



Llywodraeth Cymru
Welsh Government

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Rheoliadau Adeiladu (Cymru)

Cylchlythyr

Rhif y Cylchlythyr:		Dyddiad cyhoeddi:	DD / MM / BBBB
Statws:			
Teitl:			
Cyhoeddwyd gan:			
Cyfeiriwyd at:		Anfonwch ymlaen at:	
Crynodeb:			
I gael rhagor o wybodaeth cysylltwch â:			
	Llinell Uniongyrchol:		
	E-bost:		
	Gwefan:		

DEDDF ADEILADU 1984

RHEOLIADAU ADEILADU (AROLYGWYR CYMERADWY ETC.) 2010 O.S. 2010/2215

CYFLWYNIAD

1. Fe'm cyfarwyddir gan Weinidogion Cymru i dynnu'ch sylw at Reoliadau Adeiladu (Arolygwyr Cymeradwy etc.) (Diwygio) (Cymru) 2014 O.S. Rhif 58 (Cy.5) ("y Rheoliadau Diwygio"), a wnaed ar 14 Ionawr 2014 ac a ddaw i rym ar 10 Chwefror 2014.
2. Gwnaed y diwygiadau gan Weinidogion Cymru wrth iddynt arfer y pwerau yn Neddf Adeiladu 1984.
3. Mae'r diwygiadau hyn yn gymwys i Reoliadau Adeiladu (Arolygwyr Cymeradwy etc.) 2010 (O.S. 2010/2215) ("Rheoliadau AC").
5. Diben y Cylchlythyr hwn yw tynnu sylw at y diwygiadau hyn ac esbonio'r newidiadau y maent yn eu gwneud i Reoliadau Adeiladu (Arolygwyr Cymeradwy etc.) 2010 o ran Cymru.

CYMHWYSO'R RHEOLIADAU

6. Nid yw'r newidiadau a wnaed gan y Rheoliadau Diwygio yn gymwys i Loegr nac i adeiladau ynni a eithrir yng Nghymru..

DIWYGIADAU I DREFNIADAU RHEOLI ADEILADU AR GYFER AROLYGWYR CYMERADWY

7. Mae'r Rheoliadau hyn yn dileu'r gofynion i Arolygwyr Cymeradwy anfon copiâu o'u hysbysiadau cymeradwyo a'u datganiadau yswiriant gyda phob hysbysiad neu dystysgrif a roddir i'r awdurdod lleol. Yn lle hynny, bydd Gweinidogion Cymru neu'r corff cymeradwyo a ddynodir yn cadw cofrestr ganolog o hysbysiadau cymeradwyo a datganiadau yswiriant ar gyfer pob arolygydd cymeradwy, a fydd ar gael i'w harchwilio.
8. Bydd angen i arolygwyr cymeradwy ddatgan ar yr hysbysiadau a'r dystysgrifau priodol a roddir i'r awdurdodau lleol eu bod wedi'u cymeradwyo a bod ganddynt yr yswiriant priodol. Os bydd awdurdod lleol yn edrych ar y gofrestr ganolog ac yn gweld nad yw arolygydd cymeradwy wedi'i gymeradwyo ar y pryd neu nad oes ganddo'r yswiriant perthnasol, bydd yr awdurdod lleol yn gallu gwrthod yr hysbysiad neu'r dystysgrif a anfonir ato.
9. Mae tabl yn Atodiad A i'r Cylchlythyr hwn sy'n nodi'r holl newidiadau a wnaed i Reoliadau Adeiladu (Arolygwyr Cymeradwy etc.) 2010 gan O.S. 2014/58 (Cy.5).

