



OCTOBER 2015

BUILDING REGULATIONS 2015: NEW APPROVED DOCUMENTS FOR ENGLAND.



BUILDING REGULATIONS UPDATE 2015

On 1 October 2015 the updated Building Regulations 2015 came into force. The key drivers for updating these regulations are to improve performance requirements in a number of key areas which include security to buildings, domestic water consumption and in-use waste management.

The concept of regional differences for various performance requirements is set to be broadened whilst optional levels of performance will be established. In some of the other regulations, particularly AD Part G, some performance requirements will be mandated or defined by the concerned Local Planning Authority (LPA).

WHAT IS NEW?

APPROVED DOCUMENT Q – SECURITY: DWELLINGS

The new Approved Document Q – Security: Dwellings comes into effect with the key requirement for the provision of appropriate security protection of external doors and windows in domestic dwellings. This requirement applies to new dwellings and domestic refurbishment projects.

Doorsets and windows that have been manufactured in accordance with PAS24:2015 compliance standards are deemed acceptable to meet the requirements of AD Part Q. Further standards to be considered for AD Part Q compliance include the following:

- STS 201 Issue 5:2013 (Doorsets only)
- STS 204 Issue 3:2012
- STS 2012 Issue 3:2011 burglary rating 2
- LPS 1175 Issue 7:2010 security rating 2 (doorsets) & 1 (windows)
- LPS 2081 Issue 1:2015 Security rating B (doorsets & A (windows)

OTHER KEY CHANGES...

APPROVED DOCUMENT G – SANITATION, HOT WATER AND WATER EFFICIENCY

As part of the 2015 round of updates, AD Part G now contains optional levels of performance. Section G2 now sets two levels of performance for water consumption set as ‘baseline ‘ and ‘enhanced’ standards:

- Baseline Standard: 125 litres per person per day
- Enhanced Standard: 110 litres per person per day

The requirement for an enhanced/ reduced level of water consumption will be set by the Local Planning Authority (LPA), implemented as a condition to the granting of planning permission. However, only until LPAs have set out their standards and requirements as part of their Local Plans, the current baseline standards will continue to apply.

Additional updates include an ‘alternative fittings’ approach to the management of water consumption. This approach relates to the considered specification and installation of new appliances (WC, bath, sink, dishwasher etc) with each appliance’s consumption controlled so as not to exceed a specific value. The updates specify the following values;

- Maximum consumption for WCs is 6 litres (4 litres for dual flush)
- Dishwashers must be limited to 1.25 litres per place setting
- Washing machines must be limited to 8.17 litres per kilogram load



APPROVED DOCUMENT H – DRAINAGE AND WASTE DISPOSAL

Section H6 of AD Part H now adds greater emphasis on the provision of suitable solid waste storage facilities on domestic, mixed use and commercial projects. To address the issues surrounding obstruction of safe passage on footpaths, inadequate or insufficient storage space for waste bins, particularly in areas of new residential or mixed use developments, the design and siting of solid waste storage should be given greater consideration.

Other updates also include requirements for defined procedures for waste recycling wherever there is the erection or extension of a building and all material changes of use to any building structure. In the past, waste disposal and recycling has been inherently the responsibility of external service providers but the responsibilities are being placed on the applicant as conditions for proceeding with a project on site. The design section of AD Part H has also been updated with additional guidance on the design of waste storage enclosures with particular emphasis on enclosures located in publicly accessible areas.

APPROVED DOCUMENT M – ACCESS TO AND USE OF BUILDINGS

AD Part M has now been split into two sections:

- Volume 1 - Dwellings
- Volume 2 – Buildings other than dwellings

Sections M1 – M3 are available in Volume 2 only. Sections M6 – M10 inclusive have all been deleted from this document whilst Section M4 is replaced by the new Volume 1.

Volume 1 – Dwellings is categorised as follows:

1. Category 1: Visitable dwellings (baseline)
2. Category 2: Accessible and adaptable dwellings (optional)
3. Category 3: Wheelchair user dwellings (optional)

Categories 2–3 form optional requirements that can be set by the Local Planning Authority (LPA) as a condition of planning permission. Exemptions will exist for higher level performance requirements as a percentage of the total category applications anticipated by the LPA, and the LPA will specify the cut-off point for those high level requirements.

FURTHER GUIDANCE AND COMMENTS

Updated Approved Documents Part G and M specify performance criteria which will require clear demonstration to how it will be achieved as part of conditions for the granting of planning permission. In the case of AD Part G updates, the requirements also take into account climatic differences across the country. The risk of drought spells is greater in the south and east of the country where consumption rates will need to be controlled differently compared to the north and west of the country. The issue of population density also plays a major part in how this update has been developed.

Furthermore, by considering climatic differences, there are likely to be regional differences in thermal performance requirements across the country, a theme likely to be implemented in the new Part L updates.

In terms of Part M, there is likely to be a significant long term impact on house building projects especially where Category 2 and 3 compliance is a key requirement. It is anticipated that new dwelling sizes will gradually shift towards being marginally larger in size to accommodate future-proofing of circulation and mobility design guidelines.



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This approach has been demonstrated in adopted from Lifetime Homes design criteria. Older generations will be able to adapt or retrofit their properties without necessarily having to move homes in order to maintain or improve their mobility or home based care.

The issue of future proofing becomes more apparent when dealing with conversions, refurbishment and extension projects. Office to Residential conversion projects will require careful design and a considered approach to addressing AD Part M especially where there is no particular requirement to seek planning permission or consent.

USEFUL LINKS

Planning Portal

www.planningportal.gov.uk/buildingregs

The NBS

www.thenbs.com/topics/regulations

Lifetime Homes

www.lifetimehomes.org.uk/pages/for-professionals.html

Secured by Design

www.securedbydesign.com/test-standards-explained

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