Changes to Building Regulations
30th November 2010

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Shropshire Council

Amendments 2010
Amendments 2013
Building Regulations Charges
Building Control Prospectus
Building Excellence Awards

LABC

Approved Documents
L1A & L1B

What's new?

Three new documents came into effect on 1st October 2010 which apply to domestic properties.

- Approved Document L1A 2010
- Approved Document L1B 2010
- Domestic Building Services Compliance Guide.

Criteria:

- The overall process has remained unchanged with 5 Criteria to be attained:
  - **Criterion 1** – Meet the whole building carbon dioxide target (DER<=TER)
  - **Criterion 2** – Limits on design flexibility
  - **Criterion 3** – Limit the effects of solar gain
  - **Criterion 4** – Building Performance consistent with DER
  - **Criterion 5** – Providing information to consumers

Note - Criterion 1 is a Regulation and mandatory whereas 2 to 5 are guidance.

Criterion 1 – TER/DER:

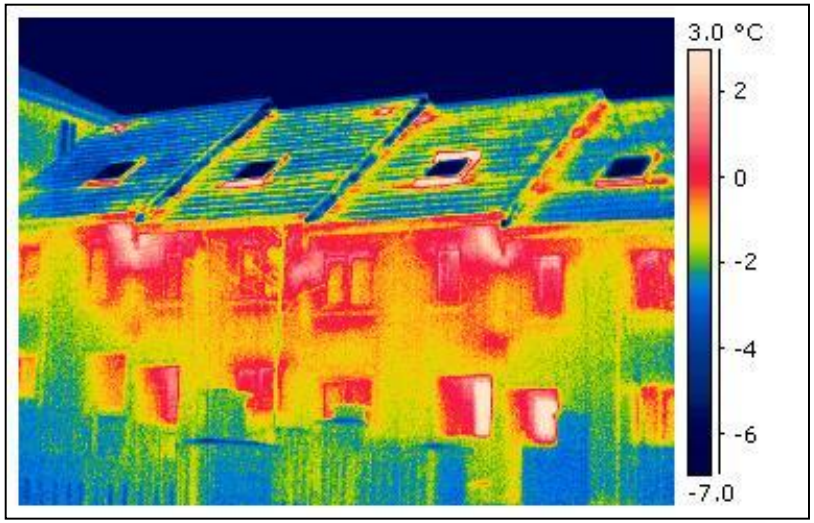
- **An ‘as designed’ SAP 2009 calculation should now be submitted prior to commencement on site. The information should include a specification and full constructional details.**

- The DER/TER relationship which is now to be achieved is 25% lower than the 2006 values. This brings the CO_2 emissions in line with the Code for Sustainable Homes - Level 3.
- A second SAP calculation and specification should be produced once construction works are completed on site.
- The SAP calculation now includes heat loss through party walls, the TER assumes a party wall U-value of 0.0W/m^2K therefore anything greater than this within the dwelling will impact on the DER.

Party Walls:

Examples of party wall U-values are:

- Solid = 0.0W/m^{2}K
- Filled and sealed = 0.0W/m^{2}K
- Sealed but unfilled = 0.2W/m^{2}K
- Unfilled and unsealed = 0.5W/m^{2}K



Criterion 2 - Limits on Design Flexibility:

- New limiting U-values have been introduced as follows, these are the worst acceptable U-values for each element:

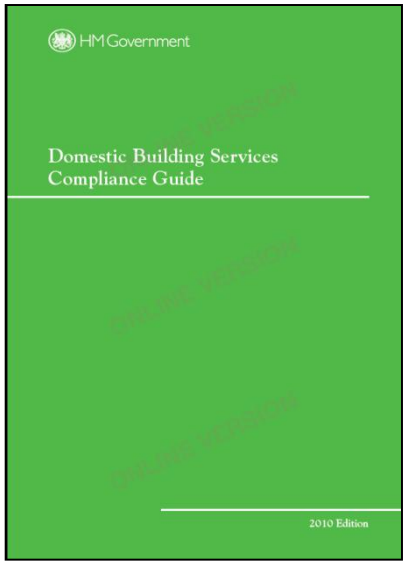
Element	2006 (W/m^2K)	**2010** (W/m^2K)
Roof	0.25	**0.20**
Wall	0.35	**0.30**
Floor	0.25	0.25
Party Wall	N/A	**0.20**
Windows, rooflights, curtain walling & doors	2.20	**2.00**

Building Services Compliance Guide

(replaces the Domestic Heating Compliance Guide)

The new Domestic Building Services Guide contains:

- Limits for design flexibility for new build
- Energy efficiency standards for new and replacement systems in existing buildings
- New sections covering ventilation, lighting, air conditioning, heat pumps and low/zero carbon technologies
- Pages 11 to 13 contain summary guidance on the minimum standards for all services within a new dwelling



Criterion 3 - Limit the effects of Solar Gain in Summer

- Focus on minimising energy demand by reducing the need for air conditioning and demand on such systems where provided
- Inclusion of updated weather data which is regionally based
- Designs should take into account levels of daylight required and useful solar gain (guidance can be found in BS 8206-2).
- Dwellings will NOT satisfy requirements if they have a high risk over overheating (>23ºC at normal mean regional summer external temperature).

Criterion 4 – Building Performance consistent with DER

Air tightness testing:

The frequency of pressure testing on larger developments has been increased to three units of each type OR 50% of all instances (whichever is less). At least half of the tests should take place during the construction of the first 25% of each dwelling type.

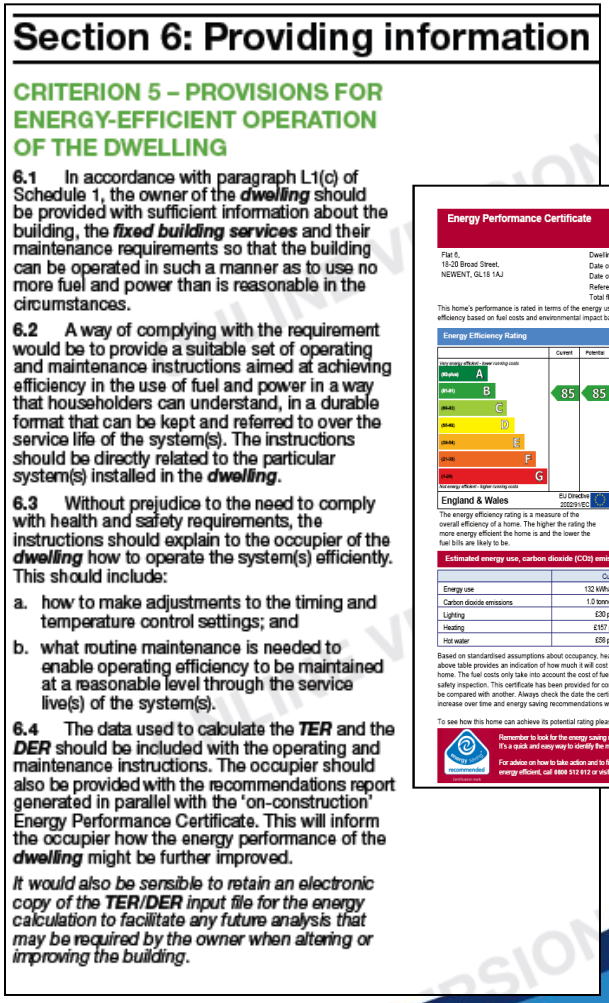
- In the majority of cases the maximum air permeability allowable is $10m^3/(h.m^2)$ @ 50 Pa. The exception of using $15m^3/(h.m^2)$ @ 50 Pa still however applies to sites with 2 dwellings or less.

