

BUILDING ACT 1984

THE BUILDING REGULATIONS 2000

THE BUILDING (APPROVED INSPECTORS ETC)
REGULATIONS 2000

New Approved Documents to support the following
requirements of the Building Regulations 2000:

- **PART F (VENTILATION) OF SCHEDULE 1**
- **PART J (COMBUSTION APPLIANCES AND FUEL STORAGE SYSTEMS) OF SCHEDULE 1**
- **THE ENERGY EFFICIENCY REQUIREMENTS, INCLUDING PART L (CONSERVATION OF FUEL AND POWER) OF SCHEDULE 1**

New Statutory Approvals of Procedures in relation to
the following requirements of building regulations:

- **Pressure testing of buildings**
- **Air flow rate testing of mechanical ventilation**
- **Commissioning of mechanical ventilation**

New Guidance

- **Compliance guides to support Parts F and L**

INTRODUCTION

1. I am directed by the Secretary of State to draw your attention to the approval under section 6 of the Building Act 1984 of Approved Documents to support Part F (Ventilation) and Part J (Combustion appliances and fuel storage systems) of Schedule 1 to, and the energy efficiency requirements of, including Part L (Conservation of fuel and power) of Schedule 1 to, the Building Regulations 2000 (S.I 2000/2531) (the “Building Regulations”) as amended. These approvals will take effect on 1 October 2010 subject to the transitional provisions in the Building and Approved Inspectors (Amendment) Regulations 2010 (S.I. 2010/719).
2. I am further directed by the Secretary of State to announce a number of approvals of the circumstances, procedures and manners of recording of results made under the Building Regulations and the Building (Approved Inspectors etc) Regulations 2000 (S.I. 2000/2532) (the “AI Regulations”).
3. Consequently, this Circular sets out and explains:
 - the approval and publication of six new Approved Documents;
 - the publication of three new compliance guides;
 - the approval of a number of the circumstances, procedures and manner of recording of results required the Building Regulations and the AI Regulations;
 - how the transitional provisions in S.I. 2010/719 apply to these approvals and publications; and
 - the correction of an omission in Circular 02/2010.

NEW APPROVED DOCUMENTS

4. The following new Approved Documents are published:
 - Approved Document F (Ventilation) (2010)
 - Approved Document J (Combustion appliances and fuel storage systems) (2010)
 - Approved Document L1A (Conservation of fuel and power – new dwellings) (2010)
 - Approved Document L1B (Conservation of fuel and power – existing dwellings) (2010)
 - Approved Document L2A (Conservation of fuel and power – new buildings other than dwellings) (2010)
 - Approved Document L2B (Conservation of fuel and power – existing buildings other than dwellings) (2010)

5. The certificate of approval for these Approved Documents is at Annex A to this Circular.

NEW COMPLIANCE GUIDES

6. The following compliance guides have been published:
 - *Domestic Building Services Compliance Guide (2010)*
 - *Non-domestic Building Services Compliance Guide (2010)*
 - *Domestic Ventilation Compliance Guide (2010)*

NEW STATUTORY APPROVALS

7. The following statutory approvals of the circumstances, procedures and manners of recording of results have been given:
 - Circumstances in which pressure testing of new buildings is to be carried under regulation 20B of the Building Regulations or regulation 12B of the AI Regulations;
 - Procedure to be followed in carrying out pressure testing of new buildings under regulation 20B of the Building Regulations or regulation 12B of the AI Regulations;
 - Manner in which the results of pressure testing of new buildings and the data on which they are based are to be recorded under regulation 20B of the Building Regulations or regulation 12B of the AI Regulations;
 - Procedure to be followed for the commissioning of fixed mechanical ventilation under regulation 20C of the Building Regulations or regulation 12C of the AI Regulations;
 - Procedure to be followed for mechanical air flow rate testing in new dwellings under regulation 20AA of the Building Regulations or regulation 12AA of the AI Regulations; and
 - Manner in which the results of mechanical air flow tests of new dwellings and the data on which they are based are to be recorded under regulation 20AA of the Building Regulations or regulation 12AA of the AI Regulations.

