



Comfort, health and well-being

Some initial thoughts for the workshop

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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>
Means of ventilation F1(1). There shall be adequate means of ventilation provided for people in the building. (2). 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.