



Building Control Services

Replacement Windows and Building Regulations. Installers Advice Note 1

(Amended Sept 2002)

From 1st April 2002 Part L1 (conservation of fuel and power) of the Building Regulations will apply to replacement windows, doors and roof lights in all building types. This means that where replacement is proposed it will be necessary to:

1. Give notice to the Local Building Control Authority and,
2. Comply with the technical standards of the Regulations.

1. Giving Notice

The law requires that a person intending to carry out such work must give the Local Building Control Authority a Building Notice or submit Full Plans together with an appropriate fee that is based upon the cost of the work. (The Fees are shown overleaf)

In the case of **dwelling only**, the Government and the Glass and Glazing Federation have provided an alternative to the Local Authority by introducing **FENSA**, a self-assessment scheme. FENSA will notify the Local Authority on behalf of their members and collect fees. A transitional period meant that orders placed by 31st March and installed before the 1st July were exempt.

2. Technical Standards

It is necessary that installers carry out the work to the requirements of the Regulations and provide evidence of compliance.

New and replacement glazing in timber and PVCu frames must achieve a thermal (U) value of 2.0W/m²k, and in Metal frames a value of 2.2W/m²k. The replacement work should also comply with the requirements of Part N (safety Glazing). In addition the building should not have a worse level of compliance, after the work, with Parts B (Fire Safety) and F (Ventilation). *Please refer to Advice Note 4.*

If FENSA is used it will provide the controls necessary to ensure compliance, as well as give notice to the Local Authority and a certificate of compliance to the customer. If the Local Authority is used we will inspect each job and require evidence that an appropriate glazing system is used. Upon satisfactory completion a Certificate of Completion will be issued.

There is an exception in having to meet the above standards when buildings are of historical interest, such as listed buildings and those in conservation areas and National Parks, where the policies of the planning authority restrict or control such alterations. In these cases proposals should be discussed with our area surveyor.

Details of the FENSA scheme can be obtained from the GGF on their web site at www.ggf.org.uk