



Llywodraeth Cymru
Welsh Government

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Building Regulations Part L the 2014 changes

Future thinking

Francois Samuel

Building Regulations

Llandudno & Cardiff

February 2014

TAN22 Review

Part L now matches ENE 1

Review nearing completion looking at Code and BREEAM criteria, which are key and how they might be addressed through other policy levers e.g. water efficiency through Building Regulations.

WG funded projects – BREEAM Excellent

To remain subject to future review

Code pilot second report (WG website – Housing & Regeneration publications)

14 RSL Code 4 and 5 schemes

- fabric efficiency choices
- thermal bridging verification
- technology confidence
- end user experience
- Skills gaps and opportunities
- Monitoring projects - initial results, monitoring continuing

Future thinking and review

EPBD Recast target 2019/21

- What does 'Nearly Zero Energy mean?
- Is cost optimality a constraint?

NHBC foundation reports

- Overheating – an existing problem
- MVHR – evidence not good, high risk of failure, design and execution issues
- Co-heating tests – how practical, reliable, replicatable?
- Behaviour change, consumer reaction and acceptance of low carbon housing

ZCH Performance gap work

- Gaining confidence as built = as designed
- details that work
- verification
- design/input assumptions

Future thinking and review

Further on-site improvements/Offsetting

Any change to thinking on natural ventilation, can fabric be pushed further?

What role renewables?

Cost of zero carbon reducing - ZCH report

Semi D £12k down to £5k against 2010, £4700 against 2013

(Reduced costs of PV and airtightness)

Would Allowable Solutions work for Wales?

Non domestic – Can we go further? Mixed mode notional building?



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