10. Ceir copïau yn Atodiad B o'r ffurflenni yr effeithir arnynt ac sydd i'w defnyddio gan yr Arolygwyr Cymeradwy o 10 Chwefror 2014 ymlaen pan fydd y diwygiadau'n dod i rym. Y ffurflenni o dan sylw yw'r hysbysiad cychwynnol, yr hysbysiad diwygio, y dystysgrif planiau, y dystysgrif planiau wedi ei chyfuno â hysbysiad cychwynnol, a'r dystysgrif derfynol. Ni ddylai'r hen fersiynau o'r ffurflenni gael eu defnyddio mwyach.

DARPARIAETHAU TROSIANNOL

11. Nid oes unrhyw ddarpariaethau trosiannol mewn perthynas â'r rheoliadau diwygio, ac mewn achosion o'r fath, bydd y darpariaethau sydd yn y rheoliadau yn gymwys ar y dyddiad y daw'r rheoliad i rym.

YMHOLIADAU

12. Os oes gennych unrhyw ymholiadau am y Cylchlythyr hwn, dylech eu cyfeirio at:

Colin Blick, Rheoliadau Adeiladu, Llywodraeth Cymru, Rhyd-y-car,
Merthyr Tudful, CF48 1UZ.

Ffôn: 03000 628144.

E-bost: Colin.Blick@wales.gsi.gov.uk.

Yn gywir



François Samuel
Pennaeth Rheoliadau Adeiladu

Atodiad A

Rheoliadau Adeiladu (Arolygwyr Cymeradwy etc.) (Diwygio) (Cymru) 2014 (O.S. 2014/58 (Cy.5))

Mae'r tabl a ganlyn yn rhestru'r holl newidiadau a wnaed i Reoliadau Adeiladu (Arolygwyr Cymeradwy etc.) 2010 gan O.S. 58 (Cy.5):

O.S. 2010/2215 Rhif y Rheoliad	O.S 2014/58 Rhif y Rheoliad	Y Newid a Wnaed
-	-	Diwygiadau i Reoliadau (Arolygwyr Cymeradwy etc.) 2010. Maent yn cyflwyno gofynion newydd i'r rheoliadau.
5A	3	Yswiriant Arolygwyr Cymeradwy. Mae'n mewnosod gofyniad i Arolygwyr Cymeradwy sy'n rhoi hysbysiad neu dystysgrif i awdurdod lleol sicrhau eu bod wedi anfon datganiad yswiriant perthnasol at y corff cymeradwyo.
7	4	Rhestrau o gymeradwyaethau a dynodiadau. Mae'n mewnosod gofyniad i'r corff cymeradwyo gadw copi o'r dystysgrif gymeradwyo a'r datganiad yswiriant ar gyfer pob arolygydd cymeradwy.
30 (2) (c)	5	Cofrestr o hysbysiadau a thystysgrifau. Mae'n dileu'r gofyniad i gadw enwau a chyfeiriadau yswirwyr ar y gofrestr.
--	--	Atodlen 1 i Reoliadau Arolygwyr Cymeradwy 2010. Mae'n cyflwyno'r diwygiadau i Atodlen 1.
Atodlen 1	6	Atodlen 1 i Reoliadau 2010 (ffurflenni rhagnodedig ar gyfer hysbysiadau a thystysgrifau – Ffurflenni 1 i 5). Mae'n dileu'r gofyniad i Arolygwyr Cymeradwy anfon copi o'r ddogfen sy'n tystio eu bod yn arolygwyr cymeradwy a chopi o'u datganiad yswiriant gyda phob hysbysiad neu dystysgrif. Mae'n mewnosod gofyniad i Arolygwyr Cymeradwy ddatgan bod ganddynt statws Arolygwyr Cymeradwy a bod ganddynt yr yswiriant priodol, ac mae'n ei gwneud yn ofynnol i gopi o'r hysbysiad a'r datganiad gael eu cadw ar y gofrestr a gedwir gan Gyngor y Diwydiant Adeiladu.

