OFFERYNNAU STATUDOL CYMRU

WELSH STATUTORY INSTRUMENTS

2013 Rhif 2730 (Cy. 264)

2013 No. 2730 (W. 264)

ADEILADU AC ADEILADAU, CYMRU

BUILDING AND BUILDINGS, WALES

Rheoliadau Rheoliadau Adeiladu etc. (Diwygio Rhif 3) a Diogelwch Tân Domestig (Cymru) 2013

The Building Regulations &c. (Amendment No. 3) and Domestic Fire Safety (Wales) Regulations 2013

NODYN ESBONIADOL

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

Mae'r Rheoliadau hyn yn mewnosod gofyniad i osod systemau llethu tân awtomatig yn Rheoliadau Adeiladu 2010 ("y Rheoliadau Adeiladu"). Maent yn rhagnodi'r gofynion ar gyfer systemau o'r fath at ddibenion y Rheoliadau Adeiladu a Mesur Diogelwch Tân Domestig (Cymru) 2011 ("y Mesur").

O dan Ddeddf Adeiladu 1984 mae gan Weinidogion Cymru'r swyddogaeth o wneud Rheoliadau Adeiladu at ddiben diogelu iechyd a diogelwch pobl mewn adeiladau, ymhlith pethau eraill.

Mae'r Mesur yn darparu ei bod hi'n ofynnol darparu system llethu tân awtomatig sy'n cydymffurfio ag anghenion a ragnodir gan Weinidogion Cymru, mewn preswylfeydd pan gaiff y breswylfa ei chwblhau neu ei meddiannu gyntaf fel preswylfa.

Mae rheoliad 3 yn rhagnodi gofynion at ddibenion y Mesur. Gwnaiff hyn drwy gyfeirio at y gofynion cyfatebol sydd wedi'u cynnwys yn y Rheoliadau Adeiladu.

Mae rheoliad 4 yn diwygio'r Rheoliadau Adeiladu er mwyn ei gwneud yn ofynnol i ddarparu systemau llethu tân awtomatig mewn adeiladau penodol. Yr adeiladau hyn yw cartrefi gofal, ystafelloedd penodol at ddibenion preswyl a phreswylfeydd (tai a fflatiau). Bydd y gofynion yn gymwys i gartrefi gofal ac ystafelloedd penodol at ddibenion preswyl o 30 Ebrill 2014 ac i breswylfeydd o 1 Ionawr 2016.

Nid yw'n ofynnol i adeiladau rhestredig, adeiladau mewn ardaloedd cadwraeth na henebion cofrestredig gydymffurfio â'r gofynion pan fyddai gosod system

EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations insert into the Building Regulations 2010 ("the Building Regulations") a requirement to fit automatic fire suppression systems. They prescribe the requirements of such systems for the purposes of the Building Regulations and the Domestic Fire Safety (Wales) Measure 2011 ("the Measure").

Under the Building Act 1984, the Welsh Ministers have the function of making Building Regulations for the purpose, amongst other things, of securing the health and safety of people in buildings.

The Measure provides that residences must be provided with an automatic fire suppression system which complies with requirements prescribed by the Welsh Ministers when the residence is completed or when it is first occupied as a residence.

Regulation 3 prescribes requirements for the purposes of the Measure. It does this by referring to the equivalent requirements contained in the Building Regulations.

Regulation 4 amends the Building Regulations to require certain buildings to be provided with automatic fire suppression systems. These buildings are care homes, certain rooms for residential purposes and dwellings (houses and flats). The requirements will apply to care homes and certain rooms for residential purposes from 30 April 2014 and to dwellings from 1 January 2016.

Listed buildings, buildings in conservation areas and scheduled ancient monuments need not comply with the requirements where installation of an automatic

llethu tân awtomatig yn newid eu cymeriad neu eu golwg mewn modd annerbyniol.

Hefyd nid yw'n ofynnol i adeiladau dros dro gydag amser cynlluniedig o ddefnydd o ddwy flynedd neu lai cydymffurfio â'r gofynion.

Mae rheoliad 5 yn gwneud diwygiad canlyniadol i Reoliadau Adeiladu (Arolygwyr Cymeradwy etc.) 2010.

Mae rheoliadau 6 a 7 yn ddarpariaethau dros dro.

