



Australian Capital Territory

# **Building Regulations 1972**

**SL1972-8**

made under the

**Building Act 1972**

**Republication No 4B**

**Effective: 1 January 2001 – 19 March 2001**

Republication date: 5 October 2022

Last amendment made by A2000-66

## **About this republication**

### **The republished law**

This is a republication of the *Building Regulations 1972* effective from 1 January 2001 to 19 March 2001.

### **Kinds of republications**

The Parliamentary Counsel's Office prepares 2 kinds of republications of ACT laws (see the ACT legislation register at [www.legislation.act.gov.au](http://www.legislation.act.gov.au)):

- authorised republications to which the *Legislation Act 2001* applies
- unauthorised republications.

The status of this republication appears on the bottom of each page.

### **Editorial changes**

The *Legislation (Republication) Act 1996*, part 3, division 2 authorised the Parliamentary Counsel to make editorial amendments and other changes of a formal nature when preparing a law for republication. Editorial changes do not change the effect of the law, but have effect as if they had been made by an Act commencing on the republication date (see *Legislation (Republication) Act 1996*, s 14 and s 16). The changes are made if the Parliamentary Counsel considers they are desirable to bring the law into line, or more closely into line, with current legislative drafting practice.



Australian Capital Territory  
**Building Regulations 1972**

in force under the  
**Building Act 1972**

**CONTENTS**

1	Name of regulations
2	Interpretation
3	Specialist building work
4	Prescribed buildings
5	Applications for owner-builder licences
6	Qualifications for certifiers
7	Applications—copies of plans
8	Applications—general requirements
9	Applications—erection or alteration of buildings
10	Applications—removal or demolition of buildings
11	Applications—asbestos removal requirements
12	Plans—general requirements
13	Plans—erection or alteration of buildings
14	Plans—asbestos removal requirements
15	Consultation and consent
16	Stages of building work
17	Consent or approval on completion of building work
18	Cost of work
19	Expiration of warranty
20	Residential building work insurance
21	Furnishing copies of documents
22	Exemptions for photovoltaic panels, solar water heaters and airconditioners

*Building Regulations 1972*

**CONTENTS**—continued

ENDNOTES

- 1 About this republication
- 2 About the republished subordinate law
- 3 Abbreviation key
- 4 Table of legislation
- 5 Table of amendments
- 6 Table of earlier republications
- 7 Table of renumbered provisions



Australian Capital Territory

## Building Regulations 1972

in force under the  
**Building Act 1972**

### 1 Name of regulations

These regulations are the *Building Regulations 1972*.

### 2 Interpretation

In these regulations, unless the contrary intention appears—

*Act* means the *Building Act 1972*.

*alternative solution* has the same meaning as in the Building Code.

*Class 2, Class 3, Class 4, Class 5, Class 6, Class 7, Class 8* and *Class 9*, in relation to a building, have the same respective meanings as they have in the Building Code.

*dwelling* means a residence.

*existing plans*, in relation to plans for the alteration or demolition of a building to accompany an application for building approval, means approved plans in relation to the existing building on the parcel of land.

*parcel of land* means the parcel of land in relation to which an application for building approval is made.

*registered construction practitioner* has the same meaning as in the *Construction Practitioners Registration Act 1998*.

*residential building* has the same meaning as in Part 5A of the Act.

*Building Regulations 1972*

*site plan* has the same meaning as in Australian Standard HB 50 as in effect on the day on which this regulation commences.

**3 Specialist building work**

(1) For the purposes of the definition of *specialist building work* in section 5 of the Act, the following building work is prescribed:

- (a) the installation of a swimming pool;
- (b) the erection of a prefabricated building;
- (c) the installation of a mechanical ventilation system in a building, the modification of the structure of a mechanical ventilation system installed in a building or the removal from a building of a mechanical ventilation system that has been installed in it;
- (d) building work that involves the handling of asbestos or the disturbance of loose asbestos;
- (e) the demolition of a building;
- (f) the erection of an outbuilding.

(2) For the purposes of paragraph (1) (d), the handling of asbestos does not include the handling of stable asbestos cement sheeting that forms part of a residential building.

