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# **Domestic Building Services Compliance Guide 2013 edition**

2018 amendments coming into force  
6 April 2018

\*Note: Any reference to the Building Regulations in this guide is to the Building Regulations 2010 in England (as amended).

These Regulations also apply in Wales to work on an excepted energy building as defined in the Schedule to the Welsh Ministers (Transfer of Functions) (No. 2) Order 2009 (SI 2009/3019); and

This amendment to the guidance comes into effect on 6 April 2018 with the following exceptions where the earlier edition of this guidance continues to apply:

- (a) Work started on site before this date;
- (b) Work subject to a building notice, full plans application or initial notice submitted before this date provided it is started on site before 1 October 2018; or
- (c) work where a contract for installation was agreed before 6 April 2018 and work is started on site before 1 October 2018.

For other jurisdictions in the UK, it will be necessary to consult their own building regulations and guidance.

## 2018 AMENDMENTS TO 2013 EDITION OF DOMESTIC BUILDING SERVICES COMPLIANCE GUIDE

### Section 1: Introduction

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##### 1.0 Changes to this edition

*Insert a new subsection entitled “1.0 Changes to this edition of the Guide”*

*In this new subsection, insert the following paragraphs “Changes have been made to the 2018 edition of this guide to introduce revised standards for when gas-fired and oil-fired boilers are installed or replaced in existing dwellings.*

*These changes affect Section 2 and Section 3 of this document, and parts of this introductory section. No other changes have been made.”*

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##### 1.7 Work on existing systems

*In paragraph 2 of subsection 1.7, delete “a boiler or”.*

*At the end of paragraph 2 of subsection 1.7, add “When replacing a boiler, the boiler controls are considered to be a part of the boiler installation, and should therefore meet the standards set out in the relevant sections of this document. For gas-fired combination boilers, certain energy efficiency measures are also considered to be part of the boiler installation, and should meet the standards as set out in Section 3.”*

##### 1.8 Replacement of primary heating appliances

*After the first paragraph of subsection 1.8 add the paragraph “For gas-fired boilers<sup>1</sup>, a minimum energy efficiency standard applies to the replacement appliance. For gas and oil-fired boilers, the installation of a replacement appliance should also include adequate controls. For gas-fired combination boilers, the installation of a replacement appliance should also include additional energy efficiency measures. Full details of these requirements can be found in Section 2 for gas-fired boilers and Section 3 for oil-fired boilers.”*

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##### Table 1 Recommended minimum energy efficiency standards for building services

*In the ‘Gas-fired wet central heating’ section of Table 1, under ‘Seasonal efficiency’, add column entitled “ErP” and add a footnote “Refers to the thermal efficiency methodology set out in the Ecodesign of Energy Related Products Directive 2009/125/EC.”*

*In the first column of Table 1 replace “Condensing boilers” with “Condensing boilers in new dwellings”.*

*In Table 1, add a new row in the ‘Gas-fired wet central heating’ section. The first column of this row is entitled “Condensing boilers in existing dwellings”. In the ‘Seasonal efficiency’ columns entitled ‘Sedbuk 2009’ and ‘SEDBUK 2005/SEDBUK’ leave blank. Under the ‘ErP’ column add “92%”.*

*In Table 1, leave the following rows of the ErP column blank: ‘Condensing boilers in new dwellings’, ‘Non-condensing boilers (where permitted): natural gas/LPG’, ‘Range cooker boilers’.*

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<sup>1</sup> Except heating boilers that are combined with range cookers.

**Section 2: Gas-fired space and water heating**

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**2.2 Gas-fired wet central heating systems**

*Replace the subtitle “Existing systems” with “Work in existing buildings”.*

*Replace the text “Components installed as replacements in existing systems should meet the same standards as for new systems, except where indicated otherwise in Table 4.*

Table 4 in addition identifies good practice upgrades to the rest of the system (beyond the requirements of the Building Regulations) when making planned and emergency replacements.”

*with “Components installed as replacements in existing systems should meet the same standards as for new systems, except where indicated otherwise in Table 4.*

Where a new or replacement gas-fired boiler is installed in an existing dwelling, the following minimum standards should be met:

- a. boiler efficiency, in Table 2
- b. boiler interlock, time and temperature control.

If the new or replacement gas-fired boiler is a combination boiler, the following standard should also be met:

- c. at least one of the energy efficiency measures in the ‘Minimum standard’ column of section 2.0 of Table 4.

Table 4 lists minimum standards when replacing components of gas-fired wet central heating systems. Table 4 in addition identifies good practice upgrades to the rest of the system (beyond the requirements of the Building Regulations) when making planned and emergency replacements.”