Mae asesiad effaith wedi ei baratoi mewn perthynas â'r Rheoliadau hyn. Ceir copïau oddi wrth: Llywodraeth Cymru, Parc Cathays, Caerdydd, CF10 3NQ ac ar wefan Llywodraeth Cymru yn www.cymru.gov.uk.

fire suppression system would unacceptably alter their character or appearance.

Temporary buildings with a planned time of use of two years or less also need not comply with the requirements.

Regulation 5 makes a consequential amendment to the Building (Approved Inspectors etc.) Regulations 2010.

Regulations 6 and 7 are transitional provisions.

An impact assessment has been prepared in relation to these Regulations. Copies are available from the Welsh Government at Cathays Park, Cardiff, CF10 3NQ and on the Welsh Government's website at www.wales.gov.uk.

2013 Rhif 2730 (Cy. 264)

ADEILADU AC ADEILADAU, CYMRU

Rheoliadau Rheoliadau Adeiladu etc. (Diwygio Rhif 3) a Diogelwch Tân Domestig (Cymru) 2013

Gwnaed *22 Hydref 2013*

Gosodwyd gerbron Cynulliad Cenedlaethol Cymru *25 Hydref 2013*

Yn dod i rym yn unol â rheoliad 1(2)

Mae Gweinidogion Cymru, drwy arfer y pwerau a roddwyd iddynt gan adrannau 1(4) ac 8(1) o Fesur Diogelwch Tân Domestig (Cymru) 2011(**1**) ("y Mesur") ac a roddwyd i'r Ysgrifennydd Gwladol gan adrannau 1(1), 1A, 2, 3, 34 a 47(1) o Ddeddf Adeiladu 1984 **(2)**("y Ddeddf") a pharagraffau 1, 7, 8 a 10 o Atodlen 1 iddi, ac sydd bellach yn arferadwy ganddynt **(3)**, wedi ymgynghori, fel y maent yn ei ystyried yn briodol, yn unol ag adran 8(1)(d) o'r Mesur ac wedi ymgynghori â Phwyllgor Cynghori Cymru ar Reoliadau Adeiladu a chyrff tebyg eraill sydd, yn eu tyb hwy, yn cynrychioli'r buddion dan sylw yn unol ag adran 14(7) o'r Ddeddf, yn gwneud y Rheoliadau canlynol:

(**1**) 2011 mccc 3.

(**2**) 1984 p. 55. Diwygiwyd adran 1 gan adran 1 o Ddeddf Adeiladau Cynaliadwy a Diogel 2004 (p.22). Mewnosodwyd adran 1A gan adran 2 o'r Ddeddf honno. Diwygiwyd adran 47(1) gan adran 8 o'r Ddeddf honno ac O.S. 1996/1905. Diwygiwyd paragraff 7 o Atodlen 1 gan adran 3 o'r Ddeddf honno a chan adran 11 o Ddeddf Newid yn yr Hinsawdd ac Ynni Cynaliadwy 2006 (p.19). Diwygiwyd paragraff 8 o Atodlen 1 gan adran 3 o Ddeddf Adeiladau Cynaliadwy a Diogel 2004 a chan adran 40 o Ddeddf Rheoli Llifogydd a Dŵr 2010 (p.29). Ceir diwygiadau eraill i'r Ddeddf hon nad ydynt yn berthnasol i'r Rheoliadau hyn.

(**3**) Trosglwyddwyd y swyddogaethau a roddwyd i'r Ysgrifennydd Gwladol gan Ddeddf Adeiladu 1984 i Weinidogion Cymru, i'r graddau y maent yn arferedig o ran Cymru, gan Orchymyn Gweinidogion Cymru (Trosglwyddo Swyddogaethau) (Rhif 2) 2009 (O.S. 2009/3019), yn ddarostyngedig i erthyglau 3 a 4 o'r Gorchymyn hwnnw.

2013 No. 2730 (W. 264)

BUILDING AND BUILDINGS, WALES

The Building Regulations &c. (Amendment No. 3) and Domestic Fire Safety (Wales) Regulations 2013

Made *22 October 2013*

Laid before the National Assembly for Wales *25 October 2013*

Coming into force in accordance with regulation 1(2)

The Welsh Ministers, in exercise of the powers conferred on them by sections 1(4) and 8(1) of the Domestic Fire Safety (Wales) Measure 2011(**1**) ("the Measure") and conferred on the Secretary of State by sections 1(1), 1A, 2, 3, 34 and 47(1) of, and paragraphs 1, 7, 8 and 10 of Schedule 1 to, the Building Act 1984(**2**) ("the Act"), now exercisable by them(**3**), having consulted as they consider appropriate in accordance with section 8(1)(d) of the Measure and having consulted the Building Regulations Advisory Committee for Wales and such other bodies as appear to them to be representative of the interests concerned in accordance with section 14(7) of the Act, make the following Regulations:

(**1**) 2011 nawm 3.