**4 Prescribed buildings**

(1) For the purposes of section 6AA of the Act, each of the following buildings is a prescribed building:

- (a) a fence or wall that—
  - (i) does not exceed 1.8 metres in height; and
  - (ii) does not form an integral part of an enclosure for a swimming pool;
- (b) a retaining wall the top of which does not exceed 1.2 metres above the lower ground level;
- (c) a carport or, subject to subregulation (2), a pergola—
  - (i) the plan area of which does not exceed 25 square metres; and
  - (ii) the height of which does not exceed 3 metres; and

*Building Regulations 1972*

- (iii) the distance between any 2 adjacent supports of which does not exceed 4 metres; and
  - (iv) where it is attached to an approved building—that does not project above the line of any adjacent guttering on that building;
  - (d) a shed, gazebo, greenhouse or similar structure the roof area of which does not exceed 10 square metres;
  - (e) an external timber deck the height of the floor level of which does not exceed 1 metre above ground level;
  - (f) an antenna or aerial not exceeding 5 metres in height;
  - (g) a swimming pool the capacity of which does not exceed 10 cubic metres and designed to be assembled and installed above ground level;
  - (h) an internal alteration to an approved building the effect of which does not alter the classification of the building;
  - (j) an outdoor ornamental pond the depth of which does not exceed 300 millimetres;
  - (k) a barbeque, letterbox, or other structure, having a plan area not exceeding 2 square metres and which is not more than 1.8 metres high;
  - (m) a water tank—
    - (i) having a capacity not exceeding 17 kilolitres; and
    - (ii) the top of which is not more than 2.4 metres above ground level; and
    - (iii) that is not connected to the water supply of the Electricity and Water Authority.
- (2)** Subparagraph (1) (c) (i) applies to a roofed pergola.
- (3)** Subregulation (1) does not apply if—
- (a) the building work in respect of the prescribed building affects—
    - (i) the structural sufficiency, soundness or stability of part of any approved building; or

*Building Regulations 1972*

- (ii) a fire-rated wall, ceiling or floor;
  - (iii) any ventilation or air-handling system, fire protection system or other mechanical service; or
  - (iv) any fire-escape, emergency lift, stairway, exit or passageway to an exit; or
- (b) the building proposed to be built adversely affects the provision of natural light or ventilation to any approved building.

**5 Applications for owner-builder licences**

For the purposes of paragraph 23A (2) (d) of the Act, the following information is prescribed:

- (a) the full name of the applicant;
- (b) an address to which correspondence to the applicant may be sent;
- (c) a telephone number at which the applicant may be contacted;
- (d) if the applicant has either—
  - (i) been granted an endorsement in a building permit under subsection 39 (1) of the Act as in effect immediately before the commencement of this subparagraph; or

- (ii) held an owner-builder licence;

during the 5 years immediately preceding the application—the details of that permit or licence, including the location and nature of the work permitted under the permit or licence.

**6 Qualifications for certifiers**

(1) For the purposes of subsection 30 (1) of the Act, a registered construction practitioner who is registered in the category of a principal building surveyor in accordance with the *Construction Practitioners Registration Regulations* is qualified to be appointed as a certifier in relation to any building work.

(2) For the purposes of subsection 30 (1) of the Act, a registered construction practitioner who is registered in the category of a building surveyor in accordance with the *Construction Practitioners Registration*



*Building Regulations 1972*

*Regulations* is qualified to be appointed as a certifier in relation to a building—

- (a) consisting of not more than 3 storeys; and
- (b) with a floor area not exceeding 2,000 square metres.

**7 Applications—copies of plans**

For the purposes of paragraph 33A (3) (c) of the Act, the prescribed number of copies of the plans is 3.

**8 Applications—general requirements**

For the purposes of paragraph 33A (3) (d) of the Act, the following are prescribed requirements in relation to all applications:

- (a) an application shall contain an estimate of the cost of the building work calculated in accordance with a method determined by the building controller;
- (b) where building work is proposed to be carried out at or near a street or place that is open to or used by the public—an application shall contain particulars of the precautions proposed to be taken to protect the safety of persons using that street or place during the period in which the building work is to be carried out;
- (c) an application shall contain a waste management plan unless the application is in relation to building work that solely involves—
  - (i) the erection of a building; or
  - (ii) the alteration of a Class 1, Class 2 or Class 10a building;
- (d) an application shall specify the area of the parcel of land.

