

# Assessing compliance for the fenestration industry

Approved Documents F and L

Lee Galley – Assessment Manager

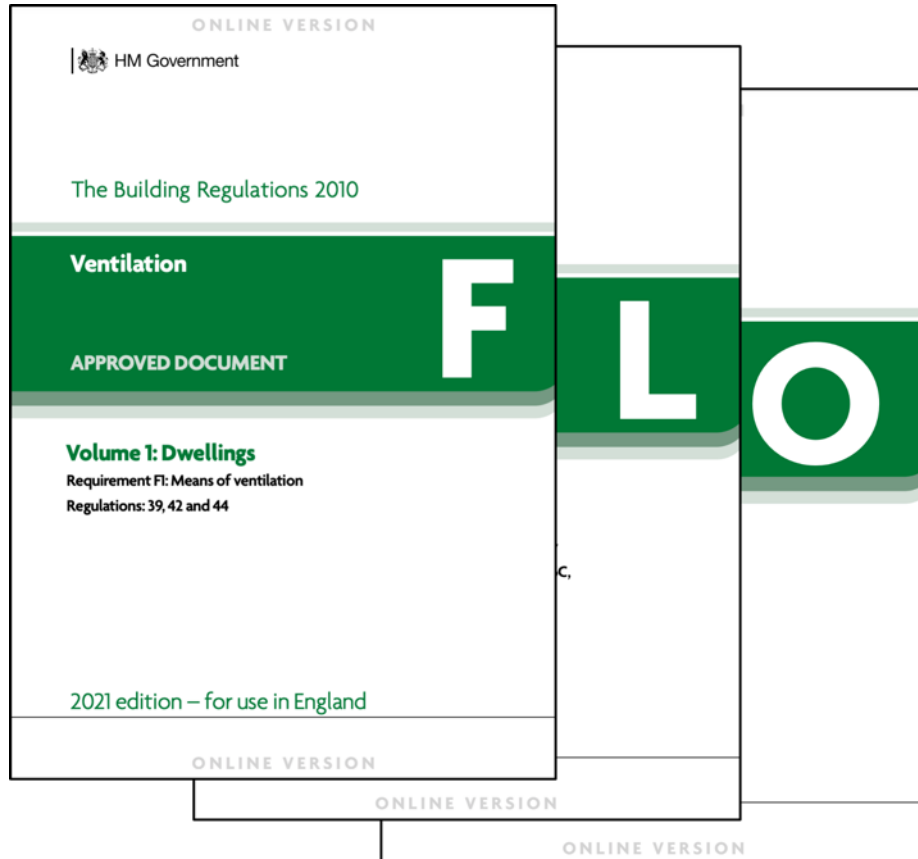
## Lee Galley – Assessment Manager

### About RISA

- 8 Full Time Inspectors
- 8 Part Time Inspectors
- 15000 Inspections per year for FENSA and the FMB
- 3 full time and 2 part time administrators
- I also run our Expert Witness programme
- Over 500 years in the industry between us – all have come from the window and door replacement industry

RISA

INSPECTIONS AND AUDITING



On 15th December 2021 the following Approved Documents were published:

- Approved Document F
- Approved Document L
- Approved Document O

They all come into force on 15th June 2022

For the replacement market there is no transition period, compliance will need to be achieved on the 15<sup>th</sup> June!

Work being sold and surveyed now will need to be considering the new regs.

