HM Government

The Building Regulations 2010

Amendments to the Approved Documents

This document contains amendments to the following Approved Documents:

A, B vol 1, B vol 2, C, D, E, F, G, H, J, L1A, L1B, L2A, L2B and M

2013

For use in England*

1: INTRODUCTION

This document contains amendments to the following Approved Documents: A, B vol 1, B vol 2, C, D, E, F, G, H, J, L1A, L1B, L2A, L2B and M.

Section 2 sets out amendments to Approved Documents A, C, D, E, F, H & J which are consequential to the introduction of a new approved document to support regulation 7.

- Appendix A sets out amendments to Approved Document B volumes 1 and volume 2.
- Appendix B sets out amendments to Approved Documents L1A, L1B, L2A, L2B.
- Appendix C sets out amendments to Approved Document M.
- Approved Documents K and P have been replaced with new editions and Approved Document N has been withdrawn.

The main purpose of these changes is to implement the results of a review of the Building Regulations to reduce unnecessary burdens on industry.

Except for the changes to Approved Documents L and the introduction of a new Approved Document 7, the changes to the approved documents take effect on 6 April 2013 for use in England*. The previous editions will continue to apply to work started before 6 April 2013, or to work subject to a building notice, full plans application or initial notice submitted before 6 April 2013. A full list of approved documents is listed in Appendix D.

The changes to Approved Documents L are made to take account of a recast of the European Energy Performance of Buildings Directive (Directive 2010/31/EU) with amended guidance for:

- Energy Performance Certificates that comes into force on 9 January 2013;
- the analysis of high efficiency alternative systems for new buildings occupied by public authorities on 9 January 2013 and for all other new buildings on 9 July 2013; and
- the major renovation of existing buildings that comes into force for buildings occupied by public authorities on 9 January 2013 and for all buildings on 9 July 2013.

Regulation 25B “Nearly zero-energy requirements for new buildings” will not come into force until 2019 at the earliest. Changes to the Approved Documents L will be provided nearer to the time that this regulation comes into force.

Buildings of statutory undertakers (exempted from compliance with the Building Regulations under section 4(1) of the Building Act 1984) and Crown buildings need to comply with the requirements of the Energy Performance of Buildings Directive (recast) unless exempt (i.e. exempted under Regulation 21 of the Building Regulations 2010). Where not exempt, buildings of statutory undertakers and Crown buildings in both England and Wales need to comply with the following regulations under the Building Regulations 2010: regulations 23(1)(a) (in respect of major renovations of existing buildings), 25A (high-efficiency alternative systems for new buildings), 25B (nearly zero-energy requirements for new buildings), 26 (CO_2 emission rates for new buildings), 29 (apart from 29(10)) (energy performance certificates) and 29A (recommendation reports for buildings on construction).

The changes also take account of the introduction of a new Approved Document 7 that comes into effect on 1 July 2013, this has been updated to reflect the European Construction Products Regulation which will come fully into force on 1 July 2013.

In exercise of his powers under section 6 of the Building Act 1984, the Secretary of State has approved these approved documents with the amendments set out in this document.

*The amendments apply to building work carried out in England. They also apply to building work carried out on excepted energy buildings in Wales as defined in the Welsh Ministers (Transfer of Functions) (No.2) Order 2009.

2: AMENDMENTS TO APPROVED DOCUMENTS A,C,D,E,F,H & J

The following sections in other Approved Documents shall be replaced by the text below.

‘Materials and workmanship

Any building work which is subject to the requirements imposed by Schedule 1 to the Building Regulations shall be carried out in accordance with regulation 7. Guidance on meeting these requirements on materials and workmanship is contained in Approved Document 7.

Building Regulations are made for specific purposes, primarily the health and safety, welfare and convenience of people and for energy conservation. Standards and other technical specifications may provide relevant guidance to the extent that they relate to these considerations. However, they may also address other aspects of performance or matters which, although they relate to health and safety etc., are not covered by the Building Regulations.

When an Approved Document makes reference to a named standard, the relevant version of the standard to which it refers is the one listed at the end of the publication. However, if this version has been revised or updated by the issuing standards body, the new version may be used as a source of guidance provided it continues to address the relevant requirements of the Regulations.’

Approved Document	Edition	Page	All text under the following headings is replaced
A	2004	3	Materials and workmanship Independent certification schemes Technical specifications
C	2004	3	Materials and workmanship Independent certification schemes Technical specifications
D	1992/02	1	Materials and workmanship Independent certification schemes Technical specifications
E	2003	6–7	Materials and workmanship Independent certification schemes Technical specifications
F	2010	11–12	Materials and workmanship Independent certification schemes Technical specifications
G	2010	10–11	Materials and workmanship Technical specifications Independent schemes of certification and accreditation
H	2002	4–5	Materials and workmanship Independent certification schemes Technical specifications
J	2010	7	Materials and workmanship Technical specifications Independent schemes of certification and accreditation

Appendix A

Approved Document B Volumes 1 and 2 (2006 editions)

Amendments to the approved documents

1. AMENDMENTS TO APPROVED DOCUMENT B VOLUME 1 – DWELLINGHOUSES

Page 4-5

Replace all text under the heading "**Materials and workmanship**" and associated footnotes with:

"Any building work which is subject to the requirements imposed by schedule 1 to the Building Regulations shall be carried out in accordance with regulation 7. Guidance on meeting these requirements on materials and workmanship is contained in the Approved Document to support regulation 7.

Building Regulations are made for specific purposes, primarily the health and safety, welfare and convenience of people and for energy conservation. Standards and other technical specifications may provide relevant guidance to the extent that they relate to these considerations. However, they may also address other aspects of performance or matters which, although they relate to health and safety etc., are not covered by the Building Regulations.

When an Approved Document makes reference to a named standard, the relevant version of the standard to which it refers is the one listed at the end of the publication. However, if this version has been revised or updated by the issuing standards body, the new version may be used as a source of guidance provided it continues to address the relevant requirements of the Regulations."

Page 6

Delete the heading "**The Construction Products Directive**" all text beneath it (including footnotes 1 & 2) up to the heading "**Environmental Protection**"

Page 15

Paragraph 1.4 – replace the first sentence with:

"1.4 The smoke and heat alarms should be mains-operated and conform to BS EN 14604: 2005, Smoke alarm devices or BS 5446-2:2003, Fire detection and fire alarm devices for dwellinghouses, Part 2 Specification for heat alarms, respectively."

Paragraph 1.4 Note – replace "BS 5446-1" with "BSEN 14604"

Page 73

Appendix F

Delete

"BS 5446-1:2000

Fire detection and fire alarm devices for dwellings, Specification for smoke alarms"

Insert

"**BS EN 14604: 2005**

Smoke alarm devices"

2. AMENDMENTS TO APPROVED DOCUMENT B VOLUME 2 – BUILDINGS OTHER THAN DWELLINGHOUSES

Page 5-6

Replace all text under the heading "**Materials and workmanship**" and associated footnotes with:

"Any building work which is subject to the requirements imposed by schedule 1 to the Building Regulations shall be carried out in accordance with regulation 7. Guidance on meeting these requirements on materials and workmanship is contained in the Approved Document to support regulation 7.

Building Regulations are made for specific purposes, primarily the health and safety, welfare and convenience of people and for energy conservation. Standards and other technical specifications may provide relevant guidance to the extent that they relate to these considerations. However, they may also address other aspects of performance or matters which, although they relate to health and safety etc., are not covered by the Building Regulations.

When an Approved Document makes reference to a named standard, the relevant version of the standard to which it refers is the one listed at the end of the publication. However, if this version has been revised or updated by the issuing standards body, the new version may be used as a source of guidance provided it continues to address the relevant requirements of the Regulations."

Page 7-8

Delete the heading "**The Construction Products Directive**" all text beneath it (including footers 1 & 2) up to the heading "**Environmental Protection**"

Page 18

Paragraph 1.5 – replace the first sentence with:

"1.5 The smoke and heat alarms should be mains-operated and conform to BS EN 14604: 2005, Smoke alarm devices or BS 5446-2:2003, Fire detection and fire alarm devices for dwellinghouses, Part 2 Specification for heat alarms, respectively."

Note to Paragraph 1.5– replace "BS 5446-1" with "BS EN 14604"

Page 149

Appendix H

Delete

"BS 5446-1:2000

Fire detection and fire alarm devices for dwellings, Specification for smoke alarms"

Insert

"**BS EN 14604: 2005**

Smoke alarm devices"

Page 64

Table 10

Replace the entire Table with

Table 10 **Classification of linings**

Location	National class [1]	European class [1][3][4]
Small rooms [2] of area not more than: a. 4m² in residential accommodation b. 30m² in non-residential accommodation	3	D-s3, d2
Other rooms [2] (including garages)	1	C-s3, d2
Circulation spaces within dwellings		
Other circulation spaces, including the common areas of blocks of flats	0	B-s3, d2 [5]

Notes:

1. See paragraph B2.v.
2. For meaning of room, see definition in Appendix E.
3. The National classifications do not automatically equate with the equivalent classifications in the European column, therefore, products cannot typically assume a European class, unless they have been tested accordingly.
4. When a classification includes 's3, d2', this means that there is no limit set for smoke production and/or flaming droplets/particles.
5. Wallcoverings which conform to BS EN 15102:2007 *Decorative wallcoverings – roll and panel form products,* which achieve at least Class C-s3,d2 and are bonded to a Class A2-s3,d2 substrate will also be acceptable.

Page 66

Table 11

Replace the entire Table with

Table 11 **Limitations applied to thermoplastic rooflights and lighting diffusers in suspended ceilings and Class 3 plastic rooflights**

Minimum classification of lower surface	Use of space below the diffusers or rooflight	Maximum area of each diffuser panel or rooflight [1] (m^2)	Max total area of diffuser panels and rooflights as percentage of floor area of the space in which the ceiling is located (%)	Minimum separation distance between diffuser panels or rooflights [1] (m)
TP(a)	Any except protected stairway	No limit [2]	No limit	No limit
D-s3, d2 or Class 3 [3] or TP(b)	Rooms	1	50 [4][5]	A distance equal to the largest plan dimension of the largest diffuser or roof light (see diagram 27A)
		5	50 [4][5]	3 [5]
	Circulation spaces except protected stairways	5	15 [4]	3