**9 Applications—erection or alteration of buildings**

(1) For the purposes of paragraph 33A (3) (d) of the Act, the following are prescribed requirements in relation to an application in relation to building work that involves the erection or alteration of a building:

- (a) the application shall specify the class of the building, as provided by the Building Code, according to the intended use of the building as proposed to be erected or altered, as the case requires;

*Building Regulations 1972*

- (b) the application shall specify, in accordance with the classification provided by the Building Code, the type of construction of the building as proposed to be erected or altered, as the case requires;
- (c) where an application relates to the erection or alteration of a Class 1 or Class 10a building, the application shall set out, in accordance with the classification provided by the Building Code, the site classification of the parcel of land;
- (d) where an application relates to the alteration of a building—the application shall specify—
  - (i) the class and type of construction of the existing building classified as provided by the Building Code according to occupancy; and
  - (ii) the materials used in the existing building;
- (e) the application shall specify the number of storeys of the building as proposed to be erected or altered;
- (f) the application shall specify the number of new dwellings (if any) created by the building work;
- (g) the application shall specify the floor area of the proposed building or proposed new part of the building, as the case requires;
- (h) the application shall specify the materials to be used in the frame, floor, walls and roof of the proposed building or proposed new part of the building, as the case requires;
- (j) where it is proposed that an alternative solution be used to comply with a performance requirement of the Building Code—the application shall specify—
  - (i) the performance requirement; and
  - (ii) the alternative solution; and
  - (iii) each assessment method used to show that the alternative solution complies with the performance requirement;

- (k) where the Building Code does not specify a standard of work in relation to any part of the proposed building work and it is intended to carry out that part of the proposed building work in accordance with a standard of work specified in another document— the application shall specify—
  - (i) the nature of the proposed building work; and
  - (ii) the title of the document; and
  - (iii) each assessment method used to show that the proposed building work complies with the standard of work specified in the document.

(2) In this regulation—

*assessment method* has the same meaning as in the Building Code.

*performance requirement* has the same meaning as in the Building Code.

## **10 Applications—removal or demolition of buildings**

For the purposes of paragraph 33A (3) (d) of the Act, the following are prescribed requirements in relation to an application in relation to building work that involves the removal or demolition of a building:

- (a) the application shall contain details of the methods to be employed in the execution of the building work including a work plan specified or set out in Australian Standard 2601 as in effect on the day on which this paragraph commences;
- (b) the application shall specify the number of dwellings demolished, if any.

## **11 Applications—asbestos removal requirements**

(1) For the purposes of paragraph 33A (3) (d) of the Act, where an application in relation to building work involves the removal of stable asbestos cement sheeting from a residential building, the application shall contain a statement describing the method proposed to be used to remove the sheeting from the building.

(2) For the purposes of paragraph 33A (3) (d) of the Act, the following are prescribed requirements in relation to an application in relation to building work that involves the removal of asbestos, other than stable asbestos cement sheeting, from a residential building:

- (a) the application shall contain a statement describing—
  - (i) the method proposed to be used to remove the asbestos; and
  - (ii) the approximate quantity and type of asbestos to be removed; and
  - (iii) the equipment to be used to remove the asbestos, including any personal protective equipment;
- (b) the application shall include a program for monitoring airborne asbestos, prepared in accordance with the Building Code.

## **12 Plans—general requirements**

(1) For the purposes of paragraph 34 (1) (c) of the Act, the following are prescribed requirements in relation to plans to accompany all applications:

- (a) the plans, other than existing plans, shall be drawn in accordance with Australian Standard 1100 as in effect on the day on which this paragraph commences;
- (b) the plans shall show any area marked on a certificate of title or deposited plan as an easement;
- (c) the plans shall show any point of connection of a pipe on the parcel of land to—
  - (i) the sewerage system; and
  - (ii) the water main; and
  - (iii) the stormwater system;and, if a point of connection is proposed to be altered during the building work, the plans shall show the proposed alteration;
- (d) the plans shall show the proposed surface stormwater drainage on the parcel of land as at the completion of the proposed building work;

*Building Regulations 1972*

- (e) the plans shall include a site plan on a scale of not less than 1:200 showing the block, section, boundaries and dimensions of the parcel of land.

