



BUILDING CONTROL NEWSLETTER



July 2010 ISSUE 19

Welcome to the July edition of the Forest of Dean District Council Building Control newsletter.

If you have picked up this newsletter in our office or have seen a copy of a colleague's, and you are interested in a regular copy then we can add your details to our mailing list.

Please send your details to building.control@fdean.gov.uk Otherwise please visit www.fdean.gov.uk and follow the links to Building Control where our newsletter can be found online.

Future CPD's.

We would like your suggestions regarding what CPD courses you will be looking to attend. I can then contact companies who may be able to provide these lunchtime seminars.

Please call me on 812360 if you have any preference on seminars you would like to see.

We want your ideas.

We would like to try and tackle any Building Regulation Problems you have. If you would like a certain subject addressed or simply have some unanswered questions then please drop me an email and we will do our best to answer them. simon.drake@fdean.gov.uk

What's New?

Site Lines Magazine.

We have a limited number of the latest edition of Site Lines; it is an LABC booklet full of useful details and information. If you would like a free copy you can again collect one from our offices, please telephone me on 812360 and I will leave one on reception for you.

Website

Water Efficiency calculator

This has now been added to our website for you to download and use.

Septic Tank Soakaway and Percolation Testing Procedure.

This document has also been added to our website to download and use. Please take time to have a look.

Compliance Guides.

Three new compliance guides accompany the 2010 revisions of Parts F and L, Aimed at installers and essentially having the same status as an Approved Document; they explain how to comply with a broad range of frequently occurring situations.

Revised Building Regulations.

Parts F and J and L have been revised, details are on our website, these changes come into force on 1st October 2010.

Basic Changes to F include:

Ventilation provisions have been increased for dwellings with design air permeability tighter than or equal to 5 cu m h/sq m at 50Pa;

For passive stack ventilators, the stack diameter has been increased to 125 mm for all room types and the use of PSV in wet rooms has been clarified.

Also clarified is guidance for ventilation when a kitchen or bathroom in an existing dwelling is refurbished.

Reference is made to a new domestic ventilation compliance guide for guidance on installing, inspecting, testing and commissioning ventilation systems in dwellings.

It seems likely that Part F (as well as other parts of the Building Regulations) will now be subjected to three-yearly revisions.

Guidance on Part J has been revised to ensure that combustion appliances can continue to function safely in more airtight homes. A new requirement has been introduced for the provision of carbon monoxide alarms when installing a solid fuel appliance. The changes also remove technical disincentives to the wider use of biomass heating systems.

The changes to Part L will require a 25 per cent improvement above current standards for every new home. An aggregate approach for improvement of new non-domestic buildings will deliver an improvement of 25 per cent overall, rather than for each individual building. This is because there is greater variety among non-domestic buildings and some will be much easier than others to make efficient.

The changes to Part L will increase the minimum levels of energy efficiency for building fabric and services, so that CO₂ targets cannot be achieved through renewables alone. This reflects the principle of reducing overall demand for energy.

The measures will also come into play when people elect to carry out work to existing buildings including extensions and conversions, fabric renovations, replacement windows and boilers.

Percolation test method to calculate area of drainage field for Septic tanks or sewage treatment systems.

Step 1: Excavate a test hole 300mm square x 300mm deep below proposed invert level of the drainage field trench bottom

Step 2: Fill the test hole with water and allow drain away over night

Step 3: Refill to a depth of 300mm and note time taken in seconds to drain away from 75% full to 25% full (i.e. 150mm drop in level from 225mm to 75mm)

Step 4: Repeat the procedure in two more test holes and calculate the average of the three results as follows: $\frac{\text{test 1} + \text{test 2} + \text{test 3}}{3} = \text{average time taken}$

Step 5: Calculate the Vp (average time in seconds for the water to drop 1mm) as follows:

For example: If average time above took 2700 seconds

(i) Divide 2700 seconds by 150mm depth of water

(ii) $\frac{2700}{150} = 18 \text{ Vp}^*$ (see note below*)