- Where a dwelling of a certain type is tested and subsequent plots are not to be pressure tested an additional $+2m^3/(h.m^2)$ @ 50 Pa should be added to their air permeability when calculating the 'As built' SAP. Therefore the minimum acceptable recorded permeability in this situation for the tested building should be $8m^3/(h.m^2)$ @ 50 Pa.

Criterion 5:

Information supplied at the end of the project should include:

- Information on how to operate and maintain the building efficiently
- The data used to calculate the ‘as built’ DER/TER
- Improvements recommended within the ‘on construction’ EPC



Section 6: Providing information

CRITERION 5 – PROVISIONS FOR ENERGY-EFFICIENT OPERATION OF THE DWELLING

6.1 In accordance with paragraph L1(c) of Schedule 1, the owner of the ***dwelling*** should be provided with sufficient information about the building, the ***fixed building services*** and their maintenance requirements so that the building can be operated in such a manner as to use no more fuel and power than is reasonable in the circumstances.

6.2 A way of complying with the requirement would be to provide a suitable set of operating and maintenance instructions aimed at achieving efficiency in the use of fuel and power in a way that householders can understand, in a durable format that can be kept and referred to over the service life of the system(s). The instructions should be directly related to the particular system(s) installed in the ***dwelling***.

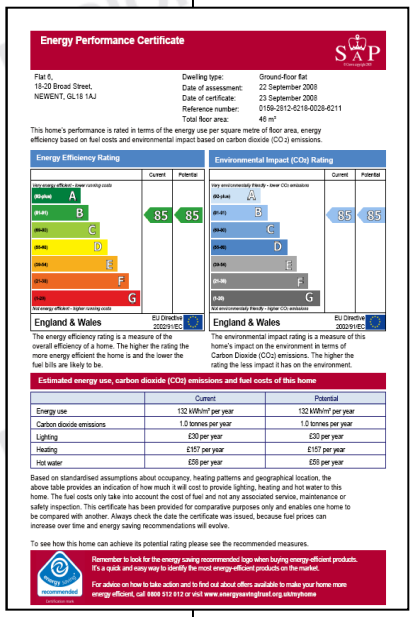
6.3 Without prejudice to the need to comply with health and safety requirements, the instructions should explain to the occupier of the ***dwelling*** how to operate the system(s) efficiently. This should include:

a. how to make adjustments to the timing and temperature control settings; and

b. what routine maintenance is needed to enable operating efficiency to be maintained at a reasonable level through the service live(s) of the system(s).

6.4 The data used to calculate the ***TER*** and the ***DER*** should be included with the operating and maintenance instructions. The occupier should also be provided with the recommendations report generated in parallel with the ‘on-construction’ Energy Performance Certificate. This will inform the occupier how the energy performance of the ***dwelling*** might be further improved.

*It would also be sensible to retain an electronic copy of the **TER**/**DER** input file for the energy calculation to facilitate any future analysis that may be required by the owner when altering or improving the building.*



Energy Performance Certificate

SAP

Flat 6,
18-20 Broad Street,
NEWENT, GL18 1AJ

Dwelling type: Ground-floor flat
Date of assessment: 22 September 2008
Date of certificate: 23 September 2008
Reference number: 0159-2812-6218-0028-6211
Total floor area: 46 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO_2) emissions.

Energy Efficiency Rating — Current: 85 (B) — Potential: 85 (B)

Environmental Impact (CO_2) Rating — Current: 85 (B) — Potential: 85 (B)

England & Wales — EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon Dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO_2) emissions and fuel costs of this home

	Current	Potential
Energy use	132 kWh/m² per year	132 kWh/m² per year
Carbon dioxide emissions	1.0 tonnes per year	1.0 tonnes per year
Lighting	£30 per year	£30 per year
Heating	£157 per year	£157 per year
Hot water	£68 per year	£68 per year

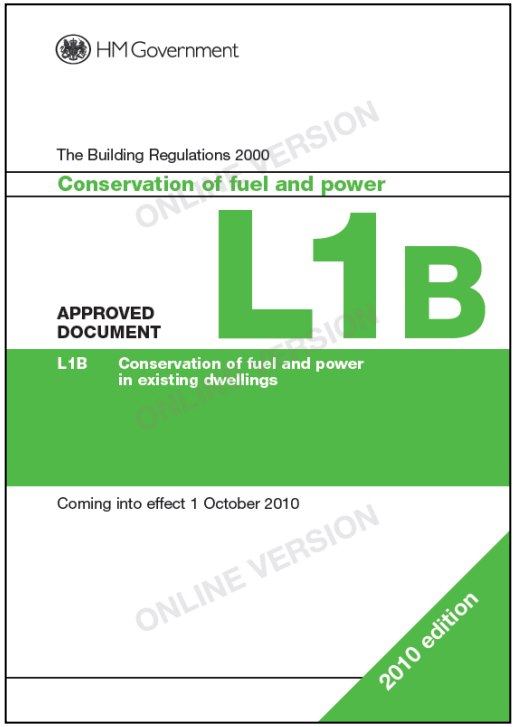
Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

Approved Document L1B



The main changes within Approved Document L1B 2010 are:

- Building Control do not need to be notified when thermal insulation is added to a loft/roof space
- New guidance added regarding historic/traditional buildings
- Swimming pool basins are now covered within the Approved Document
- The guidance regarding conservatories and porches has changed
- U-values for thermal elements including controlled fittings have been revised
- Guidance relating to the renovation of thermal elements has been revised with regards to when upgrading should take place
- Consequential improvements have been introduced when buildings over 1,000m^2 are extended, has a fixed building service provided or an increase in capacity of fixed building service
- Requirements for fixed building services are covered within the Domestic Buildings Services Compliance Guide i.e. internal lighting

Swimming Pools

The construction of heated covered swimming pool basins has now been included within the regulations. The walls and floor should be no worse than 0.25W/m^{2}K.

Table 2 Standards for new thermal elements

Element[1]	Standard (W/m^2.K)
Wall	0.28[2]
Pitched roof – insulation at ceiling level	0.16
Pitched roof – insulation at rafter level	0.18
Flat roof or roof with integral insulation	0.18
Floors[3]	0.22[4]
Swimming pool basin	0.25

Notes:

1. 'Roof' includes the roof parts of dormer windows, and 'wall' includes the wall parts (cheeks) of dormer windows.
2. Area-weighted average values.
3. A lesser provision may be appropriate where meeting such a standard would result in a reduction of more than 5% in the internal floor area of the room bounded by the wall.
4. A lesser provision may be appropriate where meeting such a standard would create significant problems in relation to adjoining floor levels. The U-value of the floor of an extension can be calculated using the exposed perimeter and floor area of the whole enlarged dwelling.

Proposals for amending Part L & F Consultation document – *'Conservatory is the extension to a building:*

•which is thermally separated by from the attached dwelling by walls, windows and doors with U-value and draught stripping provisions no worse than provided elsewhere in the building, and if a heating system is provided, that system has independent temperature and on/off controls; and

•where the area of transparent or translucent material in its external envelope parts is more than 150% of its floor area.'

Oxford Dictionary – *'a room with a glass roof and walls, attached to a house at one side and used as a sun lounge or for growing delicate plants'*

What is a conservatory?