8. The certificates of approval for all the above are at Annex B to this Circular.

TRANSITIONAL PROVISIONS

9. The new Approved Documents, compliance guides, and the approvals set out at paragraph 7 above come into effect on 1 October 2010. However, their application is subject to the transitional provisions in the Building and Approved Inspectors (Amendment) Regulations 2010 (S.I. 2010/719) which are explained in Circular 03/2010.

CORRECTION TO CIRCULAR 02/2010

10. The date of the Notice of Approval at the Annex to Circular 02/2010 was inadvertently omitted. The date should read 16 March 2010.

COPIES OF NEW PUBLICATIONS

11. Copies of the new Approved Documents and compliance guides are available from:

RIBA Bookshops Mail Order
15 Bonhill Street
London, EC2P 2EA.
Telephone: 020 7256 7222
Fax: 020 7374 2737
Email: sales@ribabookshops.com

or visit the RIBA online bookshop to buy online.

12. The Approved Documents and compliance guides can also be downloaded free of charge as PDF documents via the Planning Portal website at: www.planningportal.gov.uk.

ENQUIRIES

13. All enquiries on matters covered by this Circular should be addressed to

Department for Communities and Local Government
Sustainable Buildings Division
Eland House
Bressenden Place
London SW1E 5DU

Tel: 0303 444 0000
E-mail: enquiries.br@communities.gsi.gov.uk

Sarah Sturrock

An Assistant Secretary in the Department
for Communities and Local Government

29 April 2010

Annex A

Building Act 1984

NOTICE OF APPROVAL OF DOCUMENTS FOR THE PURPOSE OF GIVING GUIDANCE WITH RESPECT TO THE REQUIREMENTS OF THE BUILDING REGULATIONS 2000	
The Secretary of State hereby gives notice under section 6 of the Building Act 1984 that, in exercise of the powers under the said section 6, he has approved the documents listed below for the purposes of giving practical guidance with respect to the specified requirements of the Building Regulations 2000 (as amended). This approval takes effect on 1 October 2010.	
Document	Requirements of the Building Regulations 2000 in respect of which the document is approved
Approved Document F (Ventilation)	Schedule 1 Part F
Approved Document J (Combustion appliances and fuel storage systems)	Schedule 1 Part J
Approved Document L1A (Conservation of fuel and power): New dwellings	The energy efficiency requirements, including Schedule 1 Part L
Approved Document L1B (Conservation of fuel and power): Existing dwellings	The energy efficiency requirements, including Schedule 1 Part L
Approved Document L2A (Conservation of fuel and power): New buildings other than dwellings	The energy efficiency requirements, including Schedule 1 Part L
Approved Document L2B (Conservation of fuel and power): Existing buildings other than dwellings	The energy efficiency requirements, including Schedule 1 Part L
Signed by authority of the Secretary of State	Sarah Sturrock An Assistant Secretary in the Department for Communities and Local Government 29 April 2010

Annex B

Building Regulations 2000

Building (Approved Inspectors etc) Regulations 2000

NOTICE OF APPROVAL BY THE SECRETARY OF STATE OF THE CIRCUMSTANCES FOR CARRYING OUT PRESSURE TESTING OF NEW BUILDINGS PURSUANT TO REGULATION 20B OF THE BUILDING REGULATIONS 2000 AND REGULATION 12B OF THE BUILDING (APPROVED INSPECTORS ETC) REGULATIONS 2000	
Requirement	Approved circumstances
Pressure testing of new dwellings	As set out in the relevant parts of Approved Document L1A
Pressure testing of new buildings other than dwellings	As set out in the relevant parts of Approved Document L2A
Signed by authority of the Secretary of State	Sarah Sturrock An Assistant Secretary in the Department for Communities and Local Government 29 April 2010

Building Regulations 2000

Building (Approved Inspectors etc) Regulations 2000

NOTICE OF APPROVAL BY THE SECRETARY OF STATE OF A PROCEDURE FOR PRESSURE TESTING NEW BUILDINGS PURSUANT TO REGULATION 20B OF THE BUILDING REGULATIONS 2000 AND REGULATION 12B OF THE BUILDING (APPROVED INSPECTORS ETC) REGULATIONS 2000	
Requirement	Approved Procedure
Pressure testing of new dwellings	As set out in the relevant parts of ATTMA Technical Standard L1: Measuring Air Permeability in the Envelopes of Dwellings
Pressure testing of new buildings other than dwellings	As set out in the relevant parts of ATTMA Technical Standard L2: Measuring Air Permeability in the Envelopes of Buildings (Non-Dwellings)
Signed by authority of the Secretary of State	Sarah Sturrock An Assistant Secretary in the Department for Communities and Local Government 29 April 2010