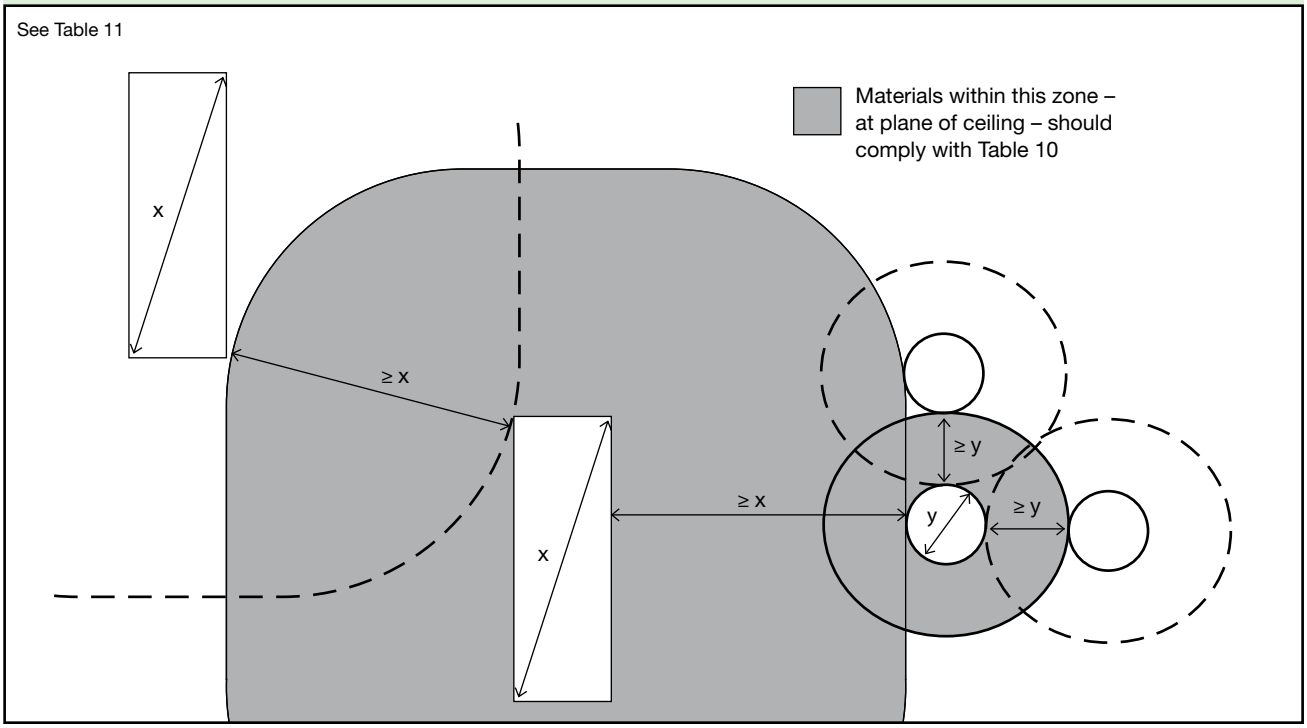
Notes:

1. Smaller panels can be grouped together provided that the overall size of the group and the space between one group and any others satisfies the dimensions shown in Diagram 27 or 27A.
2. Lighting diffusers of TP(a) flexible rating should be restricted to panels of not more than $5m^2$ each, see paragraph 6.16.
3. There are no limits on Class 3 material in small rooms. See paragraph 6.1, Table 10.
4. The minimum separation between each panel should be maintained. Therefore, in some cases it may not also be possible to use the maximum percentage quoted.
5. Class 3 / D-s3, d2 rooflights to rooms in industrial and other non-residential purpose groups may be spaced 1800mm apart provided the rooflights are evenly distributed and do not exceed 20% of the area of the room.
6. This table is not relevant to products which meet the provisions in Table 10.

Page 66

Insert after Diagram 27

Diagram 27A **Layout restrictions on small Class D, Class 3 and TP(b) rooflights and lighting diffusers**



Page 117

Appendix A – Performance of materials, products and structures

Append to the end Paragraph 16

To reduce the testing burden on manufacturers, BS EN 13238 Reaction to fire tests for building products – conditioning procedures and general rules for the selection of standard substrates, defines a number of standard substrates that produce test results representative of different end use applications. The standard substrate selected for testing should take account of the intended end use applications (field of application) of the product and represent end use substrates which have a density of at least 75% of its nominal density. The reaction to fire classification achieved during testing is only valid when the product is used within this field of application i.e. when the product is fixed to a substrate of that class in its end use.

Standard substrates include, Gypsum plasterboard (BS EN 520) with a density of 700+/-100 Kg/m^3, Calcium silicate board (BS EN 14306) 870+/-50 Kg/m^3 and Fibre cement board 1800+/-200 Kg/m^3.

NOTE: Standard calcium silicate board is not representative of gypsum plasterboard end use (due to the paper layer), but would be representative of most gypsum plasters (with densities of more than 650 Kg/m^3). Classifications based on tests using a plasterboard substrate would also be acceptable for products bonded to a gypsum plaster end use substrate.

Appendix B

Approved Documents L1A, L1B, L2A and L2B Conservation of fuel and power

Amendments to the approved documents

AMENDMENTS TO APPROVED DOCUMENT L1A – CONSERVATION OF FUEL AND POWER IN NEW DWELLINGS

Page 2

Paragraph 1.1 – replace second sentence with "Regulation 2(1) of the Building Regulations defines the ***energy efficiency requirements*** as the requirements of regulations 23, 25A, 25B, 26, 28, 29 and 40 and Part L of Schedule 1.

Page 4

Paragraph 2.1 – replace the second and third sentences with "Regulation 2(1) of the Building Regulations defines the ***energy efficiency requirements*** as the requirements of regulations 23, 25A, 25B, 26, 28, 29 and 40 and Part L of Schedule 1. The ***energy efficiency requirements*** relevant to this Approved Document, which deals with new ***dwellings***, are those in regulations 25A, 26, 29 and 40 and Part L of Schedule 1, and are set out below".

Regulation 25B "Nearly zero-energy requirements for new buildings" will not come into force until 2019 at the earliest. Statutory guidance on compliance with Regulation 25B is not included within this Approved Document and will be provided nearer to the time it comes into force."

Page 4

Before extract from the Building Regulations **New buildings – Regulation 26** insert:

Consideration of high-efficiency alternative systems for new buildings – Regulation 25A

(1) Before construction of a new building starts, the person who is to carry out the work must analyse and take into account the technical, environmental and economic feasibility of using high-efficiency alternative systems (such as the following systems) in the construction, if available—

(a) decentralised energy supply systems based on energy from renewable sources;

(b) cogeneration;

(c) district or block heating or cooling, particularly where it is based entirely or partially on energy from renewable sources; and

(d) heat pumps.

(2) The person carrying out the work must—

(a) not later than the beginning of the day before the day on which the work starts, give the local authority a notice which states that the analysis referred to in paragraph (1)—

(i) has been undertaken;

(ii) is documented; and

(iii) the documentation is available to the authority for verification purposes; and

(b) ensure that a copy of the analysis is available for inspection at all reasonable times upon request by an officer of the local authority.

(3) An authorised officer of the local authority may require production of the documentation in order to verify that this regulation has been complied with.

(4) The analysis referred to in paragraph (1)—

(a) may be carried out for individual buildings or for groups of similar buildings or for common typologies of buildings in the same area; and

(b) in so far as it relates to collective heating and cooling systems, may be carried out for all buildings connected to the system in the same area.

(5) In this regulation—

(a) "cogeneration" means simultaneous generation in one process of thermal energy and one or both of the following—

(i) electrical energy;

(ii) mechanical energy;

(b) "district or block heating or cooling" means the distribution of thermal energy in the form of steam, hot water or chilled liquids, from a central source of production through a network of multiple buildings or sites, for the use of space or process heating or cooling;

(c) "energy from renewable sources" means energy from renewable non-fossil sources, namely wind, solar, aerothermal, geothermal, hydrothermal and ocean energy, hydropower, biomass, landfill gas, sewage treatment plant gas and biogases; and

(d) "heat pump" means a machine, a device or installation that transfers heat from natural surroundings such as air, water or ground to buildings or industrial applications by reversing the natural flow of heat such that it flows from a lower to a higher temperature. (For reversible heat pumps, it may also move heat from the building to the natural surroundings.)

Pages 4 and 5

Delete extract from the Building Regulations **Energy Performance Certificates – Regulation 29** and replace with:

Energy Performance Certificates – Regulation 29

(1) This regulation applies where—

(a) a building is erected; or

(b) a building is modified so that it has a greater or fewer number of parts designed or altered for separate use than it previously had, where the modification includes the provision or extension of any of the fixed services for heating, hot water, air conditioning or mechanical ventilation.

(2) The person carrying out the work shall—

(a) give an energy performance certificate for the building to the owner of the building; and

(b) give to the local authority notice to that effect, including the reference number under which the energy performance certificate has been registered in accordance with regulation 30(4).

(3) The energy performance certificate and notice shall be given not later than five days after the work has been completed.

(4) The energy performance certificate must—

(a) express the asset rating of the building in a way approved by the Secretary of State under regulation 24;

(b) include a reference value such as a current legal standard or benchmark;

(c) be issued by an energy assessor who is accredited to produce energy performance certificates for the category of building to which the certificate relates;

(cc) include a recommendation report unless there is no reasonable potential for energy performance improvements (in terms of the applicable energy efficiency requirements);

(cd) be valid in accordance with paragraph (9); and

(d) include the following information—

(i) the reference number under which the set of data from which the certificate may be produced has been entered onto the register in accordance with regulation 30(4);

(ii) the address of the building, or in the case of a portable building the address of the owner;

(iii) an estimate of the total useful floor area of the building;

(iv) the name of the energy assessor who issued it;

(v) the name and address of the energy assessor's employer, or, if self-employed, the name under which the assessor trades and the assessor's address;

(vi) the date on which it was issued; and

(vii) the name of the approved accreditation scheme of which the energy assessor is a member.

(5) ...

(6) Certification for apartments or units designed or altered for separate use in blocks may be based—

(a) except in the case of a dwelling, on a common certification of the whole building for blocks with a common heating system; or

(b) on the assessment of another representative apartment or unit in the same block.

(7) Where —

(a) a block with a common heating system is divided into parts designed or altered for separate use; and

(b) one or more, but not all, of the parts are dwellings,

certification for those parts which are not dwellings may be based on a common certification of all the parts which are not dwellings.

(8) Certification for a building which consists of a single dwelling may be based on the assessment of another representative building of similar design and size with a similar actual energy performance quality, provided such correspondence is guaranteed by the energy assessor issuing the energy performance certificate.

(9) An energy performance certificate is only valid if—

(a) it was entered on the register no more than 10 years before the date on which it is made available; and

(b) no other energy performance certificate for the building has since been entered on the register.

(10) An energy performance certificate must not contain any information or data (except for the address of the building) from which a living individual (other than the energy assessor or his employer) can be identified.

Page 5

After Energy Performance Certificates insert extract from the Building Regulations as follows:

Recommendation reports – Regulation 29A

29A.—(1) In these Regulations a "recommendation report" means recommendations made by an energy assessor for the cost-effective improvement of the energy performance of a building.

(2) A recommendation report must include—

(a) recommended cost-effective measures that could be carried out in connection with a major renovation of the building envelope or fixed building services;

(b) recommended cost-effective measures for individual building elements that could be carried out without the necessity for a major renovation of the building envelope or fixed building services;

(c) an indication as to how the owner or tenant can obtain more detailed information about improving the energy efficiency of the building, including more detailed information about the cost-effectiveness of the recommendations; and

(d) information on the steps to be taken to implement the recommendations.

(3) Any cost-effective measure which the energy assessor recommends must be technically feasible for the building to which the recommendation report relates.

(4) In this regulation "building element" means a controlled service or fitting or a thermal element of the building envelope.