Approved Document L1B 2006 – *'an extension to a building which:*

•has not less than three quarters the roof and not less than half of its external wall area made from translucent material and

•Is thermally separated by walls, windows and doors with the same U-value and draught stripping provisions as provided elsewhere in the dwelling

Exempt Conservatories and Porches

These remain exempt providing that:

- Meet area of glazing requirement
- They are at ground level
- Have a floor area <30m^2
- The heating system within the dwelling is **not** extended into the conservatory/porch
- The original external walls and doors/windows between the conservatory/porch are retained/replaced with units which meet the energy efficiency requirements
- Glazing is in accordance with Approved Document N
- Electrical installation in accordance with Approved Document P

Conservatories and porches

3.15 Regulation 9 of the Building Regulations exempts some conservatory and porch extensions from the ***energy efficiency requirements***. The exemption applies only for conservatories or porches:

- which are at ground level;
- where the floor area is less than 30 m^2;
- where the existing walls, doors and windows in the part of the ***dwelling*** which separates the conservatory are retained or, if removed, replaced by walls, windows and doors which meet the ***energy efficiency requirements***; and
- where the heating system of the ***dwelling*** is not extended into the conservatory or porch.

3.16 Where any conservatory or porch does not meet all the requirements in the preceding paragraph, it is not exempt and must comply with the relevant ***energy efficiency requirements*** (see paragraphs 4.8 and 4.9 below).

Controlled fittings – New or Replacement Glazing and Doors

The requirements for replacement doors and windows within Approved Document L1B 2010 has changed from the 2006 standards as shown in the table below.

Element	2006 (W/m2K)	**2010** (W/m2K)
Window/Rooflight	Band D or 1.8	**Band C or 1.6**
Doors >50% Glazing	2.2	**1.8**
Other doors	3.0	**1.8**

Standards for new Thermal Elements

Element [1]	2006 (W/m2K)	**2010** (W/m2K)
Wall	0.30	**0.28**[2]
Pitched Roof (Insulation at flat ceiling level)	0.16	0.16
Pitched Roof (Insulation at rafter level)	0.20	**0.18**
Flat roof	0.20	**0.18**
Floors[3]	0.22	0.22[4]
Swimming pool basins	N/A	**0.25**

1 'Roof' includes the roof part of dormer windows and 'wall' includes the wall parts (cheeks)

1 Area weighted average U-values

2 A lesser provision may be appropriate where meeting such a standard would result in a reduction of more than 5% in the internal floor area of the room bounded by the wall

3 A lesser provision may be appropriate where meeting such a standard would create significant problems in relation to adjoining floor levels. The U-value of the floor of an extension can be calculated using the exposed perimeter and floor area of the whole enlarged dwelling

Renovation of thermal elements and upgrading retained thermal elements

Examples of renovation of a thermal element are:

- Cladding or rendering the external surface of a thermal element
- Dry-lining the internal surface of a thermal element
- Stripping an element to expose the basic structural components
- Replacing the waterproofing membrane of a flat roof, etc.

Part L applies to retained thermal elements in the following circumstances:

where an existing **thermal element** is part of a building subject to a material change of use;

- where an existing element is to become part of the thermal envelope where previously it was not, e.g. as part of a loft or garage conversion where the space is now heated.

Where any of these works take place the relevant columns in Table 3 should be utilised.

The main change is that where a thermal element is subject to renovation the performance of **the whole element should be improved to achieve or better the relevant U-value in column (b) of Table 3. providing that the area is greater than 50% of the surface of the individual element or 25% of the building envelope**. When calculating this area proportion the area should be that of the individual element and not all the elements of that type in a building.

Approved Documents
L2A & L2B

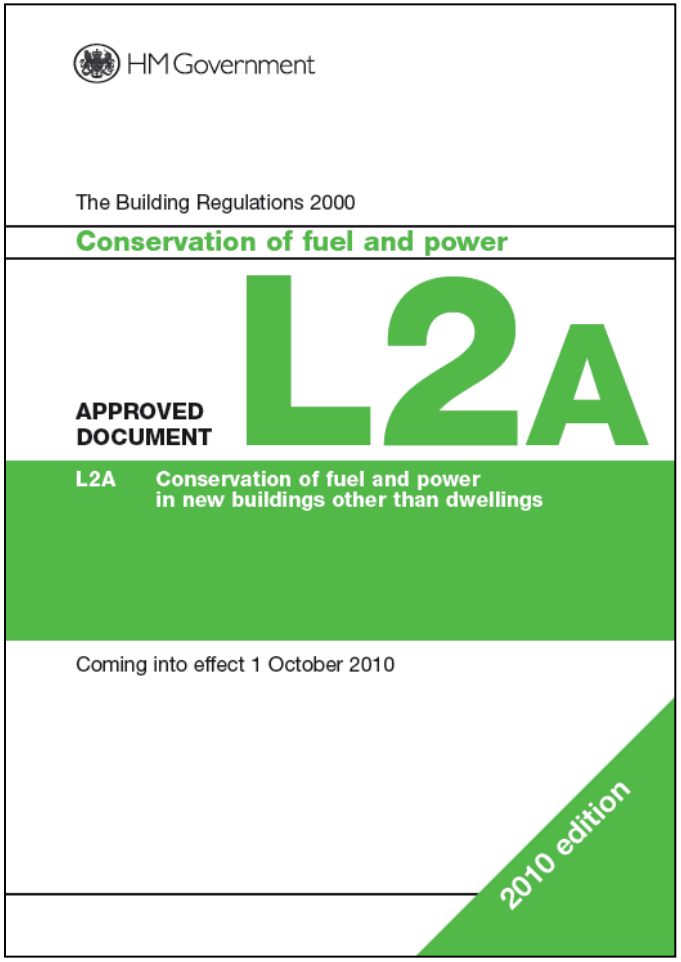
Regulations 2010

Part 6 Energy Efficiency Requirements

New Regulations re-written, Part 6 covers Regulations 21 – 35

Examples are;

Reg 21 - Exemptions of Building and work (previously Reg 9)
Reg 26 - Target CO_2 Emission Rate (previously Reg 17C)
Reg 28 - Consequential Improvements (previously Reg 17D)
Reg 29 - Energy Performance Certificates (previously Reg 17E)



An aggregate improvement of 25% over the 2006 standards of all new non-domestic stock

Projected Mix of Buildings from CLG Info.

Non-domestic building type	% of mix	CO2 reduction
Shallow plan (heated only)	1	22%
Shallow plan (Air conditioned)	1	40%
Deep plan (Air conditioned)	40	26%
Warehouse	33	34%
Hotel	6	16%
School	4	27%
Retail	12	21%
Supermarket	2	26%

Table 1 Construction element U-values and thermal capacity for the Notional building		
Exposed element	**U-value (W/m²K)**	**Thermal capacity[6] (kJ/m²K)**
Roofs[7] (irrespective of pitch)	0.18	21.8 (1.40 if metal clad)
Walls	0.26	88.3 (1.40 if metal clad)
Exposed floors and ground floors (subject to paragraph 33)	0.22	ivity
Windows, roof windows, and roof lights[8]	1.80	-
Vehicle access and similar large doors	1.50	2.1
Pedestrian doors and high usage entrance doors	2.20	54.6
Internal wall	1.80	8.8
Internal floor / ceiling	1.00	71.8 from above / 66.6 from below

Criterion 2 – Limits on Design Flexibility

Table 4 Limiting fabric parameters	
Roof	0.25 W/m².K
Wall	0.35 W/m².K
Floor	0.25 W/m².K
Windows, roof windows, rooflights[a], curtain walling and pedestrian doors[1,a]	2.2 W/m².K
Vehicle access and similar large doors	1.5 W/m².K
High-usage entrance doors	3.5 W/m².K
Roof ventilators (inc. smoke vents)	3.5 W/m².K
Air permeability	10.0 m³/h.m² at 50 Pa

Previous Values

6.0W/m²K

Area-weighted average fabric standards

Criterion 2 – Design Limits for Building Services

System Efficiencies & Controls (NBSCG)

- Sets design flexibility limits for new buildings
- Includes minimum controls and commissioning guidance
- Standards raised from earlier guides
- New sections on lighting, air conditioning & circulator pumps

Criterion 4 – Building Performance Consistent with BER

The as built BER to include;

a) Any changes in performance between design & construction, and

b) The achieved air permeability, ductwork, leakage and commissioned fan performance

Air Permeability and Pressure Testing – no change

Criterion 5 – Provision for Energy Efficient Operation of the Building

Regulation 44 (previously Reg 20C)

The owner of the building should be provided with sufficient information about the building, the fixed building services and their maintenance requirements.