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INSPECTIONS AND AUDITING

# Installation company reaction.

Consultation period



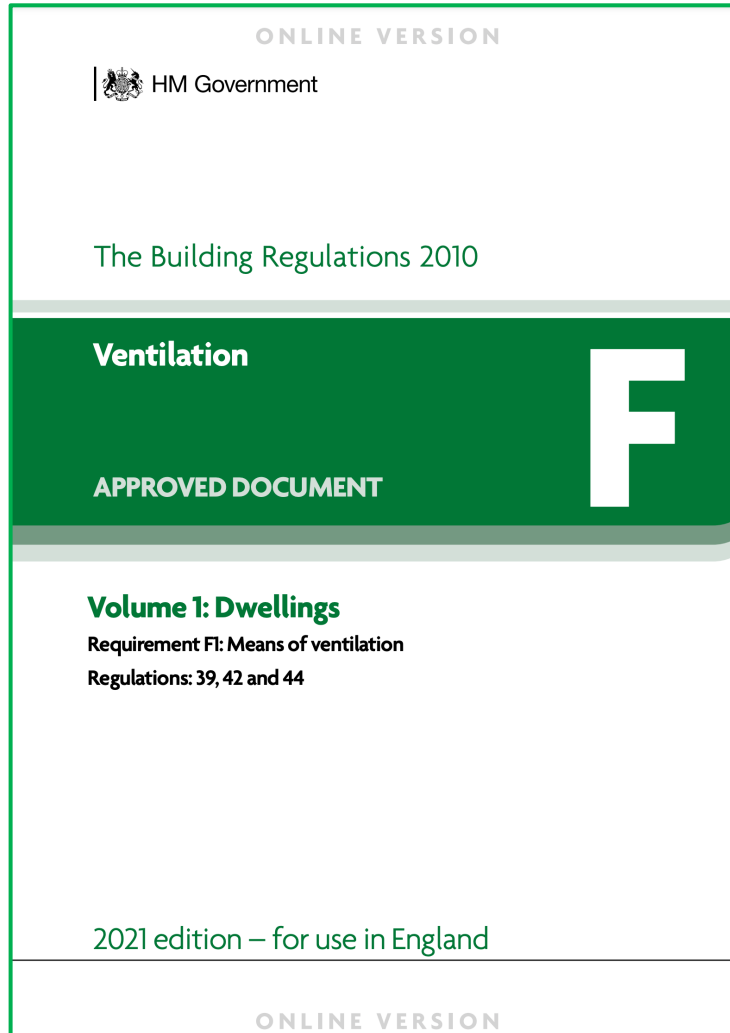
# RISA

INSPECTIONS AND AUDITING

# Installation company reaction.

Publication





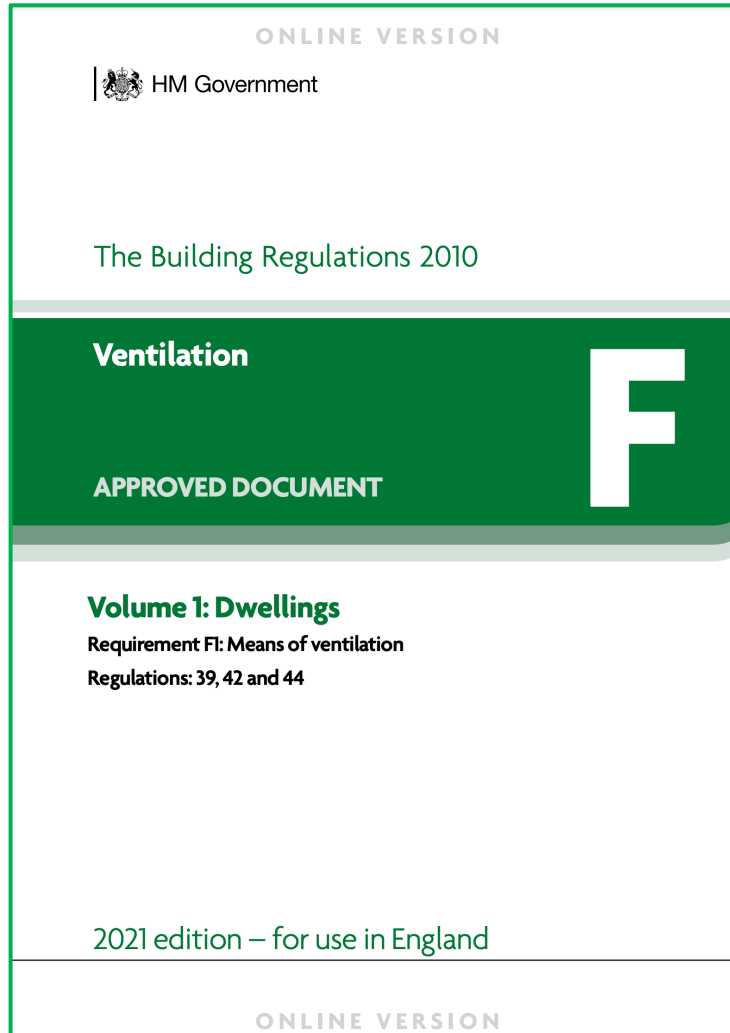
**Assessing background ventilation (Trickle Vent) requirements when installing replacement windows & doors.**

