



TRAFFORD BOROUGH COUNCIL

BUILDING REGULATIONS 2010

REGULATIONS 12 AND 13

BUILDING NOTICE FOR REPLACEMENT WINDOWS, CERTAIN

**Planning and Building Control, Trafford Council, Trafford Town Hall, Talbot Road,
Stretford, M32 0TH
Tel: 0161-912 3015
E-Mail: building.control@trafford.gov.uk**

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FOR OFFICE USE ONLY – PLEASE LEAVE BLANK		Application Number :	
Date fee received :		Amount received : £	
Cheque no.:	Cash <input type="checkbox"/>	Receipt no.:	
1	Applicants Details:		
	First Name(s) (in full): Mr/Mrs/Ms		Surname :
	Address:		
	Post Code:	Telephone:	
Fax:			
2	Agents Details:		
	Name (Company Name):		Contact Name:
	Post Code:	Telephone:	
Fax:		email:	
3	Address of the building to which this work relates:		
			Post Code:
4	Main Contractor Details:		
	Address:		
	Post Code:	Telephone:	
Fax:		email:	
5	Installation of replacement windows / doors / rooflights. (delete as appropriate)		
	Location and number of windows or doors being replaced : (enter details in table below)		
	Anticipated date of commencement		
	Location	Windows / Rooflights	Doors
	Front elevation		
	Side Elevation		
Side Elevation			
Rear Elevation			
6	Associated Planning Application: (if known)		
7	Use of Building: (eg Domestic, Office, Shop etc)		
8	Building Control Charge: (See Leaflet 2 for current scale of charge):		
	Estimated cost: £		
	Building Notice Charge: £	VAT @ 20%	Total: £
	Cheques should be made payable to – TRAFFORD BOROUGH COUNCIL		
Please note that this charge is non-refundable			
9	Statement : Having read the attached guidance notes I confirm the following :		
	a. The replacement glazed window frames will achieve a U-value of 1.6w/m ² k and doors will achieve a U-value of 1.8w/m ² k.		
	b. Glazing within critical locations will be replaced with safety glass.		
	c. Existing measures for background and natural ventilation will be retained.		
	d. Existing measures for means of escape from relevant rooms will be retained. (If the window pattern is to be changed this may affect means of escape)		
	e. Open flue appliances affected by the window/door replacement will be checked for adequacy of combustion air supply by a suitably qualified person		
	f. If necessary, a suitable means of support will be provided above the replacement window / door.		
g. Where the dwelling was required to be constructed to provide an easily accessible threshold at entrance doors this will be retained.			
10	This Notice is given in relation to the building work as described and is submitted in accordance with Building Regulation 12(2)(a)		
	Name (Print): Mr/Mrs/Miss/Ms		
	Signature:		Date:

Guidance Notes

As from 1st April 2002, Building Regulations require that building owners installing replacement windows or doors (being a door which together with its frame has more than 50% of its internal face area glazed) must obtain Building Regulations consent and have the installation inspected to ensure compliance with relevant regulations. The relevant regulations are:

- L1: Conservation of fuel and power.
- N1 Glazing protection against impact.

In addition, you must also ensure that replacement windows and doors are no less suitable than the existing windows and doors in relation to the following regulations;

- A1: Structure
- B1: Means of escape in fire
- F1: Means of ventilation
- J1: Air Supply / J2: Discharge of products of combustion
- K2: Protection from falling
- M1: Access and use

Repair work, such as replacement glazing or repair of rotten or damaged frame members is not subject to Building Regulation approval.

There are two ways that you can ensure compliance with relevant regulations, firstly you may employ a contractor or installer who is registered under the FENSA self certification scheme. This contractor will be approved to carry out the work in accordance with relevant regulations without inspection by the Council and will inform FENSA when installation has been completed.

Alternatively, if your contractor is not registered with FENSA, you must submit an application to the Council.

In addition to Building Regulation consent you must ascertain whether or not planning permission or conservation area consent is required. The Development Control section of the Council can advise you on this.

If your contractor is registered with the FENSA self-certification scheme, that contractor may certify that the work complies with the relevant regulations and you will not need to notify the council. However, if the property is "Listed" or in a Conservation Area you will still need to apply for planning consent.

GUIDANCE ON HOW TO SATISFY THE REQUIREMENTS

Requirement A1-Structure

When installing new windows or doors an assessment should be undertaken by the contractor as to the suitability of the support or lintel above the replacement window or door.

Requirement B1-Means of escape in fire

All windows to habitable rooms (but not kitchens, utility rooms, dressing rooms, bathrooms, WC's or shower rooms) at floors above ground level

are required to be suitable for escape in fire. In addition, rooms at ground floor level whose only escape route is via another room must be provided with suitable escape windows.

A suitable escape window is defined as a window whose unobstructed openable area is at least 0.33 m² and at least 450 mm high and 450 mm wide opening will need to be 735 mm high). The bottom of the openable area should be no more than 1100 mm above the floor. Any key

required to open the window should be readily available.

F1-Means of ventilation

See table 1 below for current requirements. If your original windows have trickle ventilators any replacement frames should also be provided with such. The area of opening windows should not be less than that which was originally provided.

