

Building Regulations

HBF 9 November 2010

- *“Now I don’t for one moment think the housing policy is in any way firmed up yet. As far as I can make out there is a significant amount of stumbling around looking for ideas going on in Grant Shapps’s housing sub-department, as confused administrators try to turn energetically delivered rhetoric into solid plans that might just stand up to scrutiny”*
- *Brian Green, “Why the spending review might prove a turning onto the road to Nirvana for house builders” October 22nd, 2010*

Building blogs



The Coalition: our programme for government

HM Government

The Coalition our programme for government 11

to be enshrined in British law, and protects and extends British liberties. We will seek to promote a better understanding of the true scope of these obligations and liberties.

4. COMMUNITIES AND LOCAL GOVERNMENT

The Government believes that it is time for a fundamental shift of power from Westminster to people. We will promote decentralisation and democratise engagement, and we will end the era of top-down government by giving new powers to local councils, communities, neighbourhoods and individuals.

We will promote the radical devolution of power and greater financial autonomy to local government and community groups. This will include a review of local government finance. We will rapidly abolish Regional Spatial Strategies and return decision-making powers to local councils, giving councils new powers to stop 'grabbing'.

In longer term, we will radically reform the planning system to give neighbourhoods the ability to determine the shape of the places in which they live, based on principles set out in the Conservative Open Source Planning.

We will build the unselected infrastructure and replace it with a fast-track process for secure projects.

We will present to Parliament a consolidated national planning system, giving all forms of development equal status, and setting national social priorities.

We will create Green Belt, Sites of Special Scientific Interest (SSSIs) and other areas, and create a new system to protect their importance to local



Rt Hon Eric Pickles MP



Greg Clarke MP



Rt Hon Grant Shapps MP



Bob Neill MP



Baroness Hanham



Andrew Stunell OBE MP



“Re-opening Britain for business”

“One in one out”

any minister who wants to bring in a new piece of regulation must first find an existing one to scrap

“For a long time, the whole business of Whitehall has been about creating new regulations. This new rule completely blows that culture apart “

David Cameron



2010 Spending Review

2.31 The Government will increase housing supply by reforming the planning system so it is more efficient, effective and supportive of economic development. In addition, it will introduce a New Homes Bonus **It will also reduce the total regulatory burden on the house building industry over the Spending Review period.**



“I can confirm that we will introduce the minimum standard for fabric energy efficiency based on that set out in the recent consultation on the Code for Sustainable Homes. We will take this forward in the **future revisions of part L** of the building regulations”. 27 July 2010



“I want to hear your views on how the Regulations can be improved, added to, or slimmed down. I would also like suggestions as to how we can deliver even better levels of compliance in the future.”



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Building Regulations Exercise

- Over 200 responses (plus c600 as part of campaign for inclusion of Changing Places) but not a lot of unexpected issues or suggestions (not surprising given our ongoing dialogue with partners)
- A key finding – the regime's not perfect, there are things we can improve, but it's in pretty good shape

Cut Red Tape Exercise attracted little Building Regulations-related comment

Your Freedom Website

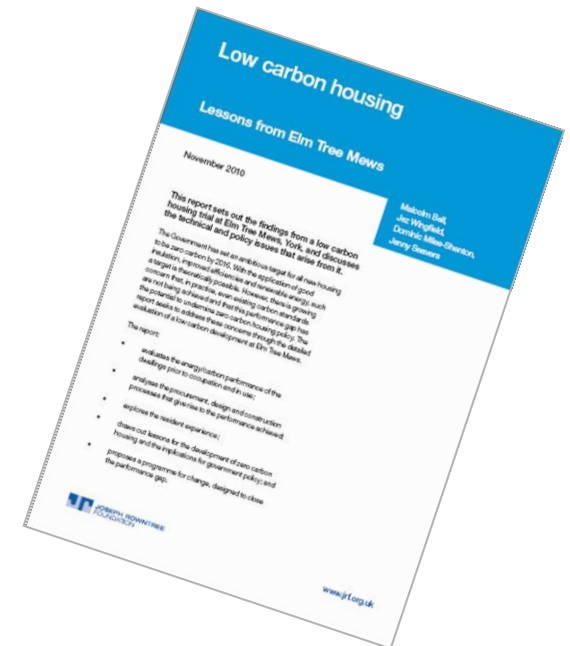
- Attracted responses more from the public and individuals within industry
- A more deregulatory tone. Large-scale support for abolishing Part P or reducing cost of compliance
- A questioning of the role of regulation and its scope eg why do we control what people do in their own homes (eg water temperature)

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Low carbon housing

“The Government has set an ambitious target for all new housing to be zero carbon by 2016. With the application of good insulation, improved efficiencies and renewable energy, such a target is theoretically possible. However, there is growing concern that, in practice, even **existing carbon standards are not being achieved and that this performance gap has the potential to undermine zero carbon housing policy.**”



L1A QUALITY OF CONSTRUCTION AND COMMISSIONING

Table 3 U-values for party walls

Design construction	U-value (W/m ² K)
Unfilled cavity with no effective edge sealing	0.2
Unfilled cavity with effective sealing around all exposed edges and in line with insulation layer in abutting elements	0.2
A fully filled cavity with effective sealing at all exposed edges and in line with insulation layer in abutting elements	0.2

5.8 The party wall is a particular case of the more general thermal bypass problem that occurs where the air barrier and the insulation layer are not contiguous and the cavity between them is subject to air movement. To avoid the consequent reduction in thermal performance, either the barrier at all points in the building envelope, or the space between them should be filled with solid material such as in a masonry wall.