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**Table 2 Recommended minimum standards for efficiency, system circulation, hot water storage, system preparation and commissioning for gas-fired wet central heating systems**

*In the ‘Minimum standard’ column of row ‘1.0 Efficiency’ of Table 2, replace “a. The boiler SEDBUK 2009 efficiency should be not less than 88%.” with “a. The boiler SEDBUK 2009 efficiency for boilers in new dwellings should be not less than 88%.”*

*In the ‘Minimum standard’ column of row ‘1.0 Efficiency’ of Table 2, replace “b.” with “c.” and replace “c.” with “d.” After “a.” add “b. The boiler ErP efficiency for boilers installed in existing dwellings should be not less than 92%.”*

*In the ‘Minimum standard’ column of row ‘1.0 Efficiency’ of Table 2, replace “In existing dwellings, in the exceptional circumstances defined in the DCLG Guide to the condensing boiler installation assessment procedure for dwellings, the boiler SEDBUK 2009 efficiency should be not less than 78% if natural gas-fired, or not less than 80% if LPG-fired.” with “In existing dwellings, in the exceptional circumstances defined in the DCLG Guide to the condensing boiler installation assessment procedure for dwellings<sup>2</sup>, the ErP efficiency standard would not apply and instead the boiler SEDBUK 2009 efficiency should be not less than 78% if natural gas-fired, or not less than 80% if LPG-fired.”*

*In the ‘Supplementary information’ column of row ‘1.0 Efficiency’ of Table 2, replace “SEDBUK 2009 and SEDBUK 2005 efficiency values are different” with “SEDBUK 2009 and SEDBUK 2005 efficiency values are different to one another, and are both different to the ErP efficiency.”*

*In the ‘Supplementary information’ column of row ‘1.0 Efficiency’ of Table 2, after the second paragraph, add the paragraph “All boiler manufacturers should be calculating and declaring the energy efficiency of boilers in line with the Energy Related Products methodology (ErP). For boilers installed in existing buildings, the ErP efficiency should be used and not the SEDBUK efficiency values.”*

<sup>2</sup> Guide to the condensing boiler installation assessment procedure for dwellings, ODPM, 2005.

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**Table 3 Recommended minimum controls for new gas-fired wet central heating systems**

*Replace the title “Recommended minimum controls for gas-fired wet central heating systems” with “Recommended minimum controls for new gas-fired wet central heating systems”.*

*In the ‘notes’ section of Table 3 add “[1] The standards in this table apply to new gas-fired wet central heating systems. In existing dwellings, the standards set out in Table 4 will apply in addition.” To the title of the table add the note reference number 1. Amend the numbering of the other notes in the table, and their markers, accordingly.*

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**Table 4 Recommended minimum standards when replacing components of gas-fired wet central heating systems**

*In row ‘2.0 Boiler’ of Table 4 in the ‘Minimum standard’ column, replace*

*“a. The efficiency of the new appliance should be as specified for new systems in Table 2 and not significantly less than the efficiency of the appliance being replaced – as set out in paragraph 1.8.*

*b. To ensure reasonable seasonal efficiency, install a boiler interlock as defined for new systems.”*

*With*

*“All boiler types except heating boilers that are combined with range cookers.*

*a. The ErP seasonal efficiency of the boiler should be a minimum of 92% and not significantly less than the efficiency of the appliance being replaced – as set out in paragraph 1.8.*

*b. In the exceptional circumstances defined in the *Guide to the condensing boiler installation assessment procedure for dwellings*, the boiler SEDBUK 2009 efficiency should be not less than 78% if natural gas-fired, or not less than 80% if LPG-fired. In these circumstances the additional requirements for combination boilers would not apply.*

*c. Install a boiler interlock as defined for new systems.*

*d. Time and temperature control should be installed for the heating system.*

*Combination boilers*

*In addition to the above, at least one of the following energy efficiency measures should be installed. The measure(s) chosen should be appropriate to the system in which it is installed:*

*i. Flue gas heat recovery – defined as a device which pre-heats the domestic hot water supply by recovering heat from the boiler’s flue emissions.*

*ii. Weather compensation – defined as a control function which maintains internal temperatures by varying the flow temperature from the heat generator relative to the measured outside air temperature.*

*iii. Load compensation – defined as a control function which maintains internal temperatures by varying the flow temperature from the heat generator relative to the measured response of the heating system.*

*iv. Smart thermostat with automation and optimisation – automation is a function which automatically adjusts time and temperature settings, based on occupancy detection and/or stored data from user adjustments over time. Optimisation is a control function which starts the boiler operation at the optimum time to achieve the setpoint temperature at the start of the occupancy period.”*

*In Table 3 where the term “ErP” occurs, add the footnote “Refers to the thermal efficiency methodology set out in the Ecodesign of Energy Related Products Directive 2009/125/EC.”*

*In Table 3 where the term “Guide to the condensing boiler installation assessment procedure for dwellings” occurs add the footnote “Guide to the condensing boiler installation assessment procedure for dwellings, ODPM, 2005.”*

*In row ‘4.0 New heating system’ of Table 4 in the ‘Minimum standard’ column, replace “a. Install a boiler interlock as defined for new systems.” with “a. The new boiler and its controls should meet the standards in section 2.0 of this table.”*

### Section 3: Oil-fired space and water heating

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#### **Table 13 Recommended minimum standards when replacing components of oil-fired wet central heating systems**

*In row '2.0 Boiler' of Table 13 in the 'Minimum standard' column, replace "b. To ensure reasonable seasonal efficiency, install a boiler interlock as defined for new systems." with "b. Install a boiler interlock as defined for new systems."*

*In row '2.0 Boiler' of Table 13 in the 'Minimum standard' column, after paragraph b., add "c. Time and temperature control should be installed for the heating system."*

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