Llywodraeth Cymru
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Building Regulations Part L
the 2014 changes

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Building Regulations

Llandudno & Cardiff
February 2014

Housing & non domestic

- Background to the review
- Timetables, transitional arrangements, Approved Documents, SAP
- Regulatory impact Assessment

Wales Building Regulations 2014 Part L

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The Building Regulations 2010

Conservation of fuel and power

Approved Document L1A

New dwellings

Coming into effect July 2014

For use in Wales*

New format Approved Document

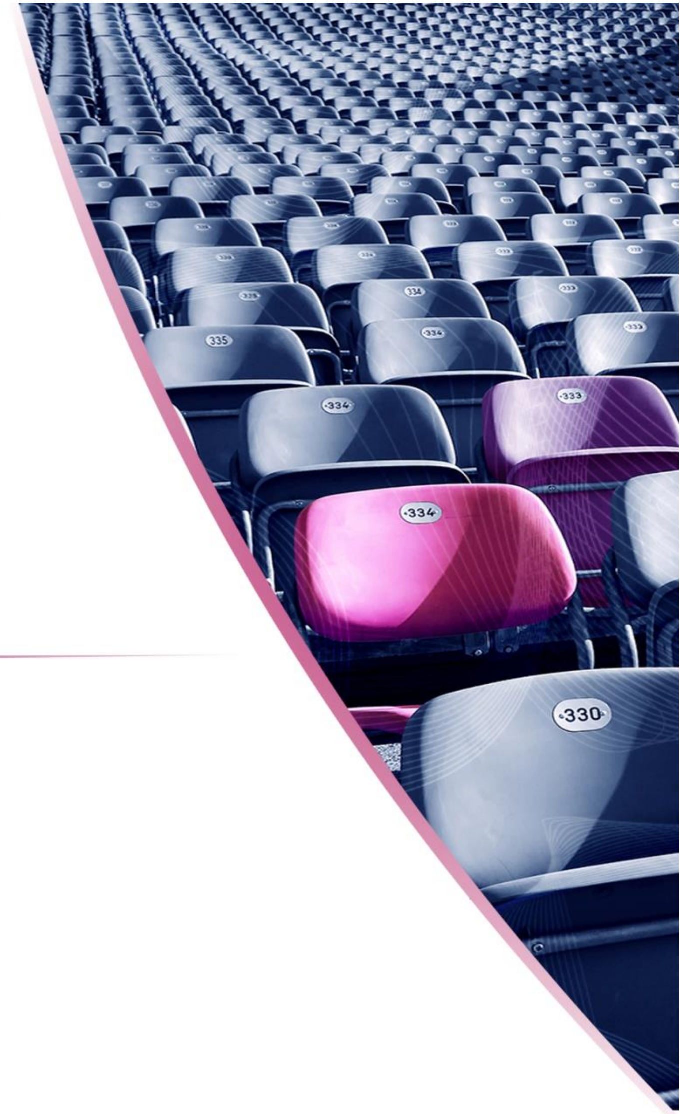
Background to the review

- National planning policy already exceeds Part L 2010
  - New homes to achieve Code Level 3 + 1 additional energy ‘credit’
  - A flat 8% improvement of CO_2 emissions on Part L 2010
  - BREEAM Good
- EPBD Recast requires ‘Nearly Zero Energy’ by 2019/21
- WG Programme for Government commitment 55% on 2006 Part L
- Consultation proposals
  - New Housing 40% and 25% emissions reduction, aggregate targets
  - New Non domestic 20/11/10% emissions reduction
  - Existing buildings improvements

Decisions

- New housing viability and cumulative policy impacts concerns raised in consultation proposals/responses
- State of the market and Welsh Government efforts to support the industry
- Decision
  - for housing 8% aggregate improvement on 2010 Part L in effect transferring the global Code requirement to building regulations
  - For non domestic confirm consultation proposal 20%
  - Further review in 2016

Europe Economics



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Impact Assessment Table 1: Present value of costs and benefits broken down into individual elements (£m)

	New domestic property (8% aggregate)	Existing domestic property	Domestic consequential improvements	New non-domestic property (20% aggregate)	Existing non-domestic property (extensions)	Existing non-domestic property (replacement services)	Non-domestic consequential improvements	Total
Energy savings (£m)	2	10	33	102	5	18	5	173
Incremental costs (£m)	8	19	19	88	4	10	3	151
Total financial cost/benefit (£m)	(6)	(9)	13	14	1	8	2	23
Carbon savings - non-traded (£m)	1	10	26	57	3	(3)	4	98
Carbon savings - traded (£m)	0	0	0	7	0	1	0	8
Total carbon savings (£m)	1	10	26	64	3	(1)	4	107
Comfort taking (£m)	-	3	11	-	-	-	-	14
Net benefit/cost exc. avoided renewables (£m)	**(5)**	**5**	**50**	**77**	**4**	**6**	**6**	**143**
Avoided renewables (£)	0	0	1	1	0	0	0	2
Net benefit/cost incl. avoided renewables (£m)	(5)	5	51	78	4	6	6	145
Cost effectiveness – non-traded (£/tCO_2)	249	28	(111)	(29)	(20)	177	(65)	(42)
Cost effectiveness – traded (£/tCO_2)	3,516	-	-	(523)	(1,069)	(124)	(2,094)	(1,350)

Capital costs for gas homes (above Planning Policy for Wales)

	Incremental cost (£)	% uplift on 2010 base cost
Detached (gas)	659	0.5%
Semi-detached (gas)	(2)	(0.0)%
Semi-detached (oil)	698	0.8%
Semi-detached (LPG)	(91)	(0.1)%
Semi-detached (ASHP)	1,046	1.2%
Mid-terrace (gas)	(634)	(0.8)%
Apartment (gas)	(314)	(0.4)%
Apartment (electric)	(255)	(0.3)%

Additional capital cost for new non-domestic property

	Increase (£/m²)	% uplift on 2010 base cost
Primary School	10.4	0.4%
Office	26.0	1.7%
Hotel	2.7	0.2%
Warehouse	20.2	4.0%
Community Hospital	20.2	0.9%
Multi-Residential	35.7	1.5%
Retail	26.6	1.8%
Small Warehouse	16.5	2.4%
Large Warehouse	9.1	2.1%

SUMMARY

Main changes

- 8% aggregate reduction in CO_2 emissions - Domestic
- 20% aggregate reduction in CO_2 emissions - Non Domestic
- CO_2 target domestic recipe SAP Appendix R
- Fuel factors retained
- Mandatory limiting fabric standards (domestic)
- Target Primary energy consumption non domestic (TPEC)
- Improvements in the limiting fabric and building service standards
- Consequential improvements extended

Timetable

- Regulations made Jan 21 2014
- In force 31 July 2014
- Usual transitional arrangements (as 2010)
- Draft ADs published February
- SAP/SBEM BRE completing revisions

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