

## REGULATORY & SAFETY INFORMATION

Regulations vary between England & Wales (Joint Regulations) The Channel Islands, Scotland, Northern Ireland & Eire - The Regulations detailed below are for England & Wales - Work carried out in other areas will comply with the Local Statutory Regulations.

Please note that the following information is intended only as a Guide to those parts of the Building & Other Regulations that apply to the Installation of Double Glazing in Domestic Dwellings under normal circumstances, with Supplementary Information for Commercial Applications.

Additionally, Building & Other Regulations are subject to Revisions from Time to Time.

The following Links will take you to the Latest Building Regulations - you will need to Register & then Log In to use the Service - you will then be able to Download PDF Copies & see The Latest News, Revisions & Proposals.

For General Public Users: <http://www.planningportal.gov.uk/england/genpub/en/>

For Professional Users: <http://www.planningportal.gov.uk/england/professionals/en/>

Bound Copies of the various Parts of the Building Regulations can be Ordered Online from the RIBA Bookshop: <http://www.ribabookshops.com/site/featurelist.asp?HID=736&H2ID=737&i=1>

### Sections Below

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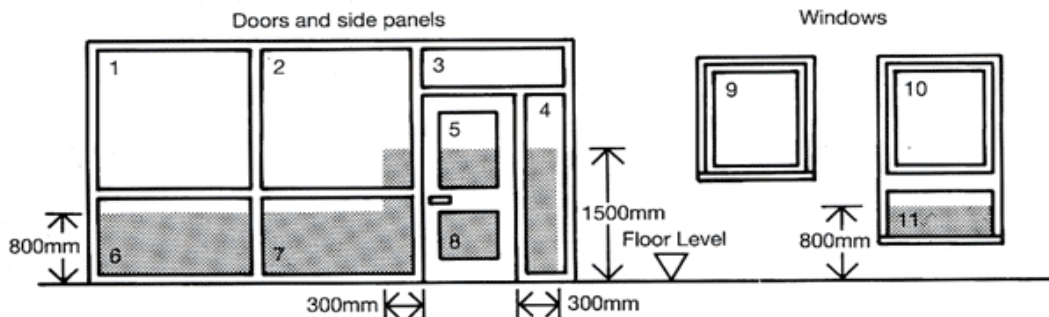
[THE MANAGEMENT OF HEALTH AND SAFETY AT WORK \(AMENDMENT\) REGULATIONS 2006](#)

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### **BUILDING REGULATIONS N1 - Glazing safety in relation to impact**

- Approved Document N, Part N1, deals with Protection against Impact, defining areas of Critical (High Risk) Glazing & the Type of Glass to be used in those areas.
- Glazing with which people are likely to come into (physical) contact whilst moving in or about the building shall;
  1. If broken on impact, break in a way which is unlikely to cause injury; or
  2. Resist impact without breaking; or
  3. E shielded or protected from impact
- Areas considered to be High Risk are;
  1. Windows where the bottom of the glass is within 800mm of floor level
  2. All glass within Doors from floor level up to a height of 1500mm
  3. All glass within Door Side Panels & Windows adjoining Doors from floor level up to a height of 1500mm & to a width of 300mm



Shaded areas show critical locations to which requirement N1 applies.  
(ie. glazing in areas numbered 2,4,5,6,7,8,11)

- Safe Breakage is defined in BS6206: 1981 'Specification for impact performance requirements for flat safety glass and safety plastics for use in buildings: paragraph 5.3.
- In practice, Compliance is achieved by using Toughened or Laminated Safety Glass as specified in BS6206 in all Critical (High Risk) Areas

**NB1** Although not specifically covered in Document N, locations such as windows next to baths or showers and windows on stairs or landings should also be considered as Critical Areas if there is any risk of impact.

**NB2** Due to the manufacturing process Safety Glass may appear to be of a slightly different 'tint' to normal glass. Good Industry Practice is to install Safety Glass in all the panes of a Door or Window which Require any Safety Glass. See Diagram 1 above, Panes 1, 3, 9 & 10 should also be glazed with Safety Glass in order to achieve consistent light transmission.

