

A quick guide to compliance

BUILDING REGULATION UPDATES

APPROVED DOCUMENTS F AND L



Full details of the changes effective 15th June 2022 can be found in the technical section of our website.

DOCUMENT F

Replacement Windows now need to be considerate of the background ventilation in the property:-

Habitable Rooms & Kitchens -

8000mm² Equivalent Area for multi-storey properties / 10000mm² Equivalent Area for single storey properties

Bathrooms -

4000mm² Equivalent Area for Multi-storey and single storey properties

- On survey, document any existing ventilation in the windows and at the property and keep for records.
- If existing windows have trickle vents in them, replacement windows can be fitted with the same sized vents as previous. The new vents should not be any smaller or provide less ventilation than before and proof will need to be shown on time of inspection, so before and after photos are essential.
- If existing windows do not have any vents in them, all new windows must follow the rule above for ventilation.
- If it is not technically feasible to adopt the minimum equivalent areas set out in above, the background ventilators should have equivalent areas as close to the minimum value as is feasible.
- If a mechanical ventilation with heat recovery system is installed in the property then no trickle vents are required.
- Please also note that background ventilators should be at least 1700mm above floor level and windows should be well fitted and draught proof.
- Trickle vents should be controllable and the homeowner encouraged to leave them open.

DOCUMENT L

Replacement windows and doors will require the following U Values or Energy Ratings to comply:-

Windows - U Value required is 1.4 W/m².K or Window Energy Rating B or better*

Doors with 60% or more internal face glazing - U Value required is 1.4 W/m².K or Doorset Energy Rating 'C'

All other Doors - U Value required is 1.4 W/m².K or Doorset Energy Rating 'B'

- Products compliant from Alu-tec UK Ltd:-
WINDOWS 58BW HI, 58BW ST HI Casement Windows
DOORS 58BD HI Single and Double Doors, BSF70 HI Bifold Door, F82 and F82 Plus Bifold Door
Glazing units for all of the above must be: Double Glazed, Soft Coat with centre pane U value of 1.0, Warm Edge Spacer and Argon Gas.
Please note: BSC94 Sliding Doors available as energy rated C for compliance.
- Energy rated products also comply - Purchase energy rated windows from us glazed, or sign up to the BFRC Energy Rating Scheme to become an Authorised Partner enabling you to buy your energy rated frames from us, but purchase your glass elsewhere.