

LABC

Herefordshire & Worcestershire Building Control Partnership

Local Authority Building Control (LABC) is dedicated to maintaining the highest standards in building design and construction. It is based on a publicly accountable and independent service, ensuring that buildings comply with relevant legal requirements for health and safety. We aim to assist you in producing high quality buildings in a time scale which keeps your costs to a minimum by providing a fast, efficient and cost effective building control service



Herefordshire & Worcestershire Building Control Partnership is the premier building control service in the two counties.

The authorities of Herefordshire, North Worcestershire and South Worcestershire, work together to provide a consistent approach to the Building Control function.

For further information about the services that we provide please contact your local office.

North Worcestershire Building Control
01527 881402

Herefordshire Council
01432 261940

South Worcestershire Building Control Partnership
01684 862328



Advice Leaflet 3
Replacement Glazing



Replacement Glazing now comes within the scope of the Building Regulations

From April 2002 all replacement glazing will come within the scope of the Building Regulations. From then on, everyone who installs replacement windows or doors will have to comply with strict thermal performance standards.

What do I have to do?

It is the responsibility of the house owner to ensure that the installation complies with the Building Regulations. When the property is marketed the purchasers solicitor will ask for proof that any replacement glazing complies with the new Building Regulations. In order to do this you can either:

You can use an installer registered under a self-certification scheme operated by, FENSA Ltd, CERTAS Ltd or the British Standards Institution. If you follow one of these routes, you will not need to make a Building Regulations application to the Council. Your installer must ensure your windows comply fully with the regulations and a certificate confirming this is supplied when the installation is complete. You should check that your installer is properly registered in the relevant self-certification scheme before placing your order.

www.certass.co.uk

www.fensa.co.uk

www.bsi-global.com

Make a Building Regulations Application to your Local Authority This can be done by submitting a Building Notice application at least 2 working days before the old windows are removed. In this case a charge will be payable to the Local Authority the cost of which will be dependant upon the cost of the installation

What regulations apply?

The replacement glazing will have to comply with the new thermal insulation requirements of Approved Document L of the Building Regulations

This requires for a glazed unit to have a minimum U value of 2.0 W/m²K in a pvc or timber frame or 2.2 W/m²K in a metal frame. This is difficult to achieve and many double glazed units currently on the market will not meet these standards.

An example of a compliant frame would be a glazed unit set in a timber or pvc frame with a 16mm air gap and a Low E inner pane (En 0.15).

Is there any other legislation which I should be aware of ?

Consideration should also be given to the following:

Ventilation:

The ventilation to a room should not be made any worse. The Building Regulations require that an area of at least 1/20th of the floor area is provided to habitable rooms together with background or trickle ventilation of 8000mm²

Means of escape:

First floor windows to habitable rooms and rooms which are only accessible by passing through another room should have escape windows. To meet these requirements such windows should have an unobstructed openable area of 0.33m² and be not less than 450mm wide and 450mm high. The bottom of the opening should be less than 1100mm above floor level.

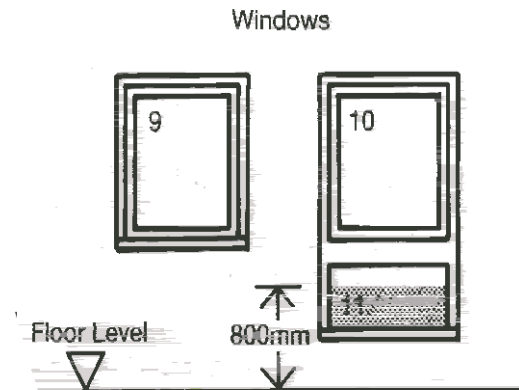
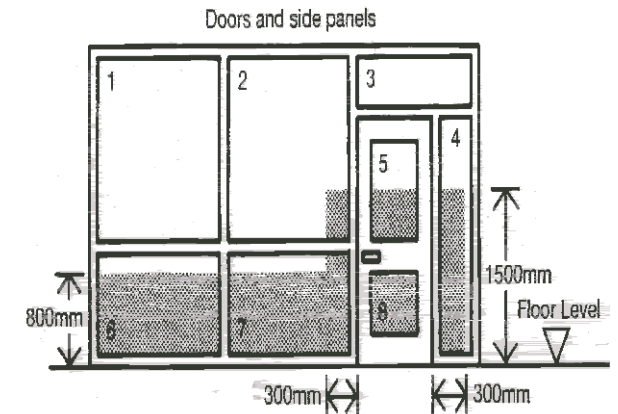
Structural Safety:

Consideration should be given to the support over the opening where new or wider glazing is required. Obviously in these situations a lintel will be required to span over the aperture

Other Requirements (Continued)

Safety Glazing:

Low level glazing (less than 800mm above floor level) and glazing both in and adjacent to any door within 1500mm above floor level should generally be toughened or laminated



Shaded Area shows critical locations which should be glazed with toughened or laminated glass in accordance with Approved Document N1 of the Building Regulations