2026.

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.

2026 No. 60

BUILDING AND BUILDINGS, WALES

The Building etc. (Amendment) (Wales) Regulations 2026

Made *3 March 2026*

Coming into force in accordance with regulation 1(2)

The Welsh Ministers, in exercise of the powers conferred on them by sections 1(1), 34, 46A(4), 47(2) and 52(3) of, and paragraphs 1, 1A, 1D, 1F, 7, 8 and 10 of Schedule 1 to, the Building Act 1984(**1**), make the following Regulations.

Before making these 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 etc. (Amendment) (Wales) Regulations 2026.

(2) These Regulations come into force on the following dates—

(a) this regulation and regulations 2, 5, 6, 7 and 8(3) on 1 July 2026;

(b) regulation 4(**3**) at 12:01 a.m. on 1 July 2026;

(c) regulations 3, 8(1), 8(2) and 8(4) on 4 March 2027.

(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 by paragraphs 1 and 2(1) and (2) of Schedule 5 to the Building Safety Act 2022 (c. 30) ("the 2022 Act"); section 46A was inserted by section 44 of the 2022 Act; section 52(3) was substituted by section 50(3) of the 2022 Act; paragraph 1 of Schedule 1 was amended by paragraph 83(2) of Schedule 5 to the 2022 Act; paragraphs 1A, 1D and 1F of Schedule 1 were added by section 33 of 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 Part 1 of Schedule 5 to the Building Safety Act 2022.

(**3**) See the amendments being made to the Building Regulations 2010 by the Building etc. (Amendment) (No. 2) (Wales) Regulations 2025 which come into force at the beginning of the day on 1 July 2026.

Amendments to the Building Regulations 2010

2. The Building Regulations 2010(**4**) are amended in accordance with regulations 3 and 4.

Amendments relating to energy efficiency requirements

3.—(1) In regulation 2(1) (interpretation), in the definition of "fixed building services"—

(a) omit the "or" after paragraph (b);

(b) after paragraph (b), insert—

"(ba) fixed lifts, escalators or moving walkways in new buildings that are not in an individual dwelling; or".

(2) Omit regulation 25A (consideration of high-efficiency alternative systems for new buildings) and regulation 25B (nearly zero-energy requirements for new buildings).

(3) In regulation 25D (energy efficiency rating)—

(a) for the heading substitute "Energy use intensity rating";

(b) for "Energy efficiency ratings" substitute "Energy use intensity ratings".

(4) In regulation 26C (minimum energy efficiency rating)—

(a) for the heading substitute "Minimum energy use intensity rating";

(b) for "energy efficiency rating" substitute "energy use intensity rating".

(5) In regulation 27C (energy efficiency rating calculations)—

(a) for the heading substitute "Minimum energy use intensity rating calculations";

(b) in paragraphs (2)(a) and (3)(a)(i) and (ii), for "energy efficiency rating" substitute "energy use intensity rating".

(6) In Schedule 1 (requirements), in Part L (conservation of fuel and power)—

(a) in entry L1—

(i) in the heading, after "power" insert "and the minimisation of greenhouse gas emissions";

(ii) in the words before paragraph (a), after "power" insert "and the minimisation of greenhouse gas emissions";

(iii) after paragraph (b)(i), insert—

"(ai) minimise greenhouse gas emissions;";

(iv) after paragraph (b)(iii), insert—

"(c) for the purposes of this Part—

"greenhouse gas" has the meaning given by section 37(1) of the Environment (Wales) Act 2016(**5**)."

(b) after entry L2 insert—

"**On-site installation of renewable electricity generation**	
L2A.—(1) When a dwelling or a building containing a dwelling is erected, a system	Requirement L2A does not apply to—

(**4**) S.I. 2010/2214, amended by S.I. 2012/3119, 2013/747 (W. 89), 2022/564 (W. 130) and 2025/1320 (W. 215), the last of which comes into force on 1 July 2026; there are other amending instruments but none is relevant to these Regulations.

(**5**) 2016 anaw 3.

for renewable electricity generation must be installed on-site. (2) The system installed under sub-paragraph (1) must be—	
(a) designed to enable any electricity generated by it to be available for the use of residents of the buildings, and	(a) a building which is a relevant building within the meaning of regulation 7(4); or
(b) capable of generating a reasonable output taking into account the design of the buildings and its surroundings.	(b) a building on which it is not possible to install a system for renewable electricity generation capable of generating a reasonable output on account of its design or surroundings.”

Amendments relating to new notice requirements

4.—(1) In regulation 17(2) (completion certificates), after “regulation 16(4)” insert “of these Regulations or regulation 17A(1) of the Building (Registered Building Control Approvers etc.) (Wales) Regulations 2024”.

(2) In regulation 41(3)(b)(ii) (sound insulation testing), after “regulation 16(4)” insert “of these Regulations or regulation 17A(1) of the Building (Registered Building Control Approvers etc.) (Wales) Regulations 2024”.

(3) In regulation 44 (commissioning)—

(a) in paragraph (4)(b)(i), after “regulation 16(4)” insert “of these Regulations or regulation 17A(1) of the Building (Registered Building Control Approvers etc.) (Wales) Regulations 2024”;

(b) in paragraph (4)(b)(ii), for “where that regulation does not” substitute “where those regulations do not”.

(4) In regulation 44ZA (commissioning in respect of a system for on-site electricity generation)—

(a) in paragraph (3)(b)(i), after “regulation 16(4)” insert “of these Regulations or regulation 17A(1) of the Building (Registered Building Control Approvers etc.) (Wales) Regulations 2024”;

(b) in paragraph (3)(b)(ii), for “where that regulation does not” substitute “where those regulations do not”.

