

CHANGES TO THE BUILDING REGULATIONS IN WALES

2012 CONSULTATION

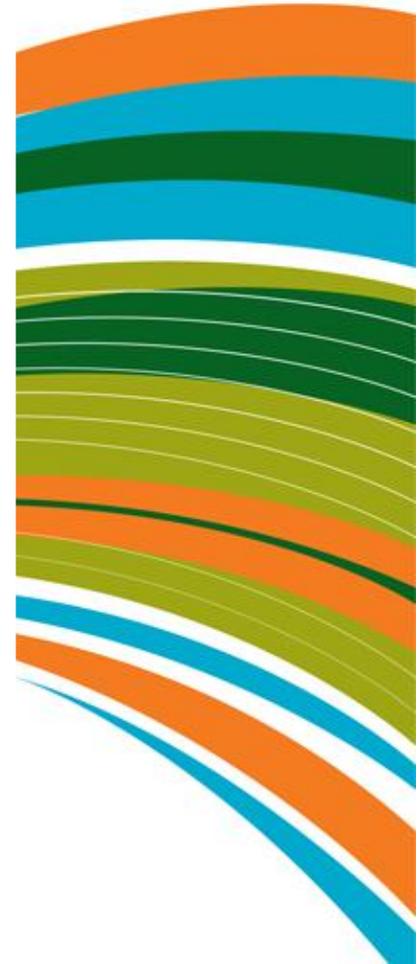
PART L CONSERVATION OF FUEL AND POWER

COMPLIANCE AND PERFORMANCE

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Welsh Government

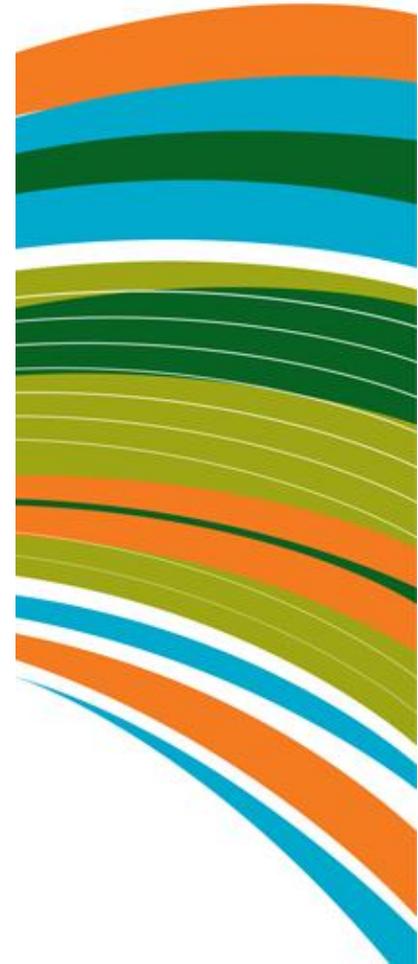


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STAKEHOLDER ENGAGEMENT

Questionnaires and interviews undertaken targeting both the domestic and non domestic sectors

- Building Control bodies
- Housing developers
- Major building contractors
- Warranty providers
- Briefing sessions with manufacturers
- Also feedback from BRACW



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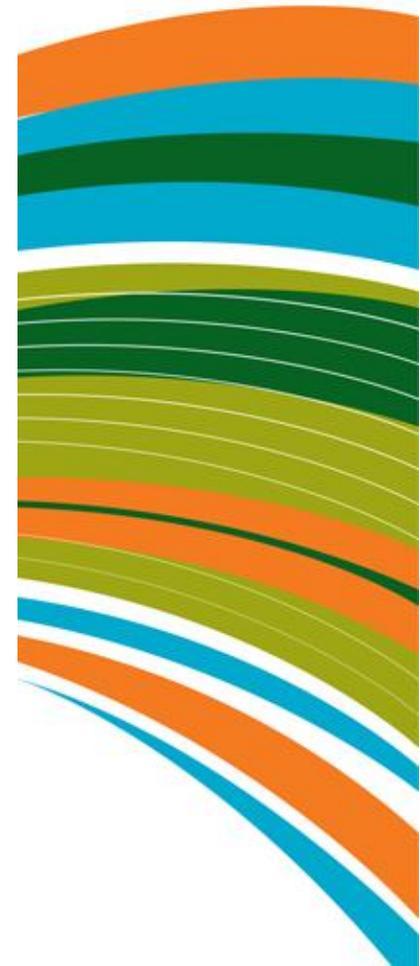




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Some of the specific question areas

- Is Part L complicated and difficult to understand?
- How can guidance be improved?
- Are consequences of poor construction appreciated on site?
- Will a standard checklist improve compliance?
- Is there a skills gap currently / potentially?
- Is manufacturer data appropriate e.g. is there sufficient information on detailing
- Are there problems with supply of materials?



