

# Summary of Building Regulation Changes

## June 2022



### What is changing?

Current building regulations are changing in England on 15 June 2022 to improve energy efficiency in both residential and non-residential buildings. The changes relate to Approved Documents F, L and O and a new Approved Document S.

The changes apply to new builds in both residential and non-residential buildings as well as home renovations and extensions.

### Why are the changes happening?

The Department for Levelling Up, Housing and Communities (DLUHC) are bringing in the changes as part of a longer-term plan to reach net zero carbon emissions. Essentially, the Government is taking steps to reduce current carbon emissions, and as housing is a major contributor, measures need to be introduced to help increase energy efficiency.

The new regulations are just a stepping stone, paving the way for bigger changes expected in 2025 when the **Future Homes and Building Standard** will be introduced. The changes in June 2022 will offer a smoother transition and help to reduce carbon emissions in the meantime.

### What are the key aims of the changes?



Reduce emissions in residential buildings.



Reduce emissions in non-commercial buildings.



Improve ventilation.



Prevent overheating in new builds.

### Future Homes and Building Standard

The Future Homes and Building Standards will come into force in 2025 to ensure new homes are 'net zero ready'. Under it, all new homes will produce 75-80% less carbon emissions than current regulations allow.

This will effectively rule out the installation of gas boilers in most new homes and reduce the need for retrofitting in the future.

## How will this affect building work?

The changes are set out under Building Regulation Approved Documents F, L, O and S. These explain what's required for both new and existing buildings.

Approved Documents F, L, O and S apply to:



**New dwellings** – self contained units designed for a single household.



**New buildings other than dwellings** – including residential buildings such as care homes.

Approved Documents F and L apply to:



**Existing dwellings** – home extensions, renovations and conversions.

### Approved documents

These are documents issued by the government containing guidance on ways to meet building regulations.

View them online at:

[www.gov.uk/government/collections/approved-documents](https://www.gov.uk/government/collections/approved-documents)



### Approved Document F: Ventilation

This will improve both air quality and safety, with the aim of preventing the spread of airborne viruses such as COVID-19, as well as mould and air pollution.

Part F will be introducing new measures to ensure properties receive the necessary ventilation. This will include things like the use of trickle vents on windows. These changes are needed because Part L will make houses more airtight for energy efficiency purposes.



### Approved Document L: Conservation of Fuel & Power

The energy efficiency requirements for windows, doors and walls will be improved. Wet space heating systems are also being brought up to a higher energy standard with a new maximum flow temperature of 55°C, meaning radiators that can output high heats with a low flow will be needed.

A new performance metric is being introduced called 'primary energy', which targets the efficiency of the building's heating system.



## **Approved Document O: Overheating**

The new regulations aim to limit overheating through passive measures such as fitting shade devices like awnings or shutters, and by glazing design in new houses.

Providing the means to remove excess heat whilst limiting reliance on energy consuming aircon is key, e.g: by ensuring there's good cross-ventilation by having openings on opposing walls. Other important measures include ensuring pipework is insulated to eliminate loss of heat.



## **Approved Document S: Electric Vehicle Charging**

New residential buildings will require the installation of electric vehicle charging points.

This regulation may not apply under certain circumstances, but even if exemptions apply, there still may be a requirement to lay cables so the installation can be done in the future.

The information shown above is a summary. Please refer to the Approved Documents for full details:

**[www.gov.uk/government/  
collections/approved-documents](https://www.gov.uk/government/collections/approved-documents)**

## **What happens if plans are submitted before 15 June 2022?**

If a building notice, initial notice, or full plans are submitted before 15 June 2022, they will still be considered under the previous standards and work can go ahead, provided building work starts before 15 June 2023. For new buildings that gained planning permission under the old regulations, work must have been started on a unit by 15 June 2023 or the new regulations will apply.

## **Who can I speak to about the changes?**

If you need further advice, contact your local building control body or a suitably qualified construction professional, like a building regulation consultancy.

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