Atodlen 2	7	Atodlen 2 i Reoliadau Arolygwyr Cymeradwy 2010 (seiliau dros wrthod hysbysiad cychwynnol neu hysbysiad diwygio). Mae'n dileu'r sail dros wrthod am fethu ag anfon hysbysiad cymeradwyo, ac mae'n diwygio'r sail dros wrthod mewn perthynas ag yswiriant.
Atodlen 3	8	Atodlen 3 i Reoliadau Arolygwyr Cymeradwy 2010 (seiliau dros wrthod tystysgrifau). Mae'n diwygio'r sail dros wrthod mewn perthynas ag yswiriant.
Atodlen 4	9	Atodlen 4 i Reoliadau Arolygwyr Cymeradwy 2010 (seiliau dros wrthod hysbysiad terfynol). Mae'n diwygio'r sail dros wrthod mewn perthynas ag yswiriant.

SCHEDULE 1

Forms

Form 1

**Section 47 of the Building Act 1984 (“The Act”)
The Building (Approved Inspectors etc.) Regulations 2010 (“the 2010
Regulations”)**

INITIAL NOTICE

To: **(1)**

1. This notice relates to the following works: **(2)**
2. The approved inspector in relation to the work is: **(3)**
3. The person intending to carry out the work is: **(3)**
4. With this notice are the following documents, which are those relevant to the work described in this notice— **(4)**
 - [(c) in the case of the erection or extension of a building, a plan to scale of not less than 1:1250 showing the boundaries and location of the site and (where the work includes the construction of a new drain or private sewer) a statement—
 - (i) as to the approximate location of any proposed connection to be made to a sewer, or
 - (ii) if no connection is to be made to a sewer, as to the proposals for the discharge of the proposed drain or private sewer including the location of any septic tank and associated secondary treatment system, or any wastewater treatment system or any cesspool;]
 - [(d) a statement of any local enactment relevant to the work, and of the steps to be taken to comply with it.]
5. The work [is]/[is not] **(5)** minor work. **(6)**
6. I **(7)** declare that I do not, and will not while this notice is in force, have any financial or professional interest **(8)** in the works described.] **(9)**
7. The approved inspector [will]/[will not] **(10)** be obliged to consult the fire and rescue authority by regulation 12 of the 2010 Regulations.
8. I **(7)** undertake to consult the fire and rescue authority before giving a plans certificate in accordance with section 50 of the Act or a final certificate in accordance with section 51 of the Act in respect of any of the work described above.] **(9)**
9. The approved inspector [will]/[will not] **(11)** be obliged to consult the sewerage undertaker by regulation 13 of the 2010 Regulations.

10. I (7) undertake to consult the sewerage undertaker before giving a plans certificate in accordance with section 50 of the Act or a final certificate in accordance with section 51 of the Act in respect of any of the work described above.] (9)
11. I (7) am aware of the obligations laid upon me by Part 2 of the Act and by regulation 8 of the 2010 Regulations.
12. I (7) am an approved inspector for the purposes of Part 2 of the Act in respect of the work described in this notice.
13. Copies of the notice of approval and of a declaration of insurance relevant to the work described in this notice are on the register kept by the body designated under regulation 3 of the 2010 Regulations.

Signed

Signed

Approved Inspector

Person intending to carry out the work

Date

Date

NOTES

- (1) Name and address of local authority.
- (2) Location and description of the work, including the use of any building to which the work relates.
- (3) Name and address.
- (4) The local authority may reject this notice only on grounds prescribed by Welsh Ministers. These are set out in Schedule 2 to the 2010 Regulations. They include failure to provide relevant documents. The documents listed in paragraph 4 of the notice relevant to the work described above should therefore be sent with this notice. Any sub-paragraph which does not apply should be deleted.
- (5) Delete whichever does not apply.
- (6) "Minor work" has the meaning given in regulation 9(5) of the 2010 Regulations. If the work is not minor work, the declaration in paragraph 6 must be made.
- (7) Name of the approved inspector.
- (8) "Professional or financial interest" has the meaning given in regulation 9 of the 2010 Regulations.
- (9) Delete this statement if it does not apply.
- (10) Delete whichever does not apply. If the inspector is obliged to consult the fire and rescue authority, the declaration in paragraph 8 must be made.
- (11) Delete whichever does not apply. If the inspector is obliged to consult the sewerage undertaker, the declaration in paragraph 10 must be made.

