

Isle of Wight Council Building Control

Latest Changes to Building Regulations

The new Energy Efficiency requirements to Approved Documents L1A and L2A apply from the 6th April 2014.

However, the current 2010 requirements will continue to apply where an application is deposited prior to the 6th April 2014 and work commences within 12 months of this date.

These latest changes do not impose any new requirements on extensions and alterations to existing buildings. The 2010 Approved Documents L1B and L2B therefore continue to apply to such works.

New Dwellings: Energy Efficiency Requirements (Approved Document L1A)

- The new requirements will result in a 6% reduction in CO₂ emissions on 2010 standards.
- Energy Efficiency is now measured in two parts: Fabric Energy Efficiency (FEE) and Dwelling CO₂ Emission Rate (DER).
- By introducing Fabric Energy Efficiency (FEE) standards, the design method will now constitute a 'fabric first approach' ensuring an emphasis is placed on high levels of building fabric thermal insulation. It will not now, for instance, be possible to offset lower levels of insulation standards to the building elements by providing an additional source of renewable energy; both the FEE and the DER will need to be proved by calculation to be satisfactory.
- Energy assessments to be carried out by an accredited energy assessor in accordance with SAP 2012.
- The SAP calculation process compares the building to be built against a notional building of the same size and shape as the actual building. SAP will be used to prove both the FEE and the DER.
- Key components of the energy assessment are listed in table 4 of AD L1A.
- New dwellings with a floor area > 150m² are likely to require two separate heating zones.

Provision of Information

- Before work starts: the person carrying out the work must give Building Control a notice specifying;
 1. Target Fabric Energy Efficiency (TFEE) and Target Dwelling CO₂ Emission Rate (TER).
 2. Calculated Fabric Energy Efficiency (FEE) and Dwelling CO₂ Emission Rate (DER) 'as designed'.
 3. List of specifications to which the dwelling is to be constructed.
- Not later than five days after the work is complete: the person carrying out the work must give Building Control a notice specifying;
 1. Target Fabric Energy Efficiency (TFEE) and Target Dwelling CO₂ Emissions Rate (TER).
 2. Calculated Fabric Energy Efficiency (FEE) and Dwelling CO₂ Emission Rate (DER) for the dwelling 'as constructed'.
 3. Whether the dwelling has been constructed in accordance with the specifications and any changes. This Design, Installation and Commissioning / Certification information is to be provided in accordance with the new Domestic Building Services Compliance Guide (2013 Edition).

The new energy efficiency requirements will be met where:

- The Design Energy Rating (DER) is less than the Target Energy Rating (TER) and
- The Dwelling Fabric Energy Efficiency (DFEE) rating is less than the Target Fabric Energy Efficiency Rating (TFEE).

Consideration of High Efficiency Alternative Systems

This is applicable to both new dwellings and non domestic buildings – please see the section at the bottom of the next page regarding this.

New Non-Domestic Buildings: Energy Efficiency Requirements (Approved Document L2A)

- The new requirements will result in a 9% reduction in CO₂ emissions on 2010 standards.
- Energy assessments to be carried out by an accredited energy assessor using an updated version of the Simplified Building Energy Model (SBEM).
- The SBEM calculation process compares the building to be built against a notional building of the same size and shape as the actual building.
- Key components of the energy assessment are listed in Table 5 AD L2A.

Provision of Information

- Before work starts: the person carrying out the work must give Building Control a notice specifying:
 1. Target CO₂ Emission Rate (TER).
 2. Calculated Building CO₂ Emission Rate (BER).
 3. List of specifications to which the building is to be constructed.
- Not later than five days after the work is complete: the person carrying out the work must give Building Control a notice specifying:
 1. Target CO₂ Emission Rate (TER).
 2. Calculated Building CO₂ Emission Rate (BER) for the building 'as constructed'.
 3. Whether the building has been constructed in accordance with the specifications and any changes. This Design, Installation and Commissioning / Certification information is to be provided in accordance with the new Non-Domestic Building Services Compliance Guide (2013 Edition).

The new energy efficiency requirement will be met where:

- The Building Energy Rate (BER) is less than the Target Energy Rate (TER).

Consideration of High Efficiency Alternative Systems (applicable to both new dwellings and non domestic buildings)

Before work starts, the technical, environmental and economic feasibility of the following must be assessed:

1. De-centralised renewable energy.
 2. Co-generation (electrical and mechanical).
 3. District or block heating.
 4. Heat pumps.
- Before work starts, Building Control must be given notice that this assessment has been made and documented. The documentation must be available for inspection.
 - Building Regulation standards are technology neutral and do not require that high efficiency alternative systems or other low and zero carbon systems are installed.
 - Software used to demonstrate compliance with Part L may incorporate this assessment.

The new changes to Part L will have a significant impact on the design of new buildings. Compliance will be demonstrated through the appropriate calculation procedure. It is therefore considered essential that you consult with your accredited energy assessor at an early stage of design.

For further information or project advice please contact building.control@iow.gov.uk.

Approved Documents can be viewed at www.planningportal.gov.uk

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