### **Regulations for the Following Section are Different for Commercial Properties & Residential Properties**

**In Practice We Comply with the Following, More Stringent Regulation, which is for Residential Dwellings**

#### **BUILDING REGULATIONS B1 - Fire safety**

- For a typical Domestic Dwelling (storeys not more than 4.5 Metres above ground level) Approved Document B Requires that all Habitable Rooms (living rooms & bedrooms but not bathrooms or kitchens) on and above the First Floor must be provided with Emergency Egress (escape).
- In addition, rooms at Ground Floor level whose' only Fire Escape is via another room are also required to be provided with suitable Escape Windows.
- This means an External Door (above ground floor) or Window that Complies with the Specification contained at 2.11 of the Document: Any window provided for emergency egress purposes and any external door provided for escape should comply with the following condition.
- The window should have an unobstructed openable area that is at least 0.33 Metres Square and at least 450mm high and 450mm wide. The bottom of the openable area should be not more than 1100mm above the floor.
- In practise this is achieved by fitting an Egress Brand Fire Escape Hinge to a Designated Casement Opening in each Habitable Room on & above the First Floor.

**NB** The above wording applies to the Primary Windows - Ensure That Emergency Egress & suitable Escape Windows are Not Obstructed.

**NB** Due to the original construction of some properties (particularly post war bay fronted houses) it is not always possible to comply with the 2.11 specification, which was introduced in 2000. Latest News from the FENSA website (02/10/02) states:

#### **The size of fire-escape provision in window refurbishment**

In answer to recent questions concerning the above topic, senior representatives of FENSA, GGF and BBA, have agreed on their understanding of the requirements.

Their understanding is as follows:

Where a window that has been used as a means of escape is replaced with the same proportional fenestration as previously existed (i.e. transom and mullion and sash layout is the same) and modern materials are used, it is possible that the casement openers may create a slightly smaller aperture due to the use of larger sections. Where these windows are replacing existing frames, it is the opinion of the above, that a window of this design will still be acceptable to FENSA as a form of fire-escape, provided it is fitted with modern, 'fire-escape' type hinge which allows for full opening of the window to 90°.

This understanding of the requirements applies only to refurbishment work.

The three organizations listed above will be discussing this view with the appropriate authorities requesting that they accept this 'understanding' of the Regulations.

### **Regulations for the Following Section are Different for Commercial Properties & Residential Properties**

**In Practice We Comply with the Following, More Stringent Regulation, which is for Residential Dwellings**

## BUILDING REGULATIONS F1 - Ventilation

- Approved Document F1 deals with the Requirements for the Means (type) and Volume (amount) of Ventilation.
- In practice, replacing 'like for like' in terms of the amount & size of opening Casements, Top-lights & Sashes will usually comply.
- If Replacements are not 'like for like' and the amount &/or sizes of openings are being reduced then it will be necessary to take measurements and make calculations to ensure Compliance with the Table below.

Requirements F1 - 'Means of Ventilation'		
Room	Rapid Ventilation e.g. Openable window area	Background Ventilation i.e. Trickle vent units
Habitable room	1/20th of floor area of the room served	8000mm <sup>2</sup>
Kitchen & Utility room	Opening window (no min size)	4000mm <sup>2</sup>
Bathroom & Shower room	Opening window (no min size)	4000mm <sup>2</sup>
Bathroom & Shower room	1/20th of floor area of the room served	4000mm <sup>2</sup>

**NB** Part F1 - 1995 recommends controllable trickle ventilation for all new buildings and refurbishments requiring planning permission in order to combat condensation.

**The recommendations are:**

**Domestic Building:** Habitable Room - 8000mm<sup>2</sup>; Other Rooms - 4000mm<sup>2</sup>.

**Non Domestic Building (without mechanical ventilation):** Occupiable Rooms and Rest Rooms - 4000mm<sup>2</sup>/10M<sup>2</sup>; Common Spaces - No Requirement; Other Rooms - refer to regulations but secondary glazing not normally supplied.