(**2**) 1984 c.55. Section 1 was amended by section 1 of the Sustainable and Secure Buildings Act 2004 (c.22). Section 1A was inserted by section 2 of that Act. Section 47(1) was amended by section 8 of that Act and S.I. 1996/1905. Paragraph 7 of Schedule 1 was amended by section 3 of that Act and by section 11 of the Climate Change and Sustainable Energy Act 2006 (c.19). Paragraph 8 of Schedule 1 was amended by section 3 of the Sustainable and Secure Buildings Act 2004 and by section 40 of the Flood and Water Management Act 2010 (c.29). There are other amendments to this Act which are not relevant to these Regulations.

(**3**) The functions conferred on the Secretary of State by the Building Act 1984 were, so far as exercisable in relation to Wales, transferred to the Welsh Ministers by the Welsh Ministers (Transfer of Functions) (No. 2) Order 2009 (S.I. 2009/3019), subject to articles 3 and 4 of that Order.

Enwi, cymhwyso a chychwyn

1.—(1) Enw'r Rheoliadau hyn yw Rheoliadau Rheoliadau Adeiladu etc. (Diwygio Rhif 3) a Diogelwch Tân Domestig (Cymru) 2013.

(2) Daw'r Rheoliadau hyn i rym ar—

(a) 30 Ebrill 2014 mewn perthynas â—

(i) cartrefi gofal fe y'u diffinir yn adran 3 o Ddeddf Safonau Gofal 2000(**1**);

(ii) ystafelloedd at ddibenion preswyl ac eithrio ystafelloedd mewn—

(aa) hostel;

(bb) gwesty;

(cc) carchar neu sefydliad troseddwyr ifanc;

(dd) ysbyty, a

(b) 1 Ionawr 2016 mewn perthynas â thai annedd a fflatiau.

(3) Mae'r Rheoliadau hyn yn gymwys o ran Cymru ond nid ydynt yn gymwys o ran adeiladau ynni a eithrir yng Nghymru.

Dehongli

2. Yn y Rheoliadau hyn—

mae i "adeilad ynni a eithrir" yr ystyr a roddir i "*excepted energy building*" yn yr Atodlen i Orchymyn Gweinidogion Cymru (Trosglwyddo Swyddogaethau) (Rhif 2) 2009**(2)**;

ystyr "meddiannydd" (*"occupant"*) yw person sy'n meddiannu preswylfa;

ystyr "preswylfa" (*"residence"*) yw'r ystyr a roddir iddo yn adran 6(1) o'r Mesur**(3);**

ystyr "Rheoliadau Arolygwyr Cymeradwy" (*"Approved Inspectors Regulations"*) yw Rheoliadau Adeiladu (Arolygwyr Cymeradwy etc.) 2010**(4);**

ystyr "y Prif Reoliadau" (*"the Principal Regulations"*) yw Rheoliadau Adeiladu 2010(**5**).

Title, application and commencement

1.—(1) The title of these Regulations is the Building Regulations &c. (Amendment No. 3) and Domestic Fire Safety (Wales) Regulations 2013.

(2) These Regulations come into force on—

(a) 30 April 2014 in relation to—

(i) care homes as defined in section 3 of the Care Standards Act 2000(**1**);

(ii) rooms for residential purposes other than rooms in—

(aa) a hostel;

(bb) an hotel;

(cc) a prison or young offender institution;

(dd) a hospital, and

(b) 1 January 2016 in relation to dwelling-houses and flats.

(3) These Regulations apply in relation to Wales but do not apply in relation to excepted energy buildings in Wales.