STAKEHOLDER FEEDBACK



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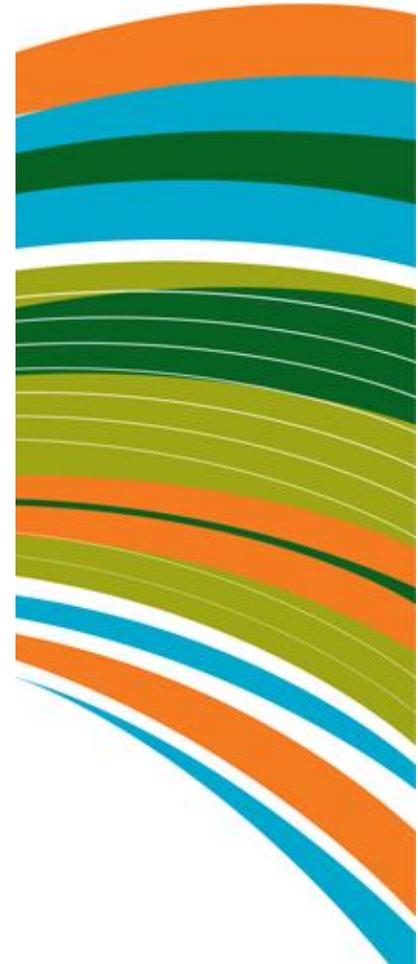
- Request for a simpler method of compliance similar to the previous Elemental Approach
- Simplification of the Approved Documents
- Important to understand how buildings are performing in practice
- The need for sufficient time between regulations being made and coming into force
- Challenges facing SME sector – small builders can be hard to reach to disseminate new requirements





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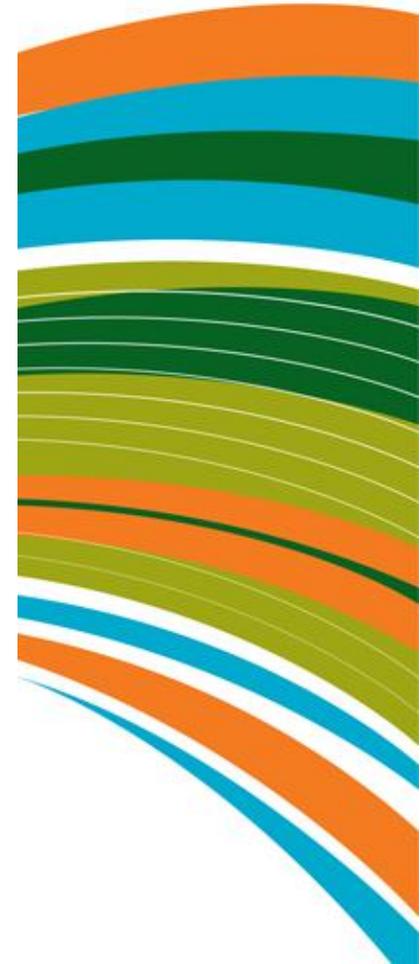
- SMEs usually do not have the expertise available, unlike the larger developers
- Dependence upon BCBs to pass on new requirements and guidance. Small builders do not have time to attend courses
- Work in becoming more challenging to construct e.g. thermal bridging
- Problems supply of materials lead to non compliance. Wall and roof insulation are the most common areas of non compliance
- Potential of further non compliance with more demanding Part L requirements





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- Clients and funding bodies do not understand the design constraints imposed by Part L therefore lead to an inappropriate brief. Aesthetics and letting qualities are important. Energy and carbon compliance is not recognised as a high priority
- SME's who also build non domestic buildings of a domestic nature e.g. GP surgery, community centre. They do not have the support of a full professional team to assist therefore find it more challenging. Question 18 refers to whether a further recipe should be provided for this area of work.