Page 6

Paragraph 2.2 – remove “and N”

Page 7

In the definition of ***energy efficiency requirements***, after “23” insert “25A, 25B”

After definition of ***energy efficiency requirements*** insert new definition as follows:

“***energy performance certificate*** means a certificate which complies with regulation 29 of these regulations;”

For the definition of ***fixed building services*** substitute—

“***fixed building services*** means any part of, or any controls associated with—

(a) fixed internal or external lighting systems (but not including emergency escape lighting or specialist process lighting);

(b) fixed systems for heating, hot water, air conditioning or mechanical ventilation; or

(c) any combination of systems of the kinds referred to in paragraph (a) or (b);”.

Page 8

Paragraph 3.2 – replace final sentence with “In addition it gives guidance on compliance with regulations 25A, 27, 43 and 44 of the Building Regulations and regulations, 20(1), (2) and (6) of the Building (Approved Inspectors etc.) Regulations 2010”.

Page 9

Replace all text under the heading “**Materials and workmanship**” and associated footnotes with:

“Any building work which is subject to the requirements imposed by schedule 1 to the Building Regulations shall be carried out in accordance with regulation 7. Guidance on meeting these requirements on materials and workmanship is contained in the Approved Document to support regulation 7.

Building Regulations are made for specific purposes, primarily the health and safety, welfare and convenience of people and for energy conservation. Standards and other technical specifications may provide relevant guidance to the extent that they relate to these considerations. However, they may also address other aspects of performance or matters which, although they relate to health and safety etc., are not covered by the Building Regulations.

When an Approved Document makes reference to a named standard, the relevant version of the standard to which it refers is the one listed at the end of the publication. However, if this version has been revised or updated by the issuing standards body, the new version may be used as a source of guidance provided it continues to address the relevant requirements of the Regulations.”

Page 14

After paragraph 4.17 insert new heading and new paragraphs as follows:

Consideration of high-efficiency alternative systems

4.17A Regulation 25A states that:

Consideration of high-efficiency alternative systems for new buildings – Regulation 25A

(1) Before construction of a new building starts, the person who is to carry out the work must analyse and take into account the technical, environmental and economic feasibility of using high-efficiency alternative systems (such as the following systems) in the construction, if available—

(a) decentralised energy supply systems based on energy from renewable sources;

(b) cogeneration;

(c) district or block heating or cooling, particularly where it is based entirely or partially on energy from renewable sources; and

(d) heat pumps.

(2) The person carrying out the work must—

(a) not later than the beginning of the day before the day on which the work starts, give the local authority a notice which states that the analysis referred to in paragraph (1)—

(i) has been undertaken;

(ii) is documented; and

(iii) the documentation is available to the authority for verification purposes; and

(b) ensure that a copy of the analysis is available for inspection at all reasonable times upon request by an officer of the local authority.

(3) An authorised officer of the local authority may require production of the documentation in order to verify that this regulation has been complied with.

(4) The analysis referred to in paragraph (1)—

(a) may be carried out for individual buildings or for groups of similar buildings or for common typologies of buildings in the same area; and

(b) in so far as it relates to collective heating and cooling systems, may be carried out for all buildings connected to the system in the same area.

(5) In this regulation—

(a) "cogeneration" means simultaneous generation in one process of thermal energy and one or both of the following—

(i) electrical energy;

(ii) mechanical energy;

(b) "district or block heating or cooling" means the distribution of thermal energy in the form of steam, hot water or chilled liquids, from a central source of production through a network of multiple buildings or sites, for the use of space or process heating or cooling;

(c) "energy from renewable sources" means energy from renewable non-fossil sources, namely wind, solar, aerothermal, geothermal, hydrothermal and ocean energy, hydropower, biomass, landfill gas, sewage treatment plant gas and biogases; and

(d) "heat pump" means a machine, a device or installation that transfers heat from natural surroundings such as air, water or ground to buildings or industrial applications by reversing the natural flow of heat such that it flows from a lower to a higher temperature. (For reversible heat pumps, it may also move heat from the building to the natural surroundings.)

4.17B As required by regulation 25A, before the work starts, the person undertaking the work must carry out an analysis that considers and takes into account the technical, environmental and economic feasibility of using high-efficiency alternative systems in the construction. The following high efficiency alternative systems may be considered if available, but other low and zero carbon systems may also be considered if available:

- decentralised energy supply systems based on energy from renewable sources;
- cogeneration;
- district or block heating or cooling, particularly where it is based entirely or partially on energy from renewable sources;
- heat pumps.

The analysis should state whether high-efficiency alternative systems have or have not been included in the building design. The requirement relates to considering, taking into account, documenting and making available for verification purposes the analysis of high-efficiency alternative systems.

The Building Regulations are technology neutral and do not mandate the installation of high-efficiency alternative systems or other low and zero carbon systems. However, the design and construction of new dwellings often features such systems to meet local planning conditions that require energy performance standards exceeding those of Building Regulations and/or require a proportion of energy used in development to be from renewable and/or low carbon sources.

4.17C The analysis may be carried out for individual ***dwellings***, groups of similar ***dwellings*** or for common typologies of ***dwellings*** in the same area. Where a number of ***dwellings*** are connected to a community energy system, a single analysis may be carried out for all of the ***dwellings*** connected to the system in the same area as the building to be constructed.

4.17D Before work starts, the person undertaking the work shall give the ***BCB*** a notice which states that the analysis has been undertaken; is documented and is available for verification purposes. The results of the analysis must be documented and retained for inspection by the ***BCB*** upon request.

Although the analysis of high efficiency alternative systems is not an explicit requirement of the CO_2 emission rate calculation, a facility within calculation software output reporting (the design stage BRUKL report) may be available to the builder to declare that the analysis has been carried out, is documented and where it is available for verification purposes.

Page 19

Pressure testing – Regulation 43

43(4) After “British Institute of Non-destructive Testing” insert “or the Air Tightness and Testing and Measurement Association”.

Page 21

Paragraph 6.4 – replace second sentence with “The occupier should also be provided with the on-construction ***energy performance certificate*** that includes a recommendation report.”

AMENDMENTS TO APPROVED DOCUMENT L1B – CONSERVATION OF FUEL AND POWER IN EXISTING DWELLINGS

Page 2

Paragraph 1.1 – replace second sentence with "Regulation 2(1) of the Building Regulations defines the ***energy efficiency requirements*** as the requirements of regulations 23, 25A, 25B, 26, 28, 29 and 40 and Part L of Schedule 1.

Page 4

Paragraph 2.1 – replace the second and third sentences with "Regulation 2(1) of the Building Regulations defines the ***energy efficiency requirements*** as the requirements of regulations 23, 25A, 25B, 26, 28, 29 and 40 and Part L of Schedule 1. The ***energy efficiency requirements*** relevant to this Approved Document, which deals with existing ***dwellings***, are those in regulations 23, 28, 29 and 40 of, and Part L of Schedule 1 to, those Regulations and are set out below.

Page 4

Delete extract from the Building Regulations **Requirements relating to thermal elements – Regulation 23** and replace with:

Requirements for the renovation or replacement of thermal elements – Regulation 23

(1) Where the renovation of an individual thermal element—

(a) constitutes a major renovation; or

(b) amounts to the renovation of more than 50% of the element's surface area;

the renovation must be carried out so as to ensure that the whole of the element complies with paragraph L1(a)(i) of Schedule 1, in so far as that is technically, functionally and economically feasible.

(2) Where the whole or any part of an individual element is proposed to be replaced and the replacement—

(a) constitutes a major renovation; or

(b) (in the case of part replacement) amounts to the replacement of more than 50% of the thermal element's surface area;

the whole of the thermal element must be replaced so as to ensure that it complies with paragraph L1(a)(i) of Schedule 1, in so far as that is technically, functionally and economically feasible.

Pages 4 and 5

Delete extract from the **Building Regulations Energy Performance Certificates – Regulation 29** and replace with:

Energy Performance Certificates – Regulation 29

(1) This regulation applies where—

(a) a building is erected; or

(b) a building is modified so that it has a greater or fewer number of parts designed or altered for separate use than it previously had, where the modification includes the provision or extension of any of the fixed services for heating, hot water, air conditioning or mechanical ventilation.

(2) The person carrying out the work shall—

(a) give an energy performance certificate for the building to the owner of the building; and

(b) give to the local authority notice to that effect, including the reference number under which the energy performance certificate has been registered in accordance with regulation 30(4).

(3) The energy performance certificate and notice shall be given not later than five days after the work has been completed.

(4) The energy performance certificate must—

(a) express the asset rating of the building in a way approved by the Secretary of State under regulation 24;

(b) include a reference value such as a current legal standard or benchmark;

(c) be issued by an energy assessor who is accredited to produce energy performance certificates for the category of building to which the certificate relates;

(cc) include a recommendation report unless there is no reasonable potential for energy performance improvements (in terms of the applicable energy efficiency requirements);

(cd) be valid in accordance with paragraph (9); and

(d) include the following information—

(i) the reference number under which the set of data from which the certificate may be produced has been entered onto the register in accordance with regulation 30(4);

(ii) the address of the building, or in the case of a portable building the address of the owner;

(iii) an estimate of the total useful floor area of the building;

(iv) the name of the energy assessor who issued it;

(v) the name and address of the energy assessor's employer, or, if self-employed, the name under which the assessor trades and the assessor's address;

(vi) the date on which it was issued; and

(vii) the name of the approved accreditation scheme of which the energy assessor is a member.

(5) ...

(6) Certification for apartments or units designed or altered for separate use in blocks may be based—

(a) except in the case of a dwelling, on a common certification of the whole building for blocks with a common heating system; or

(b) on the assessment of another representative apartment or unit in the same block.

(7) Where —

(a) a block with a common heating system is divided into parts designed or altered for separate use; and

(b) one or more, but not all, of the parts are dwellings,

certification for those parts which are not dwellings may be based on a common certification of all the parts which are not dwellings.

(8) Certification for a building which consists of a single dwelling may be based on the assessment of another representative building of similar design and size with a similar actual energy performance quality, provided such correspondence is guaranteed by the energy assessor issuing the energy performance certificate.

(9) An energy performance certificate is only valid if—

(a) it was entered on the register no more than 10 years before the date on which it is made available; and

(b) no other energy performance certificate for the building has since been entered on the register.

(10) An energy performance certificate must not contain any information or data (except for the address of the building) from which a living individual (other than the energy assessor or his employer) can be identified.

Page 5

After Energy performance certificates insert extract from the Building Regulations as follows:

Recommendation reports – Regulation 29A

29A.—(1) In these Regulations a "recommendation report" means recommendations made by an energy assessor for the cost-effective improvement of the energy performance of a building.

(2) A recommendation report must include—

(a) recommended cost-effective measures that could be carried out in connection with a major renovation of the building envelope or fixed building services;

(b) recommended cost-effective measures for individual building elements that could be carried out without the necessity for a major renovation of the building envelope or fixed building services;

(c) an indication as to how the owner or tenant can obtain more detailed information about improving the energy efficiency of the building, including more detailed information about the cost-effectiveness of the recommendations; and

(d) information on the steps to be taken to implement the recommendations.

(3) Any cost-effective measure which the energy assessor recommends must be technically feasible for the building to which the recommendation report relates.

(4) In this regulation "building element" means a controlled service or fitting or a thermal element of the building envelope.

