

# IEQ and Building Standards

The role of the new Building Safety Regulator

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14 June 2023

# The Building Safety Regulator

**April 2023:** Development of technical standards for the Building Regulations in England passed to new Building Safety Regulator (BSR)

- Approved Document Guidance e.g.
  - Approved Document F (Ventilation)
  - Approved Document C (includes Radon)
  - Approved Document J (Combustion Appliances)
  - Approved Document O (Overheating)
  - Approved Document L (Energy Efficiency)
- New duties on regulator relating to all buildings

# Building Safety Act: Section 5 duty

The Building Safety Act 2022 defines the duties for the new regulator.

Of particular relevance may be the “Section 5 duty”:

## ***5. Duty to keep safety and standard of buildings under review***

*The regulator must keep under review—*

*(a) the safety of people in or about buildings in relation to risks as regards buildings, and*

*(b) the standard of buildings.*

# 2021 introduction of Approved Document O

**New Guidance and Regulation to mitigate overheating risk in new residential buildings.**

**Two methods** to demonstrate compliance:

## Simplified Method

- Dependent on a combination of built form and geographical location:
  - Buildings in London are more likely to overheat
  - Single aspect flats are more likely to overheat
- Includes shading and ventilation

## Dynamic Method

- Uses CIBSE TM59
- Uses the following to calculate overheating risk:
  - Location
  - Materials' properties
  - Orientation
  - Air change rates
  - Occupancy scenario
- A more flexible method

# 2021 updates to Approved Document F

New guidance on installing background ventilation when replacing windows.



*If not mechanical supply and  
extract ventilated, replacing  
windows likely to reduce useful  
ventilation*



*Install background ventilation*



# 2021 updates to Approved Document F

New methods to determine if ventilation provision is sufficient when common energy efficiency work is undertaken

1. *Simplified Method*. Determine major and minor measures, then:

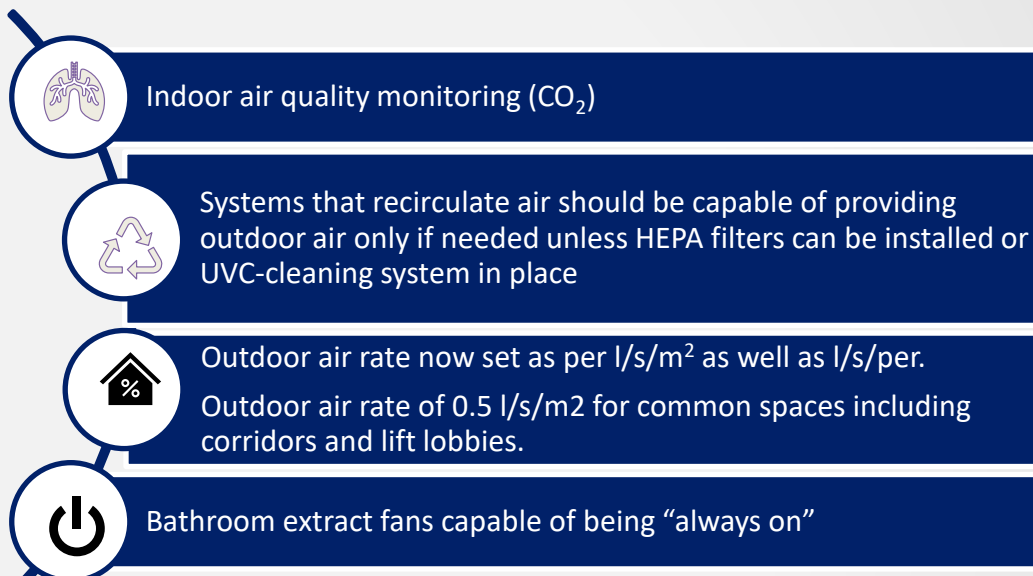
		Number of minor measures						
		0	1	2	3	4	5	6
Number of major measures	0	Category A						
	1	Category B						
	2	Category B						
	3	Category B						
	4	Category C						

Category A	No further ventilation needed
Category B	Further ventilation likely needed, in line with guidance for the relevant system.
Category C	Building will be more airtight. Further ventilation likely needed, in line with guidance for the relevant system. Expert advice should be sought for natural ventilation systems.

2. *Seek expert advice* – likely involves carrying out airtightness test.

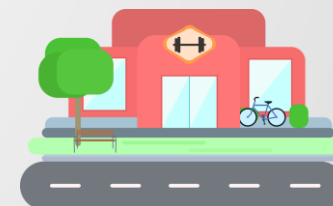
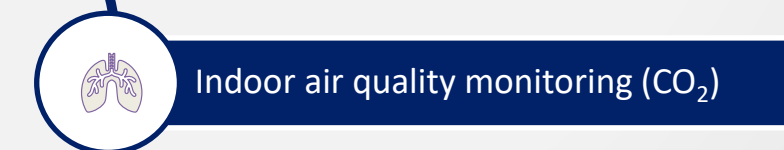
# 2021 Updates to Approved Document F

Standards in offices:



Rooms where:

- **singing, loud speech** or **aerobic exercise** may take place
- **Low temp** and **low humidity** environments
- Where **members of the public** are likely to gather



# 2022 updates to Approved Document J

- a. Carbon monoxide alarm should be fitted upon the installation of fixed combustion appliances that burn solid fuels, gas fuels (excluding gas appliances used solely for cooking) and oil fuels
- b. Guidance on certification of alarms (BS EN 50291) and other specifications.
- c. Guidance on placement of alarms.



# The Building Safety Regulator

- New regulator with specific duties relating to safety and standards of all buildings.
- Responsible for the development of the technical standards of the Building Regulations.
- Welcome new data and research to support our duties and development of standards.

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