Special considerations

Shell and Core

- A shell and core scheme will need to demonstrate compliance at the design stage based upon assumptions regarding efficiencies etc for the fit-out.

- This will ensure that the requirements are achievable with any subsequent fit-out

- If the fit out results in any deviation from the initial calculation submitted due to the specific needs of the client, a revised SBEM calculation will need to be submitted in order to obtain a new EPC.

Demountable Buildings

At one location (exempt if built and demolished within 2 years)

More than one location
(Modification factors in Table 3)

SBEM - Large extensions

Where the proposed extension has a ***total useful floor area*** that is both:

- greater than 100m^2, and
- greater than 25 per cent of the ***total useful floor area*** of the existing building, the work should be regarded as a new building and the guidance in Approved Document L2A followed. The requirement for ***consequential improvements***, if appropriate, should also be met by following the guidance in Section 6 of this Approved Document.

This guidance remains the same

- Please note that planned work can be considered consequential e.g. if windows are to be replaced at the same time as an extension

Extensions

Table 2 Opening areas in the extension

Building type	Windows and personnel doors as % of exposed wall	Rooflights as % of area of roof
Residential buildings where people temporarily or permanently reside	30	20
Places of assembly, offices and shops	40	20
Industrial and storage buildings	15	20
Vehicle access doors and display windows and similar glazing	As required	N/A
Smoke vents	N/A	As required

Table 4 Standards for new *thermal elements*

Element[1]	Standard (W/m².K)
Wall	0.28[2]
Pitched roof – insulation at ceiling level	0.16
Pitched roof – insulation at rafter level	0.18
Flat roof or roof with integral insulation	0.18
Floors[3]	0.22[4]
Swimming pool basin	0.25[5]

What is new?

Walls improved from 0.3W/m^{2}K

Insulation at rafter level and flat roofs improved from 0.2W/m^{2}K

Swimming pool basin

Consequential Improvements

Regulation 28 of the Building Regulations may require additional work to be undertaken to make an existing building more energy efficient when certain types of building work are proposed.

This requirement arises in existing buildings with a ***total useful floor area*** of over 1,000m^2 where the proposed work consists of or includes:

a. an extension;

b. the initial provision of any ***fixed building service*** (other than a renewable energy generator);

c. an increase to the installed capacity of any ***fixed building service*** (other than a renewable energy generator).

Generally No Change

Fit Outs

For first fit out (shell and core), the guidance in AD L2A should be followed.

Any subsequent fit-outs should follow the guidance in AD L2B

Mechanical / electrical engineers information to be provided to show compliance, eg:

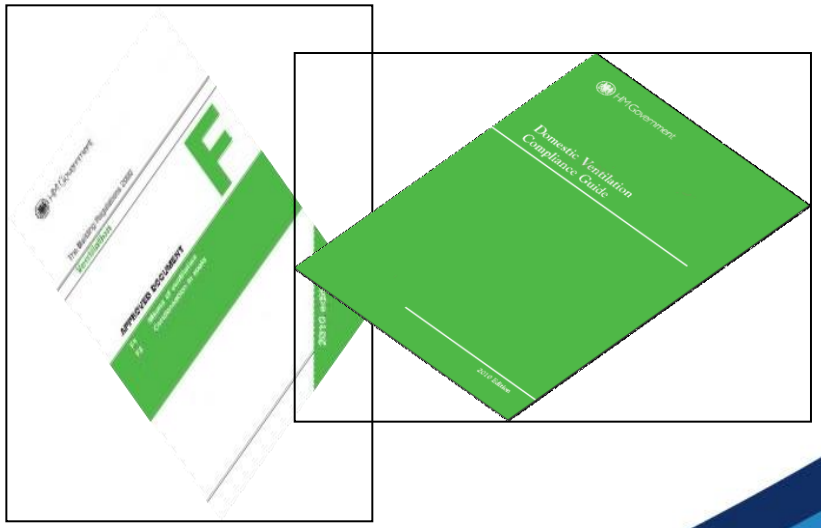
- Central plant efficiency
- Heating & hot water efficiencies
- Cooling plant efficiencies & controls
- Provision for local light switching to be provided
- & supplemented by automated switching where possible

Approved Documents
F and J

What's new?

Two new documents came into effect on 1st October 2010.

- Approved Document F 2010



- Domestic Ventilation Compliance Guide.

Purpose-provided ventilation

- The controllable air exchange between the inside and outside of a building by means of a range of natural and/or mechanical devices.

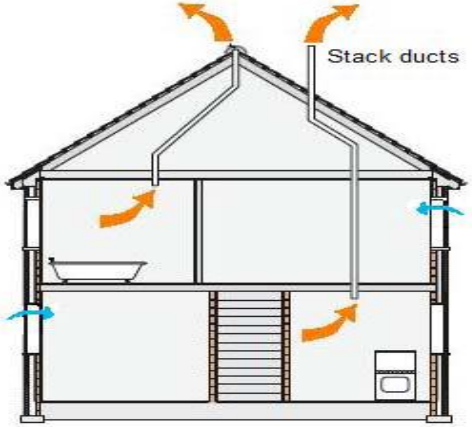
- **Ventilation Strategy**

- Extract ventilation – from rooms where water vapour or pollutants are released
- Whole building ventilation – to provide fresh air and dilute remaining vapour & pollutants – provides nominal continuous air exchange
- Purge ventilation – intermittent ventilation to remove high levels of pollutants or vapour – may also improve thermal comfort
- *Can be achieved by natural or mechanical means*

  or by a combination

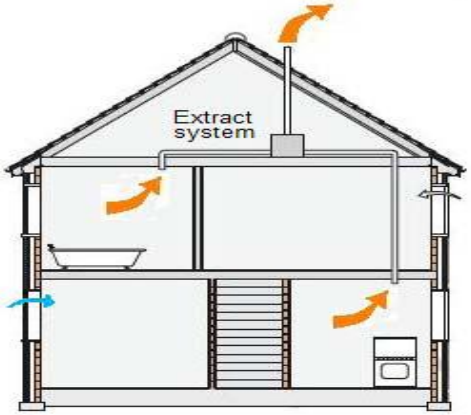
Select a ventilation system

1. Background ventilators and intermittent extract fans



2. Passive stack ventilation (PSV)

3. Continuous mechanical extract (MEV)



4. Continuous mechanical supply and extract with heat recovery (MVHR)

Shropshire Council

A – Total equivalent ventilator area [a] (mm^2) for a dwelling with any design air permeability.