Thermal bridges

5.9 The building fabric should be constructed so that there are no reasonably avoidable thermal bridges in the insulation layers caused by gaps, elements, and at the edges of elements such as those around window and door openings.

5.10 Where calculated in support of the approaches set out in paragraphs 5.12a and 5.12b, linear thermal transmittance and temperature factors should be calculated following the guidance set out in BR 457, and that the specified details would be calculated factor that is no worse than the performance set out in BRE IP 1A16¹⁴.

5.11 Similarly, in support of the approaches set out in paragraphs 5.12a and 5.12b, the builder would have to demonstrate that an appropriate system of site inspection is in place to give confidence that the construction procedures achieve the required standards of consistency.

5.12 Ways of demonstrating that reasonable provisions have been made are:

- To adopt a quality-assured accredited construction details approach in accordance with a scheme approved by the Secretary of State. If such a scheme is used then the calculated linear thermal transmittance can be used directly in the DIER calculation;
- For new buildings, such schemes¹⁴ should and qualify ensure the calculation of the linear thermal transmittance, accredited details in terms of durability and have an associated quality assurance regime that inspects a sample of sites to confirm that the details are being implemented correctly. The use of such schemes may also allow a reduction in the Building Control charges.
- To use details that have not been subject to independent assessment of the construction and existence following the guidance set out in BR 457, and a process flow sequence should be provided to the DIER indicating the way in which the detail should be constructed. The calculated value increased by 20 per cent or 25 per cent whichever is greater can then be used in the DIER calculation;
- To use unassessed details, with no specific evidence of suitable expertise and experience for calculating linear thermal transmittance and to demonstrate that the person has been trained in the software used to carry out the calculation, has applied that model to a range of calculations, are within the stated tolerances. Builders following the route will inevitably need to the burden of checking required by the DIER and adopting this route may attract higher building control fees than the alternative approaches.
- To use unassessed details, with no specific qualification of the thermal bridge value. In such cases a conservative default y-value of 0.15 must be used in the DIER calculation.

5.13 The alternative approaches a and b above are not mutually exclusive. For example, a builder could use the accredited construction details scheme approach for the majority of the window head, but use a bespoke detail for the 20 per cent, whichever is greater margin, would apply only to the thermal transmittance of the window head detail.

14 BRE 457 Construction Details for Building State Thermal Transmittance and Temperature Factors and BRE IP 1A16 Designing for Thermal Performance and Energy Efficiency in the Building Envelope, Dec 2005.

Approved Document L1A

“adopt quality assured accredited construction details approach in accordance with a scheme approved by the Secretary of State”

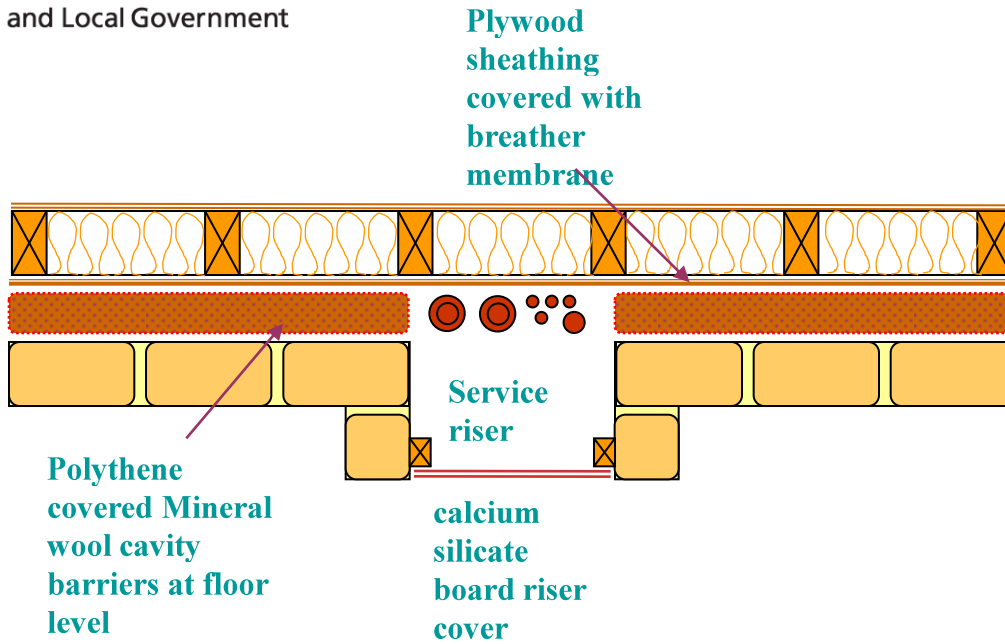
Now for something - Technical



Just a construction safety issue?



Cavity Barriers



Compartmentation in roof voids BD2846





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