

Statutory Document No. 2014/0301



*Building Control Act 1991*

## **BUILDING CONTROL (APPROVED DOCUMENTS) ORDER 2014**

*Laid before Tynwald:* 21 October 2014  
*Coming into Operation:* 1 October 2014

The Department of Infrastructure 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) Order 2014.

### **2 Commencement**

This Order comes into operation on 1 October 2014.

### **3 Approved documents**

- (1) The Department approves for the purpose of providing practical guidance with respect to the requirements of regulation 6 of and Schedule 1 to the Building Regulations 2014<sup>1</sup> —
- (a) subject to the revisions specified in Schedule 3, the documents specified in Part 1 of Schedule 1, being documents issued by the United Kingdom Department for Communities and Local Government;
  - (b) the document specified in Part 2 of Schedule 1, being a document issued and published by the Timber Research & Development Association, and approved in England and Wales for the corresponding purpose in relation to building regulations under the Building Act 1984 (an Act of Parliament);
  - (c) the document specified in Part 3 of Schedule 1, being a document issued and published by the Basement Information Centre, and approved in England and Wales for the corresponding purpose in relation to building regulations under the Building Act 1984 (an Act of Parliament); and

<sup>1</sup> SD 2014/0165

- (d) the document specified in Part 4 of Schedule 1 being a document issued and published by the British Standards Institute.
- (2) Subject to article 4, the Department withdraws its approval of the documents specified in Schedule 2 for the purpose mentioned in paragraph (1).

#### **4 Revocation and transitional provision**

- (1) The Building Control (Approved Documents) Order 2007<sup>2</sup> is revoked.
- (2) Nothing in this Order applies in relation to —
  - (a) work carried out in accordance with plans deposited before the coming into operation of this Order; or
  - (b) work completed before such coming into operation.

**MADE 10 SEPTEMBER 2014**

**P A GAWNE**  
*Minister for Infrastructure*

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<sup>2</sup> SD 154/07

**SCHEDULE 1****APPROVED DOCUMENTS**

(Article 3(1))

**PART 1***Title*

Approved Document A – Structure (2004 Edition incorporating 2004 amendments).

Approved Document B – Fire Safety (2000 Edition with 2002 amendments).

Approved Document C – Site preparation and resistance to contaminants and moisture (2004 Edition).

Approved Document D – Toxic substances (1992 edition incorporating 2002 amendments).

Approved Document E – Resistance to the passage of sound (2003 edition).

Approved Document F – Ventilation (2010 Edition incorporating further 2010 amendments).

Approved Document G – Hygiene (2010 Edition incorporating further 2010 amendments).

Approved Document H – Drainage and waste disposal (2002 Edition).

Approved Document J – Combustion appliances and fuel storage systems (2010 Edition incorporating further 2010 amendments).

Approved Document K – Protection from falling, collision and impact (1998 Edition incorporating 2000 amendments).

Approved Document L1A – Conservation of fuel and power New dwellings (2010 Edition).

Approved Document L1B – Conservation of fuel and power Existing dwellings (2010 Edition).

Approved Document L2A – Conservation of fuel and power New buildings other than dwellings (2010 Edition).

Approved Document L2B – Conservation of fuel and power Existing buildings other than dwellings (2010 Edition).

Approved Document M – Access to and use of buildings (2004 Edition).

Approved Document N – Glazing – safety in relation to impact, opening and cleaning (1998 Edition incorporating 2000 amendments).

Approved Document P – Electrical Safety – Dwellings (2006 Edition).

Approved Document to support regulation 9 – Materials and workmanship (1992 Edition incorporating 2000 Amendments).

## **PART 2**

### *Title*

Approved Document – Span tables for solid timber members in floors, ceilings and roofs (excluding trussed rafter roofs) for dwellings (ISBN 1900510464).

## **PART 3**

### *Title*

Approved Document – Basements for Dwellings (Second Edition 2004).

## **PART 4**

### *Title*

Document – PAS 24:2012 – Enhanced Security Performance Requirements for Door sets, Windows and Basements for Dwellings (Second Edition 2004).

**SCHEDULE 2**

**DOCUMENTS APPROVAL OF WHICH IS WITHDRAWN**

(Article 3(2))

*Title*

Approved Document F – Ventilation (Second impression 1995).

Approved Document G – (Hygiene (Second impression with amendments 1992).

Approved Document J – Combustion appliances and fuel storage systems (2002 Edition).

Approved Document L1 – Conservation of fuel and power in dwellings (2002 Edition.)

Approved Document L2 – Conservation of fuel and power in buildings other than dwellings (2002 Edition).

**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) All references to Fabric standards and U Values in relation to elements of buildings are to be substituted by the values specified in the Table in this Schedule.
- (3) 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.
- (4) If there is reference to design of air permeability in dwellings and new dwellings containing flats, U value of  $5.0\text{m}^3/(\text{h.m}^2)$  at 50 pa must be used as specified in the Table in this Schedule.
- (5) If there is reference to the design of air permeability in all other types of new buildings, other than dwellings, U value of  $7.0\text{m}^3/(\text{h.m}^2)$  at 50 pa must be used as specified in the Table in this Schedule.

TABLE

Element of Building	Maximum U Values (W/m <sup>2</sup> .K)	
	Dwelling	Other Buildings
1. External walls	0.25	0.25
2. Semi- exposed walls & floors	0.25	0.25
3. Walls in rooms in the roof	0.25	0.25
4. Floors	0.22	0.22
5. Roofs	0.16 -0.18	0.16 -0.18
6. Maximum glazing area as % of total floor, roof, wall area	25% floor	35% walls 20% roofs
7. Swimming pool basin	0.25	0.25
8. Energy efficient lighting, air conditioning and thermostatic controls	YES	YES
9. Glazing		
Windows, roof windows or roof light	Window energy rating Band C or better or U Value 1.6 W/m <sup>2</sup> K	
Doors with >50% of internal face glazed	1.8 W/m <sup>2</sup> K	
Other doors	1.8 W/m <sup>2</sup> K	
10. Designed air permeability	5.0m <sup>3</sup> /h.m <sup>2</sup> at 50pa – dwellings 7.0m <sup>3</sup> /h.m <sup>2</sup> at 50pa – other buildings	

**EXPLANATORY NOTE**

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

This Order specifies the documents which are approved by the Department of Infrastructure for the purpose of providing practical guidance with respect to certain requirements of the Building Regulations 2014. Under section 5 of the Building Control Act 1991, compliance or non-compliance with an approved document may be relied on as tending to negate or establish liability for contravention of a relevant provision of the Regulations.

Copies of the Approved Documents specified in Part 1 of Schedule 1 may be obtained from HM Stationery Office.

Copies of the Approved Document specified in Part 2 of Schedule 1 may be obtained from TRADA, Stocking Lane, Hughenden Valley, High Wycombe, Bucks HP14 4ND. Details of the Approved Documents are also available at <http://www.planningportal.gov.UK/buildingregulations/approveddocuments/downloads>.

Copies of the Approved Documents specified in Part 3 of Schedule 1 may be obtained from the Basement Information Centre, Riverside House, 4 Meadows Business Park, Station Approach, Black Water, Camberley, Surrey GU17 9AB.

Copies of the document specified in Part 4 of Schedule 1 may be obtained from BSI, 389 Chiswick High Road, London W44ALUK and at [www.bsigroup.com/standards](http://www.bsigroup.com/standards).