(2) In this regulation—

*easement* has the same meaning as in section 42S of the Act.

*stormwater system* has the same meaning as in the *Environment Protection Act 1997*.

*the sewerage system* has the same meaning as in Australian Standard 3500 as in effect on 1 March 1999.

*water main* has the same meaning as in Australian Standard 3500 as in effect on 1 March 1999.

**13 Plans—erection or alteration of buildings**

(1) For the purposes of paragraph 34 (1) (c) of the Act, the following are prescribed requirements in relation to plans to accompany an application in relation to building work that involves the erection or alteration of a building:

- (a) any section shown on the plans shall be on a scale of not less than 1:100;
- (b) any detail shown on the plans shall be on a scale of not less than 1:50;
- (c) the plans shall specify the dimensions of all parts, including the footings, of the proposed building or proposed new part of the building, as the case requires;
- (d) unless the application relates solely to the erection of a new building, the plans shall—
  - (i) include the most recent existing plans, including any amendments made to the plans during the building work to which the plans relate; and
  - (ii) show the existing building and the proposed alterations on the same plan in such a way that the existing building and the proposed new part of the building are clearly distinguishable;

*Building Regulations 1972*

- (e) the plans shall show floor plans, sections and elevations (including existing and finished ground levels) to scale and structural details of the proposed building or proposed new part of the building, as the case requires;
- (f) where any part of the building that is proposed to be erected or altered is designed to be used as a Class 5, Class 6, Class 7, Class 8 or Class 9 building—the plans shall specify the maximum live load for that part;
- (g) the plans shall specify the construction and materials to be used in the proposed building or in the proposed new part of the building, as the case requires;
- (h) the plans shall show the location of any stormwater downpipe on the proposed building or on the proposed new part of the building, as the case requires.

(2) In this regulation—

*detail* has the same meaning as in Australian Standard HB 50 as in effect on the day on which this regulation commences.

*section* has the same meaning as in Australian Standard HB 50 as in effect on the day on which this regulation commences.

#### **14 Plans—asbestos removal requirements**

(1) Where an application is for the approval of building work that involves the removal of stable asbestos cement sheeting, it is a requirement for the purposes of paragraph 34 (1) (c) of the Act that the accompanying plans show the location of that sheeting.

(2) For the purposes of paragraph 34 (1) (c) of the Act, the following are prescribed requirements in relation to the plans to accompany an application in relation to building work that involves the removal of asbestos, other than stable asbestos cement sheeting, from a residential building:

- (a) the plans shall show the location of any asbestos that is to be removed during the building work;
- (b) the plans shall show the boundary of the area in which the persons removing the asbestos will be working;

*Building Regulations 1972*

- (c) the plans shall show any place on the parcel of land where asbestos that has been removed from the building is to be stored;
  - (d) the plans shall show the location of any decontamination facility, air filter and air supply equipment proposed to be used during the building work on the parcel of land.
- (3) In this regulation—
- air filter* has the same meaning as in the Building Code.
- air supply* equipment has the same meaning as in the Building Code.
- decontamination facility* has the same meaning as in the Building Code.

**15 Consultation and consent**

- (1) The requirements for the purposes of paragraph 34 (1) (d) of the Act, are that the following consultations take place or consents or approvals be obtained:
- (a) any consent or approval required under a law of the Territory in relation to the proposed building work;
  - (b) where the building work is, or forms part of, a development requiring approval under Division 2 of Part 6 of the Land Act—approval of the development;
  - (c) where the approval referred to in paragraph (b) contains conditions precedent to the commencement of building work—compliance with those conditions;
  - (d) where the parcel of land is in a Designated Area—approval under section 12 of the *Australian Capital Territory (Planning and Land Management) Act 1988* of the Commonwealth;
  - (e) where the building work involves the erection or alteration of a lift—a permit under regulation 17 of the regulations under the *Scaffolding and Lifts Act 1912* of the State of New South Wales in their application in the Territory;
  - (f) consultation with ACTEW Corporation Limited in relation to—
    - (i) the demolition of any building to which electricity, water or sewerage services are supplied or to which an electricity or water meter is connected; and

