



BUILDING CONTROL (APPROVED DOCUMENTS) ORDER 2020

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Statutory Document No. 2020/0511



Building Control Act 1991

BUILDING CONTROL (APPROVED DOCUMENTS) ORDER 2020¹

Laid before Tynwald: 15 December 2020
Coming into Operation: 21 December 2020

The Department of Environment, Food and Agriculture makes the following Order under section 4(1) and (4) of the Building Control Act 1991.

1 Title

This Order is the Building Control (Approved Documents) Order 2020.

2 Commencement

This Order comes into operation on 21 December 2020¹.

3 Approved documents

For the purpose of providing practical guidance with respect to the requirements of regulation 6 of, and Schedules 1 and 4 to, the Building Regulations 2014², the Department approves —

- (a) the documents specified in Part 1 of Schedule 1, being documents issued by HM Government (subject, only in this case, to the revisions specified in Schedule 2);
- (b) the document specified in Part 2 of Schedule 1, being a document —
 - (i) issued by the Timber Research and Development Association; and
 - (ii) approved in England and Wales for the corresponding purpose in relation to building regulations made under the Building Act 1984 (an Act of Parliament);
- (c) the document specified in Part 3 of Schedule 1, being a document issued by the Basement Information Centre; and

¹ Section 37B of the Building Control Act 1991 specifies that orders shall be laid before Tynwald.

² SD 2014/0165, as amended by SD 2019/0276 and SD 2020/0042.

- (d) the document specified in Part 4 of Schedule 1, being a document issued by the British Standards Institution.

4 Revocation and transitional provision

- (1) The Building Control (Approved Documents) (No. 2) Order 2019³ is revoked.
- (2) Nothing in this Order applies in relation to —
 - (a) work carried out in accordance with plans deposited, in accordance with the Building Regulations 2014, with a building authority before the coming into operation of this Order; or
 - (b) work completed before the coming into operation of this Order.

MADE 30 NOVEMBER 2020

³ SD 2019/0448.

SCHEDULE 1

[Article 3]

APPROVED DOCUMENTS**PART 1***Title*

Approved Document A — Structure (2004 edition, incorporating 2004, 2010 and 2013 amendments).

Approved Document B (volume 1) — Fire Safety - dwellings (2019 edition, incorporating the May 2020 amendments).

Approved Document B (volume 2) — Fire Safety - buildings other than dwellings (2019 edition, incorporating the May 2020 amendments).

Approved Document C — Site preparation and resistance to contaminants and moisture (2004 edition, incorporating 2010 and 2013 amendments).

Approved Document D — Toxic substances D1 cavity insulation (1992 edition, incorporating 2002, 2010 and 2013 amendments).

Approved Document E — Resistance to the passage of sound (2003 edition, incorporating 2004, 2010, 2013 and 2015 amendments).

Approved Document F — Ventilation (2010 edition, incorporating 2010 and 2013 amendments).

Approved Document G — Sanitation, hot water safety and water efficiency (2015 edition, incorporating 2016 amendments).

Approved Document H — Drainage and waste disposal (2015 edition).

Approved Document J — Combustion appliances and fuel storage systems (2010 edition, incorporating 2010 and 2013 amendments).

Approved Document K — Protection from falling, collision and impact (2013 edition).

Approved Document L1A — Conservation of fuel and power in new dwellings (2013 edition, incorporating 2016 amendments).

Approved Document L1B — Conservation of fuel and power in existing dwellings (2010 edition, incorporating 2010, 2011, 2013, 2016 and 2018 amendments).

Approved Document L2A — Conservation of fuel and power in new buildings other than dwellings (2013 edition, incorporating 2016 amendments).

Approved Document L2B — Conservation of fuel and power in existing buildings other than dwellings (2010 edition, incorporating 2010, 2011, 2013 and 2016 amendments).

Approved Document M (volume 1) — Access to and use of buildings - dwellings (2015 edition, incorporating 2016 amendments).

Approved Document M (volume 2) — Access to and use of buildings - buildings other than dwellings (2015 edition).

Approved Document P — Electrical safety - dwellings (2013 edition).

Approved Document Q — Security - dwellings (2015 edition).

Approved Document R — Physical infrastructure for high-speed electronic communications networks (2016 edition).

PART 2

Title

Approved Document — Eurocode 5 Span Tables 4th edition for solid timber members in floors, ceilings and roofs for dwellings (ISBN 978-1-909594-14-2).

PART 3

Title

Approved Document — Basements for dwellings (2014 edition).

PART 4

Title

Document — PAS 24:2016 - Enhanced security performance requirements for doorsets and windows in the UK. Doorsets and windows intended to offer a level of security suitable for dwellings and other buildings exposed to comparable risk.

SCHEDULE 2

[Article 3(a)]

REVISION TO APPROVED DOCUMENTS**1 Revision to Approved Documents**

Any guidance issued with regard to approved inspectors or the provision of energy performance certificates is to be disregarded.

2 Revision to Approved Documents L1A, L1B, L2A and L2B

- (1) If an alternative method of showing compliance with the Building Regulations 2014 is proposed, this must be in the form of a heat loss calculation for the proposed building or element of a structure in comparison with a notional building or element of a structure of a similar design and layout. Any heat loss from the proposed building or element of structure should be less than that of a notional building or element of structure. Energy generation from a sustainable source such as solar type panels or air / ground Heat Source Pump may be used to show compliance.
- (2) For the purposes of paragraphs 8(1) and 9 of Schedule 4 to the Building Regulations 2014 the target SAP value is that specified in Column B of the table in this Schedule where the plans are, in accordance with the Building Regulations 2014, deposited with a building authority within the period specified in the corresponding row in Column A of the table.

TABLE

Column A	Column B
Period within which plans are deposited	Target SAP Value
31 December 2019 until 31 December 2020	80
1 January 2021 until 31 December 2023	88
1 January 2024 until 31 December 2026	93
1 January 2027 onwards	97

ENDNOTES

Table of Endnote References

¹ The format of this legislation has been changed as provided for under section 75 of, and paragraph 2 of Schedule 1 to, the Legislation Act 2015. The changes have been approved by the Attorney General after consultation with the Clerk of Tynwald as required by section 76 of the Legislation Act 2015.