Interpretation

2. In these Regulations—

"Approved Inspectors Regulations" ("*Rheoliadau Arolygwyr Cymeradwy*") means the Building (Approved Inspectors etc.) Regulations 2010(**2**);

"excepted energy building" ("*adeilad ynni a eithrir*") has the same meaning as in the Schedule to the Welsh Ministers (Transfer of Functions) (No. 2) Order 2009(**3**);

"occupant" ("*meddiannydd*") means a person occupying a residence;

"residence" ("*preswylfa*") has the meaning set out in section 6(1) of the Measure(**4**);

"the Principal Regulations" ("*y Prif Reoliadau*") means the Building Regulations 2010(**5**).

(**1**) 2000 p. 14.
(**2**) O.S. 2009/3019. Roedd Erthygl 3(a) o'r Gorchymyn hwn, a oedd yn trosglwyddo swyddogaethau penodol a roddwyd i'r Ysgrifennydd Gwladol gan Ddeddf Adeiladau 1984 i Weinidogion Cymru, yn darparu na throsglwyddwyd y swyddogaethau i'r graddau yr oeddent yn arferadwy mewn perthynas ag adeiladau ynni a eithrir fel y'u diffiniwyd yn yr Atodlen i'r Gorchymyn.
(**3**) Diwygir adran 6(1) gan Orchymyn Diogelwch Tân Domestig (Diffinio Preswylfa) (Cymru) 2013 (O.S. 2013/2723 (Cy. 261)).
(**4**) O.S. 2010/2215, y mae diwygiadau iddo nad ydynt yn berthnasol i'r Rheoliadau hyn.
(**5**) O.S. 2010/2214 fel y'i diwygiwyd gan O.S. 2011/1515, O.S. 2011/3058, O.S. 2012/718, O.S. 2012/3119, O.S. 2013/10, O.S. 2013/181, O.S. 2013/747 ac O.S. 2013/1105.

(**1**) 2000 c. 14.
(**2**) S.I. 2010/2215, to which there are amendments not relevant to these Regulations.
(**3**) S.I. 2009/3019. Article 3(a) of this Order, which transferred certain functions conferred on the Secretary of State by the Building Act 1984 to the Welsh Ministers, provided that functions were not transferred so far as they were exercisable in relation to excepted energy buildings as defined in the Schedule to the Order.
(**4**) Section 6(1) is amended by the Domestic Fire Safety (Definition of Residence) (Wales) Order 2013 (S.I. 2013/2723 (W. 261)).
(**5**) S.I. 2010/2214 as amended by S.I. 2011/1515, S.I. 2011/3058, S.I. 2012/718, S.I. 2012/3119, S.I. 2013/10, S.I. 2013/181, S.I. 2013/747 and S.I. 2013/1105.

Gofynion a Ragnodir at ddibenion y Mesur

3. Mae system llethu tân awtomatig yn cydymffurfio â gofynion adran 1(4) o'r Mesur os yw'r system yn cydymffurfio â Rhan 7A o'r Prif Reoliadau.

Diwygiadau i'r Prif Reoliadau

4.—(1) Mae'r Prif Reoliadau yn cael eu diwygio fel a ganlyn.

(2) Mewnosoder wedi Rhan 7—

"PART 7A

Automatic fire suppression systems

Provision of automatic fire suppression systems

37A.—(1) This regulation applies where building work consists of the erection or material change of use of a building in relation to—

(a) care homes as defined in section 3 of the Care Standards Act 2000;

(b) rooms for residential purposes other than rooms in—

(i) a hostel;

(ii) an hotel;

(iii) a prison or young offender institution; and

(iv) a hospital

(c) dwelling-houses and flats,

subject to paragraphs (4) and (5).

(2) For the purposes of this regulation a material change of use comprises or includes a change of use within regulation 5 (a), (b), (c), (d), (g), (h) or (i).

(3) A building to which this regulation applies must be provided with an automatic fire suppression system which is installed and operates in accordance with the requirements set in regulation 37B.

Prescribed Requirements for the purposes of the Measure

3. An automatic fire suppression system complies with the requirements of section 1(4) of the Measure if the system complies with Part 7A of the Principal Regulations.

Amendments to the Principal Regulations

4.—(1) The Principal Regulations are amended as follows.

(2) Insert after Part 7—

"PART 7A

Automatic fire suppression systems

Provision of automatic fire suppression systems

37A.—(1) This regulation applies where building work consists of the erection or material change of use of a building in relation to—

(a) care homes as defined in section 3 of the Care Standards Act 2000;

(b) rooms for residential purposes other than rooms in—

(i) a hostel;

(ii) an hotel;

(iii) a prison or young offender institution; and

(iv) a hospital

(c) dwelling-houses and flats,

subject to paragraphs (4) and (5).

