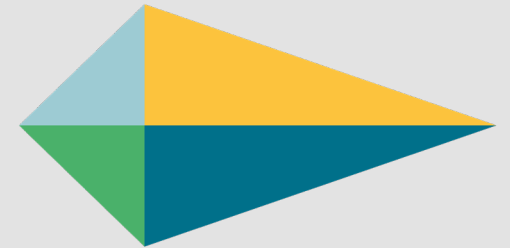


East Suffolk Building Control 2023

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Emily Bowman – Commercial Manager

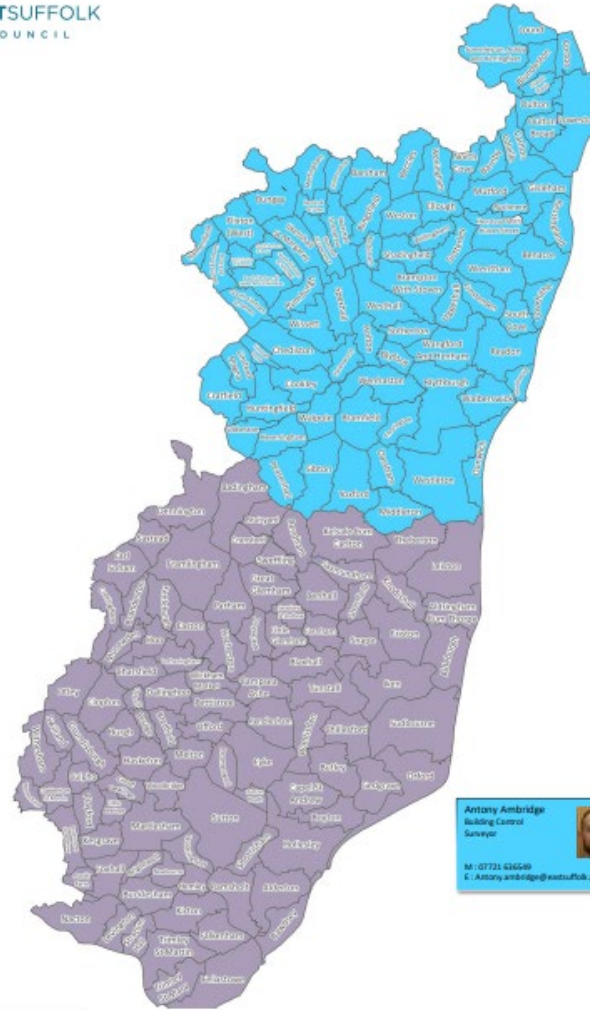


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Competencies



BSCF
Building Safety
Competence Foundation

April 24th 2024 – Building Safety Regulator and Registered Building Inspectors

SAP 10 Notional Dwelling

Partial Example of Notional Dwelling:	
Floor 0.13W/m2k	150mm PIR insulation in the floor
Walls 0.18 W/m2K	100mm Brick - 150mm/ 200mm Cavity width with 100mm block. Cavity width thickness dependant on Cavity batts, PIR insulation, blown insulation and blocks specified.
Roof 0.13 W/m2K	About 400mm of loft roll in pitch roof ceilings or 100mm PIR between rafters and 80-100mm underneath.
Heating system	Either a gas boiler with 40% floor area solar panels or a low carbon heating system like a heat Pump
Wastewater heat recovery	All showers connected to WWHR, including showers over baths
Air permeability 5 m ³ /(h·m ²) at 50 Pa	Vented by natural and intermittent extract fans

