

**FROM THE HEAD OF DIVISION
Philip Irwin**



Department of
**Finance and
Personnel**

www.dfpni.gov.uk

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Date: 30th June 2011

Dear Consultee

**CONSULTATION ON PROPOSALS FOR THE BUILDING REGULATIONS
(NORTHERN IRELAND) 2011: PHASE TWO**

I am writing to invite you to respond to the Department's proposals (Phase 2) for replacing the Building Regulations (Northern Ireland) 2000 (the 2000 Regulations) with a new set of Building Regulations (to be called The Building Regulations (Northern Ireland) 2011).

Building Regulations apply to most building work and are made principally to ensure the health, safety, welfare and convenience of people in and around buildings, the conservation of fuel and power, the protection and enhancement of the environment and the promotion of sustainable development.

Work is on-going on the development of a new set of Building Regulations which will consolidate the 2000 Regulations and subsequent amendments. The new Regulations will include technical uplifts to a number of Parts and new provisions brought about by the Building Regulations (Amendment) Act (Northern Ireland) 2009 will also be included. The existing Technical Booklets which provide deemed-to-satisfy provisions will be replaced by a new suite of guidance Technical Booklets.

This consultation represents the second phase of three planned phases of consultation to introduce a complete new set of regulations. Phase 3 consultation will take place later in 2011.

Phase 1 consisted of proposals on:

- the introduction of new guidance-based Technical Booklets for Parts E (Fire safety), H (Stairs, ramps, guarding and protection from impact), N (Drainage) and V (Glazing) with no or little regulatory change; and
- technical uplifts and new guidance-based Technical Booklets for Part C (Preparation of site and resistance to moisture) and Part G (Sound insulation of dwellings).

Phase 2 consists of proposals on:

- the introduction of new guidance-based Technical Booklets for Part B (Materials and Workmanship), Part D (Structure), Part J (Solid waste in buildings) and Part R (Access to and use of buildings) with no or little regulatory change;
- technical uplifts and new guidance-based Technical Booklets for Part F (Conservation of fuel and power), Part K (Ventilation), Part L (Combustion appliances and fuel storage systems) and Part P (Sanitary appliances and unvented hot water storage systems);
- additional amendments to Part H (Stairs, ramps, guarding and protection from impact) and Technical Booklets E (Fire safety) & N (Drainage) as a result of Phase 1 consultation; and
- amendments to Part A (Interpretation and general) including consequential changes required as a result of proposed amendments to technical Parts.

Phase 3 will be a review of the Prescribed Fees Regulations.

As well as this letter, the full package of consultation documents, accessed using the web address below, contains the following: –

- Consultation Proposals;
- Response Form for Consultees;
- Regulatory Impact Assessment (Phase 2 Draft for Consultation);
- Draft Building Regulations (Northern Ireland) 2011; and
- Technical Booklets for Parts B, D, F, H, J, K, L, P and R.

The draft Building Regulations identify all changes proposed to the current regulations. The draft Regulatory Impact Assessment outlines the main issues, gives an assessment of the benefits of the proposed amendments and an estimate of the principal costs of the proposals.

Responding to this consultation

Should you wish to take part in this consultation the package of consultation documents can be accessed online on the Department's website: -

www.buildingregulationsni.gov.uk

A hard copy will only be provided in exceptional circumstances; a copy in an alternative format may be obtained by telephoning 028 9051 2704 or by emailing karen.mckernon@dfpni.gov.uk.

I look forward to receiving your comments and views concerning the proposals contained in this consultation package. **In order to assist our analysis of responses you are asked to use the Response Form included on the web site and to submit your reply electronically.**

Responses should preferably be returned electronically to

karen.mckernon@dfpni.gov.uk or alternatively posted or faxed to: -

Consultation Co-ordinator
Department of Finance and Personnel
Building Standards Branch
Level 5
Causeway Exchange
1-7 Bedford Street
Belfast
BT2 7EG
Fax: 028 9082 3282

The Department will consider all responses to this consultation received on or before the **closing date, which is 4:00pm on Friday 14th October 2011** (*It is important to note that submissions made after this date cannot be considered*).

Code of practice on consultations

In light of the requirements of the Code of Practice on Access to Government and the Freedom of Information Act, responses may be made available to the public on request. We may also wish to make responses to this consultation available to the Northern Ireland Assembly and for public inspection either at the Building Standards Branch Office or website.

You have the option of indicating that you wish your response to remain confidential and the Department will generally respect that request. Should it be decided that the public interest must override that request the Department will contact you before disclosure and, if appropriate, provide an opportunity for your response to be withdrawn.

If you have any comments about the consultation process itself (rather than the content of the document) these should be directed to the consultation co-ordinator at the postal or e-mail address, or fax number given above.

Yours faithfully



Philip Irwin