Page 6

Paragraph 2.2 – remove "and N"

Page 7

After definition of ***BCB*** insert new definition as follows:

"***Building envelope*** in relation to a building means the walls, floor, roof, windows, doors, roof windows and roof-lights."

In the definition of ***Energy efficiency requirements***, after "23" insert "25A, 25B"

After definition of ***energy efficiency requirements*** insert new definition as follows:

"***energy performance certificate*** means a certificate which complies with regulation 29 of these regulations;"

For the definition of ***Fixed building services*** substitute—

"***Fixed building services*** means any part of, or any controls associated with—

(a) fixed internal or external lighting systems (but not including emergency escape lighting or specialist process lighting);

(b) fixed systems for heating, hot water, air conditioning or mechanical ventilation; or

(c) any combination of systems of the kinds referred to in paragraph (a) or (b);".

After definition of ***Fixed building services*** insert new definition as follows:

"***Major renovation*** means the renovation of a building where more than 25% of the surface area of the building envelope undergoes renovation."

Page 8

Paragraph 3.2 – replace final sentence with "In addition it gives guidance on compliance with regulations 25A, 27, 43 and 44 of the Building Regulations and 20(1), 20(2) and 20(6) of the Approved Inspectors Regulations 2010".

Page 9

Paragraph 3.3 – after d. insert:

"e. the ***major renovation*** of a building.

Pages 10 and 11

Replace all text under the heading "**Materials and workmanship**" and associated footnotes with:

"Any building work which is subject to the requirements imposed by schedule 1 to the Building Regulations shall be carried out in accordance with regulation 7. Guidance on meeting these requirements on materials and workmanship is contained in the Approved Document to support regulation 7.

Building Regulations are made for specific purposes, primarily the health and safety, welfare and convenience of people and for energy conservation. Standards and other technical specifications may provide relevant guidance to the extent that they relate to these considerations. However, they may also address other aspects of performance or matters which, although they relate to health and safety etc., are not covered by the Building Regulations.

When an Approved Document makes reference to a named standard, the relevant version of the standard to which it refers is the one listed at the end of the publication. However, if this version has been revised or updated by the issuing standards body, the new version may be used as a source of guidance provided it continues to address the relevant requirements of the Regulations."

Page 17

After paragraph 5.1 delete Regulation 23 extract from the Building Regulations and replace with:

Requirements for the renovation or replacement of thermal elements – Regulation 23

(1) Where the renovation of an individual thermal element—

(a) constitutes a major renovation; or

(b) amounts to the renovation of more than 50% of the element's surface area;

the renovation must be carried out so as to ensure that the whole of the element complies with paragraph L1(a)(i) of Schedule 1, in so far as that is technically, functionally and economically feasible.

(2) Where the whole or any part of an individual element is proposed to be replaced and the replacement—

(a) constitutes a major renovation; or

(b) (in the case of part replacement) amounts to the replacement of more than 50% of the thermal element's surface area;

the whole of the thermal element must be replaced so as to ensure that it complies with paragraph L1(a)(i) of Schedule 1, in so far as that is technically, functionally and economically feasible.

Page 17

After paragraph 5.6 insert new heading and new paragraphs as follows:

"MAJOR RENOVATION

5.6A ***Major Renovation*** means the renovation of a building where more than 25% of the surface area of the ***building envelope*** undergoes renovation. When assessing whether the area proportion constitutes a ***major renovation*** of a building, the surface area of the whole of the external ***building envelope*** should be taken into account i.e. external walls, floor, roof, windows, doors, roof windows and roof-lights. "

Pages 17 and 18

Paragraph 5.8 – delete and replace with:

Where a ***thermal element*** is subject to a ***renovation*** through undertaking an activity listed in paragraph 5.7a) or 5.7b), the performance of the whole of the ***thermal element*** should be improved to achieve or better the relevant U-value set out in column (b) of Table 3, provided the area to be renovated is greater than 50% of the surface of the individual ***thermal element*** or constitutes a ***major renovation*** where more than 25% of the surface area of the ***building envelope*** undergoes ***renovation***.

In relation to the renovation of individual thermal elements, when assessing the proportion of the surface area that is to be renovated, the area of the ***thermal element*** should be assessed as the area of each individual ***thermal element***, not the area of all the elements of that type in the building. The area of each individual ***thermal element*** should also be interpreted in the context of whether the element is being renovated from inside or outside, e.g. if removing all the plaster finish from the inside of a solid brick wall, the area of the element is the area of external wall in the room. If removing external render, it is the area of the elevation in which that wall sits.

This means that if all the roofing on the flat roof of an extension is being stripped down, the area of the individual element is the 'roof area' of the extension, not the 'total roof area' of the dwelling. Similarly, if the rear wall of a single storey extension is being re-rendered externally, then the rear wall of the extension should be upgraded to the standards of Table 3 column (b), even if the renovation affected less than 50% of the total area of the building elevation when viewed from the rear. If plaster is being removed from a bedroom wall, the relevant area is the area of the external wall in the room, not the area of the external elevation which contains that wall section. This is because the marginal cost of dry-lining with insulated plasterboard rather than plain plasterboard is small.

When a building undergoes a major renovation this may represent an opportunity to consider and take into account the technical, environmental and economic feasibility of installing high-efficiency alternative systems.

Page 21

Appendix A: Work to thermal elements

Paragraph 1 – delete first sentence and replace with "Where the ***renovation*** of an individual ***thermal element*** constitutes a ***major renovation***; or amounts to the ***renovation*** of more than 50% of the element's surface area, an opportunity exists for cost-effective insulation improvements to be undertaken at marginal additional cost."

AMENDMENTS TO APPROVED DOCUMENT L2A – CONSERVATION OF FUEL AND POWER IN NEW BUILDINGS OTHER THAN DWELLINGS

Page 2

Paragraph 1.1 – replace second sentence with "Regulation 2(1) of the Building Regulations defines the ***energy efficiency requirements*** as the requirements of regulations 23, 25A, 25B, 26, 28, 29 and 40 and Part L of Schedule 1.

Page 4

Paragraph 2.1 – replace the second and third sentences with "Regulation 2(1) of the Building Regulations defines the ***energy efficiency requirements*** as the requirements of regulations 23, 25A, 25B, 26, 28, 29 and 40 and Part L of Schedule 1. The ***energy efficiency requirements*** relevant to this Approved Document, which deals with new buildings, are those in regulations 25A, 26, 29 and 40 and Part L of Schedule 1, and are set out below".

Regulation 25B "Nearly zero-energy requirements for new buildings" will not come into force until 2019 at the earliest. Statutory guidance on compliance with Regulation 25B is not included within this Approved Document and will be provided nearer to the time it comes into force."

Page 4

Before extract from the Building Regulations **New buildings – Regulation 26** insert:

Consideration of high-efficiency alternative systems for new buildings – Regulation 25A

(1) Before construction of a new building starts, the person who is to carry out the work must analyse and take into account the technical, environmental and economic feasibility of using high-efficiency alternative systems (such as the following systems) in the construction, if available—

(a) decentralised energy supply systems based on energy from renewable sources;

(b) cogeneration;

(c) district or block heating or cooling, particularly where it is based entirely or partially on energy from renewable sources; and

(d) heat pumps.

(2) The person carrying out the work must—

(a) not later than the beginning of the day before the day on which the work starts, give the local authority a notice which states that the analysis referred to in paragraph (1)—

(i) has been undertaken;

(ii) is documented; and

(iii) the documentation is available to the authority for verification purposes; and

(b) ensure that a copy of the analysis is available for inspection at all reasonable times upon request by an officer of the local authority.

(3) An authorised officer of the local authority may require production of the documentation in order to verify that this regulation has been complied with.

(4) The analysis referred to in paragraph (1)—

(a) may be carried out for individual buildings or for groups of similar buildings or for common typologies of buildings in the same area; and

(b) in so far as it relates to collective heating and cooling systems, may be carried out for all buildings connected to the system in the same area.

(5) In this regulation—

(a) "cogeneration" means simultaneous generation in one process of thermal energy and one or both of the following—

(i) electrical energy;

(ii) mechanical energy;

(b) "district or block heating or cooling" means the distribution of thermal energy in the form of steam, hot water or chilled liquids, from a central source of production through a network of multiple buildings or sites, for the use of space or process heating or cooling;

(c) "energy from renewable sources" means energy from renewable non-fossil sources, namely wind, solar, aerothermal, geothermal, hydrothermal and ocean energy, hydropower, biomass, landfill gas, sewage treatment plant gas and biogases; and

(d) "heat pump" means a machine, a device or installation that transfers heat from natural surroundings such as air, water or ground to buildings or industrial applications by reversing the natural flow of heat such that it flows from a lower to a higher temperature. (For reversible heat pumps, it may also move heat from the building to the natural surroundings.)

Pages 4 and 5

Delete extract from the Building Regulations **Energy Performance Certificates – Regulation 29** and replace with:

Energy Performance Certificates – Regulation 29

(1) This regulation applies where—

(a) a building is erected; or

(b) a building is modified so that it has a greater or fewer number of parts designed or altered for separate use than it previously had, where the modification includes the provision or extension of any of the fixed services for heating, hot water, air conditioning or mechanical ventilation.

(2) The person carrying out the work shall—

(a) give an energy performance certificate for the building to the owner of the building; and

(b) give to the local authority notice to that effect, including the reference number under which the energy performance certificate has been registered in accordance with regulation 30(4).

(3) The energy performance certificate and notice shall be given not later than five days after the work has been completed.

(4) The energy performance certificate must—

(a) express the asset rating of the building in a way approved by the Secretary of State under regulation 24;

(b) include a reference value such as a current legal standard or benchmark;

(c) be issued by an energy assessor who is accredited to produce energy performance certificates for the category of building to which the certificate relates;

(cc) include a recommendation report unless there is no reasonable potential for energy performance improvements (in terms of the applicable energy efficiency requirements);

(cd) be valid in accordance with paragraph (9); and

(d) include the following information—

(i) the reference number under which the set of data from which the certificate may be produced has been entered onto the register in accordance with regulation 30(4);

(ii) the address of the building, or in the case of a portable building the address of the owner;

(iii) an estimate of the total useful floor area of the building;

(iv) the name of the energy assessor who issued it;

(v) the name and address of the energy assessor's employer, or, if self-employed, the name under which the assessor trades and the assessor's address;

(vi) the date on which it was issued; and

(vii) the name of the approved accreditation scheme of which the energy assessor is a member.

(5) ...

(6) Certification for apartments or units designed or altered for separate use in blocks may be based—

(a) except in the case of a dwelling, on a common certification of the whole building for blocks with a common heating system; or

(b) on the assessment of another representative apartment or unit in the same block.

(7) Where —

(a) a block with a common heating system is divided into parts designed or altered for separate use; and

(b) one or more, but not all, of the parts are dwellings,

certification for those parts which are not dwellings may be based on a common certification of all the parts which are not dwellings.

(8) Certification for a building which consists of a single dwelling may be based on the assessment of another representative building of similar design and size with a similar actual energy performance quality, provided such correspondence is guaranteed by the energy assessor issuing the energy performance certificate.