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

5.—(1) The Building (Registered Building Control Approvers etc.) (Wales) Regulations 2024(**6**) are amended as follows.

(2) In regulation 2, after paragraph (1) insert—

“(1A) In these Regulations “client”, “contractor”, “designer”, “domestic client”, “principal contractor”, “principal designer”, “sole contractor” and “sole or lead designer” have the meanings given in the 2010 Regulations.”

(**6**) S.I. 2024/1268 (W. 214), as amended by S.I. 2025/1320 (W. 215).

(3) After regulation 17 (local authority powers in relation to partly completed work) insert—

"Completion notices

17A.—(1) A person carrying out building work in circumstances where regulation 17(1) applies must, not more than 5 days after that work has been completed, give the building control authority a notice which complies with paragraph (2).

(2) The notice under paragraph (1) must include—

(a) the name, address, telephone number and (if available) email address of the client;

(b) the name, address, telephone number and (if available) email address of the principal contractor (or sole contractor) and principal designer (or sole or lead designer);

(c) a statement that the building work is complete;

(d) a statement, signed by the client, confirming that to the best of the client's knowledge the work complies with all applicable requirements of the building regulations;

(e) subject to paragraph (3), a statement, given by each principal contractor (or sole contractor) for the work and each principal designer (or sole designer) for the work, signed by the person to which the declaration relates which includes—

(i) the name, address, telephone number and (if available) email address of that person,

(ii) the dates of their appointment, and

(iii) confirmation—

(aa) in the case of a principal contractor (or sole contractor), that they fulfilled their duties as principal contractor under Part 2A (dutyholders and competence) of the 2010 Regulations;

(bb) in the case of a principal designer (or sole designer), that they fulfilled their duties as principal designer under Part 2A (dutyholders and competence) of the 2010 Regulations.

(3) If for any reason the person carrying out building work is unable to include a statement for a person mentioned under paragraph (2)(e), the person carrying out the building work must include a statement giving the reasons why that person's statement has not been included."

(4) In Schedule 1 (forms), Form 10(W) is amended as follows—

(a) after paragraph 4 insert—

"5. [**(4)** confirms [it has/they have] received notice in accordance with regulation 16 of the Building (Registered Building Control Approvers etc.) (Wales) Regulations 2024 and the contravention has not been remedied within the time period. The contravention is] **(6)**";

(b) in the section headed "NOTES", after paragraph (5) insert—

"**(6):** Delete this statement if it does not apply. If it applies, specify the provision(s) of the building regulations (including the specific requirement) which is contravened."

(5) In Schedule 2 (grounds for rejecting an initial notice, an amendment notice or a plans certificate combined with an initial notice)—

(a) at the beginning of paragraph 12(2)(a), insert "subject to sub-paragraph 3,";

(b) after paragraph 12(2) insert—

"(3) Sub-paragraph (2)(a) does not apply if—

(a) the earlier notice has been cancelled by the client or the approver,

(b) the client has received a notice of contravention in accordance with regulation 16(1), and

(c) the client has failed to remedy the contravention in the time specified in regulation 16(3)."

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

6.—(1) The Building (Restricted Activities and Functions) (Wales) Regulations 2024(**7**) are amended as follows.

(2) In regulation 3(1)(a), after "the 2010 Regulations" insert "or the Building (Higher-Risk Buildings Procedures) (Wales) Regulations 2025".

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

7.—(1) The Building etc. (Amendment) (No. 2) (Wales) Regulations 2025(**8**) are amended as follows.

(2) For regulation 20 substitute—

"20.—(1) The amendments made to the Building (Registered Building Control Approvers etc.) (Wales) Regulations 2024 by these Regulations do not apply to building work in relation to which an initial notice has been given to a local authority before 1 July 2026 unless, on or after 1 July 2026, the initial notice is rejected by the local authority or otherwise ceases to be in force.

(2) The amendments made by these Regulations do not apply to any form submitted in relation to which an initial notice has been given to a local authority before 1 July 2026 that complies with the requirements at the time the initial notice was given."

Transitional provisions

8.—(1) The amendments made by regulation 3 do not apply where—

(a) building work on an individual building is to be regarded as commenced before 4 March 2027 in accordance with any relevant notification provision, or

(b) a relevant notification provision has been complied with in relation to proposed building work on an individual building before 4 March 2027 and the building

(**7**) S.I. 2024/238 (W. 48), as amended by S.I. 2024/1268 (W. 214).
(**8**) S.I. 2025/1320 (W. 215).

work is to be regarded as commenced before the period ending on 3 March 2028.

(2) For the purposes of paragraph (1), regulation 46B (lapse of building control approval: commencement of work: Wales) of the Building Regulations 2010(**9**) applies to determine whether work is to be regarded as commenced.

(3) The amendments made by regulation 5 do not apply in any case where the initial notice has been cancelled before 1 July 2026.

(4) In this regulation—

"building work" ("*gwaith adeiladu*") has the meaning given by regulation 2(1) of the Building Regulations 2010;

"relevant notification provision" ("*darpariaeth hysbysu berthnasol*") means regulation 12(2) of the Building Regulations 2010 and sections 47(1), 51A(2) and 54 of the Building Act 1984.

Rebecca Evans
Cabinet Secretary for Economy, Energy and Planning, one of the Welsh Ministers
3 March 2026

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(**9**) Regulation 46B was inserted by S.I. 2025/1320 (W. 215).

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