



## Raising house-building standards for homebuyers



# Code for Sustainable Homes

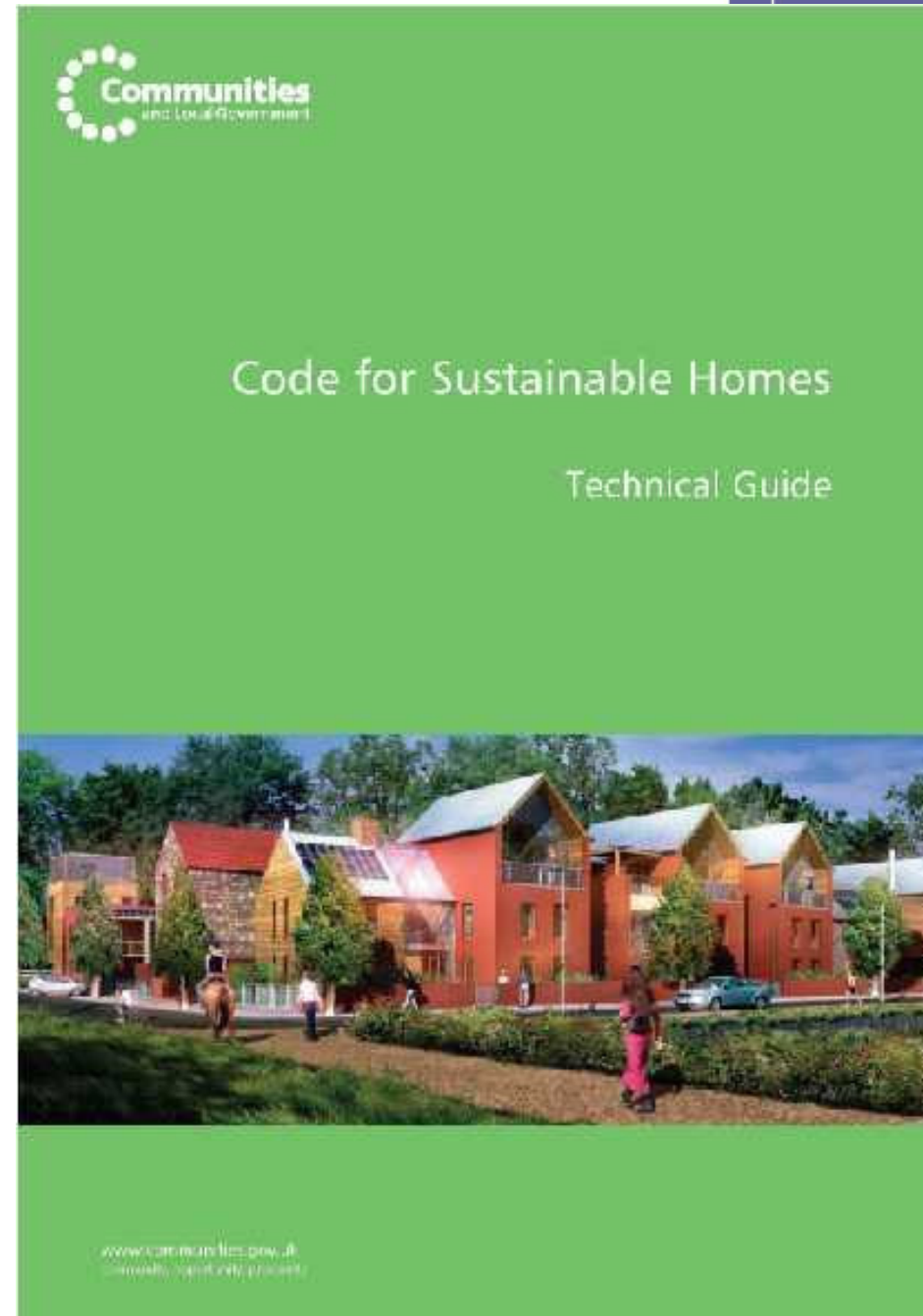
## *Tracking and Working with the Code*

*Michelle Wangusi*  
*Sustainability Product Manager*

# The Code

- Technical Guide
  - process
  - scoring system
  - detailed credit requirements
  - reference material