(9) An energy performance certificate is only valid if—

(a) it was entered on the register no more than 10 years before the date on which it is made available; and

(b) no other energy performance certificate for the building has since been entered on the register.

(10) An energy performance certificate must not contain any information or data (except for the address of the building) from which a living individual (other than the energy assessor or his employer) can be identified.

Page 5

After Energy Performance Certificates insert extract from the Building Regulations as follows:

Recommendation reports – Regulation 29A

29A.—(1) In these Regulations a "recommendation report" means recommendations made by an energy assessor for the cost-effective improvement of the energy performance of a building.

(2) A recommendation report must include—

(a) recommended cost-effective measures that could be carried out in connection with a major renovation of the building envelope or fixed building services;

(b) recommended cost-effective measures for individual building elements that could be carried out without the necessity for a major renovation of the building envelope or fixed building services;

(c) an indication as to how the owner or tenant can obtain more detailed information about improving the energy efficiency of the building, including more detailed information about the cost-effectiveness of the recommendations; and

(d) information on the steps to be taken to implement the recommendations.

(3) Any cost-effective measure which the energy assessor recommends must be technically feasible for the building to which the recommendation report relates.

(4) In this regulation "building element" means a controlled service or fitting or a thermal element of the building envelope.

Page 6

Paragraph 2.2 – remove "and N"

Page 7

In the definition of ***Energy efficiency requirements***, after "23" insert "25A, 25B"

In italic text below definition of ***energy efficiency requirements*** insert "*25A*" before *26*.

After definition of ***energy efficiency requirements*** insert new definition as follows:

"***energy performance certificate*** means a certificate which complies with regulation 29 of these regulations;"

Page 8

For the definition of ***fixed building services*** substitute—

"***fixed building services*** means any part of, or any controls associated with—

(a) fixed internal or external lighting systems (but not including emergency escape lighting or specialist process lighting);

(b) fixed systems for heating, hot water, air conditioning or mechanical ventilation; or

(c) any combination of systems of the kinds referred to in paragraph (a) or (b);".

Page 8

Paragraph 3.2 – replace final sentence with "In addition it gives guidance on compliance with regulations 25A, 27, 43 and 44 of the Building Regulations and regulations, 20(1), (4) and (6) of the Building (Approved Inspectors etc.) Regulations 2010".

Pages 10 and 11

Replace all text under the heading "**Materials and workmanship**" and associated footnotes with:

"Any building work which is subject to the requirements imposed by schedule 1 to the Building Regulations shall be carried out in accordance with regulation 7. Guidance on meeting these requirements on materials and workmanship is contained in the Approved Document to support regulation 7.

Building Regulations are made for specific purposes, primarily the health and safety, welfare and convenience of people and for energy conservation. Standards and other technical specifications may provide relevant guidance to the extent that they relate to these considerations. However, they may also address other aspects of performance or matters which, although they relate to health and safety etc., are not covered by the Building Regulations.

When an Approved Document makes reference to a named standard, the relevant version of the standard to which it refers is the one listed at the end of the publication. However, if this version has been revised or updated by the issuing standards body, the new version may be used as a source of guidance provided it continues to address the relevant requirements of the Regulations."

Page 15

After paragraph 4.17 insert new heading and new paragraphs as follows:

Consideration of high-efficiency alternative systems

4.17A Regulation 25A states that:

Consideration of high-efficiency alternative systems for new buildings – Regulation 25A

(1) Before construction of a new building starts, the person who is to carry out the work must analyse and take into account the technical, environmental and economic feasibility of using high-efficiency alternative systems (such as the following systems) in the construction, if available—

(a) decentralised energy supply systems based on energy from renewable sources;

(b) cogeneration;

(c) district or block heating or cooling, particularly where it is based entirely or partially on energy from renewable sources; and

(d) heat pumps.

(2) The person carrying out the work must—

(a) not later than the beginning of the day before the day on which the work starts, give the local authority a notice which states that the analysis referred to in paragraph (1)—

(i) has been undertaken;

(ii) is documented; and

(iii) the documentation is available to the authority for verification purposes; and

(b) ensure that a copy of the analysis is available for inspection at all reasonable times upon request by an officer of the local authority.

(3) An authorised officer of the local authority may require production of the documentation in order to verify that this regulation has been complied with.

(4) The analysis referred to in paragraph (1)—

(a) may be carried out for individual buildings or for groups of similar buildings or for common typologies of buildings in the same area; and

(b) in so far as it relates to collective heating and cooling systems, may be carried out for all buildings connected to the system in the same area.

(5) In this regulation—

(a) “cogeneration” means simultaneous generation in one process of thermal energy and one or both of the following—

(i) electrical energy;

(ii) mechanical energy;

(b) “district or block heating or cooling” means the distribution of thermal energy in the form of steam, hot water or chilled liquids, from a central source of production through a network of multiple buildings or sites, for the use of space or process heating or cooling;

(c) “energy from renewable sources” means energy from renewable non-fossil sources, namely wind, solar, aerothermal, geothermal, hydrothermal and ocean energy, hydropower, biomass, landfill gas, sewage treatment plant gas and biogases; and

(d) “heat pump” means a machine, a device or installation that transfers heat from natural surroundings such as air, water or ground to buildings or industrial applications by reversing the natural flow of heat such that it flows from a lower to a higher temperature. (For reversible heat pumps, it may also move heat from the building to the natural surroundings.)

4.17B As required by regulation 25A, before the work starts, the person undertaking the work must carry out an analysis that considers and takes into account the technical, environmental and economic feasibility of using high-efficiency alternative systems in the construction. The following high efficiency alternative systems may be considered if available, but other low and zero carbon systems may also be considered if available:

- decentralised energy supply systems based on energy from renewable sources;
- cogeneration;
- district or block heating or cooling, particularly where it is based entirely or partially on energy from renewable sources;
- heat pumps.

The analysis should state whether high-efficiency alternative systems have or have not been included in the building design. The requirement relates to considering, taking into account, documenting and making available for verification purposes the analysis of high-efficiency alternative systems.

The Building Regulations are technology neutral and do not mandate the installation of high-efficiency alternative systems or other low and zero carbon systems. However, the design and construction of new buildings often features such systems to meet local planning conditions that require energy performance standards exceeding those of Building Regulations and/or require a proportion of energy used in development to be from renewable and/or low carbon sources.

4.17C The analysis may be carried out for individual buildings, groups of similar buildings or for common typologies of buildings in the same area. Where a number of buildings are connected to a community energy system, a single analysis may be carried out for all of the buildings connected to the system in the same area as the building to be constructed.

4.17D Before work starts, the person undertaking the work shall give the ***BCB*** a notice which states that the analysis has been undertaken; is documented and is available for verification purposes. The results of the analysis must be documented and retained for inspection by the ***BCB*** upon request.

Although the analysis of high efficiency alternative systems is not an explicit requirement of the CO_2 emission rate calculation, a facility within calculation software output reporting (the design stage BRUKL report) may be available to the builder to declare that the analysis has been carried out, is documented and where it is available for verification purposes.

Page 21

Pressure testing – Regulation 43

43(4) After “British Institute of Non-destructive Testing” insert “or the Air Tightness and Testing and Measurement Association”.

AMENDMENTS TO APPROVED DOCUMENT L2B – CONSERVATION OF FUEL AND POWER IN EXISTING BUILDINGS OTHER THAN DWELLINGS

Page 2

Paragraph 1.1 – replace second sentence with "Regulation 2(1) of the Building Regulations defines the ***energy efficiency requirements*** as the requirements of regulations 23, 25A, 25B, 26, 28, 29 and 40 and Part L of Schedule 1.

Page 4

Paragraph 2.1 – replace the second and third sentences with "Regulation 2(1) of the Building Regulations defines the ***energy efficiency requirements*** as the requirements of regulations 23, 25A, 25B, 26, 28 29 and 40 and Part L of Schedule 1. The ***energy efficiency requirements*** relevant to this Approved Document, which deals with existing buildings other than ***dwellings***, are those in regulations 23, 28, 29 and 40 of, and Part L of Schedule 1 to, those Regulations and are set out below".

Page 4

Delete extract from the Building Regulations **Requirements relating to thermal elements – Regulation 23** and replace with:

Requirements for the renovation or replacement of thermal elements – Regulation 23

(1) Where the renovation of an individual thermal element—

(a) constitutes a major renovation; or

(b) amounts to the renovation of more than 50% of the element's surface area;

the renovation must be carried out so as to ensure that the whole of the element complies with paragraph L1(a)(i) of Schedule 1, in so far as that is technically, functionally and economically feasible.

(2) Where the whole or an part of an individual element is proposed to be replaced and the replacement—

(a) constitutes a major renovation; or

(b) (in the case of part replacement) amounts to the replacement of more than 50% of the thermal element's surface area;

the whole of the thermal element must be replaced so as to ensure that it complies with paragraph L1(a)(i) of Schedule 1, in so far as that is technically, functionally and economically feasible.

Pages 4 and 5

Delete extract from the Building Regulations **Energy Performance Certificates – Regulation 29** and replace with:

Energy Performance Certificates – Regulation 29

(1) This regulation applies where—

(a) a building is erected; or

(b) a building is modified so that it has a greater or fewer number of parts designed or altered for separate use than it previously had, where the modification includes the provision or extension of any of the fixed services for heating, hot water, air conditioning or mechanical ventilation.

(2) The person carrying out the work shall—

(a) give an energy performance certificate for the building to the owner of the building; and

(b) give to the local authority notice to that effect, including the reference number under which the energy performance certificate has been registered in accordance with regulation 30(4).

(3) The energy performance certificate and notice shall be given not later than five days after the work has been completed.

(4) The energy performance certificate must—

(a) express the asset rating of the building in a way approved by the Secretary of State under regulation 24;

(b) include a reference value such as a current legal standard or benchmark;

(c) be issued by an energy assessor who is accredited to produce energy performance certificates for the category of building to which the certificate relates;

(cc) include a recommendation report unless there is no reasonable potential for energy performance improvements (in terms of the applicable energy efficiency requirements);

(cd) be valid in accordance with paragraph (9); and

(d) include the following information—

(i) the reference number under which the set of data from which the certificate may be produced has been entered onto the register in accordance with regulation 30(4);

(ii) the address of the building, or in the case of a portable building the address of the owner;

(iii) an estimate of the total useful floor area of the building;

(iv) the name of the energy assessor who issued it;

(v) the name and address of the energy assessor's employer, or, if self-employed, the name under which the assessor trades and the assessor's address;

(vi) the date on which it was issued; and

(vii) the name of the approved accreditation scheme of which the energy assessor is a member.

(5) ...

(6) Certification for apartments or units designed or altered for separate use in blocks may be based—

(a) except in the case of a dwelling, on a common certification of the whole building for blocks with a common heating system; or

(b) on the assessment of another representative apartment or unit in the same block.

(7) Where —

(a) a block with a common heating system is divided into parts designed or altered for separate use; and

(b) one or more, but not all, of the parts are dwellings,

certification for those parts which are not dwellings may be based on a common certification of all the parts which are not dwellings.

(8) Certification for a building which consists of a single dwelling may be based on the assessment of another representative building of similar design and size with a similar actual energy performance quality, provided such correspondence is guaranteed by the energy assessor issuing the energy performance certificate.