CONSULTATION PROPOSALS

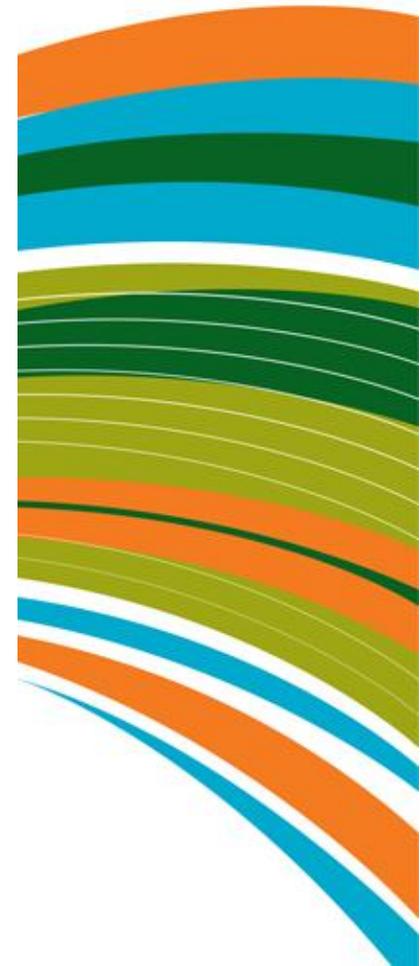


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- Considering development of a checklist for Part L compliance for new-build dwellings, if concept is supported
- Mixed response in feedback

Question 47

For new dwellings, Welsh Government is proposing to develop a compliance checklist. Do you think such a checklist would be used sufficiently to warrant its development?





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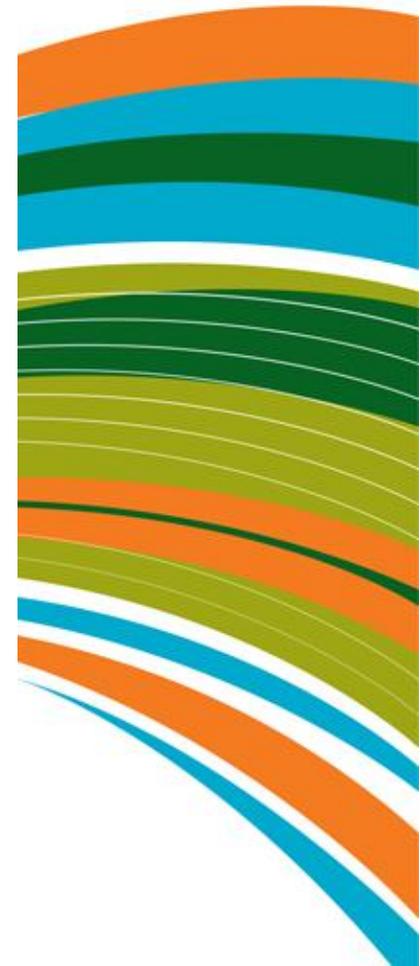
- Reformatting Approved Documents focussing content on key information and a flow chart to aid navigation

Question 53

Is the newly formatted ADL1B easier to understand and use?

Question 54

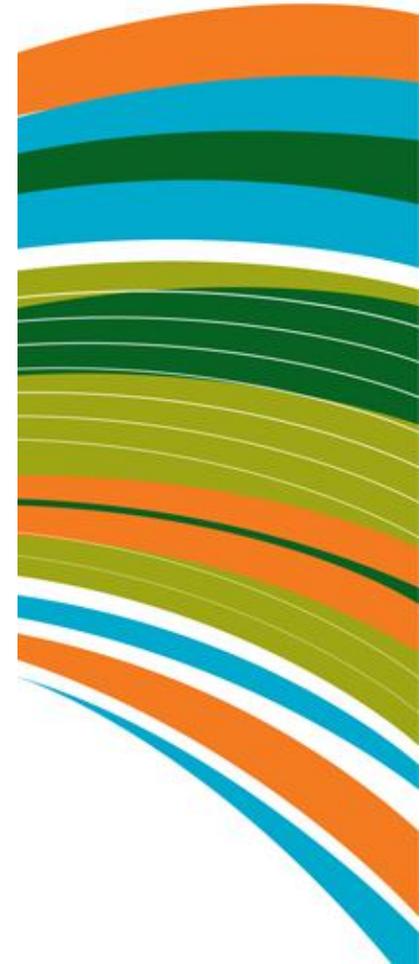
Are there any further amendments which you would recommend?