*Building Regulations 1972*

- (ii) any encroachment of the proposed building or proposed new part of the building, as the case requires, onto an easement; and
  - (iii) the disposal of any non-domestic waste into the sewerage system;
- (g) consultation with the fire commissioner and the chief fire control officer in relation to—
  - (i) any use of an alternative solution in relation to a provision of the Building Code which deals with fire protection; and
  - (ii) any proposed building or proposed new part of a building, as the case requires, with a floor area exceeding 500 square metres that is not a Class 1 or Class 10 building;
- (h) consultation with the chief executive in relation to—
  - (i) where the building work may involve the removal of asbestos—the relevant procedures; and
  - (ii) procedures to be used in the demolition of any building of Class 2, Class 3, Class 4, Class 5, Class 6, Class 7, Class 8 or Class 9; and
  - (iii) any waste management plan provided in the application;
- (i) where it is proposed that the new building or new part of the building is to be used for the sale or supply of liquor—consultation with the registrar of liquor licences in relation to occupancy loading and kitchen, bar and toilet facilities;
- (j) consultation with the chief health officer in relation to the application of any health law to the proposed new building or new part of the building, as the case requires;
- (k) consultation with the Environment Management Authority—
  - (i) where it is proposed that the new building or new part of the building, as the case requires, is to be used to conduct a Class A or Class B activity; or
  - (ii) where an accredited code of practice is applicable to an activity intended to be carried out in the new building or new part of the building, as the case requires.



*Building Regulations 1972*

(2) It is sufficient compliance with the obligation to consult under paragraph (1) (f), (g), (h), (i), (j) or (k) if—

- (a) notification of the details of an application for a building approval is given to the person with whom consultation is to take place; and
- (b) 10 working days have elapsed since it has been given.

(3) In this regulation—

**accredited code of practice** means a code accredited under subsection 31 (1) of the *Environment Protection Act 1997*.

**chief fire control officer** means the Chief Fire Control Officer under the *Bushfire Act 1936*.

**chief health officer** means the Chief Health Officer under the *Public Health Act 1997*.

**chief inspector** has the same meaning as in the regulations under the *Scaffolding and Lifts Act 1912* of the State of New South Wales in their application in the Territory.

**Class A activity** means an activity listed in clause 2 of Schedule 1 of the *Environment Protection Act 1997*.

**Class B activity** means an activity listed in clause 3 of Schedule 1 of the *Environment Protection Act 1997*.

**Designated Area** has the same meaning as in the *Australian Capital Territory (Planning and Land Management) Act 1988* of the Commonwealth.

**Environment Management Authority** means the Environment Management Authority under the *Environment Protection Act 1997*.

**fire commissioner** means the Fire Commissioner under the *Fire Brigade (Administration) Act 1974*.

**health law** means a law of the Territory that has as 1 of its objects or purposes the protection of public health.

**registrar of liquor licences** means the Registrar of Liquor Licences under the *Liquor Act 1975*.

**working days** means a day other than a Saturday or Sunday or another day that is a public holiday in the Territory.

## **16 Stages of building work**

(1) For the purposes of subsection 38A (1) of the Act, the prescribed stages of building work are—

- (a) completion of—
  - (i) excavation; and
  - (ii) placement of formwork; and
  - (iii) placement of steel reinforcing;  
for the footings but before any concrete for the footings is poured;
- (b) completion of the structural framework, and in the case of a Class 1 or Class 10 building, before the placement of any internal lining;
- (c) completion of placement of formwork, and placement of steel reinforcing, for—
  - (i) in the case of a Class 1 or Class 10 building—any reinforced concrete member; and
  - (ii) in any other case—any reinforced concrete member specified by the certifier in the relevant building approval;  
but before any concrete for the member is poured; and
- (d) completion of the building work approved in the relevant building approval.