Total floor area (m^2)	Number of bedrooms [b]				
	1	2	3	4	5
≤50	35000	40000	50000	60000	65000
51–60	35000	40000	50000	60000	65000
61–70	45000	45000	50000	60000	65000
71–80	50000	50000	50000	60000	65000
81–90	55000	60000	60000	60000	65000
91–100	65000	65000	65000	65000	65000
> 100	Add 7000 mm^2 for every additional 10 m^2 floor area				

B – Alternative guidance on total equivalent ventilator area [a] (mm^2) for a dwelling with a designed air permeability leakier than (>) 5 $m^3/(h.m^2)$ at 50 Pa.

Total floor area (m^2)	Number of bedrooms [b]				
	1	2	3	4	5
≤50	25000	35000	45000	45000	55000
51–60	25000	30000	40000	45000	55000
61–70	30000	30000	30000	45000	55000
71–80	35000	35000	35000	45000	55000
81–90	40000	40000	40000	45000	55000
91–100	45000	45000	45000	45000	55000
> 100	Add 5000 mm^2 for every additional 10 m^2 floor area				

Notes:

a. The ***equivalent area*** of a ***background ventilator*** should be determined at 1 Pa pressure difference, using the appropriate test method given in Table 5.3.

b. This is based on two occupants in the main bedroom and a single occupant in all other bedrooms. For a greater level of occupancy, assume a greater number of bedrooms (i.e. assume an extra bedroom per additional person). For more than five bedrooms, add an additional 10000 mm^2 per bedroom.

LABC

- The guidance gives different recommendations depending upon the designed air permeability

- The requirement for equivalent area of background ventilators is increased for single storey dwellings up to four storeys above ground **Add a further 10,000 mm² to the total equivalent ventilator area**

- Additional guidance is included when most or all ventilation is provided on one façade **Additional ventilation required when area exceeds 70%**

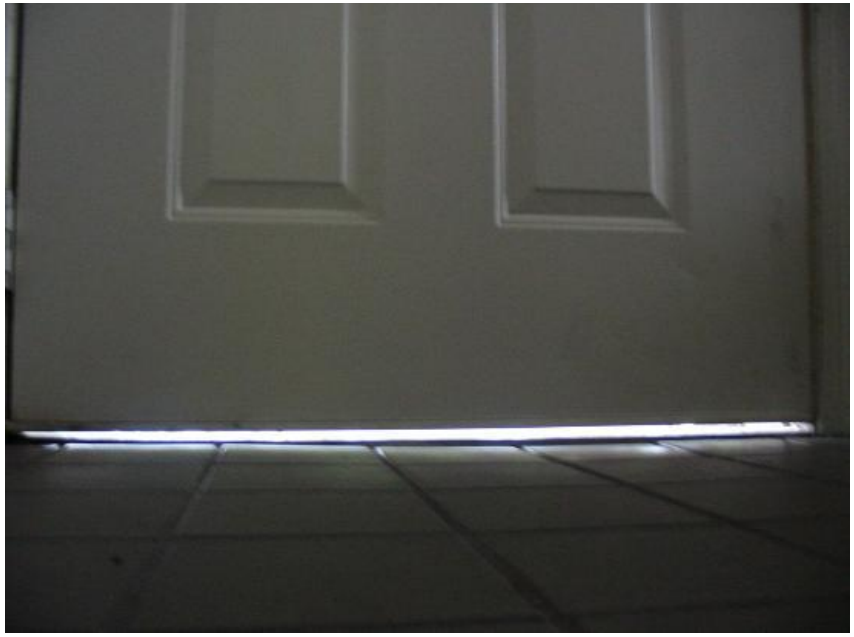
Size of passive stack ventilators		
Room	Internal duct diameter (mm)	Internal cross-sectional area (mm^2)
Kitchen	125	12000
Utility room	125	12000
Bathroom	125	12000
Sanitary accommodation*	125	12000

*For ***sanitary accommodation*** only, as an alternative, the ***purge ventilation*** provisions (windows/doors) given in Appendix B can be used where security is not an issue.

Passive Stack Ventilators

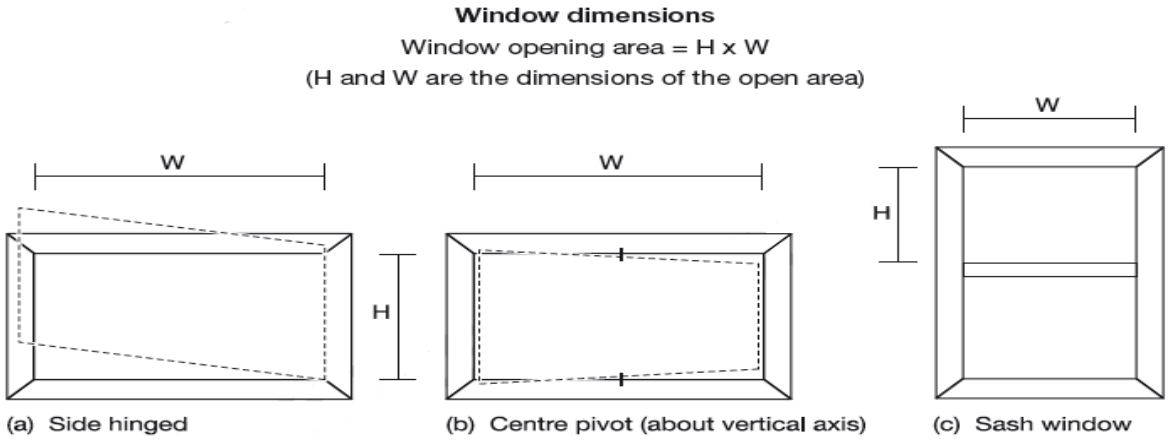
Air Transfer

- To ensure good transfer of air throughout the dwelling, there should be an undercut of minimum area 7600mm^2 in all internal doors above the floor finish. This is equivalent to an undercut of 10mm for a standard 760mm door.
- This should be achieved by making an undercut of 10mm above the floor finish if the floor finish is fitted, or by a 20mm undercut above the floorboards, or other surface, if the finish has not been fitted.



Appendix B - Purge ventilation

- The aim is to achieve a purge ventilation rate of 4 air changes per hour – similar to previous part F's
- Clarification is provided that windows which cannot open more than 15 cannot be considered for purge ventilation



Changes in the legal requirements

39 **Information about ventilation**

- The owner shall be given sufficient information about the ventilation system and its maintenance requirements so that the ventilation system can be operated to provide adequate air flow.

- **Operating and maintenance instructions to be given to the owner within 5 days of completion**

Changes in the legal requirements

42 Mechanical ventilation air flow rate testing

- For mechanical ventilation systems installed in new dwellings, air flow rate shall be measured on site and a notice given to the Building Control Body.
- This shall apply to intermittently-used extract fans and cooker hoods, as well as continuously running systems.

