

IBCI Conference 2014 Building Regulations Update

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Regulatory Framework

Building Control Acts 1990 & 2007

- Building Regulations 1997 to 2014
- Building Control Regulations 1997 to 2014

To secure the health, safety, and welfare of people in or about buildings

Building Regulations – Current Status

- **Part A** – Structure (2012)
- **Part B** - Fire Safety (2014)
- **Part C** - Site Preparation and Moisture Resistance (2014)
- **Part D** – Materials & Workmanship (2013)
- **Part E** – Sound (2014)
- **Part F** - Ventilation (2009)
- **Part G** – Hygiene (2011)
- **Part H** - Drainage, Waste Water Disposal (2010)
- **Part J** - Heat Producing Appliances (2014)
- **Part K** - Stairways, Ladders, Ramps & Guards (2014)
- **Part L** - Conservation of Fuel & Energy (2014)
- **Part M** - Access & Use (2010)



Part A - Structure

- S.I. No. 138 of 2012 / TGD A 2012
- Commenced **1 July 2013**

Main Changes:

- Explicit reference made to Eurocodes, hENs, etc
- References to withdrawn National Standards removed e.g. I.S. 325-1 Masonry & I.S. 326 Concrete etc.
- Simplified procedure for determining maximum allowable building height for small buildings.



Part A - Structure

- **A3** - Disproportionate collapse extends to **ALL** buildings
- “..ensuring that the building is sufficiently robust to sustain a limited amount of damage or failure, depending on the consequence class of the building, without collapse”
- Risk based approach (I.S. EN 1991-1-7)
- **Consequence Class** takes into account Occupancy level, the number of storeys, and floor areas.



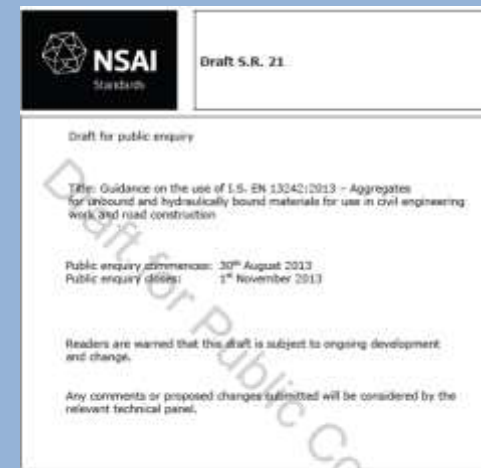
Part B - Fire Safety

- Full Review of Part B/ TGD B underway
- Analysis of 2012 pre-review consultation (44 submissions) complete
- Revised TDG B being drafted
- Public consultation **Q2 2014**



Part C - Site Preparation and Resistance to Moisture

- Review of SR 21 pertaining to hardcore/aggregates complete.
- Development of “*Code of Practice for the procurement and use of unbound granular fill (hardcore) material for use under concrete floors*” in progress **for completion in 2014**
- National Radon Strategy – **launched at the Radon Forum on 17/2/2014**
- Review of TGD C – **commencing Q2 2014**



Part D - Materials and Workmanship

- S.I. No. 224 of 2013 / TGD D 2013
- General commencement: **1 July 2013**;

Main Changes:

- Changes references to CPR
- All construction products covered by Harmonised EN standards (hEN's) must be CE marked since 1 July 2013
- Updated references/ guidance regarding glazing in buildings



Part E - Sound



- 3 month Public consultation – ended February 2014
- Comments review on-going.

Proposed changes:

- Covers all separating walls & floors between a dwelling and other dwellings or other part of the same building without exception
- Explicit minimum performance levels required (Airborne & Impact)
- Improved details in Draft TGD E
- Performance requirements improved
- Mandatory sound testing

Part F - Ventilation

- S.I. No. 556 of 2009 / TGD F 2009
- General commencement **1 Oct 2010**

TGD Provides guidance on:

- Limiting moisture content within buildings condensation/ mould growth
- Limiting harmful pollutants/Indoor air quality
- Achieve adequate indoor air quality through
 - Natural Ventilation
 - Mechanical Ventilation with Heat Recovery (MVHR)
- Mixed Mode ventilation (strategies that combine natural ventilation with mechanical ventilation and/or cooling in the most effective manner) is referenced for Buildings other than Dwellings



Part G - Hygiene

- Reprint with Amendment & corrections to guidance only (2011).
- No legislative change
- Dual flush toilets now compulsory in all situations where WC suite being renewed.
- Gives guidance on insulation to water service pipes.
- Insulation of pipes and tanks within the dwelling but outside the thermal envelope.
- Gives a Table of insulation thicknesses for certain pipe sizes given certain criteria.



Part H - Drainage and Waste Disposal

- S.I. No. 561 of 2010/ TGD H 2010;
- General commencement: **1st June 2011**;
- **Main changes:**
- This outlines the different WWT systems available.
- It references the relevant parts of the EPA Code of Practice dealing with the specific system.
- It references the various standards applying.
- It gives general recommendations regarding the installation and use of systems.
- Rainwater harvesting etc..



Part J - Heat Producing Appliances

- SI 133 of 2014 /TGD J March 2014
- Commences **1 September 2014**

Main changes:

- Recommended provision for CO Detectors in certain circumstances;
- Notice of flue designation and info. on maintenance and operation.
- Industry Developments – installation arrangements, hENs specifically relating to flues, etc.
- Bulk storage guidance biomass & gas



Part K - Stairways Ladders Ramps and Guards

- Publication early April 2014

Proposed changes:

- No substantive legislative change
- Updated TGD K
- References to withdrawn standards e.g. BS 6399-1 removed and explicit reference to Eurocodes (EN 1991-1-1 for guarding design)
- Guidance on prevention of falling from windows



Part L – Conservation of Fuel & Energy - Dwellings

S.I. No. 259 of 2011 / TGD L 2011

General commencement: **1 December 2011**;

Main Changes:

Achieves 60% improvement on 2005 Building Regulations using DEAP compliance tool.

MPEPC=0.4, MPCPC=0.46

- Boiler efficiencies improved to 90%
- Backstop values reduced for passive measures.
 - Backstop U Values reduced:
 - Walls 0.27 to 0.21, Windows 2.0 to 1.6,
 - Roof (insulation on slope) 0.20 to 0.16,
 - Floor 0.25 to 0.21



Part L – Conservation of Fuel & Energy

Buildings other than Dwellings

- Review of TGD L 2008 Buildings other than Dwellings to Cost Optimal Level in **2014** for publication in **Q1 2015**

Review to include:

- Stakeholder Review
- Public Consultation **Q3 2014**
- Regulatory Impact Assessment
- NEAP Review **1st Half 2014**
- Further review of TGD L to achieve NZEB in **2018**



Part M – Access and Use

- S.I. No. 513 of 2010 / TGD M 2010;
- General commencement: **1 Jan 2012**
- Part M Training Manual 2011.



Note

- “all works in connection with the provision (by way of New work or by way of Replacement) in relation to a building of services, fittings and equipment where parts G, H or J impose a requirement.”
- Parts G- Hygiene, H- Drainage and Wastewater and J -Heat Producing appliances applies.

Thank you