



A GUIDE TO BUILDING REGULATIONS APPROVED DOCUMENTS (ADs)

2013 and 2014 Amendments

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NEW APPROVED DOCUMENT IMPLEMENTATION DATES

- **9 January 2013** – AD L amendments for: EPCs, analysis of high efficiency alternative systems for new buildings and major renovation of existing buildings occupied by public authorities
- **6 April 2013** – Amendments to ADs: A, B vol 1, B vol 2, C, D, E, F, G, H, J, M; new ADs K and P; withdrawal of Part N
- **1 July 2013** – New AD to support Regulation 7
- **9 July 2013** – AD L amendments for: analysis of high efficiency alternative systems for all new buildings, major renovation of all existing buildings
- **6 April 2014** – AD L1A and L2A 2013 Editions, plus amendments to the 2010 editions of AD L1B and L2B

AMENDMENTS TO ADS: A, C, D, E, F, G, H, J

- Changes to these documents are minimal and are consequential to the introduction of the new Regulation 7
- Relevant sections in each document are replaced with the same revised text

NEW AD TO SUPPORT REGULATION 7

- Document revised to reflect implementation of European Regs for construction products from 1st July 2013
- Requires all products covered a harmonised European standard or conforming to an European Technical Assessment (ETA) to have CE marking
- New style document (as Part K 2013)



NEW APPROVED DOCUMENTS PART B VOL 1 & VOL 2

- Amendments for the new Regulation 7 as above, plus some minor updates to the BS references to detection systems (both documents)

AD B Vol 2 only

- Table 10 (page 64) is replaced entirely to include a foot note in relation decorative wall coverings in order to harmonise with European standards
- Table 11 (page 66) is replaced entirely to include for updates in lighting diffusers in recent years, including reference to a new Diagram 27A
- A new Diagram 27A is provided on page 66 (after Diagram 27), which provides layout restrictions on small Class D, Class 3 and TP(b) rooflights and lighting diffusers
- Appendix A – Performance of materials, products and structures is amended

NEW APPROVED DOCUMENT PART K 2013 EDITION:

- The document has been updated to amalgamate Approved Document N: Glazing – safety in relation to impact, opening and cleaning, along with some overlapping guidance from Approved Document M: Access to and use of buildings
- References have been updated to various standards including ‘safe breaking’ and the testing methods, and the resistance of loads for barriers
- Tables and diagrams have been amended and simplified
- A new-style format is used, but there are no new technical requirements

New sections of Part K previously in Part N

- K4: Protection against impact with glazing
- K5.1: Protection from collision with open windows etc
- K5.2: Manifestation of glazing
- K5.3: Safe opening and closing of windows etc
- K5.4: Safe access for cleaning windows etc
- K6: Protection against impact from and trapping by doors



New stair types

- The document now has three stair categories:

Private stair:

- A stair intended to be used for only one dwelling

Utility stair:

- A stair used for escape, access for maintenance, or purposes other than as the usual route for moving between levels on a day-to-day basis

General access stair:

- A stair for all users of a building on a day-to-day basis, as a normal route between level

THE MAIN CHANGES TO PART M 2013 EDITION:

- References to the Equality Act 2010 and Equalities Act 2010 (Disability) Regulations 2010 have been updated
- General guidance on stairs, ramps, guarding, handrails and manifestation for glass doors and screens has been updated and moved to Approved Document K
- Guidance on door opening forces updated (not more than 30N at the leading edge from 0° to 30° and not more than 22.5N from 30° to 60° of the opening cycle)

Access Strategies

- Access strategies should communicate to the building control body the chosen approach to meeting the accessibility needs of the likely end-users of the building and its facilities demonstrating compliance with the requirements of Part M

NEW APPROVED DOCUMENTS PARTS L1A AND L2A 2013 - NEW BUILDINGS

Part L1A for new dwellings

- Notional dwelling specifications used calculate Dwelling CO₂ Emissions Rate (DER) have been revised to **reduce emissions by 6% over 2010 Part L1A**
- The new AD follows the same basic structure as the previous 2010 edition in terms of five main criterion
- New Regulation 26A requires new dwellings to meet a Fabric Energy Target (DFEE) in addition to DER CO₂ target (design stage and at completion)



- Detailed notional dwelling parameters for dwellings set out in Appendix R of SAP 2012
- Key components of the notional dwelling specification is set out in L1A in Table 4
- If actual dwelling constructed entirely to meet notional building specifications then it will meet the CO₂ target

Part L2A for buildings other than new dwellings

- Notional building specifications used calculate Target CO₂ Emissions Rate (TER) have been revised to **reduce emissions by 9% over 2010 Part L2A**
- Notional building parameters for non-dwellings set out in the NCM Modelling Guide 2013
- Key components of the notional building specification is set out in L2A in Table 5
- If actual building constructed entirely to meet notional building specifications then it will meet the CO₂ target
- Back stop U-value standards in Table 3 remain as previous edition of AD
- Actual building specification will need to be improved in many areas to achieve compliance
- Consideration must now be given to high efficiency alternative systems (Regulation 25A)

Analysis should be carried out taking into account the technical, environmental and economic feasibility of using systems such as

- Decentralised energy supply systems based on renewable sources
- Cogeneration
- District heating or cooling (particularly from renewable sources)
- Heat pumps
- Other appropriate zero carbon systems

Note Building Regs are technology neutral and do not require high efficiency or low zero carbon systems *provided* CO₂ emissions requirements met

- Minor revision to continuity of insulation guidance in terms of use of calculated linear thermal transmittance values
- Use of quality assured accredited details have been omitted leaving only independently assessed details or unaccredited detail options. This level of detail in the CO₂ calculation is not often used, but may become more prevalent as compliance gets generally tougher



- The definition for “Fixed Building Services” has been revised – means any part of, or any controls associated with:
 - Fixed internal/external lighting (not including emergency/specialist process lighting)
 - Fixed systems for heating, hot water, air conditioning or mechanical ventilation
 - Any combination of the systems referred to in a. and b. above

PARTS L1B AND L2B 2010 EXISTING BUILDINGS (2013 AMENDMENTS)

- Additional English Heritage guidance referenced
- Conservatory/porch exemptions reference compliance with relevant sections of Part K
- Additional advice for insulation of swimming pool basins
- Minor revision of the guidance for Controlled Fittings where the need to maintain external appearance is required
- Tables for Controlled Fittings revised slightly –domestic windows $1.6W/m^2.K$

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