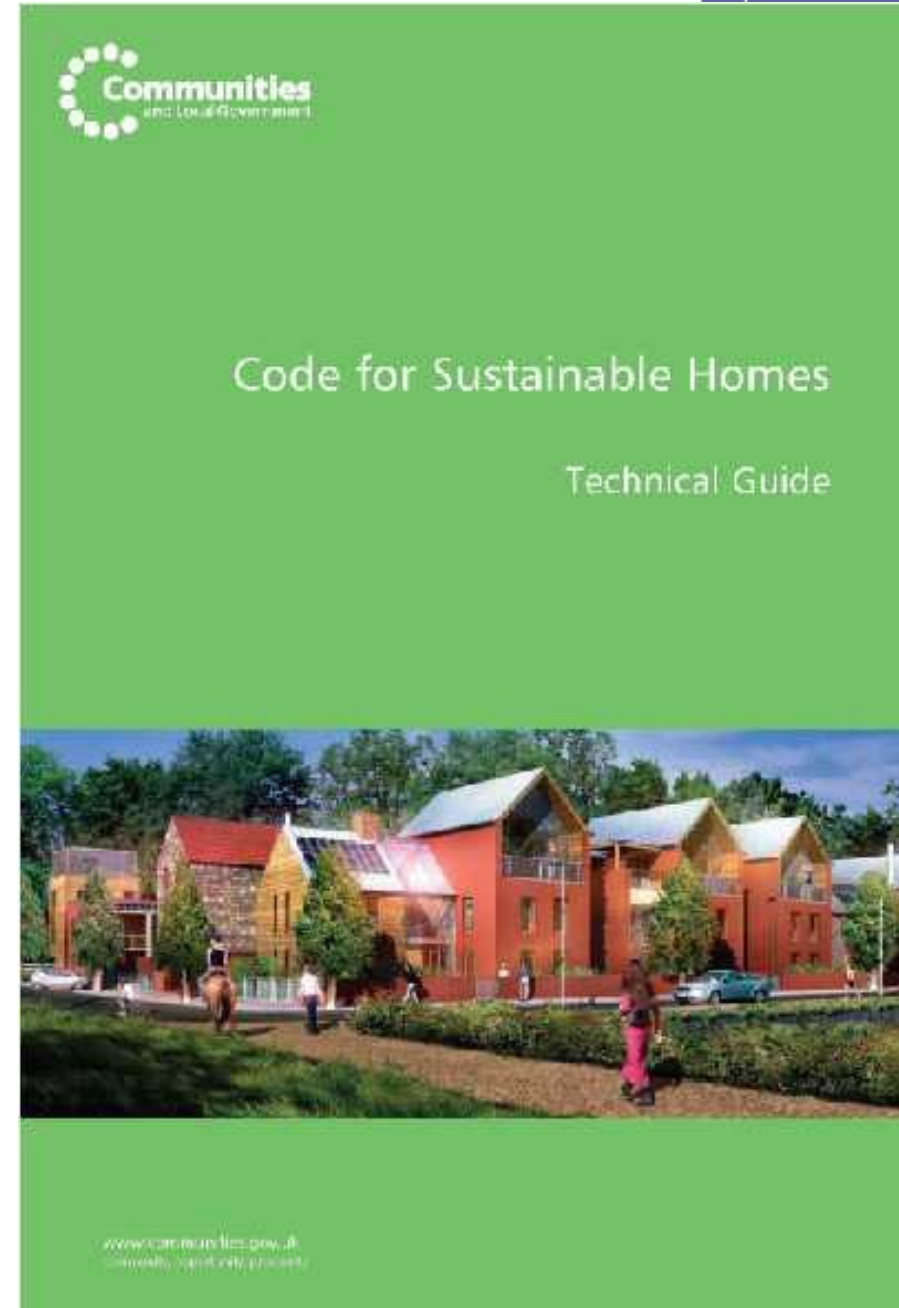
available from Planning Portal



# The Code

- Process:

“..make system ... as **simple**,  
**transparent** and **rigorous**  
as possible,  
process that **inspires**  
**confidence** .. in assessors,  
builders, manufacturers and  
consumers”



# The Code

- Assessors
  - licensed & registered
  - training, registering & licensing by BRE
  - UKAS registered 'competent persons scheme'
- BRE
  - QA & Certify Code Ratings

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE  
(issued at the post construction stage)

ISSUED TO:  
10 Acacia Avenue, Greenville,  
Big Hampshire, MK62 4PQ

The sustainability of this home has been independently assessed at the post construction stage and has achieved a Code rating of 5 out of 6 stars

★ ★ ★ ★ ★ ☆  
Above Regulatory Standards    Current Best Practice    Highly Sustainable and/or Carbon

The next page sets out how this home achieved its rating in the nine categories

Licensed Assessor	Assessment Organisation
Date	Signed on behalf of BRE Ltd
Architect	Client
Developer	Certificate number

Note: This Certificate has been issued at Post Construction Stage.

