



Guide to the Building Regulation updates

Document Control Sheet

Document Title	Guide to the Building Regulation updates	
Version	1.0	
Status	Issue 1	
Authors	Mark Abinger	
File location		

Recipients of Document		
Name	Company	Date Issued
Technical Bullitin		

Approved for Issue		
Name	Signed	Date
Mark Abinger		July 2018

Disclaimer

This document contains confidential information and is intended solely for the use of the individual(s) named above. If you are not the named addressee you should not disseminate, distribute taking copies of the document. Please notify the author immediately if you have received this document by mistake. This is a controlled document and will become uncontrolled if copied or passed to parties other than the intended recipient/s. Anchor Design Ltd is therefore not responsible for the control of this document should this occur.

multi disciplinary design . building surveying . principal designer . cost management

Contents Page

Introduction.....	4
Chapter 1:.....	5
Approved Document G (Sanitation, Hot Water Safety and Water Efficiency)..	5
Chapter 2:.....	6
Approved Document H (Drainage and Waste Disposal).....	6
Chapter 3:.....	7
Approved Document M (Access to and Use of Buildings)	7
Chapter 4:.....	12
Approved Document Q (Security: Dwellings).....	12
Chapter 5:.....	14
Conclusion	14

Introduction

We work in a world governed by rules, regulations and legislation and making head or tail of it sometimes can be a bit of a minefield. In this eBook, we will try to make the changes in the Building Regulations that came into effect on the 1st October 2015 a little easier to digest.

Firstly, any applications that started on site before the 1st October 2016 will be in a transitional period and will be assessed under the old Approved Documents but must be adhered to after this period. The start of work in the eyes of the department is as follows:

Excavation for strip or trench foundations or pad footings

Digging out and preparation of the ground for raft foundations

Vibro-floatation (stone columns) piling, boring for piles or pile driving

Drainage work specific to the building(s) concerned.

Let's take a look at the updates and see what has changed....

Please note

This document is designed as a guide to the legislation surrounding the changes to the building regulations Approved Documents and is not a substitute for training or legal advice. Every effort has been made to make ensure the accuracy of the information provide was correct at the time of publishing but this cannot be guaranteed

Chapter 1:

Approved Document G (Sanitation, Hot Water Safety and Water Efficiency)

The change relates to water efficiency requirements and the inclusion of water-efficiency calculations methodology for new dwellings. If the targets are not met Planning Departments could restrict individual water usage, and recycled water could be added as an alternative to meet targets. Subsequent increased costs are likely to be passed onto the end user.

The previous maximum water usage per-person per-day was 125L in new dwellings. The change that happened in October now means that the planning department can now decide on a reduced water allowance bringing the maximum water usage down to 110L per-person per-day and this all depends on the local requirements, taking into consideration proven water shortages and so on.



It is advised that an Approved Inspector has a copy of the planning conditions for any new development to decide if the lower maximum usage should be considered.

Fear not, as part of the change/update there is a 'Table of Fittings' in the Approved Document G, this is provided to help developers understand the calculations needed for the water requirements.

With that in mind, if the proposed plan states fittings that are mentioned in the Approved Documents. It means there would no longer need to be a water calculation depending on the specifications of the plan matching what has been installed on site.

Also there is a step-by-step calculation that can be followed by developers to provide their calculations by imputing the details of the chosen fittings.

Chapter 2:

Approved Document H (Drainage and Waste Disposal)

Avoiding a rubbish design pretty much sums up the changes in this update. Waste storage space requirements were previously part of the planning process. This change provides a consistent approach to waste storage.

As the amount of household waste that is being recycled is rising and has been for the last couple of decades, the need to have adequate storage for the growing amount of wheelie bins and other recycling containers has become a significant thought in the planning and design of any new development.

Let's face it, who wants to have a parade of recycling containers and wheelie bins sat at their front door?

The new changes look at how to mitigate the effects of the on the housing developments by the number of wheelie bins and other storage needed to meet the recycling targets.



Approved Document H directs Approved Inspectors to assess bin storage:

3.12.2

Waste storage chamber annex to a building, or a separate building, designed to accommodate one or more communal waste containers and bulky waste.