(2) In this regulation—

**Class 10**, in relation to a building, has the same meaning as in the Building Code.

## **17 Consent or approval on completion of building work**

For the purposes of paragraph 40 (1) (f) of the Act, the following consents or approvals are prescribed:

- (a) where an approval for building work given under the Land Act is subject to a condition—the approval of the person who gave that condition to the manner in which the condition has been satisfied;

*Building Regulations 1972*

- (b) approval of the installation of any fire appliance in the new building or new part of the building, as the case requires, under subregulation 3 (4) of the *Fire Brigade Regulations*;
- (c) approval under regulation 21 of the regulations under the *Scaffolding and Lifts Act 1912* of the State of New South Wales in their application in the Territory.

**18 Cost of work**

For the purposes of paragraph 58B (c) of the Act, the prescribed amount is \$5,000.

**19 Expiration of warranty**

For the purposes of subsection 58C (3) of the Act, the prescribed period is 5 years.

**20 Residential building work insurance**

- (1) For the purposes of paragraph 58E (1) (b) of the Act, the prescribed amount is \$85,000.
- (2) For the purposes of paragraphs 58E (1) (c) and (d) of the Act, the prescribed period is 5 years.
- (3) For the purposes of paragraph 58E (1) (j) of the Act, the prescribed period is 90 days.
- (4) For the purposes of subsection 58E (2) of the Act, the prescribed amount is \$500.
- (5) For the purposes of paragraph 58E (7) (f) of the Act, the prescribed amount is \$10,000.

**21 Furnishing copies of documents**

Copies of plans submitted in accordance with the Act shall not be furnished except in accordance with the instructions of—

- (a) the lessee or the owner of the parcel of land on which the building to which the plans relate is erected; or
- (b) where the plans relate to a unit within the meaning of the *Unit Titles Act 1970*—the proprietor of the unit.

**22 Exemptions for photovoltaic panels, solar water heaters and airconditioners**

(1) Parts 3 and 5A of the Act do not apply to building work for the installation, alteration or removal of—

- (a) an externally mounted photovoltaic panel or solar water heater for a class 1 or class 10a building, if the building work—
  - (i) does not involve any alteration that would affect the structural sufficiency or stability of the building; and
  - (ii) complies with the building code; or
- (b) an externally mounted airconditioning unit for a class 1 or class 10a building, if—
  - (i) the building work does not involve any alteration that would affect the structural sufficiency or stability of the building; and
  - (ii) the building work complies with the building code; and
  - (iii) the unit is not the main source of ventilation—
    - (A) if the unit is installed for a particular room—for that room; or
    - (B) if the unit is installed for a building—for that building.

*Note* The building code includes standards for load bearing and waterproofing.

(2) In this regulation:

***solar water heater***, for a building, means a solar water panel designed to be mounted externally, together with any hot water tank that holds water heated by the panel.

---

## *Building Regulations 1972*

### ENDNOTES

#### 1 About this republication

This is a republication of the *Building Regulations 1972* as in force under the *Building Act 1972* on 1 January 2001. It includes all amendments made to the regulations up to Act 2000 No 66.

Amending laws are annotated in the table of legislation and table of amendments.

This subordinate law has been renumbered. See the table of renumbered provisions for details.

The Parliamentary Counsel's Office currently prepares 2 kinds of republications of ACT laws: authorised printed republications to which the *Legislation (Republication) Act 1996* applies and unauthorised electronic republications. The status of a republication appears on its cover and from its republication number.

A republication number without a letter (eg 1, 2, 3 etc) indicates that the republication is an authorised printed republication. A number with a letter (eg 1A, 1B, 1C etc) indicates that the republication is an unauthorised electronic republication.

Section 13 of the *Legislation (Republication) Act 1996* authorises the Parliamentary Counsel, in preparing a law for republication, to make textual amendments of a formal nature which the Parliamentary Counsel considers desirable in accordance with current legislative drafting practice. The amendments do not effect a substantive change in the law.

In preparing this republication, amendments have not been made under section 13.

Not all amendments made under section 13 are annotated in the table of amendments.

Full details of any amendments can be obtained from the Parliamentary Counsel's Office.