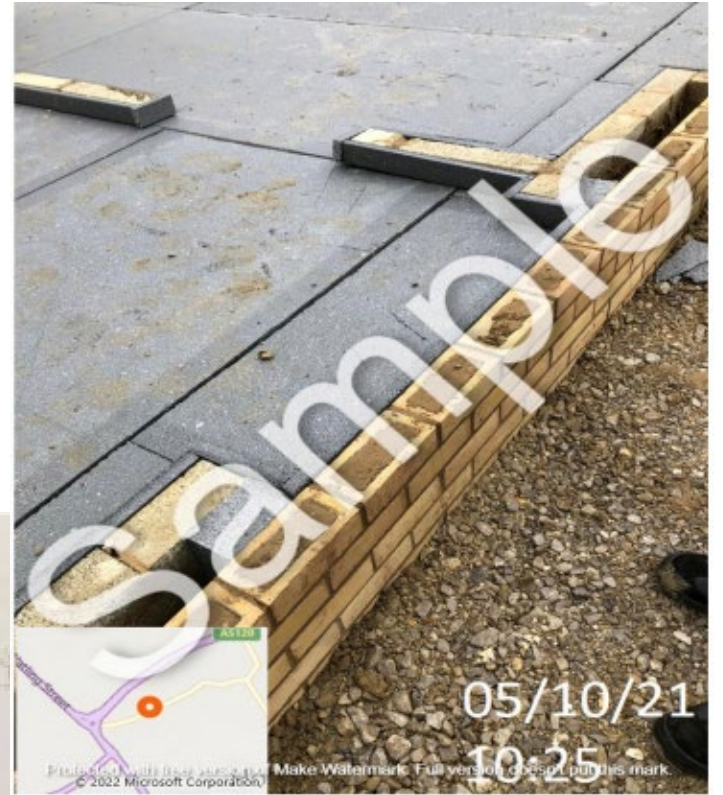
BREL and Photographic evidence

- **Foundations/substructure and ground floor**
 - a. At ground floor perimeter edge insulation.
 - b. At external door threshold.
 - c. Below damp-proof course on external walls.
- **2. External walls: for each main wall type,**
 - a. Ground floor to wall junction.
 - b. Structural penetrating elements.
- **3. Roof: for each main roof type**
 - a. Joist/rafter level.
 - b. Eaves and gable edges.
- **4. Openings: for each opening type (one image per wall or roof type is sufficient),**
 - a. Window positioning in relation to cavity closer or insulation line.
 - b. External doorset positioning in relation to cavity closer or insulation line
- **5. Airtightness: additional photographs for all details 1–4 to show airtightness details (only if not included or visible in continuity of insulation image).**
- **6. Building services: for all plant associated with space heating, hot water, ventilation and low or zero carbon technology equipment within or on the building**
 - a. Plant/equipment identification label(s), including make/model and serial number.
 - b. Primary pipework continuity of insulation.
 - c. Mechanical ventilation ductwork continuity of insulation (for duct sections outside the thermal envelope).

BREL PHOTOS

- **Key points to remember before taking the photographs;**
- These photos need to be digital
- Geo-location needs to be shown to prove date and location of each image.
- Each construction detail in each plot needs a separate image.
- Clear and quality images must be used
- More than one image may be needed to show a detail
- Keep the evidence organised
- These photographs will be given to the buyer of the new house as evidence to show how the details of the construction of their property.

Example Images



BREL PHOTOS



Materials and examples

- Warm deck roofs
- PIR Boards always check manufacturer specification but two examples
- With Celotex minimum single layer 130mm
- Hybrid roof – minimum 150mm, continuous layer must be the same of more than the in between layer eg 75mm minimum works with Celotex and Kingspan
- All manufacturers have handy online U Value Calculation tools

Ventilation

- Background ventilation increased to 8,000mm² per habitable room
- If an open plan kitchen/ diner or kitchen/ living area then three trickle vents are required
- Single storey properties must have 10,000mm²
- Remember designing on new build to air permeability of 5 but must test above 3 so MHVR need consideration
- Remember ventilation to be considered on substantial renovations where air tightness is being significantly increased retrofit may be required

Overheating

“simplified method” – not very simple

- Restrictions for glazing percentage on each side of the building depending on orientation. This helps limit solar gains and sets minimum free areas for windows to be opened to remove heat from a building.
- Although classed as simplified it is hard to reach compliance.
- Single façade flats, dwellings adjacent to noise and pollutants or current design standards will likely see most fail this route.

