

CHANGES TO THE BUILDING REGULATIONS – A PROGRAMME



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CHANGES ARE IN HAND to amend the Regulations and/or the Approved Documents for Parts B (Fire), F (Ventilation), G (Sanitation and Hot Water), L (Conservation of Fuel and Power), M (Access for the Disabled) as well as Part P (Electrical safety) of the Building Regulations. Some of the proposed changes have already been out for consultation and others are awaited. The programme opposite shows the likely timescale of the changes.

The consultation papers are available on the ODPM website (www.ODPM.gov.uk) and can be viewed by clicking on 'Building Regulations', then clicking on 'Consultation papers' and finally clicking on Consultation archive.

Part F (Ventilation)

The consultation period for Part F was 21 July to 22 October 2004

The basic changes are that ventilation rates are specified for the entire house and this may include mechanical ventilation.

Proposal for amending Part L and implementing the EPBD (Energy Performance of Buildings Directive)

The consultation period for Part L was 21 July to 22 October 2004

Energy used in buildings is responsible for roughly half the UK's carbon dioxide emissions and the revised Part L proposals are intended to raise performance standards, including the efficiency of

boilers and air conditioning systems. It is hoped that this will make a difference in the initiatives to tackle climate change and should also create warmer homes. The changes that will affect persons carrying out electrical installations include:

- > increased levels of thermal insulation, which may well affect cable selection
- > reduced and controlled ventilation rates. These will reduce natural ventilation, making the building more air tight and requiring controlled ventilation including the provision of suitable fans
- > provision of energy meters to facilitate the understanding of energy consumption and to thereby encourage energy saving.
- > provision of more energy efficient luminaries. Such luminaries should have an efficacy greater than 40 lumens per circuit watt and should be provided in the locations where the most use can be expected.
- > provision of power factor correction if appropriate.

The changes to the Building Regulations will be introducing the requirements of the EPBD (Energy Performance of Buildings Directive) into UK legislation and are due to come into effect on 4 January 2006.

The Consultation documents proposed that, where the costs of an alteration or extension to a building exceed a specified amount, then cost-effective improvements may need to be made to the existing dwelling and these could include the installation of additional thermal insulation as well as a more efficient boiler system. Electricians will have an interest in the impact of these changes on the electrical installation.

Part M (Access and Use of Buildings)

It is understood that there will be a consultation paper in the middle of 2006 for implementation in 2007. The likely changes are to improve the ‘visitability’ of all homes for disabled persons. Electricians will have to keep this in mind as it can have a considerable impact on the location of electrical accessories in the home and the nature of the electrical accessory. It is not only access for wheelchair users that must be given consideration but also the general ease of use of all electrical equipment, including accessories.

Part P (Electrical safety)

It is understood that there will be no changes to Part P of the Building Regulations in the near future but amendments may be made to the Approved Document in 12 months time.

SUSTAINABLE AND SECURE BUILDINGS BILL

A Private Members Bill by Andrew Stunnell received Royal Assent on the 16 September 2004.

This Bill creates new powers to make Building Regulations under the Building Act 1984 to address sustainability including the environmental impact on materials used. The Bill will also:

- > give new powers to improve crime resistance and security of buildings where there are at present no statutory requirements
- > give powers to require that in certain circumstances large scale repair and renovation work should comply with the same standards and sustainability in crime resistance as the equivalent new work
- > bring into the scope of the Building Regulations certain types of buildings that are currently exempted (e.g. Crown buildings). ■

PROGRAMME: CHANGES TO THE BUILDING REGULATIONS

| | 2004 | | | | 2005 | | | | 2006 | | | | 2007 | | | |
|------|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|
| Part | Q1 | Q2 | Q3 | Q4 |
| B | | | | | | | C | | | | R | | | | | |
| F | | | C | C | | | | R | | | | | | | | |
| G | | | | | | | | | C | | | | R | | | |
| L | | | C | C | | | | R | | | | | | | | |
| M | | | | | | | | | | C | C | | | | | R |
| P | | | | | | | | | | | | | R | | | |

C is consultation, R is new/amended regulation or approved document