- **Notice to be given to building control within 5 days of final test**

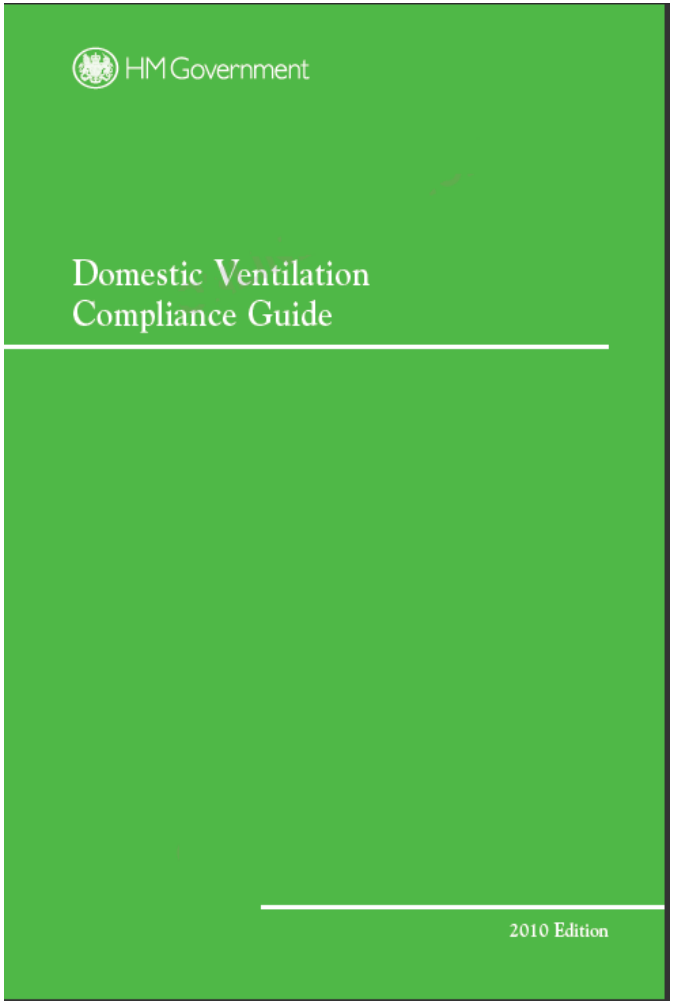
Changes in the legal requirements

44. **Commissioning**

- All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

- **Information to be provided to the Local Authority within 30 days of commissioning**

Domestic Ventilation Compliance Guide



- Section 1
- Introduction
- Section 2
  - Natural Ventilation & intermittent extract systems
- Section 3
  - Continuous mechanical ventilation systems
- Section 4
  - Completion and handover
- Section 5
- Inspection checklist & air flow measurement

What's new?

- Approved document J came into effect on 1st October 2010.
- Approved Document J applies to things like boilers, fires and oil tanks
- There are a number of health and safety hazards associated with these if not correctly installed, including fire, explosion, carbon monoxide poisoning and pollution of drinking water

Approved Document J - Main Changes

Section 1 - Provisions which apply generally to combustion installations

- New guidance has been included for access for visual inspection of concealed flues. This should ensure that flues can be properly inspected both when an appliance is first commissioned and subsequently serviced.

Section 2 - Additional provisions for appliances burning solid fuel (including solid bio-fuel) with a rated output up to 50kW

- The most significant change is the requirement for carbon monoxide alarms to be installed in all dwellings with solid or bio-fuel combustion appliances.

- There is also new guidance for flues outlet positions for solid fuel appliances

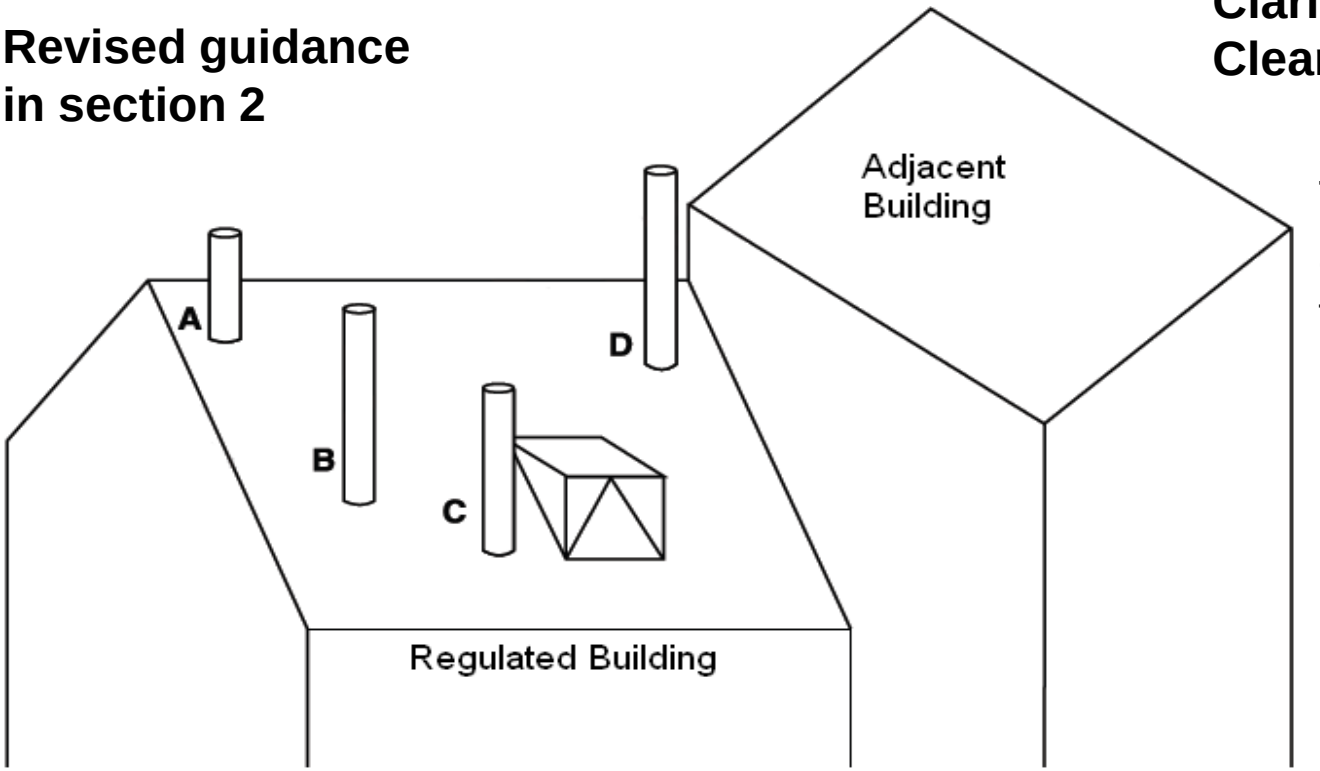
Section 2 - Additional provisions for appliances burning solid fuel (including solid bio-fuel) with a rated output up to 50kW

Flue outlet positions for solid fuel appliances

The provisions for flue outlet clearances relative to adjacent pitched roofs have been clarified in Diagram 17. There is now clarification on the recommended flue outlet position for external vertical flues fixed to an outside wall, essentially to comply as if it were a normal chimney or flue above a pitched roof.

Revised guidance in section 2

Clarification of Outlet Clearances



This was shown as a flat roof in the 2002 edition

Where a flue serving a solid fuel appliance passes through the weather surface within 2300mm of an adjacent or adjoining building, it should be at least 600mm above any part of the building **within 2300mm**

Sections 2, 3 & 4

Section 2

- **Additional provisions for appliances burning solid fuel (including solid biofuel) with a rated output up to 50kW**

Section 3

- **Additional provisions for gas burning appliances with a rated input up to 70kW (net)**

Section 4

- **Additional provisions for oil burning appliances with a rated output up to 45kW**

Permanent Ventilation

- An important change to the Approved Document is an increase in the free area of permanent ventilation openings required for open flued appliances in modern airtight properties

- The guidance for permanent ventilation openings for open flued appliances in very airtight houses (those with a design air permeability less than or equal to 5.0 $m^3/(h.m^2)$ have been increased to counteract the decrease in adventitious ventilation relative to older houses.

- Appendix F gives advice on assessing the air permeability of older houses in relation to this guidance.

