



# *BUILDING CONTROL NEWSLETTER*



## ***October 2009 ISSUE 15***

Welcome to the October 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](mailto:building.control@fdean.gov.uk) Otherwise please visit [www.fdean.gov.uk](http://www.fdean.gov.uk) and follow the links to Building Control where our newsletter can be found online.

### **Seminar updates.**

Thank you to those of you for attending the latest seminar. We hope to bring you a free seminar on Breathable Roof Membranes by klober in November. We will be sending out the normal flyer. Please remember to register your interests with us ASAP.

### **Future Seminars include:**

Part L compliance by Southern Energy Services.

Air Tightness Testing by Chiltern Dynamics.

Klober Principles of the breathing roof.

Health and Safety and Sustainability by Liquid Plastics

## **New Council Reception**

Monday the 5<sup>th</sup> of October see's the opening of the new council reception, Building Control has been over seeing the construction work, and the building is looking very smart and user friendly. Thank you for your patience while these works have been carried out, and we hope you find the new facilities useful. The public should have access from 9am on Monday 5<sup>th</sup>.

## **New Council Website**

A new website is currently being developed by our IT section, and should be going live very soon, this will enable easier access to Building Control on line services. If you can think of anything that would be beneficial on our website please contact us.

## **New Part G**

The proposed changes to the new part G of the Building Regulations were due to be published on 1<sup>st</sup> October 2009. This date has now been put back to 1<sup>st</sup> April 2010.

The following is a quick guide to the changes in Part G

In recent years there has been an increase in the incidence of hold water scolding accidents involving baths, particularly amongst the young and the elderly. Government has implemented changes to the existing part G, which was due to come into force on October 1<sup>st</sup>. However this has now been delayed until April 2010.

The main changes are:

Baths in new homes will be required to be fitted with protective measures, such as a thermostatic mixing valve, to limit the temperature flow of hot water.

A new water efficiency standard of 125 litres per person per day for new homes.

Existing safety measures will be extended for all hot water systems including non-vented systems.

Gives greater control where grey and harvested rainwater can be used, from wells springs and watercourses.

Homes must have a water supply controlled by Regulations made under section 67 of the Water industries Act 1991.

A new Water Efficiency calculator has been devised. This will have to form part of any New Property Building Regulation Application, and is carried out on behalf of the client, most likely from their Architect.

Details of this calculator can be found at [www.communities.gov.uk](http://www.communities.gov.uk)

We hope to bring you a future seminar on Part G and the changes.

## **Just For Fun**



## **Clearer rules for builders**

The Government set out plans today to make it easier for builders to understand what standards are expected of them and to ensure buildings comply with high standards of safety and sustainability.

The measures were set out in Communities and Local Government's Future of Building Control Implementation Plan.

Building Regulations Minister Lord McKenzie said:

"These changes help us to tackle long term challenges. A growing population and the need to tackle climate change mean we need to build more homes, and to ever higher standards of safety and sustainability. These

improvements to the building control process mean that the high standards we set on paper are also delivered on the ground, and with all new homes to be zero carbon from 2016 this is an essential step."

The measures also cut red tape and support builders through the recession by giving councils greater freedoms to let responsible builders get on with the job and to focus instead on builders with a history of shoddy work.

At present builders have to contact their building control inspector up to nine times during each construction project, irrespective of its size and complexity. A new approach is being developed which will allow councils and private building control bodies to focus their attention on the highest risk projects and therefore reduce the number of inspections required for simpler projects.

Lord McKenzie said:

"The Government fully recognises the economic climate is difficult at the moment and these measures will also support responsible builders through the recession by cutting the amount of red tape they face. But for the minority incompetent builders things are going to get even tougher through enhanced inspection powers for local authorities.

"It's understandable that, particularly during a recession, people will be tempted to take up the cheapest quote for building work and it's right the Government should offer increased protection to consumers. But of course people should remain vigilant too."

The Government also pledged to limit changes to the Building Regulations to every three years from 2010, providing greater certainty to builders and housebuilders. New guidance to be published will help builders and homeowners to meet the rules.

Speaking about today's announcement, Paul Timmins, Chair of the Building Control Alliance, said:

"The Implementation Plan sets out a very positive and structured vision of the Building Control Service and the Building Regulations for the future. The Building Control Alliance, representing the Building Control profession, is fully

committed to support all areas of the proposed plan, in particular to improve upon the valuable outputs that the service currently offers and new challenges for the future."

Information taken from [www.communities.gov.uk](http://www.communities.gov.uk)



***If you have any building regulation related questions please let us know.***