Form 2

Section 51A of the Building Act 1984 (“the Act”) The Building (Approved Inspectors etc.) Regulations 2010 (“the 2010 Regulations”)

AMENDMENT NOTICE

To: **(1)**

1. This notice amends the initial notice a copy of which accompanies this notice.
2. This notice amends the work in the initial notice in the following manner: **(2)**
3. With this notice are the following documents, which are those relevant to the work described in this notice— **(3)**
 - (a) a copy of the original notice;
 - (c) either—
 - (i) a statement to the effect that all plans submitted with the original notice remain unchanged, or
 - (ii) all amended plans, and a statement to the effect that any plans not included remain unchanged; **(4)**
 - [(e) in the case of the erection or extension of a building, a plan to a scale of not less than 1:1250 showing the boundaries and location of the site and (where the work includes the construction of a new drain or private sewer) a statement—
 - (i) as to the approximate location of any proposed connection to be made to a sewer, or
 - (ii) if no connection is to be made to a sewer, as to the proposals for the discharge of the proposed drain or private sewer, including the location of any septic tank and associated secondary treatment system, or any wastewater treatment system or any cesspool;]
 - [(f) a statement of any local enactment relevant to the work, and of the steps taken to comply with it.]
4. The work [is]/[is not] **(4)** minor work. **(5)**
5. I **(6)** declare that I do not, and will not while this notice is in force, have any financial or professional interest **(7)** in the work described.] **(8)**
6. I **(6)** am satisfied that plans relating to the work described above have been submitted to me, and that they neither are defective nor show work which, if carried out in accordance with them, would contravene any provision of building regulations.] **(8)**
7. The approved inspector [will]/[will not] **(9)** be obliged to consult the fire and rescue authority by regulation 12 of the 2010 Regulations.

8. I **(6)** undertake to consult the fire and rescue authority before giving a plans certificate in accordance with section 50 of the Act or a final certificate in accordance with section 51 of the Act in respect of any of the work described above.] **(8)**
9. The approved inspector [will]/[will not] **(10)** be obliged to consult the sewerage undertaker by regulation 13 of the 2010 Regulations.
10. I **(6)** undertake to consult the sewerage undertaker before giving a plans certificate in accordance with section 50 of the Act or a final certificate in accordance with section 51 of the Act in respect of any of the work described above.] **(8)**
11. I **(6)** am aware of the obligations laid upon me by Part 2 of the Act and by regulation 8 of the 2010 Regulations.
12. I **(6)** am approved inspector for the purposes of Part 2 of the Act and the above work is [the whole]/[part] of the work described in an initial notice given by me and dated: **(11)**
13. Copies of the notice of approval and of a declaration of insurance relevant to the work described in this notice are on the register kept by the body designated under regulation 3 of the 2010 Regulations.

Signed

Signed

Approved Inspector

Person intending to carry out the work

Date

Date

NOTES

- (1)** Name and address of local authority.
- (2)** Location and/or description of the new work in the amendment notice and how it amends the work mentioned in the initial notice including the use of any building to which the new work relates.
- (3)** The local authority may reject this notice only on grounds prescribed by Welsh Ministers. These are set out in paragraphs 1 to 11 of Schedule 2 to the 2010 Regulations. They include failure to provide relevant documents. The documents listed in paragraph 3 of the notice relevant to the work described above should therefore be sent with this notice. Any sub-paragraph which does not apply should be deleted.
- (4)** Delete whichever does not apply.
- (5)** "Minor work" has the meaning given in regulation 9(5) of the 2010 Regulations. If the work is not minor work, the declaration in paragraph 5 must be made.
- (6)** Name of the approved inspector.
- (7)** "Professional or financial interest" has the meaning given in regulation 9 of the 2010 Regulations.
- (8)** Delete this statement if it does not apply.

