

# Windows and door replacements



Since April 2002, **all replacement glazing** has come within the scope of the Building Regulations. This means anyone who installs replacement windows or doors has to comply with new thermal performance standards. (Just replacing the glass is exempt).

## How do I ensure compliance?

### 1. The FENSA Scheme

The FENSA scheme allows window and door installation companies that meet certain criteria to self-certify that their work complies with the Building Regulations. It was set up by the Glass and Glazing Federation, in association with all key stakeholders, and meets with central Government approval. FENSA also inform local authorities of all completed FENSA installations and issue certificates to householders confirming compliance

### 2. Building Notice Application

If you or a none registered installer is fitting the replacement windows you can make an application online via <https://www.eastsuffolk.gov.uk/planning/building-control/>. The building control inspector will check the installation of the windows and give you a certificate of completion once done.

#### Do the regulations apply to new doors?

The same regulations apply if more than half of the door and frame, including the fanlight, is glazed. Any glazing in the door or door side panel should be safety glass, unless the panes are less than 250mm wide. Care must be taken with the threshold of the door. An upstand can be particularly difficult for people with wheelchairs and pushchairs. Many modern homes have a ramped or level entrance and in these cases a door threshold with an upstand should not be used.

#### Do I have to use PVCu windows?

No, you can install wood, metal or PVCu windows

#### Do I have to double glaze?

Yes, unless the building is an historic building and you have to comply with Planning Legislation

#### Do I have to use special double-glazing?

Yes, you must use a low emissivity glass such as Pilkington K on the inner pane. The air gap between the panes of glass must be at least 16mm

#### I don't want to use low E glass, what can I do?

You may be able to use triple glazing, i.e. three panes of glass

#### When do I have to use safety glass?

Safety glass, toughened or laminated must be used in all doors. Also all windows within 800mm of the floor must be safety glass to cope with the weight of someone falling against

#### How can I tell if it is safety glass?

The manufacturer will have put a small symbol on the glass

#### Do I have to have opening windows?

The room will need ventilation, so an opening window is likely needed.

#### Do I have to have Escape / Egress windows?

You may need to have "means of escape windows" especially upstairs or from rooms that do not have direct access to a hallway or external door.

***You'll receive an Planning Approval & on successful completion you will receive a certificate of compliance  
You should keep safe should you ever sell your property.***

Still have a query? Did you know that we do offer 1 hours free pre application consultation for those who need it. Contact us today at [building.control@eastsuffolk.gov.uk](mailto:building.control@eastsuffolk.gov.uk) / 01502 523072