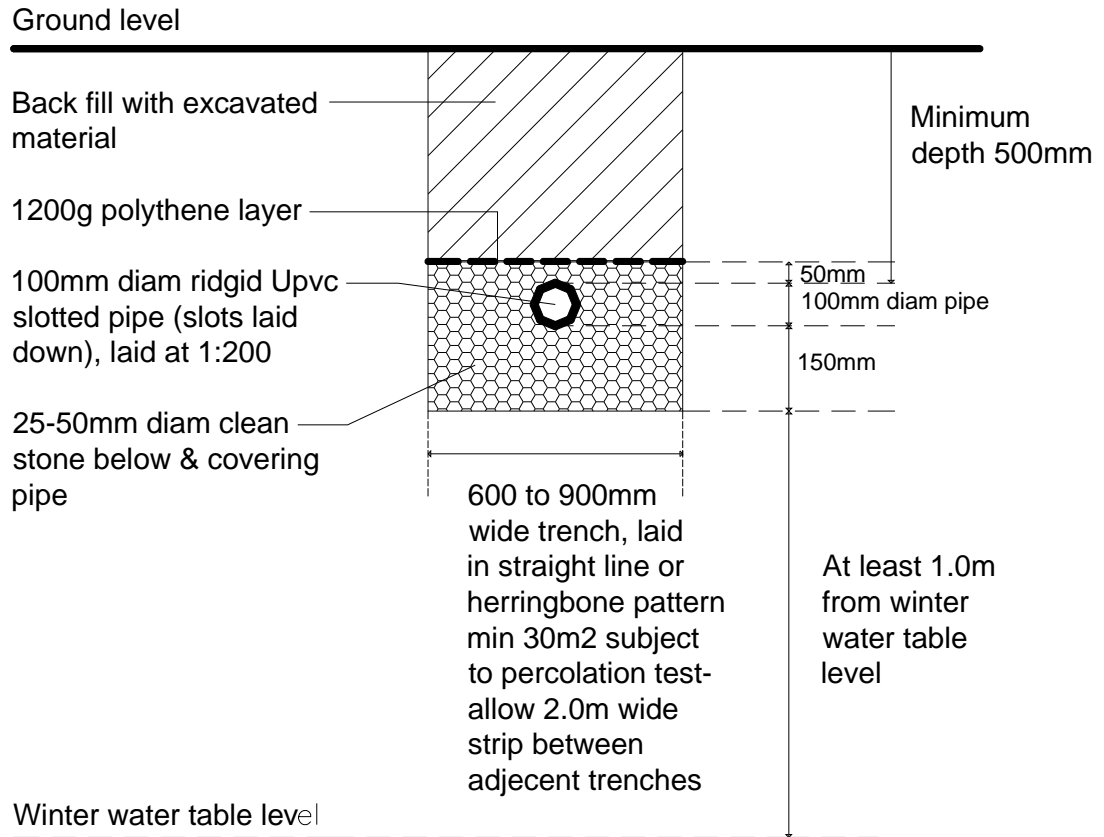
(iii) Area of trench = number of persons to use property X Vp X 0.25

Therefore: 5 persons X 18 X 0.25 = 13.5m² of effluent drain required.

(iv) To calculate actual length of trench divide 13.5 by width of the trench required therefore: $\frac{13.5\text{m}^2}{0.6\text{m wide}} = \underline{22\text{m}}$ (Minimum permitted area is 30m long x 0.6m wide)

* Vp should range between 12 and 100 to be successful; otherwise the system should be designed by a drainage specialist.

Typical section through a septic tank/sewage treatment system effluent drainage field (not to scale)



SAP and EPC Calculations

We are pleased to continue to carry out SAP Ratings and on completion EPC's. These cost £135 plus Vat and include registration with Landmark. Please contact Simon Drake on 812360

Previous Newsletters

All previous newsletters are now available on our website for you to read and download.

Tony Gwynne has updated two of our guidance notes; they are for loft conversions and new domestic extensions and garages. You can download your free copy from our website. These documents can be used as part of your building regulation submission.

Future Seminars include:

Air Tightness Testing by Chiltern Dynamics.

Intelligent Energy Solutions.

Part L 2010 and the changes.

