

**Building
Regulations
Consultation
Update 1**

DLP BRIEFING NOTE 124

Prepared by
DLP Consultants

March 2013

www.dlpconsultants.co.uk



DLP Planning Consultants

Bedford
Sheffield
London
Bristol
Cardiff

Disclaimer

DLP Consulting Group Ltd, and its constituent companies disclaims any responsibility to the client and others in respect of matters outside the scope of this Report. This Report has been prepared with reasonable skill, care and diligence, is the property of DLP Consulting Group, and is confidential to the client, DLP Consulting Group Ltd accepts no responsibility of whatsoever nature to third parties, to whom this report has been provided.

Building Regulations Consultation Update

The greatly anticipated outcome of the consultation period for changes to the current Building Regulations by the Department of Communities and Local Government (DCLG) has been announced by the Parliamentary Under-Secretary Mr Don Foster.

Part L (Conservation of fuel and power)

The all-important changes are being laid before the House shortly which are planned to consolidate the existing regulations, transpose the requirements of the recast energy performance of buildings directive 2010 and remove unnecessary gold-plating. This directive is a measure by the EU to address climate change by reducing the amount of carbon emitted by buildings.

These, together with radon protection, phasing out British standard in favour of Eurocodes are to be set out in a further statement next year.

Planned to come into force on the 6 April 2013 are the following: -

Part P (Electrical safety – dwellings)

The National minimum standards continue to be valued but costs associated with the planned changes caused concern within the industry. Therefore, rather than revoke the regulations as suggested by some, a rationalised and streamlined approach has been taken: -

- Removing the requirements to notify smaller-scale, lower risk electrical work to a building control body.
- Focus on higher risk work involving new circuits or work in wet areas.

This seeks to achieve a reasonable balance of risk and continue to promote the importance of compliance. An alternative approach to submitting to Building Control is the allowance of third party certification can be perceived to be a cheaper alternative for those carrying out DIY work.

Part B (Fire safety)

Technical guidance has been updated: -

- Lighting diffusers - Technical advances in the industry have outdated some content.
- Wall coverings – Mitigate conflict with European codes and allowing 'status quo'.

Part M, K and N (access, protection from falling, collision and impact and glazing respectively)

These will be rationalized to address areas of conflict and overlap that have in the past led to unnecessary costs. In addition clarification and guidance on the production of access statements related to Part M to allow a more proportionate, risk-based approach.

Planned to come into force on the 1 July 2013 are the following: -

Regulation 7 (material and workmanship)

Update guidance on the use of adequate materials and workmanship for building work relating to the full implementation of European construction Products Regulation

Building Control System

Technical changes aside, there have also been some agreed improvement to the system that will benefit both local authorities and approved inspectors. These relate to completion certificates, notifications and removal of the “Warranty Link rule”

Competent Persons Scheme

Regulation will incorporate a wider scope of permitting the use of competent persons where applicable. This will allow self-certification and avoiding the need to notify building control and pay a fee.

The approved documents are still in print and not expected for release until shortly before the dates stated.

The final outcome for part L is greatly anticipated.

If you require more information or would like to discuss the issues mentioned in further detail please contact:

Bedford

4 Abbey Court
Fraser Road
Priory Business Park
Bedford
MK44 3WH
T 01234 832 740
F 01234 831 435

Bristol

2A High Street
Thornbury
Bristol
BS35 2AQ
T 01454 410 380
F 01454 410 389

Cardiff

Sophia House
28 Cathedral Road
Cardiff
CF11 9LJ
T 029 2064 6810

London

1st Floor
3 More London Riverside
London
SE1 2RE
T 020 32834140

Sheffield

11 Paradise Square
Sheffield
S1 2DE
T 0114 228 9190
F 0114 272 1947

A summary of matters that the DLP Consulting Group provide services for follows:

DLP Planning Consultants

Planning Applications and Appeals
Public Consultation
Development Promotion
Development Plan Representations
Land Searches
Project Management
Minerals and Waste Planning
Conservation Area/Listed Building Negotiation
Enforcement
Retail Impact Analysis
Renewable Energy Planning and Delivery
Discharge of Planning Conditions

DLP Environment Ltd

Strategic Environmental Assessments
Sustainability Appraisals
Environmental Impact Assessments

If you would like to receive a brochure providing more detail of the service provided by the DLP Consulting Group, please contact any of the offices listed on the left of this page.

BEDFORD

4 Abbey Court
Fraser Road
Priory Business Park
Bedford
MK44 3WH

t 01234 832 740

f 01234 831 435

bedford@dlpconsultants.co.uk

BRISTOL

2A High Street
Thornbury
Bristol
BS35 2AQ

t 01454 410 380

f 01454 410 389

bristol@dlpconsultants.co.uk

CARDIFF

28 Cathedral Road
Cardiff
CF11 9LJ

t 029 2064 6810

cardiff@dlpconsultants.co.uk

LONDON

1st Floor
3 More London Riverside
London
SE1 2RE

t 020 32834140

london@dlpconsultants.co.uk

SHEFFIELD

11 Paradise Square
Sheffield
S1 2DE

t 0114 228 9190

f 0114 272 1947

sheffield@dlpconsultants.co.uk

