

Part F

1. Is there a caveat on trickle / background ventilation provision in listed buildings?

Work to listed buildings, buildings on conservation areas and other historic buildings with vapour permeable construction should comply with the standards where reasonably practicable. Work should not unacceptably affect the significance of the listed building, conservation area or historic building or increase the risk of long-term deterioration of the building fabric or fittings.

The local authority's conservation officer should be consulted when undertaking work and measures agreed prior to work commencing. See paragraphs 0.5 to 0.8 of the new Approved Document.

Part L

2. What is a U value?

A U-value is a sum of the thermal resistances of the layers that make up an entire building element – for example, a roof, wall or floor. It also includes adjustments for any fixings or air gaps.

3. Why have Accredited Construction Details gone / not able to be used?

These details are seen to be out of date and do not accurately reflect the impact / performance of thermal bridges. It is now more appropriate to use manufacturers specific values or for them to be calculated individually by a suitably competent person.

4. What are your thoughts on the size of cavities?

It is still possible to construct in masonry and keeping a 100mm cavity although, in most instances, you will either need to provide additionally insulation internally to reduce the U value or will need to increase insulation in the other elements to compensate.

150mm cavities are now quite common on new builds.

5. Will Hydrogen be an option?

Currently there is no option for Hydrogen based heating.

6. If the maximum flow temperature for heating is designed to be limited to 55o how will legionella be mitigated?

The hot water cylinder will need to include an immersion heater to ensure the temperature can be raised sufficiently.

7. What happens if you need solar PV panels but are in a conservation area?

This would typically only effect new builds and will need to be dealt with at planning stage therefore early engagement with an energy assessor is critical so a suitable strategy for compliance can be agreed.

8. How does the choice of material factor into the zero-carbon emission contribution?

With respect to the carbon emissions compliance of Part L the impact on emissions through the choice of materials is not a consideration / is not currently taken into account.

9. How will excessively glazed extensions be affected?

The ability to justify excessively glazed extensions by using either an area-weighted U value calculation or carbon emission calculations remains in the guidance (paragraphs 10.9 and 10.10 of Approved Document L vol 1).

10. Will the 2025 update generate more passive house standards?

We do not currently know what the intended standards will be for the Future Homes Standard. However, it would be safe to assume that U values may be reduced and more emphasis on air tightness together with MVHR will feature.

11. Should we be worried about solar gain? How much will shading make a difference.

When using the dynamic thermal modelling approach to compliance shading will likely be part of the solution to limiting overheating in dwellings. To what degree will vary depending on the characteristics of the building, orientation, location, etc...

12. What is the future for boilers?

The government have signalled their intention to have no new homes built after 2025 heated via gas boilers. Whether this will be the case will be dependent on future changes to the building regulations and will be subject to consultation, possibly in 2023. We do not know if this will be the case the replacement of existing gas boilers.

13. Will there be a Non-residential Net Zero Carbon Toolkit?

We do not know if there will be a toolkit specifically for non-residential buildings although the current toolkit can be used to assist - <https://www.greensuffolk.org/net-zero-carbon-toolkit-housing/>

14. Heat Loss and Gains/Thermal Bridging - Inspections – who would be the one to carry them out – contractors OR design?

This would need to be agreed between the parties involved. All building control need to know is that that an appropriate system of site inspection is in place. Details of who would be conducting the inspections and that they have the relevant competency to do this would be part of the submission to building control.

Part O

15. Part O – does it apply to new builds only or extensions?

Part O applies to new residential buildings only.

Part S

16. When will I need electric vehicle charge points or ducting only?

The rules are different depending on whether it is for a new build dwelling, change of use to a dwelling, dwellings undergoing major renovations, new non-residential buildings or non-

residential buildings undergoing major renovations. There is a cost cap on the average cost per charge point, if the cost cap is exceeded then you will only be required to install ducting to allow a charge point to be installed at a later date.

17. Cable routes 1 in 5 – is it just the infrastructure or the cable?

It is only the ducting / infrastructure that is required. Cabling would be installed when the charge points are installed, whenever that may be.

Transitional Provisions

18. The transitional provisions mentioned excavation of foundation only – does it require concrete?

Yes.

19. If an application has already been approved, when do we need to start by?

On applications received before 15th June 2022 work needs to have started / commenced before 15th June 2023 regardless of the status of the application (approved, conditional approval or rejection).

20. What is the minimum amount of information required to register a new application?

All that is required to register an application is the form and fee (fee would be agreed prior to submitting the application). If any inspections were subsequently required, we would need sufficient information to be able to identify what area of work is being done and to be able to approve accordingly. Please speak to a member of our team should you wish for further advice on a specific proposal.

21. Transitional provisions – how does that apply to projects halfway through the process. If in building control before June do they go through on the old regs?

Provided an application is submitted and validated before the 15th June 2022 and is commenced before 15th June 2023 the current regulations will apply.

General

22. What are the heritage restrictions on the new requirements?

With all the new requirements / regulations work to listed buildings, buildings on conservation areas and other historic buildings should comply with the standards where reasonably practicable.

Work should not unacceptably affect the significance of the listed building, conservation area or historic building or increase the risk of long-term deterioration of the building fabric or fittings.

The local authority's conservation officer should be consulted when undertaking work and measures agreed prior to work commencing.

23. Should planning be considering these requirements when deciding planning permissions?

Compliance with building regulations would not usually be a consideration when determining whether a particular scheme should be granted planning permission. It is the designer's responsibility to ensure that whatever is proposed as a planning application can achieve compliance with the building regulations.

We are happy to provide pre-application advice on any schemes where there may potentially be issues prior to submitting for planning permission.

24. Planning – some projects have approval but will not start within the transitional period. We could have potential projects which need PVs - is this joined up with planning?

Planning are aware of the changes coming in however we would recommend that you undertake your own audit of projects that are in the pipeline that may be affected. Early dialogue with planning and building control is key to mitigation of impacts.

25. What is on the radar next for regs nationally?

We are waiting to see when the consultation for the Future Homes and Building Standards 2025 will be. We also have the imminent introduction of the new Building Safety Regulator as part of the Building Safety Bill, due to achieve Royal Assent May 2022.

26. Are there any more fire regs due?

We are not aware of anything at the moment.