- (9)** Delete whichever does not apply. If the inspector is obliged to consult the fire and rescue authority, the declaration in paragraph 8 must be made.
- (10)** Delete whichever does not apply. If the inspector is obliged to consult the sewerage undertaker, the declaration in paragraph 10 must be made.
- (11)** Insert date.

Form 3

Section 50 of the Building Act 1984 (“the Act”) The Building (Approved Inspectors etc.) Regulations 2010 (“the 2010 Regulations”)

PLANS CERTIFICATE

1. This certificate relates to the following work: **(1)**
2. I am an approved inspector for the purposes of Part 2 of the Act and the above work is [the whole]/[part] **(2)** of the work described in an initial notice given by me and dated. **(3)**
3. Copies of the notice of approval and of a declaration of insurance relevant to the work described in this certificate are on the register kept by the body designated under regulation 3 of the 2010 Regulations.
4. Plans of the work specified above have been submitted to me and I am satisfied that the plans neither are defective nor show that work carried out in accordance with them would contravene any provision of building regulations.
5. The work [is]/[is not] **(2)** minor work. **(4)**
6. I declare that I have had no financial or professional interest **(5)** in the work described since giving the initial notice described in paragraph 2.] **(6)**
7. I have consulted the fire and rescue authority in accordance with regulation 12 of the 2010 Regulations.] **(6)**
8. I have consulted the sewerage undertaker in accordance with regulation 13 of the 2010 Regulations.] **(6)**
9. The plans to which this certificate relates bear the following date and reference number: **(7)**

Signed

Approved Inspector

Date

NOTES

- (1)** Location and description of the work, including the use of any building to which the work relates.
- (2)** Delete whichever does not apply.
- (3)** Insert date.
- (4)** "Minor work" has the meaning given in regulation 9(5) of the 2010 Regulations. If the work is not minor work, the declaration in paragraph 6 must be made.

(5) "Professional or financial interest" has the meaning given in regulation 9 of the 2010 Regulations.

(6) Delete this statement if it does not apply.

(7) Insert the date and reference number.

Form 4

Sections 47 and 50 of the Building Act 1984 (“the Act”) The Building (Approved Inspectors etc.) Regulations 2010 (“the 2010 Regulations”)

COMBINED INITIAL NOTICE AND PLANS CERTIFICATE

To: **(1)**

1. This notice relates to the following work: **(2)**
2. The approved inspector in relation to the work is: **(3)**
3. The person intending to carry out the work is: **(3)**
4. With this notice are the following documents, which are those relevant to the work described in this notice— **(4)**

[(c) in the case of the erection or extension of a building, a plan to a scale of not less than 1:1250 showing the boundaries and location of the site and (where the work includes the construction of a new drain or private sewer) a statement—

- (i) as to the approximate location of any proposed connection to be made to a sewer, or
- (ii) if no connection is to be made to a sewer, as to the proposals for the discharge of the proposed drain or private sewer, including the location of any septic tank and associated secondary treatment system, or any wastewater treatment system or any cesspool;]

[(d) a statement of any local enactment relevant to the work, and of the steps to be taken to comply with it.]