#### 2 About the republished subordinate law

The *Building Regulations 1972* were originally made under the *Building Ordinance 1972* (now the *Building Act 1972*). They were renamed by the *Building Regulations Amendment 2000* No 54 (see reg 3).

#### 3 Abbreviation key

##### Key to abbreviations in tables

am = amended	pres = present
amdt = amendment	prev = previous
ch = chapter	(prev...) = previously
cl = clause	prov = provision
dict = dictionary	pt = part
def = definition	r = rule/subrule
div = division	reg = regulation/subregulation
exp = expires/expired	renum = renumbered
Gaz = Gazette	reloc = relocated
hdg = heading	R[X] = Republication No
ins = inserted/added	s = section/subsection
LR = Legislation (Republication) Act 1996	sch = schedule
mod = modified	sdiv = subdivision
No = number	sub = substituted
notfd = notified	SL = Subordinate Law
o = order	sp = spent
om = omitted/repealed	* = SL unless otherwise stated
orig = original	† = Act or Ordinance unless otherwise stated
p = page	
par = paragraph	

*Building Regulations 1972*

**4 Table of legislation**

Subordinate law*	Year and number*	Gazette notification	Commencement	Transitional provisions
<i>Building Regulations</i>	1972 No 8	24 Aug 1972	1 Sept 1972	
	1974 No 5	29 Mar 1974	29 Mar 1974	—
	1975 No 3	27 Feb 1975	27 Feb 1975	—
	1978 No 2	1 Feb 1978	1 Feb 1978	—
	1979 No 18	5 Oct 1979	5 Oct 1979	—
	1979 No 26	29 Nov 1979	29 Nov 1979	—
	1981 No 22	21 Oct 1981	21 Oct 1981	—
	1982 No 34	18 Aug 1982	18 Aug 1982	—
	1983 No 7	24 Aug 1983	24 Aug 1983	—
	1984 No 26	12 Dec 1984	12 Dec 1984	—
	1987 No 11	16 Sept 1987	16 Sept 1987	—
	1988 No 25	9 Dec 1988	9 Dec 1988	—
	1990 No 12	5 Sept 1990	5 Sept 1990	—
	1991 No 23	4 Oct 1991	4 Oct 1991	—
	1992 No 33	11 Dec 1992	9 Dec 1992 (see reg 1 and Gaz 1992 No S230 p 2)	—
	1996 No 3	29 Mar 1996	29 Mar 1996	—
	1997 No 29	27 Oct 1997	27 Oct 1997	—
	1998 No 40	4 Jan 1999	4 Jan 1999 (see reg 1 and Gaz 1999 No S1)	—
	<i>Utilities (Consequential Provisions) Act 2000</i>	2000 No 54	21 Dec 2000	21 Dec 2000
2000 No 66		20 Dec 2000	ss 1 and 2: 20 Dec 2000 remainder: 1 Jan 2001 (see Gaz 2000 No S69 p 3)	—

**5 Table of amendments**

Provision	How affected*
reg 1.....	sub 2000 No 54 reg 3
reg 2.....	am 1978 No 2; 1979 No 18; 1981 No 22; 1983 No 7; 1991 No 23 sub 1998 No 40 reg 3
reg 3.....	(prev reg 15) am 1975 No 3; 1978 No 2 om 1983 No 7 ins 1984 No 26 am 1988 No 25; 1990 No 12; 1998 No 40 reg 6 renum and reloc 1998 No 40 reg 6
reg 4.....	(prev reg 3) am 1978 No 2 om 1979 No 26 ins 1992 No 33 renum 1998 No 40 reg 8
reg 5.....	(prev reg 3A) ins 1998 No 40 reg 4 renum 1998 No 40 reg 8