(2) For the purposes of this regulation a material change of use comprises or includes a change of use within regulation 5 (a), (b), (c), (d), (g), (h) or (i).

(3) A building to which this regulation applies must be provided with an automatic fire suppression system which is installed and operates in accordance with the requirements set in regulation 37B.

(4) This regulation does not apply to buildings which are—

(a) listed in accordance with section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990(**1**);

(b) in a conservation area designated in accordance with section 69 of that Act; or

(c) included in the schedule of monuments maintained under section 1 of the Ancient Monuments and Archaeological Areas Act 1979(**2**),

where installation of a fire suppression system would unacceptably alter their character or appearance.

(5) This regulation does not apply to temporary buildings with a planned time of use of two years or less.

Requirements of automatic fire suppression systems

37B. For the purposes of regulation 37A(3), the requirements of an automatic fire suppression system are the requirements set out in any document approved and issued under section 6 of the Building Act 1984 for the purpose of providing practical guidance as to the requirements of regulation 37A.".

Diwygiadau i'r Rheoliadau Arolygwyr Cymeradwy

5. Yn rheoliad 8(1)(a) o'r Rheoliadau Arolygwyr Cymeradwy ar ôl "36 (water efficiency of new dwellings)," mewnosoder "37A (provision of automatic fire suppression systems),".

Darpariaethau trosiannol

6.—(1) Mae'r rheoliad hwn yn gymwys o ran—

(a) cartrefi gofal fel y'u diffinir yn adran 3 o Ddeddf Safonau Gofal 2000;

(b) ystafelloedd at ddibenion preswyl ac eithrio ystafelloedd mewn—

(i) hostel;

(ii) gwesty;

(4) This regulation does not apply to buildings which are—

(a) listed in accordance with section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990(**1**);

(b) in a conservation area designated in accordance with section 69 of that Act; or

(c) included in the schedule of monuments maintained under section 1 of the Ancient Monuments and Archaeological Areas Act 1979(**2**),

where installation of a fire suppression system would unacceptably alter their character or appearance.

(5) This regulation does not apply to temporary buildings with a planned time of use of two years or less.

Requirements of automatic fire suppression systems

37B. For the purposes of regulation 37A(3), the requirements of an automatic fire suppression system are the requirements set out in any document approved and issued under section 6 of the Building Act 1984 for the purpose of providing practical guidance as to the requirements of regulation 37A.".

Amendments to the Approved Inspectors Regulations

5. In regulation 8(1)(a) of the Approved Inspectors Regulations after "36 (water efficiency of new dwellings)," insert "37A (provision of automatic fire suppression systems),".

Transitional provisions

6.—(1) This regulation applies in relation to—

(a) care homes as defined in section 3 of the Care Standards Act 2000;

(b) rooms for residential purposes other than rooms in—

(i) a hostel;

(ii) an hotel;

(**1**) 1990 p. 9.
(**2**) 1979 p. 46. Mae diwygiadau i adran 1 nad ydynt yn berthnasol i'r Rheoliadau hyn.

(**1**) 1990 c. 9.
(**2**) 1979 c. 46. There are amendments to section 1 which are not relevant to these Regulations.

(iii) carchar neu sefydliad troseddwyr ifanc; a

(iv) ysbyty.

(2) Yn ddarostyngedig i baragraff (4), mae'r Prif Reoliadau a'r Rheoliadau Arolygwyr Cymeradwy yn parhau i fod yn gymwys mewn perthynas ag unrhyw waith adeiladu fel pe na bai'r Rheoliadau hyn wedi eu gwneud pan fo, cyn 30 Ebrill 2014—

(a) hysbysiad adeiladu, hysbysiad cychwynnol, hysbysiad diwygio neu hysbysiad corff cyhoeddus(**1**) wedi ei roi i awdurdod lleol, neu gynlluniau llawn wedi eu hadneuo gydag awdurdod lleol yn unol â'r Prif Reoliadau; a

(b) gwaith adeiladu yn cael ei wneud neu wedi cael ei wneud yn unol ag unrhyw hysbysiad neu gynlluniau o'r fath, boed gwyro oddi wrth y cyfryw gynlluniau ai peidio.

