

PART L 2013... It's almost upon us

The proposed changes to Part L of the Building Regulations will come into force on **6th April 2014**. This is the deadline for all your applications to be submitted to Building Control and still be assessed under current regulations (AD Part L 2010).

As always **Therm Energy** will be on hand to help you through this transition!

How the Changes Affect You...

New Dwellings - AD Part L1A 2013

- There are now two mandatory targets to achieve under Part L1A 2013, the Target Emission Rate (TER) and the Target Fabric Energy Efficiency (TFEE) which is measured in kWh/m²/year.
- The new regulations will mean an approximate 6% improvement over Part L1A 2010.
- The new TFEE will ensure a fabric first approach to all new build dwellings.

New Buildings (other than dwellings) - AD Part L2A 2013

- The carbon compliance method using an updated Target Emission Rate (TER) is still used to show compliance with Part L2A.
- The new regulations will mean an approximate 9% improvement over Part L2A 2010.

Existing Dwellings & Existing Buildings other than Dwellings

The regulations for Existing Dwellings (AD Part L1B) and Existing Buildings other than Dwellings (AD Part L2B) are unchanged from 2010 Approved Documents.

Transitional Arrangements

The new requirements of AD Part L come into effect on 6th April 2014. However, the new requirements do not apply to sites where:

- Work on site commenced prior to 6th April 2014, or
- An Initial Notice has been given or full-plans building notice deposited with the local authority prior to 6th April 2014, provided work commences on site prior to 6th April 2015.

For the avoidance of doubt, the following work constitutes site commencement: excavation for a foundation, installation of a length of drain or a manhole, formation of a raft foundation or pile installation.