 This certificate remains the property of BRE Certification Ltd and is issued subject to terms and conditions. It is monitored and held in force through annual review and verification. To check the authenticity of this certificate please contact BRE Certification Ltd.





# Assessment Process

Enquiry - Quotation - Appointment

Initial Guidance

Information exchange -> Design Stage report

DSA report submitted to BRE

Interim 'dwelling type' certificate of compliance

Documentation collation on site

Assessor site visit - first visit/dwelling type

PCS stage report submitted to BRE

Final 'dwelling' certificate issued



# Assessment Process

## Design Stage

- design drawings, specifications, developer commitments
- results in interim certificate of compliance



## Post Construction Review

- confirmation of compliance:

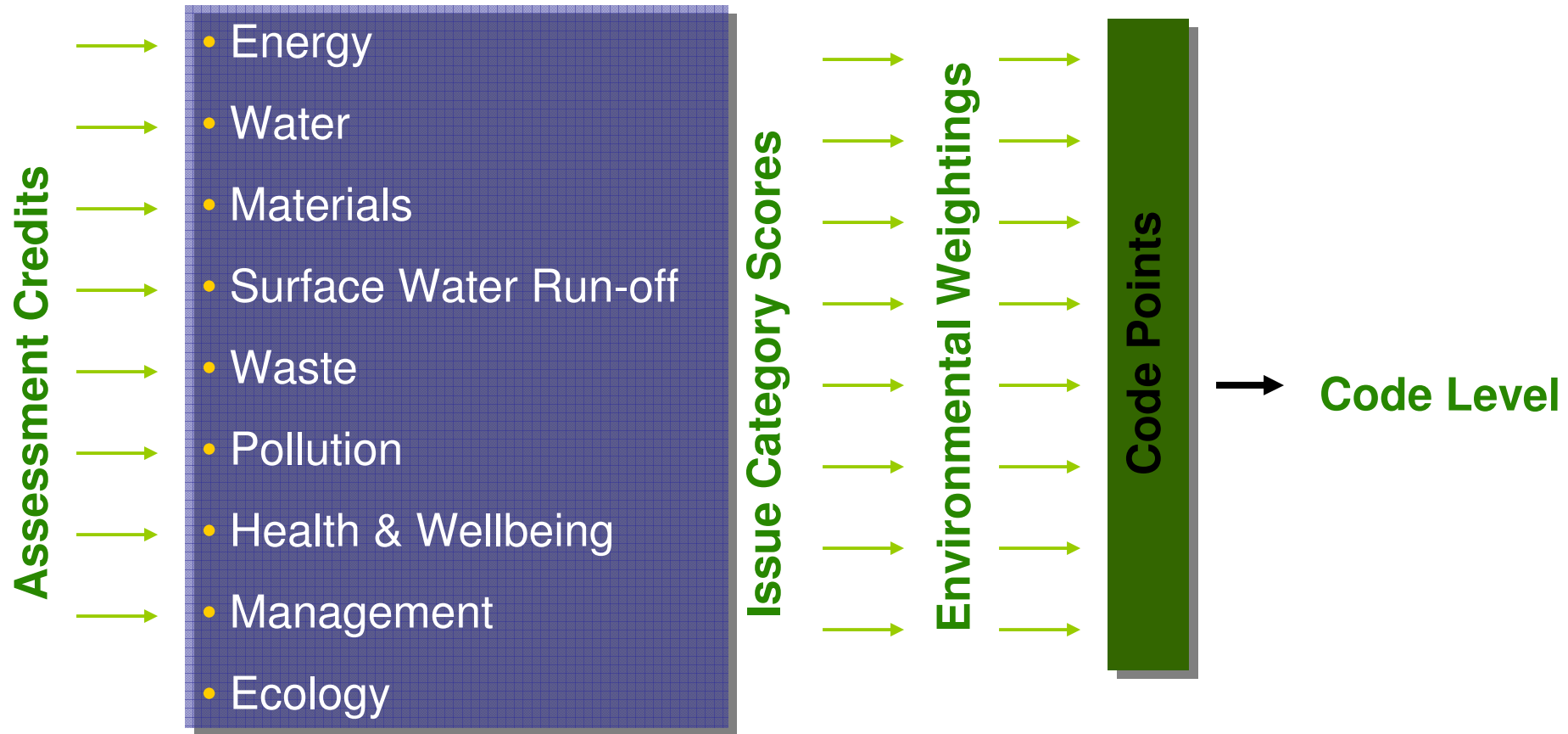
Documentary (As-built drawings/spec, purchase orders/receipts),

Photographic

Visual inspection (Assessor site survey)