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- Providing examples of compliant construction solutions and designs - a separate piece of work with industry
- Should assist with recipe approach for new-build standards – ‘do this and you will comply’
- SME’s will have a reference to compliant construction techniques highlighting actual construction not just U value requirements

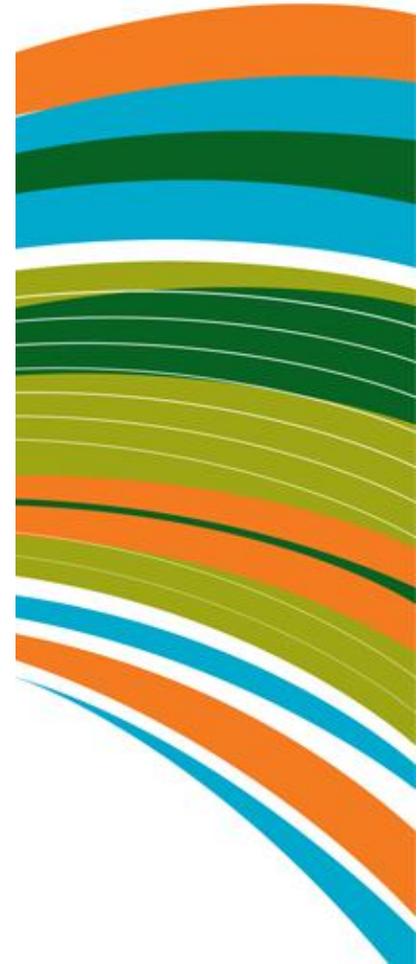


EDUCATION AND TRAINING

- Support the introduction of the new proposals and re-draft guidance with training programmes in conjunction with the trade/professional organisations e.g. breakfast sessions
- Need to engage with smaller builders where complexity causes most problems of interpretation
- Provide information to clients and funding bodies regarding the importance of carbon compliance, not just design teams and contractors
- Wider education training programmes



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RESEARCH AND DEVELOPMENT

Work with the other administrations on improving data collection/understanding of the shortfall between as designed and as built performance. There is a need for greater volume of data on energy and carbon performance of buildings

- Ongoing work with BRE and Cardiff University looking at the performance of Code 4 and 5 social housing pilots undertaken in Wales
- Engage with CLG over their proposals for quality assurance approach aimed at improving compliance in the new build domestic sector



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BUILDING CONTROL SYSTEM

- Extension of the consequential improvement requirements will have an impact on the building control system in Wales

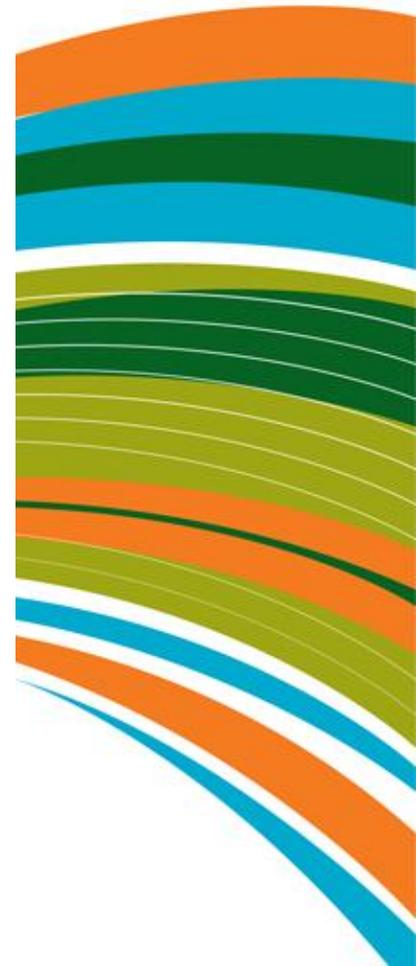
Question 55

How do the consultation proposals impact on the work of Local Authorities and Approved Inspectors? Please give positive and negative impacts.

- The building control system will be looked at as part of further work. Review would be subject to a further consultation



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QUESTIONS?

