

Building Control Guidance Note

Subject

Condensing Boilers – Changes to
Approved Document L1 - Conservation
of Fuel and Power in Dwellings.

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Changes to Guidance.

- From the 1st April 2005, a number of revisions have been made to Approved Document L1, which affects new dwellings, extensions to dwellings, Changes of Use to dwellings and Material Alterations of dwellings.
- There is revised guidance on what are reasonable provisions when installing gas and oil fired central heating boilers.
- From the 1st April 2005, where you install a new or replacement boiler, this generally must be a condensing boiler.
- For boiler installations in existing dwellings Appendix G has been added, which sets out the procedure for determining for the purposes of L1, where due to practical considerations / restrictions it would be reasonable to install a non-condensing boiler.

Transitional Provisions:

These changes do not apply to:

Gas Boilers.

- (a) Where a Building Notice has been given or a Full plans application has been deposited with the Council before 1st April 2005.
- (b) Where the boiler installation works contract was entered into before 1st April 2005 and the works in question are completed before 1st July 2005.
- (c) Where a boiler is ordered or purchased before 1st April 2005 and it is installed before 1st July 2005.

Oil Fired Boilers.

- (a) Requirements do not start until 1st April 2007.

Solid Fuel Boilers.

You are required to have an efficiency NLT that recommended for its type in HETAS certification scheme.

(HETAS Ltd – Heating Equipment Testing and Approval Scheme) – www.hetas.co.uk

APPROVED DOCUMENT CHANGES DOCUMENT.

Raising Performance Standards for Central Heating Boilers.

For mains **natural gas and LPG** boilers you are required to have a minimum SEDBUK (Seasonal Efficiency of Domestic Boilers in the UK) rating of **86%**.

For **oil** fired boilers you are required to have a minimum SEDBUK rating **86%** from 1st April 2007 (current requirement Min. 85% applies until then).

Assessing the Case for a Non-Condensing Boiler – exceptional circumstances.

If your installer advises you that it would be unreasonable or too costly to install a condensing boiler in your home, your installer must complete a **declaration form** for you to keep with the certificate. CORGI Gas installers will issue these forms from 1st April 2005. OFTEC (oil) installers will also issue these, even though oil fired boilers do not have to meet the new energy-efficiency standards until 1st April 2007.

You (the householder) must receive and retain these forms, as they will be necessary for any house sale process and will be required to prove Building Regulation compliance.

The assessment should be carried out in accordance with the **Guide to the Condensing Boiler Installation Assessment Procedure for Dwellings** ODPM 2005 (see link below).

Please Note – where it is established that exceptional circumstances exist, which would allow a lower minimum SEDBUK rating, the following revised minimum ratings apply - **Mains natural gas / LPG - 78% / Oil - 85%**.

Do I have to make an Building Regulation application to install my new boiler?

You must employ a CORGI registered installer to undertake this work on gas boilers / appliances. By using a CORGI installer you do not have to make a Building Regulation application. CORGI (Council for Registered Gas Installers).

For oil boiler installations you should employ an OFTEC (Oil Firing Technical Association) registered installer. If you use a non-OFTEC member you will have to make a Building Regulation application.

Your CORGI or OFTEC registered installers must also be capable of installing condensing boilers. You are also advised to check this with your proposed installer and check their credentials with the registration organisations. Generally, installers should hold a Certificate in Energy Efficiency for Domestic Heating or an equivalent qualification.

In all other cases a Building Regulation application has to be made.

IMPORTANT NOTE - If there is notifiable electrical works to be undertaken as part of the boiler installation and your plumber or electrician is not registered with the Government's (O.D.P.M) Electrical Competent Persons Scheme a Building Regulation application will be required for the electrical works. Refer to our Leaflet 20 for further guidance.

Completion Certificate.

Ensure you receive your Building Regulation Compliance Certificate from your CORGI or OFTEC registered installer on completion of the works. You are advised to keep the certificate safe as you will require them to sell your property.

Heating and hot water systems.

Space Heating controls / Zone Controls/Timing Controls/Boiler Control Interlocks apply as old L1 Standards, that is:

1. Areas with differing heating needs (such as separate sleeping and living areas) should have individual temperature control - by the use of room thermostats or individual radiator valves.
2. Separate timing controls should be provided for space heating and hot water (except for combination boilers and solid fuel appliances). The system design must allow the provision of only space heating, only water heating, or both when required.
3. Boiler controls must include provision to prevent the boiler operating when neither the space heating system nor the hot water system requires heat.
4. Hot water storage vessels should have a minimum 35mm factory applied coating of PU-foam or the equivalent. Pipes and ducts should also be insulated, particularly where they run through unheated areas or outside. Hot pipework connecting to boilers and hot water storage vessels (including the vent pipe) should be insulated for at least 1m from the point where they connect.
5. All heating and hot water systems need to be fully commissioned to ensure they are operating at maximum efficiency and that all controls work as intended. The person who carries out the commissioning must provide a certificate confirming that it has been carried out properly to both the client and the Building Control Surveyor.
6. Proper instructions to owners should be provided to inform them of how to operate the system efficiently, what routine maintenance is required and the benefits of conserving fuel and power.

Useful Links and Advisory Leaflets.

1. Approved Document L1: Conservation of Fuel and Power in Dwellings – Amended 2005.
http://www.odpm.gov.uk/embedded_object.asp?id=1130730
2. Guide to the Condensing Boiler Installation Assessment Procedure for Dwellings.
http://www.odpm.gov.uk/embedded_object.asp?id=1130731
3. Gas and oil central-heating boilers – Advice to householders.
http://www.odpm.gov.uk/embedded_object.asp?id=1130800
4. HETAS Ltd – Heating Equipment Testing and Approval Scheme) – www.hetas.co.uk
5. CORGI (Council for Registered Gas Installers) -www.corgi-gas-safety.com
6. Energy Savings Trust – www.est.org.uk - provided details of boiler ratings.