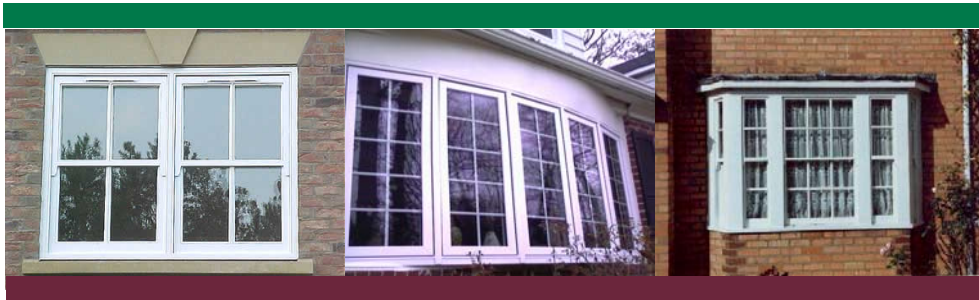


# Building Regulations for Replacement Windows to Existing Dwellings

Information Leaflet 5



# ■ Building Control

From **1<sup>st</sup> April 2002** all owners replacing windows need to obtain consent and the new windows must comply with Building Regulations.

This can be achieved either by:

- (a) using an installer registered under the FENSA scheme or
- (b) making a Building Regulations application to the local authority

## Insulation

Replacement windows will need to meet new thermal insulation requirements outlined in Approved Document Part L. Clients should be aware that some double glazed units on the market **will not** achieve the necessary U-value.

## Means of Escape

All first floor habitable rooms should have opening lights large enough to escape through in the event of a fire (450mm x 750mm). These should also be provided on the ground floor where the exit from the room leads into a hall, or another room, that does not have an external door.

## Safety Glazing

Safety glazing must be provided where there is low-level glazing within 800mm of floor level, in doors that are within 1500mm of floor level and in windows that are within 300mm adjacent to the door.

# ■ Building Control

## Structural Safety

If the new windows are wider than those they replace, an application to local authority building control must be made, as an inspection of the lintel/s is required.

## Ventilation

The size of opening lights in replacement windows must be considered carefully to ensure that ventilation requirements are met. One or more windows within the room must have opening lights that achieve 5% of the floor area and background 'trickle' ventilation totalling 8000mm<sup>2</sup>.

## Cost of Meeting these Requirements

If a FENSA registered installer is used the cost should be included within your quotation.

If local authority building control is used a standard fee will be charged.

## Other Issues

Owners of listed buildings and those in Conservation Areas should also contact the local authority planning department for further advice.

The building regulations state that any replacement windows must be **no worse** than those they are replacing.

**If you are in any doubt, please ask.**

If you have any queries or require more information, please contact

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If you need help to understand this information in another language or would like it in another format (audio version or large print) please call 01473 826622