(9) An energy performance certificate is only valid if—

(a) it was entered on the register no more than 10 years before the date on which it is made available; and

(b) no other energy performance certificate for the building has since been entered on the register.

(10) An energy performance certificate must not contain any information or data (except for the address of the building) from which a living individual (other than the energy assessor or his employer) can be identified.

Page 5

After Energy performance certificates insert extract from the Building Regulations as follows:

Recommendation reports – Regulation 29A

29A.—(1) In these Regulations a "recommendation report" means recommendations made by an energy assessor for the cost-effective improvement of the energy performance of a building.

(2) A recommendation report must include—

(a) recommended cost-effective measures that could be carried out in connection with a major renovation of the building envelope or fixed building services;

(b) recommended cost-effective measures for individual building elements that could be carried out without the necessity for a major renovation of the building envelope or fixed building services;

(c) an indication as to how the owner or tenant can obtain more detailed information about improving the energy efficiency of the building, including more detailed information about the cost-effectiveness of the recommendations; and

(d) information on the steps to be taken to implement the recommendations.

(3) Any cost-effective measure which the energy assessor recommends must be technically feasible for the building to which the recommendation report relates.

(4) In this regulation "building element" means a controlled service or fitting or a thermal element of the building envelope.

Page 6

Paragraph 2.2 – remove ", N"

Page 7

After definition of ***BCB*** insert new definition as follows:

"***Building envelope*** in relation to a building means the walls, floor, roof, windows, doors, roof windows and roof-lights."

In the definition of ***Energy efficiency requirements***, after "23" insert "25A, 25B"

After definition of ***energy efficiency requirements*** insert new definition as follows:

"***energy performance certificate*** means a certificate which complies with regulation 29 of these regulations;"

For the definition of ***Fixed building services*** substitute—

"***Fixed building services*** means any part of, or any controls associated with—

(a) fixed internal or external lighting systems (but not including emergency escape lighting or specialist process lighting);

(b) fixed systems for heating, hot water, air conditioning or mechanical ventilation; or

(c) any combination of systems of the kinds referred to in paragraph (a) or (b);".

After definition of ***Fixed building services*** insert new definition as follows:

"***Major renovation*** means the renovation of a building where more than 25% of the surface area of the building envelope undergoes renovation."

Page 8

Paragraph 3.2 – replace final sentence with "In addition it gives guidance on compliance with regulations 25A, 27, 43 and 44 of the Building Regulations and 20(1), 20(2) and 20(6) of the Approved Inspectors Regulations 2010".

Pages 8 and 9

Paragraph 3.3 – replace "e. ***consequential improvements*** (Section 6)." with:

"e. the ***major renovation*** of a building;

f. ***consequential improvements*** (Section 6)."

Pages 12 and 13

Replace all text under the heading "**Materials and workmanship**" and associated footnotes with:

"Any building work which is subject to the requirements imposed by schedule 1 to the Building Regulations shall be carried out in accordance with regulation 7. Guidance on meeting these requirements on materials and workmanship is contained in the Approved Document to support regulation 7.

Building Regulations are made for specific purposes, primarily the health and safety, welfare and convenience of people and for energy conservation. Standards and other technical specifications may provide relevant guidance to the extent that they relate to these considerations. However, they may also address other aspects of performance or matters which, although they relate to health and safety etc., are not covered by the Building Regulations.

When an Approved Document makes reference to a named standard, the relevant version of the standard to which it refers is the one listed at the end of the publication. However, if this version has been revised or updated by the issuing standards body, the new version may be used as a source of guidance provided it continues to address the relevant requirements of the Regulations."

Page 21

After paragraph 5.1 delete Regulation 23 extract from the Building Regulations and replace with:

Requirements for the renovation or replacement of thermal elements – Regulation 23

(1) Where the renovation of an individual thermal element—

(a) constitutes a major renovation; or

(b) amounts to the renovation of more than 50% of the element's surface area;

the renovation must be carried out so as to ensure that the whole of the element complies with paragraph L1(a)(i) of Schedule 1, in so far as that is technically, functionally and economically feasible.

(2) Where the whole or any part of an individual element is proposed to be replaced and the replacement—

(a) constitutes a major renovation; or

(b) (in the case of part replacement) amounts to the replacement of more than 50% of the thermal element's surface area;

the whole of the thermal element must be replaced so as to ensure that it complies with paragraph L1(a)(i) of Schedule 1, in so far as that is technically, functionally and economically feasible.

Page 21

After paragraph 5.7 insert new heading and new paragraphs as follows:

"MAJOR RENOVATION

5.7A ***Major Renovation*** means the renovation of a building where more than 25% of the surface area of the ***building envelope*** undergoes renovation. When assessing whether the area proportion constitutes a ***major renovation*** of a building, the surface area of the whole of the external ***building envelope*** should be taken into account i.e. external walls, floor, roof, windows, doors, roof windows and roof-lights."

Page 22

Paragraph 5.9 – delete and replace with:

Where a ***thermal element*** is subject to a ***renovation*** through undertaking an activity listed in paragraph 5.8a) or 5.8b), the performance of the whole of the ***thermal element*** should be improved to achieve or better the relevant U-value set out in column (b) of Table 5, provided the area to be renovated is greater than 50% of the surface of the individual ***thermal element*** or constitutes a ***major renovation*** where more than 25% of the surface area of the ***building envelope*** undergoes ***renovation***.

In relation to the renovation of individual thermal elements, when assessing the proportion of the surface area that is to be renovated, the area of the ***thermal element*** should be assessed as the area of each individual ***thermal element***, not the area of all the elements of that type in the building. The area of each individual ***thermal element*** should also be interpreted in the context of whether the element is being renovated from inside or outside, e.g. if removing all the plaster finish from the inside of a solid brick wall, the area of the element is the area of external wall in the room. If removing external render, it is the area of the elevation in which that wall sits.

This means that if all the roofing on the flat roof of an extension is being stripped down, the area of the individual element is the 'roof area' of the extension, not the 'total roof area' of the building. Similarly, if the rear wall of a single storey extension is being re-rendered externally, then the rear wall of the extension should be upgraded to the standards of Table 5 column (b), even if the renovation affected less than 50% of the total area of the building elevation when viewed from the rear. If plaster is being removed from a bedroom wall, the relevant area is the area of the external wall in the room, not the area of the external elevation which contains that wall section. This is because the marginal cost of dry-lining with insulated plasterboard rather than plain plasterboard is small.

When a building undergoes a major renovation this may represent an opportunity to consider and takes into account the technical, environmental and economic feasibility of installing high-efficiency alternative systems.

Appendix C

Approved Document M
Access to and use of buildings

Amendments to the approved documents

PROPOSED AMENDMENTS TO APPROVED DOCUMENT M

Contents

*Page 1, Subheading '**Use of guidance**'*

Delete: 'Disability Discrimination Act 1995 and the Disability Discrimination (Employment) Regulations 1996'

Insert: 'The Equality Act 2010 and the Equalities Act 2010 (Disability) Regulations 2010'

*Page 1, Subheading '**Section 0: General guidance**'*

Delete: After 'Access' delete 'Statements'.

Insert: After 'Access' insert 'Strategies'.

*Page 1, Subheading '**Section 2: Access into buildings other than dwellings**'*

Delete: After 'glass' delete 'entrance'.

Use of guidance

*Page 5/6, **LIMITATION ON REQUIREMENTS***

Delete: After 'F to K' delete 'and N'.

*Page 5/6, **MATERIALS AND WORKMANSHIP***

Delete: All text from and including 'Any building work [page 5]' to 'national standard will be withdrawn [page 6]'.

Insert: 'Any building work which is subject to the requirements imposed by Schedule 1 to the Building Regulations shall be carried out in accordance with regulation 7. Guidance on meeting these requirements on materials and workmanship is contained in Approved Document 7.

Building Regulations are made for specific purposes, primarily the health and safety, welfare and convenience of people and for energy conservation. Standards and other technical specifications may provide relevant guidance to the extent that they relate to these considerations. However, they may also address other aspects of performance or matters which, although they relate to health and safety etc., are not covered by the Building Regulations.

When an Approved Document makes reference to a named standard, the relevant version of the standard to which it refers is the one listed at the end of the publication. However, if this version has been revised or updated by the issuing standards body, the new version may be used as a source of guidance provided it continues to address the relevant requirements of the Regulations.'

*Page 7, **DISABILITY DISCRIMINATION ACT 1995 AND THE DISABILITY DISCRIMINATION (EMPLOYMENT) ACT 1996***

Delete: all existing text and subheadings under and including the heading **'DISABILITY DISCRIMINATION ACT 1995 AND THE DISABILITY DISCRIMINATION (EMPLOYMENT) ACT 1996'**

Insert: The following;

'THE EQUALITY ACT 2010 AND THE EQUALITY ACT 2010 (DISABILITY) REGULATIONS 2010'

The Equality Act 2010 (the EA) brings together existing equalities legislation, including the Disability Discrimination Act 1995, with the aims of strengthening and also harmonising existing provisions into a single streamlined framework of equalities legislation to deliver better outcomes for the protected groups listed.

The EA (http://www.legislation.gov.uk/ukpga/2010/15/contents) imposes a duty to make reasonable adjustments to a physical feature in order to comply with the requirements set out in section 20 of the EA. The duty is set out in Schedule 2 (in relation to public functions and service providers); Schedule 8 (in relation to employers) and Schedule 15 (in relation to associations) of the EA.

Although the guidance in this Approved Document, if followed, tends to demonstrate compliance with Part M of the Building Regulations, this does not necessarily equate to compliance with the obligations and duties set out in the EA. This is because service providers and employers are required by the EA to make reasonable adjustment to any physical feature which might put a disabled person at a substantial disadvantage compared to a non-disabled person. In some instances this will include designing features or making reasonable adjustments to features which are outside the scope of Approved Document M. It remains for the persons undertaking building works to consider if further provision, beyond that described in Approved Document M, is appropriate.

10 Year Exemption for service providers, local authorities and associations

An exemption setting out when an adjustment is not reasonable in relation to design standards is provided in regulation 9 (Reasonableness and design standards) of and the Schedule to the Equality Act 2010 (Disability) Regulations 2010 (the Regulations).

http://www.legislation.gov.uk/uksi/2010/2128/made

Regulation 9 prescribes circumstances in which it is not reasonable for a provider of services, a public authority carrying out its functions, or an association to remove or alter a physical feature which has been provided to assist access to the building or its facilities and which accords with the relevant design standard. The Schedule to the Regulations provides that a physical feature satisfies the relevant design standard if it complied with the objectives, design considerations and provisions set out in the edition of Approved Document M that applied at the time the building works were carried out.

This provision will not apply where more than 10 years have elapsed since:

– the day on which construction or installation of the feature was completed; or
– in the case of a physical feature provided as part of a larger building project, the day on which the works in relation to that project were completed.

Applicants should be aware that this is not a blanket exemption from duties under the EA, and relates only to the duty to make reasonable adjustments to physical features built in strict accordance with the guidance provided in the relevant approved document. As with all other types of building work, service providers will still need to consider the needs of disabled people which are outside the scope of Approved

Document M. It is for applicants, not building control bodies, to consider how these obligations are to be met.