(3) Yn ddarostyngedig i baragraff (4), bydd y Prif Reoliadau a'r Rheoliadau Arolygwyr Cymeradwy yn parhau i fod yn gymwys mewn perthynas ag unrhyw waith adeiladu fel pe na bai'r Rheoliadau hyn wedi eu gwneud pan fo—

(a) hysbysiad adeiladu, hysbysiad cychwynnol, hysbysiad diwygio neu hysbysiad corff cyhoeddus wedi ei roi i awdurdod lleol, neu gynlluniau llawn wedi eu hadneuo gydag awdurdod lleol yn unol â'r Prif Reoliadau a hynny cyn 30 Ebrill 2014; a

(b) y gwaith adeiladu sydd i'w wneud yn unol ag unrhyw hysbysiad neu gynlluniau o'r fath yn dechrau ar 30 Ebrill 2014 neu wedi hynny ond cyn 30 Ebrill 2015, boed gwyro oddi wrth y cyfryw gynlluniau ai peidio.

(4) Pan fo hysbysiad cychwynnol a roddir cyn 30 Ebrill 2014 wedi ei amrywio gan hysbysiad diwygio a roddir ar y dyddiad hwnnw neu wedi hynny, mae'r Prif Reoliadau yn parhau i fod yn gymwys i'r gyfran honno o'r gwaith adeiladu ag y gellid ei gwneud o dan yr hysbysiad cychwynnol hwnnw fel pe na bai'r Rheoliadau hyn wedi eu gwneud a phe na roddwyd yr hysbysiad diwygio.

7.—(1) Mae'r rheoliad hwn yn gymwys o ran anheddau a fflatiau.

(iii) a prison or young offender institution; and

(iv) a hospital.

(2) Subject to paragraph (4), the Principal Regulations and the Approved Inspectors Regulations continue to apply in relation to any building work as if these Regulations had not been made where before 30 April 2014—

(a) a building notice, an initial notice, an amendment notice or a public body's notice(**1**) has been given to a local authority, or full plans have been deposited with a local authority in accordance with the Principal Regulations; and

(b) building work is being or has been carried out in accordance with any such notice or plans, whether with or without any departure from such plans.

(3) Subject to paragraph (4), the Principal Regulations and the Approved Inspectors Regulations continue to apply in relation to any building work as if these Regulations had not been made where—

(a) before 30 April 2014 a building notice, an initial notice, an amendment notice or a public body's notice has been given to a local authority, or full plans have been deposited with a local authority in accordance with the Principal Regulations; and

(b) the building work to be carried out in accordance with any such notice or plans is commenced on or after 30 April 2014 but before 30 April 2015, whether with or without any departure from such plans.

(4) Where an initial notice given before 30 April 2014 is varied by an amendment notice given on or after that date, the Principal Regulations continue to apply as if these Regulations had not been made, to so much of the building work as could have been carried out under that initial notice if the amendment notice had not been given.

7.—(1) This regulation applies in relation to dwelling-houses and flats.

(**1**) diffinir hysbysiad adeiladu (*"building notice"*), hysbysiad cychwynnol (*"initial notice*"), hysbysiad diwygio ("*amendment notice*") a hysbysiad corff cyhoeddus ("*public body's notice*") oll yn y Prif Reoliadau, *gweler* rheoliad 2(1).

(**1**) "building notice", "initial notice", "amendment notice" and "public body's notice" are all defined in the Principal Regulations, *see* Regulation 2(1).

(2) Yn ddarostyngedig i baragraff (4), bydd y Prif Reoliadau a'r Rheoliadau Arolygwyr Cymeradwy yn parhau i fod yn gymwys mewn perthynas ag unrhyw waith adeiladu fel pe na bai'r Rheoliadau hyn wedi eu gwneud pan fo, cyn 1 Ionawr 2016—

(a) hysbysiad adeiladu, hysbysiad cychwynnol, hysbysiad diwygio neu hysbysiad corff cyhoeddus yn cael ei roi i awdurdod lleol, neu gynlluniau llawn yn cael eu hadneuo gydag awdurdod lleol; a

(b) gwaith adeiladu yn cael ei wneud neu wedi cael ei wneud yn unol ag unrhyw hysbysiad neu gynlluniau o'r fath, boed gwyro oddi wrth y cyfryw gynlluniau ai peidio.