- Code certificate awarded at this stage

# What makes up a Code assessment?



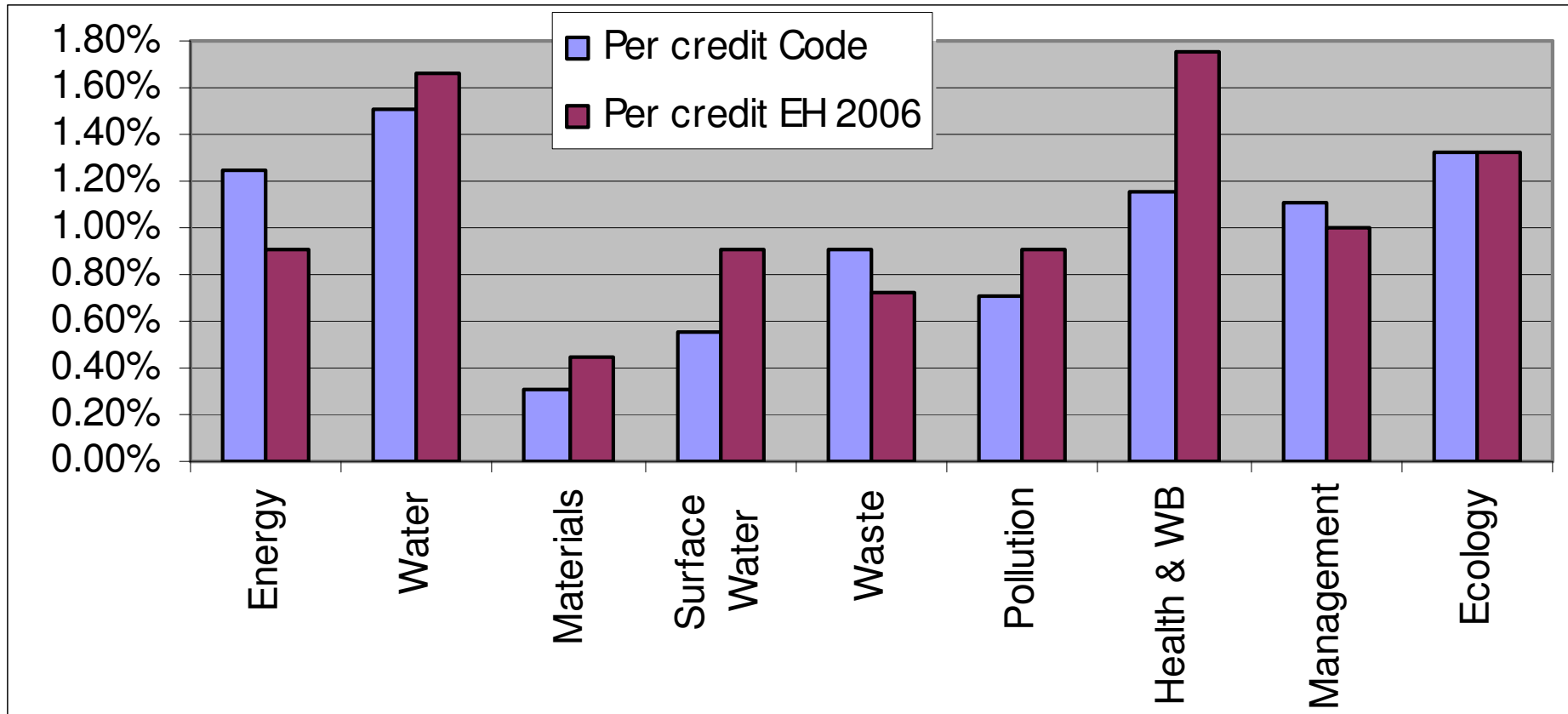


# Code categories

<b>Categories</b>	<b># Credits</b>	<b>Weighting Factor</b>
Energy	29	36.4%
Water	6	9.0%
Materials	24	7.2%
Surface Water Run Off	4	2.2%
Waste	7	6.4%
Pollution	4	2.8%
Health & Well-Being	12	14.0%
Management	9	10.0%
Ecology	9	12.0%
<i>9 Categories; 34 Issues</i>	<i>104 Credits</i>	<i>100%</i>

# The Scoring

## Environmental Weightings: Code V's EcoHomes



# Summary: The Code Vs EcoHomes

- Technical content remains very similar
- Principle difference: addition of minimum standards for Energy and Water efficiency at each level of the Code (1 to 6)
- Minimum Code entry standards for Materials, Surface Water Run-off and Waste categories
- Design Stage and Post Construction Assessment stages.
- ***Assessment carried out on a 'House Type' basis rather than development wide***
- Location issues such as Transport and Amenities credits have been removed from the Code
- Category weightings have changed slightly



# Technical Guide - Credit Criteria

- Title of Credit
- Aim
- Assessment Criteria (incl default cases)
- Information Required to Demonstrate Compliance (design stage & post construction stage)
- Relevant Definitions
- Assessment Methodology

## Category 6 Pollution

### Category 6 Pollution

Issue ID	Description	No. of credits available	Mandatory Elements
Pol 1	Global Warming Potential (GWP) of Insulants	1	No

#### Aim

To reduce global warming from blowing agent emissions arising from the manufacture, installation, use and disposal of foamed thermal and acoustic insulating materials.