Relationship with guidance in Approved Document K (Protection from falling collision and impact)

Where applicable, parts of this Approved Document state that the requirements of Part M will be satisfied by compliance with the applicable parts of the guidance within Approved Document K (Protection from falling, collision and impact). Compliance with these applicable requirements set out in Approved Document K in these circumstances will be regarded as compliance with a relevant design standard for the purposes of regulation 9 and the Schedule to the Regulations.'

The Requirements

Page 9, **Notes**

Stairs and ramps

Delete: all text under the heading 'Stairs and ramps'

Insert: 'Approved Document K (Protection from falling, collision and impact) contains guidance on internal and external steps, stairs and ramps when they are part of the building. Additional guidance is provided in this Approved Document when external stepped and ramped access also form part of the principal entrances and alternative accessible entrances, and when they form part of the access route to the building from the boundary of the site and car parking.'

Manifestation on glazed doors and glazed screens:

Delete: all text under the heading 'Manifestation on glazed doors and glazed screens'

Insert: 'Approved Document K (Protection from falling, collision and impact) contains guidance on manifestation.'

Section 0: General guidance

Performance

Page 11, **Application of Part M**

0.1, Delete: After 'there will be obligations under the' delete 'Disability Discrimination Act 1995'

Insert: After 'there will be obligations under the' insert 'the Equality Act 2010'

Page 12, **Extensions to non domestic buildings**

0.7, Delete: After 'Access' delete 'Statements'.

Insert: After 'Access' insert 'Strategies'.

0.7, Delete: After 'paragraph' delete '0.26 and 0.27'.

Insert: After 'paragraph' insert '0.20 to 0.25'.

Page 13, **Material Change of use**

0.11, Delete: 'As in the case of extensions, the Access Statement provides an opportunity for developers to explain how they have assessed what is reasonable provision'.

Insert: 'Developers will need to agree how they have assessed what is reasonable provision with the relevant building control body as set out in paragraphs 0.20 to 0.25'.

Page 14, **Educational establishments**

0.15, Delete: After '1.37(b)' Delete 'and 3.51 – Note 12E: (c)(d) and refuges'.

Page 14, **Access statements**

Access statements

0.20, Delete: The heading '**Access statements**' and existing 0.20 text.

Insert: The heading '**Access strategy**' below new heading insert as follows '**0.20** It is important that applicants clearly communicate to the building control body how their chosen approach to meeting the accessibility needs of the likely end-users of a building and its facilities demonstrates compliance with the requirements of Part M of the Building Regulations. The guidance in this Approved Document is designed to indicate only one way in which those requirements may be met. Whilst alternative, equally satisfactory ways of meeting the requirements can be adopted depending on the size, scale, nature and intended use of the building they must still demonstrate compliance with the relevant functional requirement.'

Page 15, **Access statements**

0.21, Delete: existing 0.21 text.

Insert: '0.21 Where alternative solutions are proposed, the onus remains with the applicant to demonstrate that those solutions are appropriate and meet the requirements, for example by showing that it is equivalent to the provisions set out in this Approved Document. This should include the use of appropriate research evidence or reference to recognised British Standards as necessary to support the chosen approach. It is advisable to ensure that the appropriate level of provision is agreed with the building control body prior to commencing building work, as retrospective alterations can be costly and disruptive.'

0.22, Delete: existing 0.22 text.

Insert: '**0.22** Applicants should therefore seek to engage with building control bodies at the earliest possible stage to identify key issues and risks, and to discuss the best way to demonstrate the access strategy for the building work taking place. To ensure satisfactory outcomes, communication between applicants and building control bodies should focus on areas where proposals diverge from the guidance in this Approved Document rather than providing an exhaustive explanation where features are in accordance with the guidance'

0.23, Delete: existing 0.23 text.

Insert: '**0.23** Provision of a written Access strategy is not required to accompany a building control application though it may be useful in some circumstances. The key focus should be on ensuring that applicants and building control bodies are agreed as to the appropriate level of provision in the completed building work.'

0.24, Delete: existing 0.24 text.

Insert: '**0.24** In smaller or simpler works this could be achieved by having a conversation to review the proposals and recording the outcome of discussions by correspondence. In large, complex works or where there are significant constraints imposed by an existing site, this might involve a written document setting out key aspects of the access approach, supported by annotated drawings as well as face to face meetings to resolve key issues. It is for the building control body and applicant to agree which, if any of these proposed approaches should be used on a case by case basis to ensure that the functional requirements of Part M of the Building Regulations are satisfied. Whichever approach is adopted, the agreed level of provision should be clearly recorded.'

Page 16, **Access statements**

0.25, Delete: existing 0.25 text.

Insert: '**0.25** It should be noted that approval of proposed works by a building control body does not by necessity indicate compliance with duties under the Equalities Act 2010. Applicants need to consider these wider equality obligations when undertaking building work and whether provision in some circumstances should exceed that set out within this Approved Document. The relationship between Part M of the Building Regulations and the Equality Act 2010 is set out on page 7 of this Approved Document.'

Page 16, **Access statements**

0.26, Delete: existing 0.26 text.

0.27, Delete: existing 0.27 text.

0.28, Delete: existing 0.28 text.

Page 16, **Definitions**

Definitions

0.29, Delete: '0.29'

Insert: '0.26'

0.29 [new 0.26], Insert: Within the definition of '**contrast visually'** after '…30 points.' Insert **'**Where illuminance on surfaces is greater than 200 lux, a difference in light reflectance value should be a minimum of 20 points. Where door opening furniture projects beyond the face of the door or otherwise creates enhanced differentiation and shade, a minimum a difference in light reflectance value of 15 points is considered adequate.'

0.29 [new 0.26], Insert: After the definition for '**Dwelling**' insert '**General access stair**, a stair intended for all users of a building on a day-to day-basis, as a normal route between levels.'

0.29 [new 0.26], Insert: After the definition for '**General access stair**' insert '**illuminance,** the amount of light falling on a surface, measured in lumens per square metre (lm/m2) or lux (lx).'

0.29 [new 0.26], Insert: After the definition for '**Level**' Insert '**Light reflectance value (LRV)**, the total quantity of visible light reflected by a surface at all wavelengths and directions when illuminated by a light source.'

0.29 [new 0.26], Insert: After the definition for '**Usable**' Insert '**Utility stair**, a stair used for escape, access for maintenance, or purposes other than as a usual route for moving between levels on a day-to-day basis.

0.30, renumber as '0.27'.

Section 1: Access to buildings other than dwellings

Level approach from the boundary of the site and car parking

Page 18, **Design Considerations**

1.11, Delete: After 'subject to' delete 'a case being made in the Access Statement.'

1.11, Insert: After 'subject to' insert 'agreement with the building control body.'

Page 21, **Ramped access**

Design Considerations

1.20, Delete: After 'descending.' delete 'However, there may be circumstances, e.g. in shop fit-outs, where a steeper gradient than the maximum shown in Table 1 may be necessary for a short distance. The case for such a solution should be made in the Access Statement.'

Page 24, **Stepped access**

Provisions

1.33 (l), Delete: After 'different rise is' delete 'argued in the Access Statement;'

1.33 (l), Insert: After 'different rise is' insert 'agreed with the building control body.'

Page 24/25, **Handrails to external stepped and ramped access**

Provisions

1.37 (f), Insert: After 'cold to the touch' insert ', in areas where resistance to vandalism or low maintenance are key factors, use of metals with relatively low thermal conductivity may be appropriate.'

1.37(h), Delete: existing 1.37(h) text.

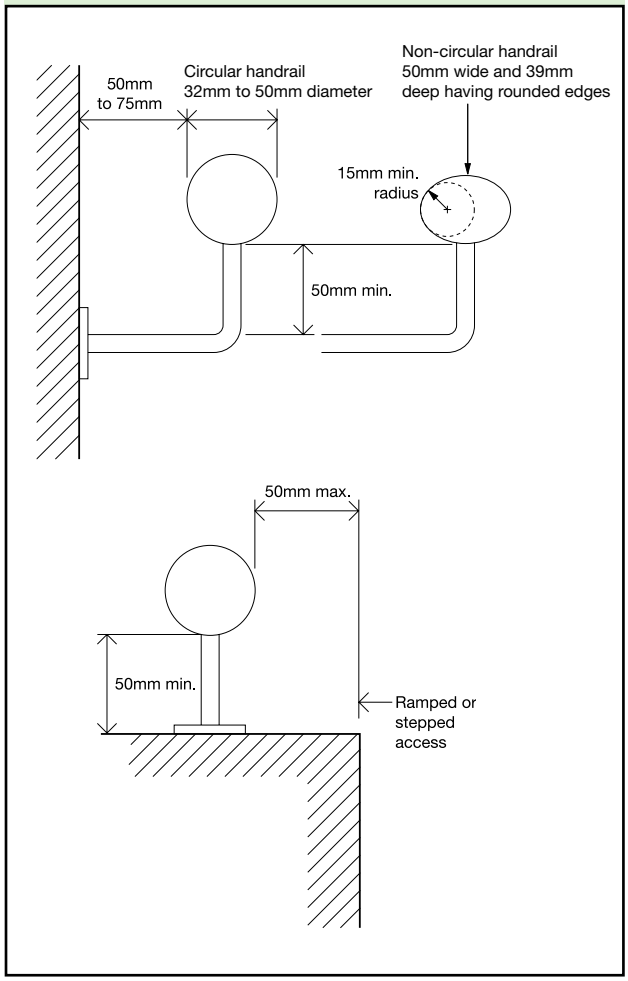
Insert: 'its profile is either circular with a diameter between 32 and 50mm , or non-circular, 50mm wide and 39mm deep having rounded edges with a radius a minimum of 15mm (see Diagram 7);'

Below 1.37, Delete: Diagram 7.

Insert: New Diagram 7 as below:

Diagram 7 Handrail design

Diagram 7 **Handrail design**



Page 25, **Hazards on access route**

Provisions

1.39, Delete: After 'will be satisfied' delete paragraph 1.39 (a) and (b) and diagram 8.

Insert: After 'will be satisfied' insert 'in relation to hazards on access routes where Approved Document K, sections 6 and 10 are complied with.'

Note: Diagram 8 has been moved to Approved Document K, Section 10, all numbering remains the same.

Section 2: Access into buildings other than dwelling

Page 28, **Doors to accessible entrances**

Design Considerations

2.11, Delete: After 'for new buildings.' delete 'In such cases, the argument for adopting the minimum dimensions for existing buildings should be made in the Access Statement.'

2.12, Delete: After 'avoid a collision' delete 'Any exceptions for reasons of privacy or security should be argued in the Access Statement.'

Insert: After 'avoid a collision' insert 'Exceptions may be acceptable for reasons of privacy or security.'