(3) Yn ddarostyngedig i baragraff (4), bydd y Prif Reoliadau a'r Rheoliadau Arolygwyr Cymeradwy yn dal i fod yn gymwys mewn perthynas ag unrhyw waith adeiladu fel pe na bai'r Rheoliadau hyn wedi eu gwneud pan fo—

(a) hysbysiad adeiladu, hysbysiad cychwynnol, hysbysiad diwygio neu hysbysiad corff cyhoeddus wedi ei roi i awdurdod lleol, neu gynlluniau llawn wedi eu hadneuo gydag awdurdod lleol yn unol â'r Prif Reoliadau, a hynny cyn 1 Ionawr 2016; a

(b) bod y gwaith adeiladu sydd i'w wneud yn unol ag unrhyw hysbysiad neu gynlluniau o'r fath yn dechrau ar 1 Ionawr 2016 neu wedi hynny ond ar 1 Ionawr 2017 neu cyn hynny, boed gwyro oddi wrth y cyfryw gynlluniau ai peidio.

(4) Pan fo—

(a) hysbysiad cychwynnol a roddir cyn 1 Ionawr 2016 yn cael ei amrywio gan hysbysiad diwygio a roddir ar y dyddiad hwnnw neu wedi hynny, a

(b) y gwaith adeiladu sydd yn destun yr hysbysiad hwnnw yn dechrau ar 1 Ionawr 2017 neu cyn hynny,

mae'r Prif Reoliadau yn parhau i fod yn gymwys i'r gyfran honno o'r gwaith adeiladu ag y gellid ei gwneud o dan yr hysbysiad cychwynnol hwnnw fel pe na bai'r Rheoliadau hyn wedi eu gwneud ac fel pe na roddwyd yr hysbysiad diwygio.

(2) Subject to paragraph (4), the Principal Regulations and the Approved Inspectors Regulations continue to apply in relation to any building work as if these Regulations had not been made where before 1 January 2016—

(a) a building notice, an initial notice, an amendment notice or a public body's notice is given to, or full plans are deposited with, a local authority; and

(b) building work is being or has been carried out in accordance with any such notice or plans, whether with or without any departure from such plans.

(3) Subject to paragraph (4), the Principal Regulations and the Approved Inspectors Regulations continue to apply in relation to any building work as if these Regulations had not been made where—

(a) before 1 January 2016 a building notice, an initial notice, an amendment notice or a public body's notice has been given to a local authority, or full plans have been deposited with a local authority in accordance with the Principal Regulations; and

(b) the building work to be carried out in accordance with any such notice or plans is commenced on or after 1 January 2016 but on or before 1 January 2017, whether with or without any departure from such plans.

(4) Where—

(a) an initial notice given before 1 January 2016 is varied by an amendment notice given on or after that date, and

(b) the building work the subject of that notice is commenced on or before 1 January 2017,

the Principal Regulations continue to apply as if these Regulations had not been made, to so much of the building work as could have been carried out under that initial notice if the amendment notice had not been given.

Carl Sargeant

Y Gweinidog Tai ac Adfywio, un o Weinidogion Cymru
22 Hydref 2013

Minister for Housing and Regeneration, one of the Welsh Ministers
22 October 2013

© Hawlfraint y Goron 2013

Argraffwyd a chyhoeddwyd yn y Deyrnas Unedig gan The Stationery Office Limited o dan awdurdod ac arolygiaeth Carol Tullo, Rheolwr Gwasg Ei Mawrhydi ac Argraffydd Deddfau Seneddol y Frenhines.

© Crown copyright 2013

Printed and Published in the UK by the Stationery Office Limited under the authority and superintendence of Carol Tullo, Controller of Her Majesty's Stationery Office and Queen's Printer of Acts of Parliament.

OFFERYNNAU STATUDOL CYMRU

WELSH STATUTORY INSTRUMENTS

2013 Rhif 2730 (Cy. 264)

2013 No. 2730 (W. 264)

ADEILADU AC ADEILADAU, CYMRU

BUILDING AND BUILDINGS, WALES

Rheoliadau Rheoliadau Adeiladu etc. (Diwygio Rhif 3) a Diogelwch Tân Domestig (Cymru) 2013

The Building Regulations &c. (Amendment No. 3) and Domestic Fire Safety (Wales) Regulations 2013

ISBN 978-0-348-10834-7

9 780348 108347

£5.75

W1759/11/13 ON