

## CHANGES TO BUILDING REGULATIONS

### New Charges

- New charges will apply to applications submitted on or after 1<sup>st</sup> October 2010.

The Schedule of Charges is available to view at  
[www.southampton.gov.uk](http://www.southampton.gov.uk)  
[www.eastleigh.gov.uk](http://www.eastleigh.gov.uk)

### New Building Regulations

- New technical requirements will apply to all applications made on or after 1st October 2010.
- The following Approved Documents have been revised  
**L1A, L1B, L2A, L2B, AD 'J', AD 'F'**

### Changes Affecting New Dwellings: Approved Document L1 'A'

- Thermal performance enhanced by 25% compared to 2006 standards. Equivalent to Level 3 of Code for Sustainable Homes.
- Air leakage standards enhanced for untested dwellings.
- Accredited quality assured details to reduce the effect of thermal bridging recommended.
- New thermal performance standards for party walls introduced.

### Changes Affecting Work Carried Out to Existing Dwellings: Approved Document L1B

- Higher standards of thermal insulation apply to walls, roofs and windows.
- Additional thermal insulation required where uninsulated flat roofs are re-roofed.
- Conservatories no longer exempt where existing heating systems extended into the conservatory.
- Higher standards of thermal insulation required where change of use occurs i.e. flat conversion.
- More guidance on achieving reasonable standard of thermal performance in conservation areas.

Accredited details should be adopted (details at  
[www.planningportal.gov.uk](http://www.planningportal.gov.uk))

**Changes to Ventilation Requirements**  
**Approved Document 'F'**

**New Dwellings**

- Fixed ventilation systems to be commissioned and notice given to the owner and Building Control.
- Background ventilation increased where air leakage less than or equal to 5m<sup>3</sup> (h.m<sup>2</sup>) @ 50pa.
- Air flow rates of intermittent extract fans (i.e. kitchens and bathrooms) to be measured on site and notice given to Building Control.
- Size of passive stack ventilation ducts increased to 125mm diameter minimum.

**Changes to Guidance on Heat Producing Appliances**  
**Approved Document J**

- Carbon monoxide detectors required where a solid fuel appliance is installed.
- Concealed flues to have suitable access for visual inspection and cleaning.
- Secondary containment required for oil fuel storage tanks > 2500 litres where within an Environment Agency ground water protection zone.

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