

The Building Regulations (Northern Ireland) 2000

Amendments Booklet – AMD 5

Amendments to Technical Booklets E, F1, F2 and L

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Introduction

This Amendments Booklet has been prepared by the Department of Finance and Personnel and contains corrections, clarifications and revisions to –

Technical Booklet E: June 2005;
Technical Booklet F1: August 2006;
Technical Booklet F2: August 2006; and
Technical Booklet L: August 2006.

Previous amendments to the Technical Booklets are given in Schedule 5 to the Building Regulations (Northern Ireland) 2000.

Amendments to Technical Booklet E – Fire safety

(1) Page 7

Under the heading “Other legislation” delete the six paragraphs and substitute –

“**0.12** The provisions of this Technical Booklet relate to the requirements of the Building Regulations and do not include measures which may be necessary to meet the requirements of other legislation. Such other legislation generally operates when a building is brought into use and extends to cover aspects which are outside the scope of the Building Regulations.

The main legislation in this area is the Fire and Rescue Services (Northern Ireland) Order 2006 and the associated Fire Safety Regulations (Northern Ireland) 2010. This legislation imposes a general duty to take such fire safety measures as may be reasonably required to ensure that relevant premises are safe for all relevant persons. By virtue of this legislation certain duty holders are required to carry out and continually review fire risk assessments.

Other legislation may also be applied to premises of specific use once occupied, such as that for entertainment licensing.”.

(2) Page 42

Delete sub-paragraph 3.4(k) and substitute –

“(k) BS EN 1634-1: 2008 Fire resistance and smoke control tests for door, shutter and openable window assemblies and elements of building hardware – Part 1: Fire resistance tests for doors, shutters and openable windows;”.

(3) Page 42

In sub-paragraph 3.4(l) delete “.” and substitute “; and” and after this sub-paragraph insert –

“(m) BS EN 81-58: 2003 Safety rules for the construction and installation of lifts – Examination and tests – Part 58: Landing doors fire resistance test.”.

(4) Page 58

In paragraph 3.30(b) after “construction works and parts thereof.” insert –

“All fire doors should be classified in accordance with BS EN 13501-2: 2007 Fire classification of construction products and building elements – Part 2: Classification using data from fire resistance tests, excluding ventilation services.”.

(5) Page 58

Delete sub-paragraph 3.30(b)(i) and substitute –

“(i) BS EN 1634-1: 2008 Fire resistance and smoke control tests for door, shutter and openable window assemblies and elements of building hardware – Part 1: Fire resistance tests for doors, shutters and openable windows;”.

(6) Page 58

In sub-paragraph 3.30(b)(ii) delete “.” and substitute “; and” and after this sub-paragraph insert –

“(iii) BS EN 81-58: 2003 Safety rules for the construction and installation of lifts – Examination and tests – Part 58: Landing doors fire resistance test, which may be used for lift landing doors in accordance with European Parliament Council Directive 95/16/EC of 29/06/1995 implementing the Lifts Regulations 1997 (S.I. 1997/831).”.

(7) Page 114

Delete “Fire Precautions (Workplace) Regulations (Northern Ireland) 2001” and “Fire Services (Northern Ireland) Order 1984 as amended 1993” and substitute –

“The Fire and Rescue Services (Northern Ireland) Order 2006

The Fire Safety Regulations (Northern Ireland) 2010”.

(8) Page 114

Under the heading “European test methods and classifications” in the first reference in Part 1 delete “.” and after this part insert –

“Part 2: 2007 Classification using data from fire resistance tests, excluding ventilation services”.

(9) Page 115

In the last reference delete “Part 1: 2000 Fire doors and shutters” and in Part 3 delete “.”.

(10) Page 115

After the last reference insert –

“BS EN 1634-1: 2008 Fire resistance and smoke control tests for door, shutter and openable window assemblies and elements of building hardware

Part 1: Fire resistance tests for doors, shutters and openable windows

BS EN 81-58: 2003 Safety rules for the construction and installation of lifts – Examination and tests

Part 58: Landing doors fire resistance test”.