Building Regulations 2000

Building (Approved Inspectors etc) Regulations 2000

NOTICE OF APPROVAL BY THE SECRETARY OF STATE OF A PROCEDURE FOR COMMISSIONING FIXED SYSTEMS FOR MECHANICAL VENTILATION PURSUANT TO REGULATION 20C OF THE BUILDING REGULATIONS 2000 AND REGULATION 12C OF THE BUILDING (APPROVED INSPECTORS ETC) REGULATIONS 2000	
Requirement	Approved Procedure
Commissioning of fixed systems for mechanical ventilation in dwellings	As set out in the relevant parts of the Domestic Ventilation Compliance Guide
Commissioning of fixed systems for mechanical ventilation in buildings other than dwellings	As set out in the relevant parts of CIBSE Code M
Signed by authority of the Secretary of State	Sarah Sturrock An Assistant Secretary in the Department for Communities and Local Government 29 April 2010

Building Regulations 2000

Building (Approved Inspectors etc) Regulations 2000

NOTICE OF APPROVAL BY THE SECRETARY OF STATE OF A PROCEDURE FOR MECHANICAL AIR FLOW RATE TESTING IN NEW DWELLINGS PURSUANT TO REGULATION 20AA OF THE BUILDING REGULATIONS 2000 AND REGULATION 12AA OF THE BUILDING (APPROVED INSPECTORS ETC) REGULATIONS 2000	
Requirement	Approved Procedure
Mechanical air flow rate testing in new dwellings	As set out in the relevant parts of the Domestic Ventilation Compliance Guide
Signed by authority of the Secretary of State	Sarah Sturrock An Assistant Secretary in the Department for Communities and Local Government 29 April 2010

Building Regulations 2000

Building (Approved Inspectors etc) Regulations 2000

NOTICE OF APPROVAL BY THE SECRETARY OF STATE OF THE MANNER IN WHICH THE RESULTS OF PRESSURE TESTING AND THE DATA ON WHICH THEY ARE TO BE BASED ARE RECORDED PURSUANT TO REGULATION 20B OF THE BUILDING REGULATIONS 2000 AND REGULATION 12B OF THE BUILDING (APPROVED INSPECTORS ETC) REGULATIONS 2000	
Requirement	Approved Manner
Recording of results of pressure testing of new dwellings, and data on which they are based	As set out in the relevant parts of ATTMA Technical Standard L1: Measuring Air Permeability in the Envelopes of Dwellings
Recording of results of pressure testing of new buildings other than dwellings, and data on which they are based are to be recorded	As set out in the relevant parts of ATTMA Technical Standard L2: Measuring Air Permeability in the Envelopes of Buildings (Non-Dwellings)
Signed by authority of the Secretary of State	Sarah Sturrock An Assistant Secretary in the Department for Communities and Local Government 29 April 2010

Building Regulations 2000

Building (Approved Inspectors etc) Regulations 2000

NOTICE OF APPROVAL BY THE SECRETARY OF STATE OF THE MANNER IN WHICH THE RESULTS OF MECHANICAL AIR FLOW TESTS OF NEW DWELLINGS AND THE DATA ON WHICH THEY ARE BASED ARE TO BE RECORDED PURSUANT TO REGULATION 20AA OF THE BUILDING REGULATIONS 2000 AND REGULATION 12AA OF THE BUILDING (APPROVED INSPECTORS ETC) REGULATIONS 2000	
Requirement	Approved Manner
Recording of results of mechanical air flow tests in new dwellings, and the data on which the results are based	As set out in the relevant parts of the Domestic Ventilation Compliance Guide
Signed by authority of the Secretary of State	Sarah Sturrock An Assistant Secretary in the Department for Communities and Local Government 29 April 2010

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