**NB** Ventilators will reduce the effectiveness of Noise Insulation so if the level of Sound Reduction is critical wall mounted Acoustic Ventilators may have to be considered.

## GAS SAFETY (INSTALLATION AND USE) REGULATIONS - 1998

**NB** The Installation of Secondary Double Glazing Must Not Interfere with the Permanent Ventilation provided via the Primary Windows for the Ventilation of Gas Appliances.

Refer to Statutory Instrument 1998 No. 2451 - the Gas Safety (Installation and Use) Regulations 1998

<http://www.opsi.gov.uk/si/si1998/19982451.htm>

## BUILDING REGULATIONS E - Resistance to the Passage of Sound 27/04/2006

### Parts E1, E2, E3 & E4

Variouly deal with Protection Against Sound and Acoustic Conditions

#### Covers:

All Residential New-Build

All Non-Residential New-Build

#### Material Change of Use

**NB** This Section means that the Regulations for New-Build Apply to the following situations:

Conversion of Residential to Commercial

Conversion of Commercial to Residential

Conversion of a House to Flats

Conversion of Flats to a House

### E4 Covers Acoustic Conditions in Schools

#### The 2003 Edition

Introduced a New Class of Dwelling known as A Room for Residential Purposes

**NB** This covers Hotel Rooms & Hostel Type Accommodation

## **BUILDING REGULATIONS L1 - Conservation of fuel & power in dwellings**

- It is Approved Document L1, effective from 1st April 2002, that has introduced the new Requirement that all Replacement Window & Door Installations must have Building Regulations Approval from the local Council.
- The main thrust of L1, however, is Compliance with strict new Legal Requirements for the conservation of fuel & power in dwellings.
- This is achieved by limiting emissions (escape of heat) through windows & doors by requiring that they meet laid down levels of insulation (thermal transmittance). Thermal transmittance is a measure of how much heat will pass through one square metre of a structure (door or window) when the air temperatures on either side differ by one degree. This measurement is known as the U-value. The lower the U-value the better the level of insulation, and vice versa.
- Replacement Windows & Doors must have a U-value of 1.8 or less as of 1<sup>st</sup> October 2010.

## **BUILDING REGULATIONS L1A, L1B, L2A & L2B 15/03/2006**

Extend The Regulations to Cover New and Existing Dwellings and Buildings Other Than Dwellings

### **Material Change of Use**

**NB** This Section means that the Regulations for New-Build Apply to the following situations:

Conversion of Residential to Commercial  
Conversion of Commercial to Residential  
Conversion of a House to Flats  
Conversion of Flats to a House

## **THE MANAGEMENT OF HEALTH AND SAFETY AT WORK (AMENDMENT) REGULATIONS 2006**

During the course of all work being carried out Statutory Health & Safety Requirements are complied with to ensure the Health, Safety & Welfare of Operatives, Customers and Members of the Public.

**A Full Copy of our Health & Safety Policy is Available Upon Request**

## **THE CONTROL OF SUBSTANCES HAZARDOUS TO HEALTH REGULATIONS 2002**

Based upon Guidance from The Health & Safety Executive and our Own Investigations, There are no Hazardous Substances within our windows or doors.

## **RISK ASSESSMENT**

We have carried out a Risk Assessment & Regularly Review it in accordance with Guidance from The Health & Safety Executive:

**We have,**

**Identified the hazards**

**Decided who might be harmed and how**

**Evaluated the risks and decided upon precautions**

**Recorded our findings and implemented precautions**

**We regularly review our assessment and update if necessary**

Before starting work on a New Site we Consider if there are any New or Different Hazards and if so Undertake a Specific Assessment

**A Full Copy of our Risk Assessment is Available Upon Request**

**NB** The Risk Assessment for Installed Double Glazing in a Commercial Environment becomes the Responsibility of the Purchaser - We are happy to Provide Advice for Maintenance Staff, Window Cleaners & Operatives.

<http://www.hse.gov.uk/>

**Reference should also be made to our Operating & Maintenance Instructions**