NOTE The chamber might contain equipment such as a compactor, baler, crusher or shredder for on-site treatment of waste prior to collection. For the purpose of this standard, on-site treatment is limited to manual segregation, compacting, baling, crushing or shredding.

The other change to Approved Document H in section 3 is that there is a new addition to ensure that where any new dwellings are to be constructed by Approved Document M, all paved areas should be suitably drained free from storm water.

Remember: Further advice and imagery is provided in NHBC Foundation Report NF60

Chapter 3:

Approved Document M (Access to and Use of Buildings)

Part M has had the majority of changes in the Approved Documents update for October 2015.

Changes are mostly made in the residential sectors, showing the difference between alternative categories of residential use, this a significant change affecting new dwellings. On a new housing site, a proportion of houses should be built fully accessible. Some designed as easily adaptable to fully available and some as visitable for disabled people as in current regulations.

Approved Document M (ADM) has now been split into two documents;

ADM – Dwellings

ADM – Commercial: The commercial guidance will remain the same with no changes.

ADM – Dwellings (M4)

This will now be split into three sections;

M4 (1) Visitable dwellings

M4 (2) Accessible and adaptable dwellings

M4 (3) Wheelchair accessible dwellings

These options will be decided by the Local Authority Planning Department in charge of the planning permission for new building sites or dwellings.

What does this mean?

For every new building site proposal, the planners will need to decide how many of each category should be built. There isn't a set number for each class and the numbers will vary on a site to site basis.



If the planning permission does not state how many of each type then it will be assumed that there is no specific category for the dwellings, then M4(1) will be followed for all.

It is the client's responsibility to inform the Local Authority as to how many of each category is needed for their new site, and it will be an approved inspector's task to check each dwelling category with the proposed plans using the Approved Documents.



For example;

If the planners grant permission for a new site of 100 dwellings and state that the following should be constructed as follows:

70 - M4(1) dwellings

20 - M4(2) dwellings

10 - M4(3) dwellings

an Approved Inspector must then check that the proposed plans for each dwelling are compliant with the relevant Approved Documents (M4-1, M4-2, M4-3).

Now knowing that there are three categories in the Approved Document M4 we want to take some time to distinguish between them and point out a couple of differences.

What's the difference?

The easiest way of looking at this is to understand that each category is an improvement of the last.

M4(1) - Visitable Dwellings

This category has generally been untouched and remains the same as the current guidance for new dwellings.

M4(2) – Accessible and Adaptable Dwellings

M4(2) must meet the requirements set out in M4(1) and:

all occupants of the housing development must be able to approach bin stores

drainage for all paved areas must be installed with suitable falls to ensure there is no standing water etc. all flats are to be provided with a lift. (It may be agreed by planners that all Category M4(2) and (3) dwellings can be located on the ground floor of a block of flats to eradicate the installation of a lift)

dwelling must be provided with a provision for a future stair lift. This will require a suitable power supply to the stairs etc.

principle living areas are to have low level windows no more than 850mm from the floor

bedrooms must have a minimum direct route to the window at least 750mm wide. This means that the rooms should be suitably sized to ensure that when a bed/wardrobe/drawers etc. are in place they will not be a detriment to the width of the path to the window. Appendix D of the AD provides sizes of bedroom furniture that must be shown on the proposed plans when submitted for plan checking walls must be



must be drainage provided for future level access shower room on the ground floor window handle lock to the ground floor level must be between 850mm and 1200mm

M4(3) – Wheelchair Accessible Dwellings

M4(3) must meet the requirements set out in M4(1), M4(2) and:

scooter/wheelchair storage must be provided to all dwellings

where there is a rise across the development over 300mm, a stepped

adapted to allow for future grab rails in bathrooms/around the stairs etc.

approach must also be provided along with a ramp



furniture that must be shown on the proposed plans when submitted for plan checking

Depending on the number of bedrooms provided in the dwelling specified space/storage must be provided. For example, a three bedroom house should be constructed with 2.5m of storage space not including wardrobes etc.

