New Building Regulations

in England & Wales

THEY WILL AFFECT YOUR HOME!

Did you know that your home is behaving badly?

In the UK, nearly 30% of carbon dioxide released into the atmosphere comes from generating the electricity we use to run our homes. It is a fact that £5 billion is wasted on energy in the UK every year.

The Government is committed to improving energy efficiency to meet stringent national and global energy saving targets. With the help of the Energy Saving Trust and the recent revisions to the Building Regulations, we are moving closer to being an energy efficient Britain.

From April 2002, the Building Regulations (Part LI) for England and Wales changed in some very important ways. Existing homes now come under the Building Regulations' remit because of the need to reduce energy loss.

They require householders to install more energy efficient options when replacing windows, central heating boilers and controls or hot water cylinders.

What is the purpose of the Building Regulations?

The Building Regulations deal with the minimum standards for buildings. The Regulations are designed to ensure the health, safety and welfare of people in and around buildings and to encourage energy conservation.

What do the Building Regulations apply to?

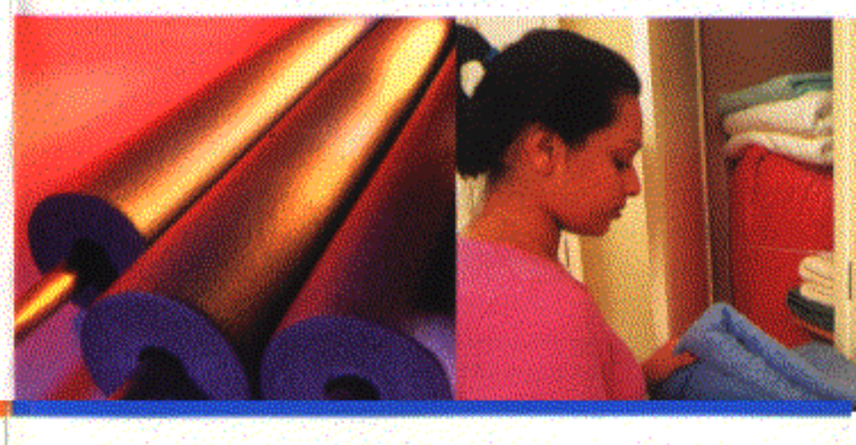
The Building Regulations may cover work you do to your home. You need to comply with Building Regulations when:

- building an extension to your home
- building a garage extension to your home
- carrying out a loft extension
- making certain internal alterations within your home
- installing or altering the position of a heating appliance
- installing a hot water storage system
- replacing windows and doors

You can bring your home in line with the new Building Regulations by adding cavity wall insulation, or external wall insulation (if your house has solid walls), topping up your loft insulation to a depth of 250mm, and ensuring that all windows and external doors are draught proofed.

How to ensure your work meets the Building Regulations?

If you are planning home improvements or self-build projects, such as loft conversions or extensions, you should take professional advice or consult the Building Control department of your local authority.



Every installation must be certified as being installed and commissioned by a competent person. The routes to this are:

1. for a competent person to self-certify the work, using an approved 'commissioning certificate'

or

2. to apply through the local authority Building Control

The Government defines a competent person as:

- A CORGI registered installer for gas installations
- An OFTEC registered technician for oil installations
- A HETAS registered installer for solid fuel systems
- A registered operative who complies with Building Regulations G3 for unvented hot water systems
- A FENSA registered installer for glazing
- A BBA approved or BSI registered firm for cavity wall insulation
- An INCA registered firm for external wall insulation

Proof of compliance

If you are having central heating or glazing work carried out in your home, you can ensure the work is in compliance with the new regulations by asking for one of the following:

- **Benchmark log book for central heating and hot water systems**
  Where there is a CORGI, HETAS or OFTEC installer, they should be asked to leave a Benchmark log book or other approved commissioning certificate on completion of their work.
- **Certificate from FENSA for glazing**
  If you choose a company that is registered with FENSA (Fenestration Self-Assessment Scheme), a certificate will be supplied to you by the FENSA database. A certificate of compliance will also be forwarded by FENSA to the local authority.
- **A completion certificate from the Building Control**

How the new regulations affect domestic heating and glazing

From April 2002, the changes in the Building Regulations affect how your installer replaces your boiler or makes changes to your heating controls.

Boilers must meet new energy efficiency requirements and every installation involving a boiler or hot water storage system must be certified as having been installed and commissioned correctly (see: *How to ensure your work meets the Building Regulations*).

The new Building Regulations also outline the minimum standard of thermal installation for replacement windows. Ultimately this means that 'low emissivity', or low E double glazing, is likely to be needed for all new and replacement windows.

In addition, all new and replacement doors should be draught proofed.

Achieving more than the minimum

The new Building Regulations are only a minimum standard. You can do a lot more around the house to make it more energy efficient. By adopting other recommended energy efficient measures, ***you can save up to £200 a year***.

The Energy Efficiency Installer network provides a qualified, audited network of heating, glazing and insulation installers, who can give you specific advice on how to improve the energy efficiency of your home further. For more general advice or to get details of a local Energy Efficiency Installer, contact your local Energy Efficiency Advice Centre on 0800 512 012.

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Finding out more

GLAZING

Fenestration Self-Assessment Scheme (FENSA)
Tel: 0870 780 2028
www.fensa.org.uk

Glass and Glazing Federation (GGF)
Tel: 0207 403 7177
www.ggf.org.uk

HEATING SYSTEMS AND CONTROLS

Central Heating Information Council (CHIC)
Tel: 0845 600 2200
www.centralheating.co.uk

INSULATION AND DRAUGHT PROOFING

The Council for Energy Efficiency Development (CEED)
Tel: 01428 654 011
www.ceed.org.uk

FOR MORE INFORMATION ON CHANGES IN BUILDING REGULATIONS FROM APRIL 2002

You can view copies of the actual Part LI regulations here:
www.safety.dtlr.gov.uk/bregs/brads.htm

This website contains a frequently asked questions section:
http://projects.bre.co.uk/partlfaq/default.htm

To check that your building work complies with the Building Regulations contact your local authority's Building Control department.

GENERAL ENERGY EFFICIENCY ADVICE

Call your local Energy Efficiency Advice Centre for more information on 0800 512 012

Energy Saving Trust

Energy Efficiency is an Energy Saving Trust initiative backed by the Government