

Building Regulations 2022

Brief overview of incoming changes and how we can help with implementing them and continuing compliance



East Suffolk Building Control

- Mark Harvey – Building Control Partnership Manager
- Emily Bowman – Area Building Control Surveyor

Building Control and Planning

In very simplistic terms:

- Planning legislation controls the visual design, land use and the impact of a development on the local (and greater) area
- Building Control regulates the technical requirements of construction for buildings and how the project can be built to a safe and compliant standard

We are in Partnership

- Building Control are in partnership with Ipswich Borough Council
- The Partnership offers resilience, consistency and the ability to widen our client base
- The partnership was formed in 2016
- The Partnership Manager reports to a governance group called the OOG (Operational Governance Group), board members include Philip Ridley (East Suffolk Head of Development and Coastal Management), Nick Khan (East Suffolk Strategic Director) and Russell Williams (Chief Executive, Ipswich Borough Council)
- The board meet quarterly

Key Points about Building Control

- Building Control are a self financing team focused on delivering high level specialist surveying expertise with the service focused on full cost recovery
- Building Control are proud to boast an 80% market share across the Districts of East Suffolk and Ipswich.
- Building Control are one of the only Local Authority teams who are in competition with the private sector, our competition are called Approved Inspectors
- We must be commercially astute but also enforcers of the regulations, ultimately we must be prepared to say no and then encourage the next submission. This can be very challenging
- We work closely with many teams internally and externally providing specialist comment and opinion on all aspects of construction

What are the Building Regulations?



- The Building Regulations are intended to protect people's safety, health and welfare in and around buildings. The regulations are also designed to improve conservation of fuel and power, protect and enhance the environment and promote sustainable development. Local councils administer the regulations.
- Guidance for construction is provided via government published Approved Documents.

Where?

- Previously guidance found in Approved Documents Conservation of Fuel and Power - L1a, L1b, L2a, L2b. Now there are two documents L Volume 1 for Dwellings and Volume 2 for Non-residential buildings.
- New Approved Document F – Ventilation new and existing dwellings
- New Approved Document O – Overheating – only for new dwellings
- New Approved Document S – Electric car charging - only for new dwellings

When?

- June 15th 2022 moratorium for applications made before this date until June 14th 2023
- On multi plot sites each individual plot must be commenced prior to June 14th 2023.
- Commencement will be see as major groundworks including foundations, drainage and other services – can be discussed with BCO on a case by case basis.

Part L Changes

The New Build Dwellings will be assessed against SAP 10 for as design and as built reports includes a BREL report that must be completed including images of thermal junctions (more info later).

Lower U value standards for all elements in both new and existing dwellings including windows, doors, walls, floors and roofs.

More than 25% glazing difficult to achieve via offset on insulation in other elements – almost always require a whole house SAP assessment.

Existing heating where served by oil / gas boilers less than 92% efficient cannot be extended into new extension. Either new more efficient heating to be fitted or standalone heating in extension.

Conservatories and porches must not be served by fixed heating and must be thermally separated otherwise not exempt and unlikely to comply.

How will this look on site?

THERMAL ELEMENT	OLD U-VALUE	NEW U-VALUE
NEW FLOORS	0.22 W/m ² K	0.18 W/m ² K
RETAINED FLOORS	0.25 W/m ² K	0.25 W/m ² K
NEW CAVITY WALLS	0.28 W/m ² K	0.18 W/m ² K
RETAINED CAVITY WALLS	0.55 W/m ² K	0.55 W/m ² K
RETAINED SOLID WALLS 9"	0.3 W/m ² K	0.3 W/m ² K
RETAINED SINGLE SKIN WALLS 4"	0.3 W/m ² K	0.3 W/m ² K
TIMBER FRAME WALLS	0.28 W/m ² K	0.18 W/m ² K
PITCHED ROOF (FLAT CEILING)	0.16 W/m ² k	0.15 W/m ² k
PITCHED ROOF (VAULTED CEILING)	0.18 W/m ² k	0.15 W/m ² k
FLAT ROOF (COLD DECK)	0.18 W/m ² k	0.15 W/m ² k
FLAT ROOF (WARM DECK)	0.18 W/m ² k	0.15 W/m ² k
RETAINED ROOF UPGRADES		
FLAT ROOF	0.18 W/m ² k	0.16 W/M ² K
FLAT CEILING	0.16 W/m ² k	0.16 W/m ² k
VAULTED	0.18 W/m ² k	0.18 W/m ² k
WINDOWS	1.6 W/m ² k	1.4 W/m ² k
EXTERNAL DOORS >60% GLAZING	1.8 W/m ² k Band E	1.4 W/m ² K Band C
OTHER EXTERNAL DOORS	1.8 W/m ² k Band E	1.4 W/m ² K Band B
ROOF LIGHT	1.6 W/m ² K	2.2 W/m ² K

Other Key Changes

- Due to the level of information now required New Dwellings will not be accepted on a building notice and will require full plans and specification.
- Substitutions cannot be made for materials in the specification, if this is taken a new SAP report must be undertaken and there is a risk that it may fail.
- All new and replacement windows will require trickle vents for background insulation or a ventilation report.
- Flat roof deck replacement require upgrading insulation unless meet backstop U-value.

New Homes Comparison Now



New Home 2022



New Home 2025



Future Homes Standard 2025

FUTURE HOMES STANDARD ROADMAP



*Regulatory transitional arrangements for a period of 1 year will apply on an individual unit start-date basis, not on the normal development-wide basis
Part L refers to Approved Document Part L, Volume 1: Dwellings (Conservation of fuel and power)
Part F refers to Approved Document Part F, Volume 1: Dwellings (Ventilation)

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Planning Interactions

Building Control as part of the Development Management Team plays a key part in the councils ambitions to achieve sustainable development and a reduction in carbon emissions on the way towards Carbon Net Zero.