provisions for through floor lift must be provided with a power supply

stairs are to be installed in accordance with the guidance followed for ambulant person's stairs

living spaces including bedrooms will have a minimum size

the kitchen worktop length will vary depending on the number of persons in each dwelling

all bedroom ceilings must be capable of taking a load of 200kg for possible future hoist requirement

door entry systems will be required at the front entrance with answering systems at

M4(3) – Wheelchair Accessible Dwellings

M4(3) must meet the requirements set out in M4(1), M4(2) and:

scooter/wheelchair storage must be provided to all dwellings

where there is a rise across the development over 300mm, a stepped approach must be also be provided along with a ramp

Ramps must have an incline of no more than 1:15

Communal entrances – if power assisted doors are not going to be provided initially, provisions for the future must be installed such

as power etc. This will also be required for every flat door.

Bedrooms must have a minimum direct route to the window at least 1000mm wide. This means that the rooms should be suitably sized to ensure that when a bed/wardrobe/drawers etc. are in place they will not be a detriment to the width of the path to the window. Appendix D of the AD provides sizes of bedroom

the head of the bed in the main bedroom and the lounge

Remember: These are only a few of the requirements stated throughout the Approved Documents for October 2015.

Chapter 4:

Approved Document Q (Security: Dwellings)

With security always in the back of everyone's mind especially when it concerns your home we have a new Approved Document, welcome to Q.

This is geared towards the advice provided in the PAS24:2012 - *Enhanced security performance requirements for door sets and windows in the UK stating that all doors and windows are to be installed in accordance with the advice stated in PAS24.*

This requirement will need conformation that the doors and windows installed in a new dwelling comply the performance targets set out in PAS24:2012. Alternatively, there are some other requirements set out in the Approved Document Q.



Some of the new guidelines:

Doors to be fitted with a viewer, door chain and mechanically fixed as the manufactures installation guide.

The door set should be manufactured from solid or laminated timber with a minimum density of 600kg/m³.

Any panel in the door must be a min.15mm thick and suitably secured in place.

The smaller dimension of the panel must be no larger than 230mm in either width or height.

What is PAS?

PAS (Publicly Available Specification) is a document written by stakeholders from the industry and published by BSI.

PAS 24 has been extended and now covers windows, previously tested under BS 7950, as well as doors.

Additional product types have been added such as parallel opening windows, sliding doors, composite doors and bi-fold doors.

PAS 24 allows testing to the European security standards EN 1627 – 1630 and requires all doors to meet a cylinder and door hardware attack test.

Main front doors should be fitted with a multipoint locking system.

Publication of the new version, which is now known as PAS24:2012, means that BS7950, the current enhanced security standard for windows has been withdrawn.

Chapter 5:

Conclusion

The changes that came into effect on the 1st October 2015 were the result of a review that started in 2013 as a 'tidying up' exercise in dealing with 'complex, overlapping or contradictory housing standards'. This replaced many different policies and standards and turned them into a single set of national standards, most of which are published in the Building Regulations.

The review sees the introduction of optional regulations in part M – Access and also Part G – Water, a new mandatory regulation for all new dwellings in part Q – Security, as well as a National Space Standard which has not been placed in the building regulations.

From the 1st October 2015, Local Planning Authorities can impose optional higher standards on space, water and access to residential developments in their area providing that they have set policies in their local plan. The ability to impose these standards is dependent on the Local Authorities demonstrating a local need and also the viability of developments if the higher standard was required.

Following the changes made in the Approved Documents some of the queries include:

With the changes to Approved Document M being directed at meeting planning requirements, will building control bodies be asked to check the compliance of all planning conditions?

Will there be any flexibility within the building regulations?

Approved Documents give guidance on how the building can be achieved. Are methods provided under each of the accessibility categories seen as strict rules to be adhered to ensure planning permission?

Will the change to Approved Document M4 affect Approved Document B?

The floor lift provision will enable wheelchair users to use upper floors, so will means of escape need to be assessed?

These types of queries will remain an essential part of risk management in development preconstruction activities.



Anchor Design
changing perceptions

Unit 8 Four Dell Farm, Poles Lane,
Winchester. Hants SO21 2DY

info@anchor-design.co.uk

www.anchor-design.co.uk

tel: 01264 123456