#### Assessment Criteria

Criteria	Credits
Credits are awarded where all insulating materials in the elements of the dwelling listed below avoid the use of substances that have a GWP $\geq 5$ (manufacture or installation): <ul style="list-style-type: none"><li>• Roofs: Including loft access</li><li>• Walls, internal and external including lintels and all acoustic insulation</li><li>• Floors (including ground and upper floors)</li><li>• Hot water cylinder, pipe insulation and other thermal stores</li><li>• Cold water storage tanks where provided</li><li>• External Doors</li></ul>	1
Default Cases	
None	

# Pol 1: Global Warming Potential of Insulants

- Aim: Reduce global warming arising from use of thermal & acoustic insulating materials

Criteria: all insulating materials in following elements avoid use of substances with GWP 🕒 5

Roofs - incl loft access

Walls - internal, external, lintels, acoustic insulation

Floors - ground & upper

HW cylinder, pipe insulation, cold water storage tanks

External doors

# Pol 1: Global Warming Potential of Insulants

## ■ Compliance Evidence Required - Design stage:

1. completed checklist - listing all insulants
2. drawings showing type & location of all insulation materials
3. text on drawings or in spec describing type & location of above
4. For all foamed materials/blowing agents manufacturers/installers literature confirming all blowing materials have  $GWP < 5$

Complete the following table for all thermal and sound insulation materials:

Element	Manufacturer and tradename (e.g. Kingspan Thermawall TW50 zeroODP)	Insulation Material Details Type of material(s) if known (e.g. mineral wool/polyurethane etc.)	Dwelling type(s) where used (state 'ALL' where applicable)	Provide specification clause and drawing ref.
External walls	Rockwool	Mineral wool quilt	All	See specification and sections
Internal walls (partitions and party walls)	No insulation	No insulation	All	See specification and sections
External doors	IG	Expanded (bead) polystyrene	All	See specification and sections
Window lintels	Catnic	Expanded (bead) polystyrene	All	See specification and sections



# Pol 1: Global Warming Potential of Insulants

- Compliance Evidence Required - Post Construction Stage:

1. Written confirmation that materials in checklist unchanged

OR

2. As-built drawings showing type & location of all insulation materials

OR

3. Assessor site survey

AND

4. Copies of purchase orders/receipts for all foamed insulating materials

# Hea 2: Sound Insulation

- Aim: to ensure provision of improved sound insulation to reduce likelihood of noise complaints from neighbours

Criteria: performance standard - higher than AD E;  
demonstrated by PCT or Robust Details

1 credit	3dB better
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3 credits	5dB better
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4 credits	8dB better
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Default cases:

detached dwellings - 4 credits;

attached dwellings with separating walls/floors only  
between non-habitable rooms - 3 credits

# Hea 2: Sound Insulation

- Compliance Evidence Required - Design stage:

Text (on drawings or in specification) confirming commitment to meet relevant performance levels

## **AND**

1. Details of PCT, including groups & sub-groups
2. Brief details of separating and flanking constructions, + evidence of potential to meet performance standards (e.g. design statement from acoustic consultant)
3. Commitment to perform remediation and re-testing
4. Confirmation that PCT Test Body is UKAS accredited

**OR** Robust Details purchase statement

# Hea 2: Sound Insulation

- Compliance Evidence Required - Post Construction Stage:

## PCT

1. Copies of field test results and/or letter confirming required performance levels have been achieved. This is to be provided by the Test Body.
2. Evidence that Test Body is UKAS accredited (or 'deemed to satisfy')

## Robust Details

1. Completed Robust Details checklist for all relevant constructions

# The Code

- Summary - Key points

Get advice early

Be aware of level of detail required in specification & on drawings - Assessor needs 'audit trail' of evidence

Assessment not complete until dwelling has its post construction certificate => must ensure design is fully implemented on site

...HOWEVER....

Some changes are allowed...  
(so long as criteria still met)

Wat 2: External  
Water Use

Actual





# Thank you

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