



## BUILDING CONTROL (APPROVED DOCUMENTS) (AMENDMENT) ORDER 2019

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Statutory Document No. 2019/0312



*Building Control Act 1991*

## **BUILDING CONTROL (APPROVED DOCUMENTS) (AMENDMENT) ORDER 2019**

*Laid before Tynwald:* 16 July 2019  
*Coming into Operation:* 22 July 2019

The Department of Environment, Food and Agriculture makes the following Order under section 4(1), (4) and (5) of the Building Control Act 1991.

### **1 Title**

This Order is the Building Control (Approved Documents) (Amendment) Order 2019.

### **2 Commencement**

This Order comes into operation on 22 July 2019.<sup>1</sup>

### **3 Interpretation**

In this Order, the “**substantive order**” means the Building Control (Approved Documents) Order 2019<sup>2</sup>.

### **4 Schedule 3 to the substantive order substituted**

For Schedule 3 to the substantive order substitute the Schedule 3 specified in the Schedule to this Order.

**MADE 10 JULY 2019**

**GEOFFREY BOOT**

*Minister for Environment, Food and Agriculture*

<sup>1</sup> Section 37B of the Building Control Act 1991 specifies that orders shall be laid before Tynwald.

<sup>2</sup> SD 2019/0279.



**SCHEDULE**

[Article 4]

**☞ SCHEDULE 3****REVISION TO APPROVED DOCUMENTS**

[Article 3(1)(a)]

**Revision to Approved Documents L1A, L1B, L2A and L2B**

- (1) Any guidance issued with regard to the provision of energy performance certificates is to be disregarded.
- (2) If an alternative method of showing compliance with the Building Regulations 2014 is proposed, this must be in the form of a heat loss calculation for the proposed building or element of a structure in comparison with a notional building or element of a structure of a similar design and layout. Any heat loss from the proposed building or element of structure should be less than that of a notional building or element of structure. Energy generation from a sustainable source such as solar type panels or air / ground Heat Source Pump may be used to show compliance.
- (3) For the purposes of paragraphs 4 and 5 of Schedule 4 to the Building Regulations 2014 the target Standard Assessment Procedure value for a new building that is a dwelling is that specified in column B of the table to this Schedule when the plans are deposited with the building authority within the period specified in column A of the table to this Schedule.
- (4) For the purpose of this Schedule, “plans are deposited” means the plans of any proposed work that are, in accordance with the building regulations, deposited with the building authority in accordance with section 11 of the Building Control Act 1991.

**TABLE**

<b>Column A</b>	<b>Column B</b>
<b>Plans are deposited for a new building that is a dwelling with the building authority in the period of time from -</b>	<b>Target Standard Assessment Procedure Value</b>
31 December 2019 up to and including 31 December 2020	80
1 January 2021 up to and including 31 December 2023	88
1 January 2024 up to and including 31 December 2026	93

<b>Column A</b>	<b>Column B</b>
<b>Plans are deposited for a new building that is a dwelling with the building authority in the period of time from -</b>	<b>Target Standard Assessment Procedure Value</b>
1 January 2027 onwards	97

99.

*EXPLANATORY NOTE*

*(This note is not part of the Order)*

This Order substitutes Schedule 3 to the Building Control (Approved Documents) Order 2019 [SD 2019/0279] (the “substantive order”) with the Schedule 3 specified in the Schedule to this Order.

This amendment revises the target Standard Assessment Procedure values for a new building that is a dwelling, ensuring the Standard Assessment Procedure values align with the energy efficiency values for building materials (i.e. “U-values”) that are already being achieved.

This amendment also reduces the timescale to achieve the maximum target Standard Assessment Procedure value of 97, acknowledging this revised table starts from a higher initial target Standard Assessment Procedure value than is currently specified in the substantive order.