



## *Comfort, health and well-being*

### *Some initial thoughts for the workshop*

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*Tomorrow's Housing:  
Are Current Regulations Fit for Purpose?*



## Performance-based regulations: prescriptive guidance?

- All Parts of the Building Regulations (Schedule 1 - Requirements) are performance-based, e.g. for Part F:

<i>Requirement</i>	<i>Limits on application</i>
<b>Means of ventilation</b> <b>F1(1).</b> There shall be adequate means of ventilation provided for people in the building. <b>(2).</b> Fixed systems for mechanical ventilation and any associated controls must be commissioned by testing and adjusting as necessary to secure that the objective referred to in sub-paragraph (1) is met.	Requirement F1 does not apply to a building or space within a building: a. into which people do not normally go; or b. which is used solely for storage; or c. which is a garage used solely in connection with a single dwelling.

- Approved Documents provide guidance: an ‘approved’ means of meeting the performance-based regulations.
  - ADs are intended to be performance-based, but often seen as being a prescriptive route for meeting the regulations

## Comfort, health and well-being: type of regulation

- Quite abstract terms to form regulations around;
- Broadly accepted that they largely relate to Parts F and L of the Building Regulations:
  - All relate to satisfactory year-round temperature and moisture control, and maintaining IAQ;
  - Well-being much broader and can include, e.g. Part M: access and related issues covered by Lifetime Homes;
- Should there be formal definition of these terms? If so would parts of the regulations need to be more prescriptive?
  - Prescriptive-based allows little flexibility, may stifle innovation;
  - Performance-based requires sophisticated judgement.

## Comfort, health and well-being: current guidance

- Part C:
  - Measures to resist moisture, including condensation
- Part E:
  - Measures to resist passage of sound
- Part F (summary):
  - Provision of natural ventilation capacity (winter condition)
  - Recommended minimum air flow rates (winter condition)
  - Purge ventilation
  - Noise guidance
  - Testing and commissioning of mechanical systems
  - Performance criteria for moisture and other key pollutants

## Comfort, health and well-being: improving compliance

- Various areas of compliance are clearly defined in the Building Regulations;
  - Are they adequate?
  - How can they be improved?
  - Who is responsible?
- Demonstrating compliance – Trustmark or other Quality Mark schemes?
  - Are existing CP Schemes effectively audited/enforced?
- Building Control: Over-burdened? Skill shortage?
- Improved processes, e.g. chain of custody for fabric and services installations that also deal with interactions

## Comfort, health and well-being: other considerations

- Ventilation options commonly used to achieve TER in SAP. Is it right for an energy compliance model to dictate the ventilation strategy?
- Natural versus mechanical strategies: greater clarity needed on which is most suitable (e.g. links to airtightness and geometry)?
- Noise is the No.1 reason for complaints from end-users with mechanical systems. Should there be more stringent requirements for meeting noise criteria?
- Non-compliance contributes to performance gap, but more importantly can have a detrimental effect on the health and safety of occupants, e.g. under-ventilation and overheating.
- British Standards and other national specifications: these do not have the same legal status as ADs. Should they?

## Welsh Part L/F Review: considerations for workshops

- Welsh Part F and Part L is currently being reviewed. Development of technical proposals now in progress.
  - Consultation estimated for Spring/Summer 2019.
- AECOM is leading the technical review (Four Walls is supporting AECOM). We are **not** here representing Welsh Government. Views expressed today are our own.
- It would be helpful, during workshops, for discussion and subsequent recommendations to be as specific as possible;
  - This will best help identify the changes to be implemented.