

Changes to Ventilation Regulations in the UK

In England, **NEW RULES** come into force on 15th June 2022

OVERVIEW OF PART F CHANGES

- Each devolved government has its own set of building regulation or guidance notes.
- Status by Region.

ENGLAND



Approved Document "F" – New Regulations approved and come into force 15th June 2022

WALES



Approved Document "F" – New Regulations approved and come into force 15th June 2022

SCOTLAND



Approved Document "F" – New Regulations approved and come into force 15th June 2022

NORTHERN IRELAND



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If you operate in Scotland, Wales or Northern Ireland and would like to talk to us about the proposed changes in your region please contact Eugene Wheelan – Warehouse Manager.

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Part F Building Regulations on Ventilation of new build properties are changing

Key Changes to Approved Document F In England from 15th June 2022

HERE'S WHAT YOU NEED TO KNOW

- Passive stack ventilation has been removed from guidance.
 - The minimum Equivalent Airflow (EA) of background ventilation (trickle vents/wall vents) and intermittent extractor fans has now been amended to individual room values rather than whole house figures.
 - There has been an increase in the amount of background ventilation required for Continuous Mechanical Extract (MEV or dMEV).
 - No background ventilation required for Mechanical Extract with Heat Recovery as the system provides intake and extract ducts.
- The required level of Equivalent Area (EA) ventilation has increased significantly in all applications (see table below).

Example: the minimum requirement for airflow in habitable rooms in multi-story dwellings has increased from 5000mm² EA to 8000mm² EA. Equivalent Airflow (EA) measures the amount of airflow that can pass through a background ventilator such as a trickle vent.

- Multiple trickle vents may be required to meet minimum airflow requirements.
- Night vents do not count and cannot be used as a method to provide background ventilation.

Room	Minimum equivalent area (EA) of background ventilators(1)	
	for dwellings with multiple floors	for single storey dwellings
Habitable rooms(2)(3)	8,000mm ²	10,000mm ²
Kitchen (2)(3)	8,000mm ²	10,000mm ²
Utility room	No minimum	No minimum
Bathroom(4)	4,000mm ²	4,000mm ²
Sanitary accommodation	No minimum	No minimum

Notes

1. The use of this table is not appropriate in any of the following situations and expert advice should be sought.
 - If the dwelling has only one exposed façade.
 - If the dwelling has at least 70% of its openings on the same façade.
 - If a kitchen has no windows or external façade through which a ventilator can be installed
2. Where a kitchen and living room accommodation are not separate rooms (i.e. open-plan), no fewer than three ventilators of the same equivalent area as for other habitable rooms should be provided within the open-plan space.
3. The total number of ventilators installed in a dwelling's habitable rooms and kitchens should be no fewer than five, except in one-bedroom properties, where there should be no fewer than four.
4. If a bathroom has no window or external façade through which a ventilator can be installed,

Part F Building Regulations on Ventilation of existing properties undergoing refurbishment are changing

Key Changes to Approved Document F In England from 15th June 2022

HERE'S WHAT YOU NEED TO KNOW

- It is the responsibility of the Window Installer to ensure the installation meets the new requirements.
- Existing dwellings undergoing refurbishment with replacement windows will require background (trickle) ventilation.

Rule A. If the existing windows have background ventilators, the replacement windows should include ventilators. The new background ventilators should comply with the following conditions.

-- Not be smaller than the background ventilators in the original window. If the current vent sizes are not known, rule B applies.

-- Be controllable either automatically or by the occupant.

Rule B. If there are no vents in the existing windows, then the replacement windows must have vents fitted to meet the Part F requirement (see table below).

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ADDITIONAL INFORMATION

- For mixed use buildings:
 - Dwelling use ADF Part 1
 - Commercial use ADF Part 2
- Ventilators should be left open when property is occupied.
- Trickle vents should be located 1.7m from finished floor level.
- trickle vents should be located a minimum 500mm from extractor fans.
- Manual controls are required within reason to comply with approved documents K & M.
- Undercuts to internal doors:
 - 20mm if no finished floor in place
 - 10mm if finished floor/carpet is in place