5. The work [is]/[is not] **(5)** minor work. **(6)**
6. I **(7)** declare that I do not, and will not while this notice is in force, have any financial or professional interest **(8)** in the work described.] **(9)**
7. I **(7)** am satisfied that plans relating to the work described above have been submitted to me, and that they neither are defective nor show work which, if carried out in accordance with them, would contravene any provision of building regulations.
8. The approved inspector [is]/[is not] **(10)** obliged to consult the fire and rescue authority by regulation 12 of the 2010 Regulations.
9. I **(7)** have consulted the fire and rescue authority in accordance with regulation 12.] **(9)**
10. I **(7)** undertake to consult the fire and rescue authority before giving a final certificate in accordance with section 51 of the Act in respect of any of the work described above.] **(9)**

11. The approved inspector [is]/[is not] **(11)** obliged to consult the sewerage undertaker by regulation 13 of the 2010 Regulations.
12. I **(7)** have consulted the sewerage undertaker in accordance with regulation 13.] **(9)**
13. I **(7)** undertake to consult the sewerage undertaker before giving a final certificate in accordance with section 51 of the Act in respect of any of the work described above.] **(9)**
14. The plans to which this certificate relates bear the following date and reference number. **(12)**
15. I **(7)** am aware of the obligations laid upon me by Part 2 of the Act and by regulation 8 of the 2010 Regulations.
16. I **(7)** am an approved inspector for the purposes of Part 2 of the Act in respect of the work described in this notice.
17. Copies of the notice of approval and of a declaration of insurance relevant to the work described in this notice are on the register kept by the body designated under regulation 3 of the 2010 Regulations.

Signed

Signed

Approved Inspector

Person intending to carry out the work

Date

Date

NOTES

(1) Name and address of local authority.

(2) Location and description of the work, including the use of any building to which the work relates.

(3) Name and address.

(4) The local authority may reject this notice only on grounds prescribed by Welsh Ministers. These are set out in Schedules 2 and 3 to the 2010 Regulations. They include failure to provide relevant documents. The documents listed in paragraph 4 of the notice relevant to the work described above should therefore be sent with this notice. Any subsequent paragraph which does not apply should be deleted.

(5) Delete whichever does not apply.

(6) "Minor work" has the meaning given in regulation 9(5) of the 2010 Regulations. If the work is not minor work, the declaration in paragraph 6 must be made.

(7) Name of the approved inspector.

(8) "Professional or financial interest" has the meaning given in regulation 9 of the 2010 Regulations.

(9) Delete this statement if it does not apply.

- (10)** Delete whichever does not apply. If the inspector is obliged to consult the fire and rescue authority, the declarations in paragraph 9 and 10 must be made.
- (11)** Delete whichever does not apply. If the inspector is obliged to consult the sewerage undertaker, the declarations in paragraphs 12 and 13 must be made.
- (12)** Insert the date and reference number.

Form 5

Section 51 of the Building Act 1984 The Building (Approved Inspectors etc.) Regulations 2010 (“the 2010 Regulations”)

FINAL CERTIFICATE

1. This certificate relates to the following work: **(1)**
2. I am an approved inspector and the work described above was [the whole]/[part] **(2)** of the work described in an initial notice given by me and dated. **(3)**
3. Subject to what is said in paragraph 4 below, the work described above has been completed and I have performed the functions assigned to me by regulation 8 of the 2010 Regulations.
4. The work described above involves the insertion of insulating material into a cavity wall and this [has]/[has not] **(2)** been carried out.] **(4)**
5. Final certificates have now been issued in respect of all the work described in the initial notice referred to in paragraph 2 above.] **(4)**
6. Copies of the notice of approval and of a declaration of insurance relevant to the work described in this certificate are on the register kept by the body designated under regulation 3 of the 2010 Regulations.
7. The work [is]/[is not] **(2)** minor work. **(5)**
8. I have had no professional or financial interest in the work described above since giving the initial notice described in paragraph 2 above.] **(4)**
9. This certificate is evidence (but not conclusive evidence) that the requirements specified in the certificate have been complied with.

Signed

Approved Inspector

Date

NOTES

- (1)** Location and description of the work, including the use of any building to which the work relates.
- (2)** Delete whichever does not apply.
- (3)** Insert date.
- (4)** Delete this statement if it does not apply.
- (5)** “Minor work” has the meaning given in regulation 9(5) of the 2010 Regulations. If the work is not minor work, the declaration in paragraph 8 must be made.