



BUILDING CONTROL NEWSLETTER

May 2008 Issue 1



Welcome to the first Building Control newsletter. We are proposing to do a monthly newsletter to inform you about the latest changes in the Building Regulations, products and general information that you might find useful. We are also interested in your feedback, or topics you would like to see covered in future issues. Please email Simon Drake simon.drake@fdean.gov.uk with your comments.

Part L

Energy Performance Certificates

As from 6 April 2008 it became law to provide an Energy Performance Certificate (EPC) for all newly completed dwellings. An EPC gives information on the Building's Energy Efficiency, and is similar to the rating that you find on your fridge at home. It will give you a banding from a to e and a rating from 1 to 100, depending on how efficient your home is. If you are currently building new homes you are already required to provide a SAP (Standard Assessment Procedure) Energy Rating under Part L of the 2006 amended Building Regulations. The new EPC will form part of the SAP package and will be carried out by SAP accredited Assessors, an Estimated EPC will also be provided when the DER (design emission rate) is submitted with your Building Control application. With a final as constructed EPC being required on completion of work. Your Local Authority Building Control body will not issue a completion certificate without one. An EPC must be registered, details about registration can be found at www.epcregister.com. Please note that an EPC produced by a person doing EPC for a HIP (home information pack) may not be accepted unless they are an authorised SAP assessor.

Multi-foil Insulation

Can I use a multi-foil insulation alone?

The latest guidance dated April 2008 that we have been informed about from the LABC is as follows:

The group remain of the opinion that the thermal performance of all insulation materials should be determined by testing to National and European standards by organisations who are accredited to do so. On this basis there are currently no multi-foil products that can reach the current Building Regulation standard when used alone as a single layer. Any multi-foil product that has a third party certification may be used in your construction, however it must be strictly used in accordance to this certificate, which will more than likely mean the use of additional insulation to reach the current Building Regulation standard for roofs which is 0.2.

Part P

Do I need to be part P registered?

This is a question often asked by Electricians and the answer now seems to be not necessarily. If you are qualified to complete BS 7671 installation certificates, then it will be up to your Local Authority Building Control Body to decide whether to accept this.

Where notifiable electrical work is to be carried out, the work should be notified to Building Control normally using a building notice application. If Building Control decides the work is safe and meets all Building Regulation requirements they will issue a Building Regulations Completion Certificate. Normally the BS 7671 certificate and a copy of your qualifications will be enough evidence to show that the work is safe and is in accordance with these Regulations.

Regulation 22A

Extended Time Limits for Enforcement

The Building (Amendment) Regulations 2008 came into force on the 6th April 2008, the main purpose of these requirements is to designate provisions to which an extended time limit for bringing prosecutions for contraventions of Building Regulations is allowed. At present proceedings usually have to be brought within 6 months from when the offence was committed, but this has been changed under new Regulation 22A to 2 years. The scope to which it operates is in conserving fuel and power or reducing greenhouse gases. The new requirement does not apply to contraventions prior to the 6th April 2008. The intended effect is to act as a more effective deterrent, as the likelihood of detection before the time limit is up would increase.