CIBSE’s TM59 thermal modelling

- A more flexible and likely to be the preferred method.
- Will consider the risk based on location, material, orientation, occupancy etc to determine how and if a building will overheat.
- It’s worth noting internal blinds and curtains and external trees cannot be considered for shading to avoid overheating.

Approved Document S – Electrical vehicle charging

- **The Building Regulations will now consider Electrical Vehicle (EV) Charging Points.**
- 1. Every new dwelling with associated parking requires an EV charging point.
- 2. Dwellings formed by change of use with associated parking will require an EV point. (Percentages apply to large conversion projects)
- 3. Residential buildings like flats that undergo a “major renovation” will have to have its parking spaces assessed and may require EV points and or EV cabling in place.
- Associated Parking Space - Any parking space that is available within the site boundary of the building, for the use by the occupant of, or a visitor to, a dwelling in the building, including any parking space which is for the use of any occupant of, or any visitor to, any dwelling in a building containing more than one dwelling.
- Charge points must be a minimum of 7kW power
- Exclusions:
 - Under cover parking areas just cabling required
 - Average £3600 limit for installation but cabling route would still be required

Part R

- Revised Approved Document R issued on 26th December 2022 with a 12 month transitional period

- 1.1** In the Secretary of State's view, requirement RA1 for gigabit-ready physical infrastructure will be met by installing physical infrastructure or installations, including elements under joint ownership, to host wired or fixed wireless access networks that can do all of the following.
- a. Facilitate a functioning connection to a gigabit capable public electronic communications network to each new dwelling.
 - b. Connect the building access point or common access point (where a building contains more than one dwelling) with a network termination point at each individual dwelling.
 - c. Connect the network termination point with the physical point at which the network operator's spine or core network ends (the network distribution point), or as close as is reasonably practicable where the developer has no right to install such infrastructure in land required to reach the distribution point.

NOTE: The network distribution point could be in a cabinet, a box mounted on a wall or on a telegraph pole. It may or may not be on the development site.

Future Changes

- Consultation concluded on Approved Document M in 2022 and decision has been made that M42 will be the minimum for all new homes
- Current consultation on M42 guidance
- Likely incoming winter 2023
- Future Homes Standard 2025

East Suffolk Building Control Supports You!



East Suffolk Building Control Extensions and Alterations Guidance Booklet for the new Building Regulations coming into effect In June 2022



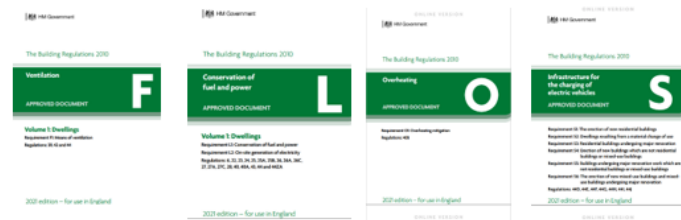
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East Suffolk Building Control New Dwellings Guidance Booklet for the new Building Regulations coming into effect in June 2022

Key insights into Approved Documents:

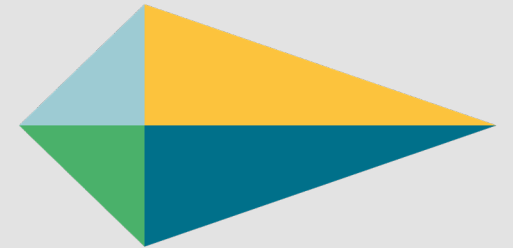
- F = Ventilation,
- L = Energy efficiency,
- O = Overheating,
- S = Electrical vehicle charging points



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Thank you for
listening



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