

NEWS LETTER

FEBRUARY 2010

CHANGES IN BUILDING REGULATIONS

On 18th June 2009 the Government’s Department for Communities and Local Government published proposals for amending Part L of the Building Regulations in England and Wales. This was in recognition of the major steps the industry had taken to develop energy efficient products in time for the 2002 changes. This Newsletter outlines the proposed changes affecting the Industry.

Headlines:

- Significant reductions in target carbon dioxide (CO₂)emissions for all new buildings
- Window Energy Ratings are the main standard for replacement windows for dwellings
- No window U value compliance route for replacement windows for dwellings
- Conservatories less than 30m² are introduced into Part L for the first time

Timescales

The timescales for Part L 2010 is anticipated to be:

- New Part L published in Spring 2010
- New Part L implemented on 1st October 2010

New Dwellings

In 2010, new buildings will have to be at least 25% more efficient than current new buildings. There are no elemental requirements for windows other than the limiting U value for windows, roof windows, glazed roof-lights, pedestrian doors etc. remaining at 2.2 W/m²K.

Existing Dwellings

In existing dwellings certain ‘controlled fittings’ remain within the scope of the Building Regulations. These include replacement windows for existing dwellings and windows for extensions. These requirements apply to whole windows, roof windows, roof-lights and doors (including the frame). Applications where only the glass is being replaced in the existing frame are outside the scope. The standards for controlled fittings are:

Fitting	Standard
Window, roof window or roof-light	Window Energy Rating (WER) – Band C
Doors with > 50% glazed area	U value = 1.8 W/m ² K
Other doors	U value = 1.8 W/m ² K

Conservatories

Conservatories with a floor area of less than 30m² are introduced into Part L for the first time. They would be included in the list of building work but not notifiable to Building Control.

A new definition of conservatory is given. As before, it needs to be thermally-separated with independently-controlled heating (if applicable) and the separation between the dwelling and the conservatory must be to a standard comparable to the rest of the external envelope. However, the transparent and/or translucent material in the external envelope must be more than 150% of the floor area. There must also be reasonable provision for ventilation.

Glaze elements are required to meet the same standards as for controlled fittings in existing dwellings. For vertical and roof elements, a Window Energy Rating of minimum Band C is required.

Although conservatories are not notifiable, the Local Authority may decide to undertake checks of the installation.

New Buildings Other than Dwellings

As for other new dwellings, other new buildings will have a target of a 25% (aggregate) reduction in CO² emissions. more efficient than current new buildings. There are no specific elemental requirements for windows other than the limiting U value for windows, roof windows, glazed roof-lights, pedestrian doors etc. remaining at 2.2 W/m²K. There are no limits for ground floor display windows and other similar glazing.

Existing Buildings Other Than Dwellings

The standards for controlled fittings (i.e. replacement windows) for existing buildings other than dwelling are summarized as follows:

Fitting	Standard
Window, roof window or roof-light	U value for whole unit = 1.5 W/m ² K
Windows in buildings domestic in character	Window Energy Rating = Band C
Doors with > 50% glazed area	U value = 1.8 W/m ² K

Extensions To Existing Non-Dwellings

For extensions to existing non-dwellings glazed areas should not exceed those given as follows:

Building Type	Windows and personnel doors as % of exposed wall	Roof-lights as % of area of roof
Residential	30	20
Assembly, offices and shops	40	20
Industrial and storage	15	15
Vehicle access doors and display windows	As Required	N/A
Smoke Vents	N/A	As Required

Please do not hesitate to contact the Sales Office on the above telephone number if you have further queries on the changes to Part L.