

Building Regulations Guidelines - Replacement Projects



Fire Safety (Document B)

Replacement windows must be no worse in providing escape windows than those being removed. If possible, improve the opening sizes and positions to meet current new build regulations.



Ventilation (Document F)

If the existing window has tricklevent(s) installed, then the new window must achieve the same level of ventilation or better.

If the existing window has no tricklevent(s) installed, then they must be added.

Providing that the window is large enough to accept them, 8000mm² of ventilation should be achieved in habitable rooms and kitchens, 4000mm² for bathrooms.



Energy Efficiency (Document L)

Replacement windows should not have a poorer energy efficiency than the originals.

**Windows should achieve a minimum u Value of 1.4w/m²
WER - B Rated**

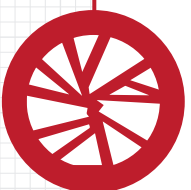
Doors should achieve a minimum WER - C Rated



Disabled Access (Document M)

Replacement doors should be the same or more accessible than the previous door.

(The height of the threshold (including cill) should not be made any worse)



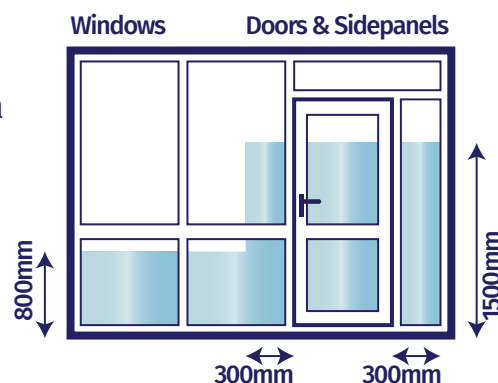
Safety Glazing (Document N)

Doors

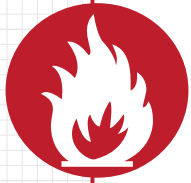
Any glass over 250mm wide in a door, or within 300mm of a door, up to a height of 1500mm, must be safety glass

Windows

Any glass that is below 800mm of floor level either internally or externally must be safety glass.



Building Regulations Guidelines - New Build Projects



Fire Safety (Document B)

Ground Floor Windows

Any ground floor habitable room which does not lead to an external access hall requires a fire exit.

Upper Floor Windows

(On floors no higher than 4.5m from ground level)

All habitable rooms, unless the room has direct access to a protected stairway require a fire exit.

A fire exit opening should be no more than 1100mm from floor level and at least 0.33m². The opening should be at least 450mm wide and 450mm high..



Ventilation (Document F)

Habitable Rooms Including Kitchens

10000mm² for Single Storey / 8000mm² for Multi Storey

Bathrooms 4000mm², Cloakrooms/WC's - not required. Open plan kitchens need at least 3 vents of the same size as other rooms.

Min opening size for purge ventilation should no less than 1/20th of the floor area.

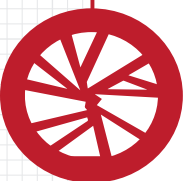
Specialist advice should be taken if the building has only one facade or has 70% of the openings on one facade.



Disabled Access (Document M)

The principal door should have a minimum clear opening of 775mm wide when opened to 90°. It must also have an accessible threshold no higher than 15mm.

Any upstand within the threshold higher than 5mm must be chamfered.



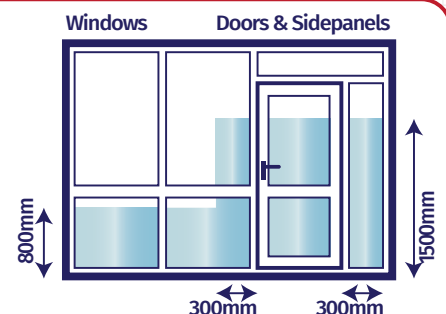
Safety Glazing (Document N)

Doors

Any glass in a door or sidepanel should be laminated.

Windows

Any glass that is below 800mm must be safety glass.



Solar Gain Overheating (Document O)

Subject to the location within the UK, specialist advice should be sort to reduce solar heat gain.

2 methods of calculation simplified and dynamic, with cross ventilation, glazing area, shading, building design & solar control glass all playing a part.



Security (Document Q)

Accessible (i.e ground floor or beside another roof) windows and doors must comply with PAS24:

Doors, Sidepanels and non-locking Windows must have laminated glass.

Main entrance doors to have clear glass or a spyhole, a door chain and if required - a TS008 compliant letterplate.