*Building Regulations 1972*

**5 Table of amendments—continued**

Provision	How affected*
reg 6.....	(prev reg 3B) ins 1998 No 40 reg 4 renum 1998 No 40 reg 8
reg 6A.....	ins 1979 No 18 om 1983 No 7
reg 7.....	orig reg 7 am 1978 No 2; 1979 No 18 om 1983 No 7 (prev reg 3C) ins 1998 No 40 reg 4 renum 1998 No 40 reg 8
reg 8.....	orig reg 8 am 1978 No 2; 1979 No 18 om 1983 No 7 (prev reg 3D) ins 1998 No 40 reg 4 renum 1998 No 40 reg 8
reg 9.....	orig reg 9 am 1974 No 5 sub 1975 No 3 am 1978 No 2 sub 1979 No 18 am 1981 No 22; 1982 No 34 om 1983 No 7 (prev reg 3E) ins 1998 No 40 reg 4 renum 1998 No 40 reg 8
reg 10.....	orig reg 10 om 1975 No 3 (prev reg 3F) ins 1998 No 40 reg 4 renum 1998 No 40 reg 8
reg 11.....	orig reg 11 am 1975 No 3; 1978 No 2 om 1983 No 7 (prev reg 3G) ins 1998 No 40 reg 4 renum 1998 No 40 reg 8
reg 12.....	orig reg 12 am 1975 No 3; 1978 No 2; 1983 No 7; 1987 No 11 om No 29, 1997 (prev reg 3H) ins 1998 No 40 reg 4 renum 1998 No 40 reg 8 am Act 2000 No 66 sch 2 pt 1
reg 13.....	orig reg 13 am 1978 No 2 om 1983 No 7 (prev reg 3I) ins 1998 No 40 reg 4 renum 1998 No 40 reg 8
reg 14.....	orig reg 14 om 1998 No 40 reg 5 (prev reg 3J) ins 1998 No 40 reg 4 renum 1998 No 40 reg 8
reg 15.....	(prev reg 3K) ins 1998 No 40 reg 4 renum 1998 No 40 reg 8
reg 16.....	orig reg 16 am 1975 No 3; 1978 No 2 om 1983 No 7 (prev reg 3L) ins 1998 No 40 reg 4 renum 1998 No 40 reg 8

*Building Regulations 1972*

**5 Table of amendments—continued**

---

Provision	How affected*
reg 17.....	orig reg 17 am 1975 No 3; 1978 No 2; 1981 No 22 om 1983 No 7 (prev reg 3M) ins 1998 No 40 reg 4 renum 1998 No 40 reg 8
reg 18.....	(prev reg 4) sub 1978 No 2 om 1983 No 7 ins 1996 No 3 renum 1998 No 40 reg 8
reg 19.....	orig reg 19 om 1991 No 23 (prev reg 5 ) am 1979 No 26 om 1983 No 7 ins 1996 No 3 renum 1998 No 40 reg 8
reg 20.....	orig reg 20 om 1991 No 23 (prev reg 6 ) am 1974 No 5 sub 1975 No 3 am 1978 No 2; 1979 No 18; 1981 No 22 om 1983 No 7 ins 1996 No 3 renum 1998 No 40 reg 8
reg 21.....	orig reg 21 am 1979 No 18 om 1991 No 23 (prev reg 18 ) am 1974 No 5; 1975 No 3; 1979 No 18 sub 1981 No 22 am 1983 No 7; 1998 No 40 reg 7 renum 1998 No 40 reg 8
reg 22.....	om 1991 No 23 ins 2000 No 54 reg 4
hdg to The Schedule.....	om 1975 No 3
hdg to Schedules.....	ins 1975 No 3
hdg to sch 1 .....	ins 1975 No 3
sch 1 .....	am 1979 No 18; 1984 No 26 om 1991 No 23
sch 2 .....	ins 1975 No 3 sub 1981 No 22 om 1983 No 7

---



*Building Regulations 1972*

**6 Table of earlier republications**

Republication No	Amendments to	Republication date
(1)	SL 1991 No 23	30 September 1991
(2)	SL 1992 No 33	30 April 1993
(3)	SL 1996 No 3	31 March 1996
4	SL 1998 No 40	31 July 1999
4A	SL 2000 No 54	21 December 2000

**7 Table of renumbered provisions**

as made by SL 1998 No 40

Previous	Renumbered as	Previous	Renumbered as
3 .....	4	3I .....	13
3A .....	5	3J .....	14
3B .....	6	3K .....	15
3C .....	7	3L .....	16
3D .....	8	3M .....	17
3E .....	9	4 .....	18
3F .....	10	5 .....	19
3G .....	11	6 .....	20
3H .....	12	18 .....	21