Amendments to Technical Booklet F1 – Conservation of fuel and power in dwellings

(1) Page 6

After paragraph 1.8 insert –

“Use of the Domestic Heating Compliance Guide

1.9 Where the “Domestic Heating Compliance Guide” refers to Part L (Conservation of fuel and power) of the building regulations for England & Wales and associated Approved Documents L1A and L1B, it shall be read as referring to the corresponding references in Part F (Conservation of fuel and power) of the Building Regulations (Northern Ireland) 2000 and this Technical Booklet.”.

(2) Page 13

Delete paragraph 2.30 and substitute –

“2.30 The heating and hot water system shall have –

- (a) in the case of a heating appliance that is a boiler fired by oil, mains gas or LPG, a condensing boiler that has a seasonal efficiency (SEDBUK(2005) value) of not less than 86%;
- (b) in the case of any other heating appliance, a heating appliance that has a minimum efficiency of not less than that recommended for its type in the “Domestic Heating Compliance Guide”; and
- (c) controls that meet the minimum control requirements given in the “Domestic Heating Compliance Guide” for that particular heating appliance and heat distribution system.”.

(3) Page 19

Delete paragraph 2.60 and substitute –

“2.60 A copy of the Energy Performance Certificate (EPC) shall be given to the district council within 5 days of completion of the dwelling.”.

(4) Page 22

Delete paragraph 3.12 and substitute –

“3.12 New thermal elements, such as those constructed as part of an extension, shall have an area-weighted average U-value not greater than that given in column (a) of Table 3.2 and no individual element shall have a U-value greater than that given in column (b) of Table 3.4.”.

(5) Page 22

Delete paragraph 3.13 and substitute –

- “3.13 Thermal elements constructed as replacements for existing elements shall have an area-weighted average U-value not greater than that given in column (b) of Table 3.2 and no individual element shall have a U-value greater than that given in column (b) of Table 3.4.”.

(6) Page 23

Delete the heading to Table 3.2 and substitute –

“Table 3.2 Area-weighted average U-values for thermal elements {W/(m²·K)}”.

(7) Page 25

In Table 3.3 in column (b) headed “Improved U-value” in the second row insert –

superscript “⁽³⁾” after “0.35”.

(8) Page 28

Delete paragraph 3.37 and substitute –

- “3.37 Where the work involves the installation of a heating appliance (whether by means of new work or replacement) the appliance shall –
- (a) in the case of an oil, mains gas or LPG fired boiler, be a condensing boiler* that has a seasonal efficiency (SEDBUK(2005) value) of not less than 86%; and
 - (b) in the case of any other heating appliance, have a minimum efficiency of not less than that recommended for its type in the “Domestic Heating Compliance Guide”.

*Except where, in exceptional circumstances, an assessment in accordance with Appendix A of the “Domestic Heating Compliance Guide” shows that the installation of a non-condensing boiler is appropriate.”.

(9) Page 28

After the new paragraph 3.37 insert –

- “3.37A Subject to the provisions of paragraph 3.38, where a primary heating appliance is being replaced, and that appliance has a seasonal efficiency higher than that required by paragraph 3.37, the replacement appliance may be up to two percentage points less efficient than the appliance being replaced provided that the seasonal efficiency of the replacement appliance is not less than that stated in paragraph 3.37.

[For example, paragraphs 3.37 and 3.37A mean that where an existing gas/oil boiler having an efficiency of 72% is replaced with a similar gas/oil boiler the replacement must have a seasonal efficiency (SEDBUK(2005) value) of not less than 86% (i.e. a condensing boiler) and where a condensing gas/oil boiler having an efficiency of 91% is replaced with a similar gas/oil boiler, its replacement cannot have a seasonal efficiency (SEDBUK(2005) value) of less than 89%.]