Ventilation: current requirements for various rooms		
Room	Rapid Ventilation (eg opening window area)	Background ventilation (ie trickle ventilators)
Habitable room	1/20 th of the floor area of the room served	5000mm ²
Wet room	Opening window (no minimum size)	2500mm ²

A "Wet room" is a room used for domestic activities (such as cooking, clothes washing and bathing) which give rise to significant production of air-borne moisture. Sanitary accommodation is also regarded as a wet room for the purposes of Part F.

Note: Wet rooms will also normally be provided with mechanical extract fans.

J2-Combustion appliances and fuel storage systems.

Certain fires and heating appliances rely on air infiltration for them to function correctly. They may require purpose made ventilators, or, may, have relied on air infiltration through existing ill-fitting windows and doors. If you have an open flued appliance in the house that does not have separate provision of combustion air, a check should be made by a suitably qualified person (CORGI, HETAS, NACE, NACS etc) to ensure that adequate permanent combustion ventilation is provided.

The boiler or fire manufacturer's manufacturer's advice should be followed with regard to proximity of opening windows and doors.

K2-Protection from falling

Where a first floor window cill height is less than 800 mm above the floor level suitable guarding should be provided to prevent a person falling through an open window. This

requirement may conflict with Regulation B1 and provision of escape windows. One way of achieving the requirement may be to provide a restricted opening device that can be easily overridden in the event of an emergency.

L1-Conservation of fuel and power

All UPVC and wood replacement windows should attain a U value of $1.6\text{w/m}^2\text{K}$ or WER Band C or better.

M2-Access and facilities for disabled people

Where the property was subject to the Disabled Regulations, any new principal entrance door should have a minimum 775 mm clear opening with a low threshold.

N1-Glazing protection against impact

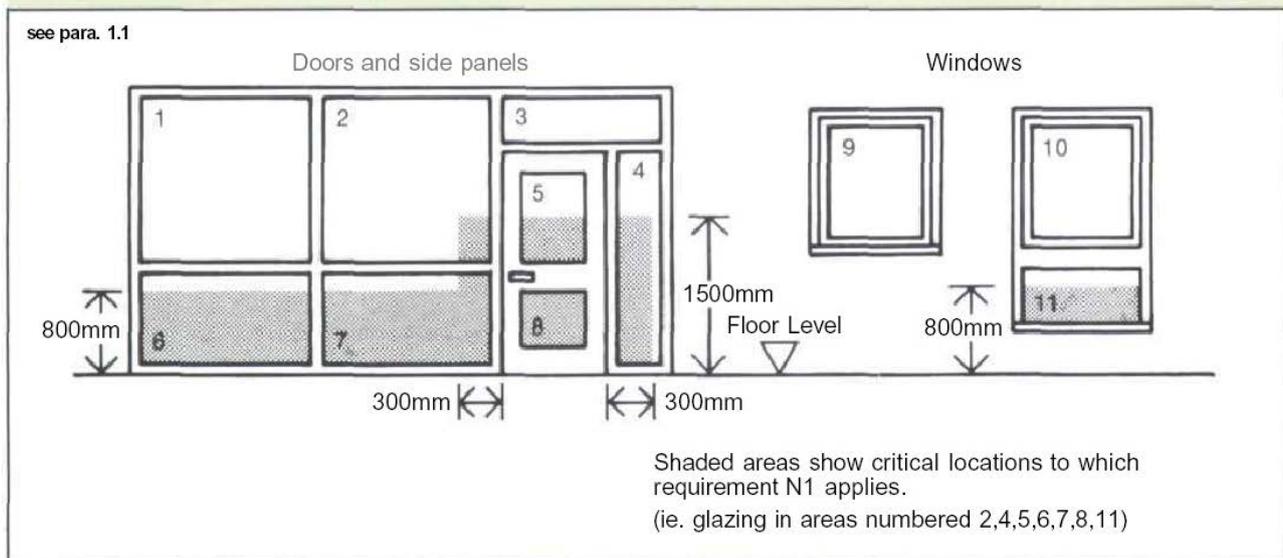
Glazing in the shaded areas indicated in Diagram 1 below should either:

- Break safety as defined in BS6206:1981 Specification for

impact performance requirements for flat safety glass and safety plastics for use in buildings, clause 5.3.

- Be inherently robust, ie annealed glass, glass blocks, polycarbonates or glass that gains strength through thickness.
- Be in small panes (a maximum area of 0.5m^2 with a maximum width of 250 mm is acceptable). Annealed glass should be not less than 6 mm thick, except where it is in traditional leaded- or copperlights in which 4 mm glass is considered acceptable when fire resistance is not a factor.
- Be permanently protected by a suitable screen which has a minimum height of 800 mm and which incorporates a gap no greater than 75 mm.

Diagram 1 Critical locations in internal and external walls



Glazing - Protection against impact Any glazing within the shaded areas shown above must meet the safe breakage requirements

Persons carrying out building work must give notice of the commencement of the work at least two days beforehand.

The Building Notice fee is a single payment which covers all necessary site visits until satisfactory completion of the work in accordance with Building Regulations.

Advice on the need for Planning Permission, Listed Building Consent or Conservation Area Consent may be required.

You should be aware that in order to comply with the Freedom of Information Act 2000, any information supplied by you and held by the Council may be subject to disclosure, in response to a request, unless one of the exemptions in the act applies.