Page 28, **Doors to accessible entrances**

Provisions

2.13(a), Delete: After 'open the door' delete 'using a force no greater than 20N at the leading edge;'

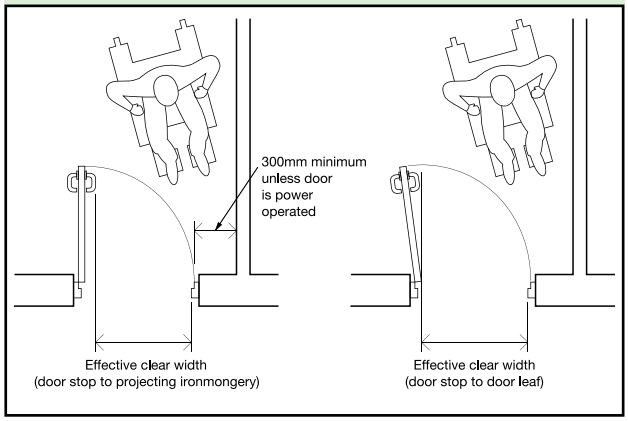
Insert: After 'open the door' insert 'using a force not more than 30N at the leading edge from 0° (the door in the closed position) to 30° open, and not more than 22.5N at the leading edge from 30° to 60° of the opening cycle;'

2.13(c), Delete: Existing text of paragraph (c) and diagram 9.

Insert: 'c. they are installed in accordance with Approved Document K, section 10.'

Insert: New Diagram 9 as below:

Diagram 9 **Effective clear width of doors**



Page 29, **Manually operated non – powered entrance doors**

Provisions

2.17(a), Delete: After 'of the door' delete 'is no greater than 20N;'

Insert: After 'of the door' insert 'is not more than 30N at the leading edge from 0° (the door in the closed position) to 30° open, and not more than 22.5N at the leading edge from 30° to 60° of the opening cycle;'

Page 30/31, **Glass entrance doors and glazed screens**

Glass entrance doors and glazed screens, Delete: After 'glass' delete 'entrance'.

Note, Delete: Existing note below heading 'Glass entrance doors and glazed screens'.

Design considerations

2.22, Delete: After 'glass' delete 'entrance'.

Provisions

2.24, Delete: After 'glass' delete 'entrance'.

Insert: After 'M1 or M2 if' insert 'they comply with Approved Document K, Section 7.'

2.24 (a-d), Delete: Existing text of 2.24 (a-d).

2.26, Delete: After 'criterion of' delete '20N maximum'

Insert: After 'criterion of' insert '30N at the leading edge from 0° (the door in the closed position) to 30° open, and not more than 22.5N at the leading edge from 30° to 60° of the opening cycle'.

Section 3: Horizontal and vertical circulation in buildings other than dwellings

Page 34, **Internal Doors**

Provisions

3.10(a), Delete: After 'leading edge of the door' delete 'does not exceed 20N;'

Insert: After 'leading edge of the door' insert 'is not more than 30N from 0° (the door in the closed position) to 30° open, and not more than 22.5N from 30° to 60° of the opening cycle;'

3.10(i), Delete: After 'on the glass' delete 'at two levels, 850 to 1000mm and 1400 to 1600mm, contrasting visually with the background seen through the glass in all lighting conditions (see 2.24(b) for details of manifestation)'.

Insert: After 'on the glass' insert 'that complies with Approved Document K, section 7'.

Page 35, **Corridors and passageways**

Provisions

3.14(l), Delete: After 'on the glass' delete 'at two levels, 850 to 1000mm and 1400 to 1600mm, contrasting visually with the background seen through the glass in all lighting conditions (see 2.24(b) for details of manifestation)'.

Insert: After 'on the glass' insert 'that complies with Approved Document K, section 7'.

Page 36, **Provision of lifting devices**

Design considerations

3.22, Delete: After 'impaired mobility.' delete 'The case for using such a lifting device should be argued in the Access Statement.'.

3.23, Delete: After 'means of escape' delete 'The case for installing a wheelchair platform stairlift should be argued in the Access Statement'.

Page 41, **Internal stairs**

Provisions

3.51, Delete: After 'M1 and M2 if' delete ':'

Insert: After 'M1 and M2 if' insert 'they comply with Approved Document K, section 1.'

Note: Diagram 12 has been moved to Approved Document K, section 1, all numbering remains the same.

3.51(a-e), Delete: Existing text of 3.51(a-e), including the 'Note', and Diagram 12.

Page 41, **Internal ramps**

Provisions

3.53, Delete: After 'M1 and M2 if' delete ':'

Insert: After 'M1 and M2 if' insert 'they comply with Approved Document K, section 2.'

3.53(a - e), Delete: Existing text of 3.53(a - e).

Page 41, **Handrails to internal steps, stairs and ramps**

Provisions

3.55, Delete: After 'M1 or M2' delete 'if they comply with all the provisions contained in 1.37'.

Insert: After 'M1 or M2' insert 'if they comply with Approved Document K, sections 1–3'.

Section 5: Sanitary Accommodation in buildings other than dwellings

Page 52, **Sanitary accommodation generally**

Provisions

5.4(d), Delete: After 'using a force' delete 'no greater than 20N'.

Insert: 'After 'using a force' insert 'at the leading edge of not more than 30N from 0° (the door in the closed position) to 30° open, and not more than 22.5N from 30° to 60° of the opening cycle.'

Page 53, **Provision of toilet accommodation**

Design Considerations

5.6, Insert: After 'adult changing table are desirable.' insert 'Facilities incorporating adult changing tables are more commonly known as Changing Places Toilets and further guidance is available from the Changing Places Campaign website (www.changing-places.org) or by reference to guidance in section 12.7 and Annex G of BS 8300.'

Page 53/54, **Wheelchair-accessible unisex toilets**

Design Considerations

5.9, Delete: After 'dimensions given in' delete 'BS 5503-3 and BS 5504-4 are considered acceptable.'

Insert: After 'dimensions given in' insert 'BS EN 997:2012 WC pans and WC suites with integral trap would be acceptable.'

Provisions

5.10 (h.i.), Delete: After 'distance can be' delete 'argued in the access statement'.

Insert: After 'distance can be' insert 'agreed with the building control body'

Page 56,

5.10 (q), Delete: After 'conform to' delete 'BS 5503-3 and BS 5504-4'.

Insert: After 'conform to' insert 'BS EN 997:2012'.

Page 56/57, **Toilets in separate-sex washrooms**

Provisions

5.14 (e), Delete: After 'conforms to' delete 'BS 5503-3 and BS 5504-4'.

Insert: After 'conforms to' insert 'BS EN 997:2012'.

Section 7: Circulation within the entrance storey of the dwelling

Page 68, **Vertical circulation within the entrance storey**

Provisions

7.7, Delete: After 'M1' delete ':' and existing text for 'A, B and C'.

Insert: After 'M1' insert 'they comply with Approved Document K, section 1.'

Section 9: Passenger lifts and common stairs in blocks of flats

Page 70, **Design considerations**

Design considerations

9.3, Insert: After 'access between storeys, a' insert 'general access'

9.4, Delete: Existing text of 9.3.

9.4, Insert: Where a lift is provided, as a minimum a utility stair should be designed to be suitable for people with impaired sight. The lift should be suitable for an unaccompanied wheelchair user. Suitable provision should also be made for people with sensory impairments. Measures should also be adopted which give a disabled person sufficient time to enter the lift to reduce the risk of contact with closing doors.'

Page 70, **Common stairs**

Common stairs

9.5 Delete: After 'suitable stair' delete ', which has:'

Insert: After 'suitable stair' insert 'in accordance with the relevant requirements in Approved Document K, section 1.'

Note: Diagram 30 has been moved to Approved Document K, section 1, all numbering remains the same.

9.5 (a-f), Delete: Existing text 9.5 (a-f) and diagram 30.

Page 73, **A**

INDEX

Delete: 'Access Statements 0.20-0.28'

Insert: 'Access strategy 0.20 – 0.25'

Page 73, **B**

Delete: 'BS 5503-3 5.9-5.10, 5.14'

Delete: 'BS 5504-4 5.9-5.10, 5.14'

Insert: Below reference to 'BS 8300' insert 'BS EN 997:2012 ' 5.9-5.10, 5.14'

Page 74, **D**

Delete: 'Disability Discrimination Act 1995 0.1, 0.9, 0.22'

Page 75 **E**

After the definition of 'Entrances', insert, as a definition, 'Equality Act 2010 0.1, 0.9, 0.22

Standards referred to

Page 81

Delete: BS 5503-03 1990 and associated text.

Delete: BS 5504-04 1990 and associate text.

Insert: Below the reference and title of 'BS 8300' insert 'BS EN 997:2012 WC pans and WC suites with integral trap.'

Insert: Below the reference and title of existing 'BS 8300' insert as follows:
'BS 8300: 2009 +A1:2010 (For Changing Places Toilets)
Design of buildings and their approaches to meet the needs of disabled people.
Code of practice.'

Other publications referred to

Page 82

Delete: The heading and existing text for '**Disability Rights Commission (DRC)'**

Page 83, **Legislation**

Insert: Under the heading 'Legislation,' insert 'Equality Act 2010'.

Insert: Under the heading 'Equality Act 2010,' insert 'Equality Act 2010 (Disability) Regulations 2010'.

Appendix D

Complete List of Approved Documents

APPENDIX D

The following documents have been approved and issued by the Secretary of State for the purpose of providing practical guidance with respect to the requirements of the Building Regulations 2010.

- Approved Document A: Structure 2004 edition incorporating 2004, 2010 and April 2013 amendments
- Approved Document B (Fire safety) – Volume 1: Dwellinghouses 2006 edition incorporating March 2010 and October 2010 and April 2013 amendments
- Approved Document B (Fire safety) – Volume 2: Buildings other than dwellinghouses 2006 edition incorporating 2007 and March 2010, October 2010 and April 2013 amendments
- Approved Document C: Site Preparation and resistance to contaminants and moisture 2004 edition Incorporating October 2010 and April 2013 amendments
- Approved Document D: Toxic substances 1992 edition Incorporating 2002, October 2010 and April 2013 amendments
- Approved Document E: Resistance to the passage of sound 2003 edition Incorporating 2004, October 2010 and April 2013 amendments
- Approved Document F: Ventilation 2010 edition incorporating October 2010 and April 2013 amendments
- Approved Document G: Sanitation, hot water safety and water efficiency 2010 edition Incorporating October 2010 and April 2013 amendments
- Approved Document H: Drainage and waste disposal 2002 edition incorporating October 2010 and April 2013 amendments
- Approved Document J: Combustion appliances and fuel storage systems 2010 edition incorporating October 2010 and April 2013 amendments
- Approved Document K: Protection from falling collision and impact 2013 edition
- Approved Document L1A: Conservation of fuel and power – New dwellings 2010 edition incorporating October 2010 and January/July 2013 amendments
- Approved Document L1B: Conservation of fuel and power – Existing dwellings 2010 edition Incorporating October 2010, 2011 and January/July 2013 amendments
- Approved Document L2A: Conservation of fuel and power – New buildings other than dwellings 2010 edition Incorporating October 2010 and January/July 2013 amendments
- Approved Document L2B: Conservation of fuel and power – Existing buildings other than dwellings 2010 edition Incorporating October 2010, 2011 and January/July 2013 amendments
- Approved Document M: Access to and use of buildings 2004 edition incorporating October 2010 and April 2013 amendments
- Approved Document P: Electrical safety — Dwellings 2013 edition
- Approved Document to support regulation 7: Materials and workmanship 2013 edition (in effect from 1 July 2013)

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