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- 3.37B The heating and hot water system shall have controls that meet the minimum control requirements given in the “Domestic Heating Compliance Guide” for the installed heating appliance and its heat distribution system.”.
- (10) Page 28**
In paragraph 3.38 delete “3.37(a)” and substitute “3.37A”.
- (11) Page 31**
Delete paragraph 3.53 and substitute –
- “3.53 Where an Energy Performance Certificate (EPC) is produced for the dwelling a copy of the EPC shall be given to the district council within 5 days of completion of the dwelling.”.
- (12) Page 32**
In row 8 under the heading “Check” insert –
“seasonal” before “efficiency”.
- (13) Page 33**
In row 23 under the heading “Check” delete “and displayed”.
- (14) Page 33**
In row 23 under the heading “Evidence” delete “owner and”.
- (15) Page 43**
Under the heading “Department for Communities and Local Government (DCLG) (formerly ODPM)” delete “Domestic heating compliance guide, 2006” and substitute “Domestic Heating Compliance Guide 2nd Edition 2008”.

Amendments to Technical Booklet F2 – Conservation of fuel and power in buildings other than dwellings

(1) Page 8

After paragraph 1.8 insert –

“Use of the Non-Domestic Heating, Cooling and Ventilation Compliance Guide

1.9 Where the “Non-Domestic Heating, Cooling and Ventilation Compliance Guide” refers to Part L (Conservation of fuel and power) of the building regulations for England & Wales and associated Approved Documents L2A and L2B, it shall be read as referring to the corresponding references in Part F (Conservation of fuel and power) of the Building Regulations (Northern Ireland) 2000 and this Technical Booklet.”.

(2) Page 17

Delete paragraph 2.29 and substitute –

“2.29 The heating and hot water system shall have –

- (a) a heating appliance with, in the case of an oil, mains gas or LPG fired boiler, a seasonal efficiency and in the case of any other heating appliance a minimum efficiency of not less than that recommended for its type in the “Non-Domestic Heating, Cooling and Ventilation Compliance Guide”; and
- (b) controls that meet the minimum control requirements given in the “Non-Domestic Heating, Cooling and Ventilation Compliance Guide” for that particular type of heating appliance and heat distribution system.”.

(3) Page 26

Delete paragraph 2.70 and substitute –

“2.70 A copy of the Energy Performance Certificate (EPC) shall be given to the district council within 5 days of completion of the building.”.

(4) Page 32

Delete paragraph 3.16 and substitute –

“3.16 New thermal elements, such as those constructed as part of an extension, shall have an area-weighted average U-value not greater than that given in column (a) of Table 3.3 and no individual element shall have a U-value greater than that given in column (b) of Table 3.4.”.

(5) Page 32

Delete the heading to Table 3.3 and substitute –

“Table 3.3 Area-weighted average U-values for thermal elements {W/(m²·K)}”.

(6) Page 32

Delete paragraph 3.17 and substitute –

“3.17 Thermal elements constructed as replacements for existing elements shall have an area-weighted average U-value not greater than that given in column (b) of Table 3.3 and no individual element shall have a U-value greater than that given in column (b) of Table 3.4.”.

(7) Page 35

Delete sub-paragraph 3.27(b) and substitute –

“(b) glazed elements that comply with the standards given in column (b) of Table 3.2 and opaque elements that have U-values that are no greater than those given in column (b) of Table 3.3; and”.

(8) Page 37

Delete paragraph 3.37 and substitute –

“3.37 Where the work involves the installation of a heating appliance (whether by means of new work or replacement) the appliance shall –

- (a) in the case of an oil, mains gas or LPG fired boiler, have a seasonal efficiency; and
- (b) in the case of any other heating appliance, have a minimum efficiency,

of not less than that recommended for its type in the “Non-Domestic Heating, Cooling and Ventilation Compliance Guide”.”.

(9) Page 37

After the new paragraph 3.37 insert –

“3.37A The heating and hot water system shall have controls that meet the minimum control requirements given in the “Non-Domestic Heating, Cooling and Ventilation Compliance Guide” for the installed heating appliance and its heat distribution system.