**Replacing windows where there is already background ventilation installed:**

Compliance with the new AD may be demonstrated in the following way: -

- a) Incorporating background ventilators in the replacement windows equivalent in size or greater than the TV's being removed, or
- b) Installing TV's to the following sizes
  - i) Habitable rooms - minimum 8,000mm<sup>2</sup> equivalent area (EA)
  - ii) Kitchen - minimum 8,000mm<sup>2</sup> equivalent area (EA)
  - iii) Bathroom (with or without a toilet) - minimum 4,000mm<sup>2</sup> equivalent area (EA)

Remember the requirement is per room and not per window.



## Some points to note:

- 1) If a Mechanical Ventilation with Heat Recovery System is installed into the property then background vents should not be installed.
- 2) If Continuous Mechanical Extract Ventilation is present in wet rooms then these rooms do not require ventilators and all habitable rooms will require minimum 4,000mm<sup>2</sup> equivalent area (EA)
- 3) **If it is not technically feasible to adopt the minimum equivalent areas, the background ventilators should have equivalent areas as close to the minimum value as is feasible.**
- 4) Work to the following types of dwellings **may** not need to comply fully with the ventilation standards:
  - I. Listed Buildings
  - II. Buildings in conservation areas
  - III. Historic buildings with vapor permeable construction
- 5) **Where the property is on a busy urban road with high pollution, vents may not be required on the most polluted elevation.**

## Some points to note:

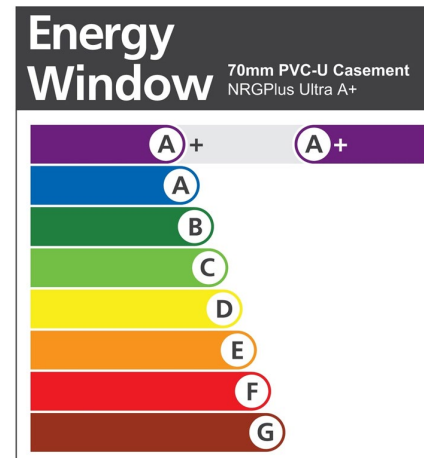
1. This is a lot less contentious than the proposed changes to ADF
2. Most UPVC systems should have little difficulty in complying as long as low e glass, warm edge spacer and Argon fill are present
3. Some aluminium systems will find it more difficult to comply, especially heritage systems
4. Bi-fold and sliding doors in aluminium will need careful consideration
5. There is no “default method” of assessment available so evidence must be supplied
6. Be careful of what you order, check the U value, do not leave it to the trade supplier to give you a compliant product it is not their responsibility to do so!





## Acceptable evidence:

1. Permanent WER marking on the windows or doors
2. WER certificate
3. U Value certificate or calculation for the product
4. U value calculation must be for the whole product not for the glass alone
5. Manufacturers illustrations are not acceptable, must be a full calculation from an accredited source
6. Look out for the negative effect of laminated glass needed to comply with ADQ



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Any Questions?