

5) Ventilation

The Building Regulations require that adequate ventilation be provided for people in buildings, so you must not worsen the existing rooms ventilation provisions. If your original windows have background trickle ventilation, then the replacements should also be fitted with them. For kitchens, utility rooms and bathrooms an extract fan is also normally required, so if you are removing window fans these must also be reinstated.

6) Combustion air to fires and heating appliances

In some cases the existing windows may contain a permanent vent to supply combustion air to heating appliances, also you may find the removal of ill fitting windows which previously let air filter into the room could cause problems to your heating appliances. If this is the case you should ensure that either the replacement window contains a similar permanent vent, or that some other means of providing the required ventilation is installed at the same time. It is advisable to have your appliances checked out by a registered installer e.g. corgi for gas appliances.

7) Retention of disabled thresholds

Many newer properties are now provided with level access thresholds and your new doors must not worsen this access, nor reduce the doors clear opening width.

8) Protection from falling

For opening windows less than 800mm above floor level where you can fall more than 600mm – the openable window should be fitted with a restrictor to prevent children falling out - over rideable in a fire situation - ask your installer for suitable guidance.



More information is available from:

✉ Building Control, South Somerset District Council, Brympton Way, Yeovil, Somerset, BA20 2HT

🌐 www.southsomerset.gov.uk/buildingcontrol

☎ 01935 462462
(8.45am to 5.15pm Monday to Thursday)
(8.45am to 4.45pm Friday)

📧 building_control@southsomerset.gov.uk



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If you would like this document translated into other languages or into Braille, large print, audio tape or CD, please contact:

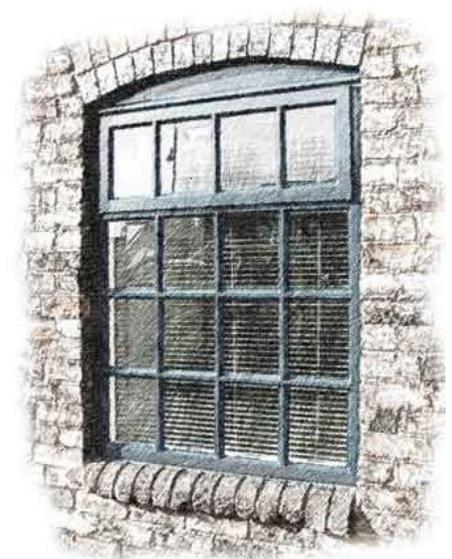
☎ **01935 462462**

Dokument ten jest na życzenie udostępniany w językowych polskim.

Este documento encontra-se disponível em Português, a pedido.

Building Control Services

Replacement Doors and Windows



Guidance Leaflet - 5



Introduction

From the 1st April 2002 all owners replacing windows need to make an application, and the new windows themselves will have to fully meet the requirements of the Building Regulations. So even if you are replacing only one window with one brought from a local DIY centre you still need to follow the guidance below.

It is most important that you obtain the necessary consent, as solicitors will specifically check this when you sell your property. If you cannot produce the appropriate documents it is unlikely that the sale will be able to proceed.

What do I have to do?

You have a choice, you can either –

a) Use an installer registered as a competent installer, in which case you do not need to make a Building Regulations application. Your installer should then ensure your windows comply fully with the Regulations and will supply you with a certificate confirming this when the installation is complete.

Current competent persons schemes for replacement windows and doors are shown below.

Scheme	Web address	Telephone
FENSA (Fenestration Self Assessment Scheme)	www.fensa.co.uk	0870 780 2028
CERTASS Limited	www.certass.co.uk	01292 266636
British Standards Institution (BSI)	www.bsi-global.com	01442 278607

b) Make a Building Regulations application, a dedicated form (BC04 – Replacement Doors and Windows) should be used for your application.

What regulations do the windows have to comply with?

Where the windows are to be installed in a listed building, or in a building in a conservation area, it may not be necessary to comply fully with all the requirements below - please contact us for advice and remember that you may also require Planning or Listed Building Consent for your proposed work.

1) Thermal insulation (Part L1B 2010 Work in existing dwellings)

The replacement windows will need to meet the new thermal insulation requirements of the regulations. If the replacement windows have wooden or plastic frames, then the glazing needs to achieve a maximum U-value of 1.6W/m²K while for glazed doors a slightly higher U-value of 1.8W/m²K is allowable.

2) Structural safety

If the replacement windows are wider than those they replace, or involve the replacement of bay windows, then the Building Control Surveyor will need to be satisfied that proper structural support is provided above the window and in bays that the support corner posts are adequate.

3) Safety Glazing

Low level glazing areas within 800mm of floor level, glazing in doors and within 300mm of door edges less than 1500mm above floor level should generally be of a type so that if broken, it will break safely. In practice this means such glazing should be either laminated or toughened. Ordinary glazing can still be used in small pane sizes however, provided the glass is sufficiently strong to resist breakage.

4) Means of escape

All first floor windows in dwellings should ideally have opening lights large enough to allow you to escape through them if you were trapped in the room by a fire. This also applies to ground floor rooms where they do not open directly into a hall leading to an external door through which you could escape. To meet this requirement all such windows should have an unobstructed openable area of at least 0.33m² and be not less than 450mm high and 450mm wide (the route through the window may be at an angle rather than straight through).

