

Building Regulations Part L and F Review – Stage 2

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Stage 1

Sought to make **new homes** more energy efficient

- New homes should produce 80% less emissions
- Heat pumps have benefits however are electric
- Fabric first approach must be taken
- Direct heating to be considered with Passivhaus standard
- Level of uplift to the energy efficiency standards in the Building Regs in 2020 should be 37%
- Primary energy should be the principal performance metric
- Minimum targets should be set
- Mandate self-regulating devices

Stage 2

The Stage 2 consultation sets out the changes to Part L (conservation of Fuel and Power) and Part F (ventilation) of the Building Regulations for:

- Existing dwellings
- Overheating in new dwellings, and
- Changes to align with the energy performance of buildings directive

Timetable of changes:

Dwellings	
Date	Preferred option on timing
Autumn 2020	Stage 1 consultation response document.
Early 2021	Stage 2A consultation response document.
Spring 2021	Publication of new Part L, Part F and overheating regulations, associated guidance and supporting analysed
Autumn 2021	Part L, Part F and overheating regulations come into force

Part L

The following changes are proposed:

- Raising the standards for controlled works in existing dwellings, where this can be shown to be cost-effective.
- Some amendments to the requirements on consequential improvements.
- Transposing relevant requirements from the Energy Performance of Buildings Directive (EPBD)

Part L

Boiler Plus

92% ErP, with timers and room thermostats for all gas and oil

Future-proofing

Where a system is installed it should be sized to allow for a flow temperature of 55°C or lower.

Primary energy

It is proposed to change this approach to be based on primary energy rather than carbon emissions.

Part F

- Wider range of common scenarios of domestic energy efficiency retrofit.
- It identifies where additional ventilation is needed
- New sub-section on additional ventilation provisions when installing energy efficiency measures.
- New or replacement ventilation systems in a retrofit should be subject to the same requirements as in a new build

Mitigation of Overheating risk in New Dwellings

- Overheating in buildings has been highlighted as a key risk for the health
- 2,000 heat-related deaths each year. This is expected to triple to over 7,000 by the mid-century, as a result of climate change
- It is proposed that a new part of the Building Regulations (Part S) is introduced which is focussed overheating risk.

Transitional Arrangements

- Whenever changes to the Building Regulations or approved standards take place, transitional arrangements apply.
- After considering the stage 1 responses, WG considers that a period of 2 years for transitional provisions is reasonable.
- Where work has not commenced within a 2 year period of 2021 Part L and Part S amendments, that building would not benefit from the transitional provisions.

Working Group

- How does Part L fit with WG EPC A / Zero Carbon ambitions
- Costs – increasing standards means increasing costs
- Mechanical Ventilation – not addressed or researched enough
- Ventilation – need flexibility or strict rules?
- Product availability – can supply meet the need?
- Skills availability
- Transitional arrangements – two years felt reasonable to most

Discussion

- 1. Are the requirements sensible? / How will they affect your organisations?**
- 2. Do the proposals help or hinder energy efficiency ambitions? / How do these proposals fit in with Welsh Gov zero carbon ambitions?**
- 3. What future-proofing measures do you feel are important and you would like to see included?**
- 4. Transition period – is two years reasonable?**

**Diolch.
Thanks.**

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