Section 4

Additional provisions for oil burning appliances with a rated output up to 45kW

This section now explicitly includes liquid bio-fuel and blends on mineral oil and liquid Bio-fuel within the scope of combustion installations designed to burn oil.

.

Section 5 Provisions for liquid fuel storage and supply

Secondary Containment for Oil Tanks

- Where there is a significant risk of oil pollution, secondary containment should be provided.
- Section 5 lists locations where this is the case, including installations larger than 2,500 litres, and installations within 50m of a source of potable water.
- For 2010, another has been added: **Installations located within Zone 1 (inner protection zone) of an Environment Agency Groundwater Source Protection Zone (SPZ). The location of SPZs is shown on the Environment Agency's Groundwater Sources map available online at** www.environment-agency.gov.uk/research/library/maps

Approved Document G

Came into force on the 6th April 2010

Require the following:

1. Wholesome water supply for drinking & food preparation
2. Wholesome water supply for washing
3. Suitable water for flushing devices
4. Requirement for water efficiency in dwellings
5. Safety provisions for hot water systems
6. Requirements for sanitary & hand washing facilities
7. Requirements for bathrooms and sinks in food preparation areas

What does this mean to you..?

- The commissioning certificate for the hot water supply system may take the form of a ‘Benchmark Log Book’ or similar commissioning certificate.

- Hot water supply to a fixed bath should be not more than 48 C. This is achieved by using a thermostatic mixing valve

- The estimated consumption of wholesome water should be not exceed 125 litres per person per day. (Water Calculator) - *This differs from the code for sustainable homes.*

WC location with regards to food preparation areas

Diagram 2 Separation between hand washbasin/WC and food preparation area – single room

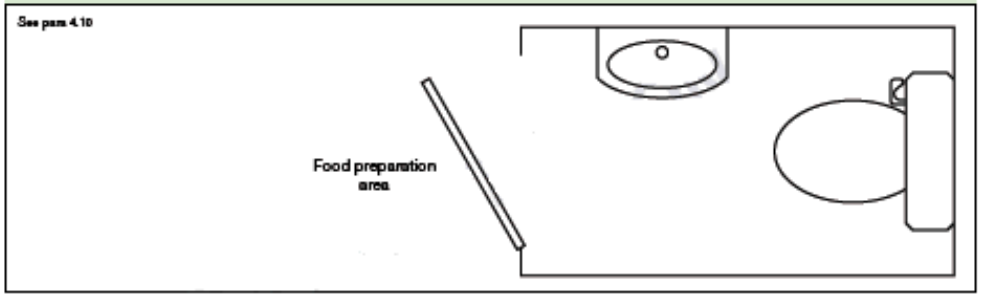
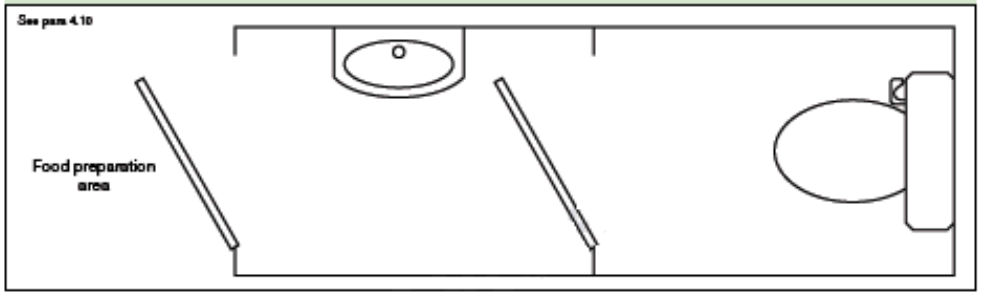


Diagram 3 Separation between hand washbasin/WC and food preparation area – two rooms



Water Calculator

Based on a 3-bed detached dwelling:

- WC – Dual flush 6/3 Litre/flush volume
- Taps (inc kitchen) – 6.5 Litres/minute
- Bath – 190 Litre depth to overflow
- Shower – 9.8 Litres/minute
- Washing Machine – Default 8.17 Litres/cycle
- Dishwasher – Default 1.25 Litres/setting
- External Water – Default 5 Litres (added for Part G)

The above fittings will achieve an Internal Potable Water Use of 123.80L/P/D, less than the 125 L/P/D needed.

Code for Sustainable Homes

- If your planning submission requires the equivalent of Code Level 3 on Internal Potable Water Use.
- This means that 105 Litres/person/day is required.
- Building Regulations – Part G require 125 Litres/person/day.

Comparison - Part G and Code for Sustainable Homes

Sanitary Fitting	Flow Rate Part G	Flow Rate CSH
WC (Dual Flush)	6/3 Litre/flush	4/2.6 Litre/flush
Taps (inc kitchen)	6.5 Litres/minute	3 Litres/minute
Bath	190L (to overflow)	160L (to overflow)
Shower	9.8 Litres/minute	10 Litres/minute
Washing Machine	8.17 Litres/cycle	8.17 Litres/cycle
Dish Washer	1.25 Litres/setting	1.25 Litres/setting
External Use	5 Litres	N/a Separate credit
Total L/P/D	**123.80 L/P/D**	**104.20 L/P/D**

Useful Links

- www.communities.gov.uk – Approved Documents
- www.planningportal.gov.uk – Approved Documents
- www.ciphe.org.uk – Institute of Plumbing & Heating Engineers.
- www.bre.co.uk – Code for Sustainable Homes
- www.wrcplc.co.uk – Water Calculator

Future Changes

Building Control Charges, Prospectus and Excellence Awards

Reasons for the changes

As part of the Future of Building Control Consultation the government's intention (through the new charging regulations) is to:

Improve Local Authorities competitiveness in the building regulation operating environment.

Remove cross-subsidisation of building regulation charges between the different sectors.

Improve transparency within the building regulation charging account.

Relate charges to actual inputs for undertaking the building regulation process.

LABC Model Scheme

- Developed by LABC Nationally
- Some Authorities introduced on 1st April
- All had to implement by 1st October
- Model not mandatory

Format of the charges

- Set charges for the most common types of work
- Individual Charges for anything else
- Now Four Tables
- Will have to be constantly reviewed and amended on a regular basis

The Charge Tables

- Table 1 – Domestic New Build
- Table 2 – Conversion to create new Dwellings
- Table 3 – Domestic Extensions and Alterations
- Table 4 – All Non Domestic Work

Table 1 – New Dwellings

Number of Dwelling Types	Plan charge £ (excl VAT)	Number of plots/units	Inspection charge £ (excl VAT)
1	240.00	1	360.00
2	360.00	2	660.00
3	450.00	3	900.00
4	540.00	4	1080.00
5	600.00	5	1200.00
		6	1320.00
		7	1440.00
		8	1560.00
		9	1680.00
		10	1800.00

Table 2 – Conversion to Create New Dwellings

Number of dwellings	Plan charge £ (excl VAT)	Inspection charge £ (excl VAT)	Building Notice charge £ (excl VAT)
1	240.00	420.00	720.00
2	360.00	780.00	1260.00
3	450.00	1080.00	1710.00
4	540.00	1320.00	2100.00
5	600.00	1500.00	2400.00
6	660.00	1680.00	2700.00