[The compliance checklists given in the “Non-Domestic Heating, Cooling and Ventilation Compliance Guide” are a useful tool in demonstrating that these provisions have been met.]”.

(10) Page 45

In Table 3.7 delete the text in row 6 and substitute –

“6 Upgrading thermal elements which have a U-value greater than those given in column (a) of Table 3.5 to not more than those given in column (b).”.

(11) Page 46

In sub-paragraph 3.77(a) in the third line delete “less” and substitute –
“more”.

(12) Page 46

In sub-paragraph 3.78(a) in the third line delete “less” and substitute –
“more”.

(13) Page 47

Delete paragraph 3.82 and substitute –

“3.82 Where an Energy Performance Certificate (EPC) is produced for the building a copy of the EPC shall be given to the district council within 5 days of completion of the building.”.

(14) Page 49

In row 23 under the heading “Evidence” delete –
“owner and”.

Amendments to Technical Booklet L – Combustion appliances and fuel storage systems

(1) Page 5

Under the heading “Control of Oil Pollution” delete the two paragraphs and substitute –

“5 The control of pollution of groundwater and waterways within Northern Ireland is currently covered by the Groundwater Regulations (Northern Ireland) 2009 (as amended) and The Water (Northern Ireland) Order 1999 (as amended).

This legislation will be enhanced by the proposed Control of Pollution (Oil Storage) Regulations (Northern Ireland) 2010. When these regulations come into operation, they will cover the storage of oil in any above ground container –

- (a) on premises used wholly or mainly as a private dwelling, storing more than 3500 litres of oil; and
- (b) on other qualifying premises, storing more than 200 litres of oil.”.

(2) Page 8

In Diagram 0.3 delete “see para 0.1 fanned draught” and substitute “see para 0.1 fanned draught installation”; delete “see para 0.1 forced draught” and substitute “see para 0.1 forced draught appliances”; and after “see para 0.1 room sealed appliance” insert “see para 0.1 natural draught flue”.

(3) Page 9

In Diagram 0.4 delete “see para 0.1 natural draught flue”; and delete “see dia 2.13” and substitute “see dia 2.11”.

(4) Page 10

In definition “Natural draught flue” delete “(see Diagram 0.4 (a) and (b))” and substitute “(see Diagram 0.3 (a) and (b))”.

(5) Page 25

In Table 2.1 in the column headed “Type of appliance” in the first row delete “Diagram 2.7” and substitute “Diagram 2.6”; in the second row delete “Diagram 2.6 and 2.13” and substitute “Diagram 2.5 and 2.12”; and in Note 1 to Table 2.1 delete “Diagram 2.13” and substitute “Diagram 2.12”.

(6) Page 30

In Diagram 2.3 delete “see para 2.15(b)” and substitute “see para 2.15”.

(7) Page 39

In Diagram 2.13 delete all references to “Table 2.4” and substitute “Table 2.5”; and delete “clearances from Diagram 2.10” and substitute “clearances from Diagram 2.9”.

(8) Page 52

In Diagram 3.5 in the title delete “bolier” and substitute “boiler”; and in the reference delete “see paras 3.33 to 3.5” and substitute “see para 3.33”.

(9) Page 63

In paragraph 4.27(a) delete “Diagram 2.8” and substitute “Diagram 2.7”.

(10) Page 65

Delete sub-paragraph 5.2(b) and substitute –

“(b) OFS T100: 2005, for polyethylene oil storage tanks.”.

(11) Page 69

In Diagram 5.1 delete “see table 5.2 columns (b) & (c)” and substitute “see table 5.2 columns (B) & (C)”.

(12) Page 73

Under the heading “OFTEC Oil-fired appliance standards” and after the last reference insert –

“OFS T100: Jan. 2005 Polyethylene oil storage tanks and tank bunds for distillate fuels.”.