Table 3a – Extensions and Alterations to Domestic Buildings

Category		Description of work	Plan charge £ (excl VAT)	Insp charge £ (excl VAT)
1		Extensions (based on floor area)		
	a	Single storey bay window	90.00	150.00
	b	Up to $10m^2$	120.00	180.00
	c	Between $10m^2$ and $40m^2$	150.00	300.00
	d	Between $40m^2$ and $100m^2$	210.00	420.00
	e	Over $100m^2$	Individual charge	
2		Garage or carport up to $40m^2$	90.00	210.00
3		Attached shed/store up to $40m^2$	90.00	210.00
4		Detached shed/store 15 to $40m^2$	90.00	210.00
5		Detached ancillary building up to $40m^2$	120.00	240.00

Table 3b – Domestic Alterations

Category		Description of work	Plan charge £ (excl VAT)	Insp charge £ (excl VAT)
6		Loft conversion		
	a	Single storey dwelling up to 50m^2	120.00	300.00
	b	Two storey dwelling up to 50m^2	180.00	360.00
	c	Over 2 storey dwelling or over 50m^2	Individual charge	
7		Garage conversion	60.00	180.00
8		Renovation of thermal elements		
	a	Single element up to 100m^2	60.00	120.00
	b	Single element over 100m^2	60.00	180.00
	c	Multiple elements	Individual charge	

Table 4a – Extension and new build

Category		Description of work	Plan charge £ (excl VAT)	Insp charge £ (excl VAT)
1		Extensions/new build (based on floor area)		
	a	Area up to $40m^2$	180.00	240.00
	b	Area between $40m^2$ and $100m^2$	210.00	330.00
	c	Area between $100m^2$ and $200m^2$	240.00	420.00
	d	Area over $200m^2$	Individual charge	

The above charges are based on work to offices and shops. Work to other types of buildings is charged as follows: -

Industrial and Storage – reduce by 50%

Assembly and Recreation – increase by 50%

Institutional and Other Residential – increase by 100%

Table 4b – Certain Alterations

Category		Description of work	Plan charge £ (excl VAT)	Insp charge £ (excl VAT)
4		Installation of mezzanine floor		
	a	Area up to $100m^2$	120.00	240.00
	b	Area between $100m^2$ and $500m^2$	240.00	480.00
	c	Area over $500m^2$	Individual charge	
5		Office or shop fit out		
	a	Area up to $500m^2$	180.00	300.00
	b	Area between $500m^2$ and $2000m^2$	240.00	480.00
	c	Area over $2000m^2$	Individual charge	

Table 4c – Other works

Category		Description of work	Plan charge £ (excl VAT)	Insp charge £ (excl VAT)
6		Estimated cost of works		
	a	Up to £5,000	90.00	120.00
	b	Over £5,000 up to £25,000	120.00	240.00
	c	Over £25,000 up to £50,000	180.00	360.00
	d	Over £50,000 up to £100,000	240.00	450.00
	e	Over £100,000 up to £150,000	270.00	540.00
	f	Over £150,000	Individual charge	

Individual Charges

Where an individual charge is to be determined plans should be provided and the following will be taken into account: -

- Type of work being undertaken;
- Length of contract;
- Any unusual features;
- Cost of work;
- Contractor where known

Building Control Prospectus

ON CONSTRUCTION' ENERGY PERFORMANCE CERTIFICATES (EPC's)

Whenever you build a new house or convert an existing building into a new residential unit you are required to produce an energy performance certificate (EPC).

EPCs must be carried out by accredited assessors. Shropshire Council have a team of accredited energy surveyors that can meet all your needs for compliance with energy performance including SAP ratings, final as built EPCs as required for building regulation completions and alternative solutions to Approved Document L.

Code for sustainable homes

- In order to achieve the government's targets for reducing carbon emissions, the Code for Sustainable Homes (CSH) has been introduced. Written by the BRE in conjunction with government this is a process of rating domestic dwellings against recognised principles of sustainable construction and living.

- Achieving CSH ratings requires early input in the design stage from a licensed code assessor. Early involvement provides you with pre-assessment advice and guidance on solutions to achieving the required code level. Benefits to you include cost savings and early indications of whether your initial design requirements will meet the requirements set by the Code.

- Shropshire Council are pleased to offer you that service through our BRE licensed EcoHomes/Code Assessor. Call now for an informal discussion about the services that we can provide. Quotes are available upon request.

LABC New Home Warranty

Arranged in conjunction with LABC, and covers speculatively built residential housing, social housing and self build housing including conversions. LABC NHW recognise quality developers and rewards them with extremely competitive premiums.

LABC SOCIAL HOUSING WARRANTY

LABC Social Housing Warranty provides the cost of complete, partial rebuilding or rectifying work to a new development. All policies under the LABC Social Housing Warranty are available on either a 10 or 12 year period.

LABC SELF BUILD WARRANTY

Undertaking a self build project can be stressful at the best of times, without the worry of potential defects which could occur. The LABC Self Build Warranty has been designed specifically for individuals building their own homes and applies to both new build and conversions.

For further information on the LABC New Home Warranty range of products, please telephone LABC NHW on 0845 054 0505 or
Email enquiries@labcnewhomewarranty.co.uk

Commercial Building Guarantee

OVAL INSURANCE

The Oval 10 year latent defect insurance is unusual in that no additional inspections of the work are usually required, provided the Building Control inspections are carried out by Local Authority Building Control (LABC).

Additional benefits of this attractive product:

- Can be used for virtually any commercial building and for many major refurbishments
- Protection for both the contractor and the professional team
- Cover can be extended to 12 years
- Cover can be extended to cover damage to plant and
- machinery caused by structural defects
- Underwritten by Allianz Cornhill Engineering.

Contaminated Land Insurance

The Oval Environmental Gold Insurance package offers flexible contaminated land insurance tailored to clients' requirements. The product is applicable to contaminated and recycled land and brownfield sites.

The following benefits are available when using the scheme:

- Cover for clean up utility
- Policies that can be arranged for periods up to 25 years
- Advice on environmental issues and on suitable contractors for carrying out remedial works
- Cover for civil, personal and environmental indemnity liability.

Building Excellence Awards

BECOME A WINNER

LABC

BUILDING EXCELLENCE AWARDS

2010

Shropshire Council and Telford & Wrekin Council in conjunction with Local Authority Building Control (LABC) are pleased to announce our first Building Excellence Awards.

If you have a construction project that is being inspected by Shropshire Council or Telford & Wrekin Council and will be completed in 2010 then you may be onto a winner. If you are an agent or a builder and you consider your project is an example of excellence then why not seek nomination for an award. Nominations received before 31st December 2010 will go before a panel of construction experts. The successful nominations will then go forward to the award ceremony in Shrewsbury in Spring 2011.

Winners of an award automatically go forward to represent Shropshire and Telford & Wrekin in the LABC West Midlands region. Successful nominations from the West Midlands region then go forward to the National LABC Building Excellence Awards in London in 2011.

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Phone: 01743 255985
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Shropshire Council

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Telford & Wrekin COUNCIL

Telford & Wrekin COUNCIL

Shropshire Council

BUILDING EXCELLENCE AWARDS 2010

7 MAIN CATEGORIES

1. BEST NEW HOUSING
2. BEST DOMESTIC CONVERSION/EXTENSION
3. BEST COMMUNITY/EDUCATIONAL BUILDING
4. BEST COMMERCIAL BUILDING
5. BEST INNOVATIVE/SUSTAINABLE PROJECT
6. BEST PARTNERSHIP PROJECT
7. OVERALL WINNER

Any size project has the opportunity to be nominated for one or more of the above categories.

Winners will be able to take advantage of the free publicity and marketing opportunities that accompany these awards.

Winners will enjoy the prestige of being in with a chance of national recognition through the LABC.

LABC

LABC