



BUILDING CONTROL (APPROVED DOCUMENTS) ORDER 2019

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Statutory Document No. 2019/0279



Building Control Act 1991

BUILDING CONTROL (APPROVED DOCUMENTS) ORDER 2019

Laid before Tynwald: 16 July 2019
Coming into Operation: 31 December 2019

The Department of Environment, Food and Agriculture makes the following Order under section 4(1), (4) and (5) of the Building Control Act 1991.

1 Title

This Order is the Building Control (Approved Documents) Order 2019.

2 Commencement

This Order comes into operation on 31 December 2019¹.

3 Approved documents

- (1) 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 the United Kingdom Ministry of Housing, Communities and Local Government (subject, only in this case, to the revisions specified in Schedule 3);
 - (b) the document specified in Part 2 of Schedule 1, being a document –
 - (i) issued and published by the Timber Research & 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);

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.

- (c) the document specified in Part 3 of Schedule 1, being a document issued and published by the Basement Information Centre; and
 - (d) the document specified in Part 4 of Schedule 1 being a document issued and published by the British Standards Institute.
- (2) Subject to article 4, the Department withdraws its approval of the documents specified in Schedule 2 for the purpose mentioned in paragraph (1).

4 Revocation and transitional provision

- (1) The Building Control (Approved Documents) Order 2014³ is revoked.
- (2) Nothing in this Order applies in relation to —
 - (a) work carried out in accordance with plans deposited before the coming into operation of this Order; or
 - (b) work completed before such coming into operation.

MADE 19 JUNE 2019

GEOFFREY BOOT

Minister for Environment, Food and Agriculture

³ SD 2014/0301

SCHEDULE 1

[Article 3(1)]

APPROVED DOCUMENTS**PART 1***Title*

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

Approved Document B (volume 1) — Fire Safety - dwellinghouses (2006 edition, incorporating 2010 and 2013 amendments).

Approved Document B (volume 2) — Fire Safety - buildings other than dwellinghouses (2006 edition, incorporating 2007, 2010 and 2013 amendments).

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

Approved Document D — Toxic substances (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 — Span tables for solid timber members in floors, ceilings and roofs (excluding trussed rafter roofs) for dwellings (ISBN 1900510464).

PART 3

Title

Approved Document — Basements for dwellings (second edition 2004).

PART 4

Title

Document — PAS 24:2016 - Enhanced security performance requirements for door sets, windows and basements for dwellings (second edition 2004).

SCHEDULE 2**DOCUMENTS APPROVAL OF WHICH IS WITHDRAWN**

[Article 3(2)]

Title

Approved Document A – Structure (2004 edition, incorporating 2004 amendments).

Approved Document B – Fire safety (2000 edition, incorporating 2002 amendments).

Approved Document C – Site preparation and resistance to contaminants and moisture (2004 edition).

Approved Document D – Toxic substances (1992 edition, incorporating 2002 amendments).

Approved Document E – Resistance to the passage of sound (2003 edition).

Approved Document F – Ventilation (2010 edition, incorporating further 2010 amendments).

Approved Document G – Hygiene (2010 edition, incorporating further 2010 amendments).

Approved Document H – Drainage and waste disposal (2002 edition).

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

Approved Document K – Protection from falling, collision and impact (1998 edition, incorporating 2000 amendments).

Approved Document L1A – Conservation of fuel and power New dwellings (2010 edition).

Approved Document L1B – Conservation of fuel and power Existing dwellings (2010 edition).

Approved Document L2A – Conservation of fuel and power New buildings other than dwellings (2010 edition).

Approved Document L2B – Conservation of fuel and power Existing buildings other than dwellings (2010 edition).

Approved Document M – Access to and use of buildings (2004 Edition).

Approved Document N – Glazing—safety in relation to impact, opening and cleaning (1998 edition, incorporating 2000 amendments).

Approved Document P – Electrical Safety – Dwellings (2006 edition).

Approved Document to support regulation 9 – Materials and workmanship (1992 edition, incorporating 2000 Amendments).

SCHEDULE 3**REVISION TO APPROVED DOCUMENTS**

[Article 3(1)(a)]

Revision to Approved Documents L1A, L1B, L2A and L2B

- (1) Any guidance issued with regard to the provision of energy performance certificates is to be disregarded.
- (2) 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.
- (3) For the purposes of paragraphs 4 and 5 of Schedule 4 to the Building Regulations 2014 the target Standard Assessment Procedure value is that specified in column B of the table to this Schedule when the plans are deposited with the building authority within the period specified in column A of the table to this Schedule.
- (4) For the purpose of this Schedule, “plans are deposited” means the plans of any proposed work that are, in accordance with the building regulations, deposited with the building authority in accordance with section 11 of the Building Control Act 1991.

TABLE

| Column A | Column B |
|---|---|
| Plans are deposited with the building authority in the period of time from - | Target Standard Assessment Procedure Value |
| 31 December 2019 up to and including 31 December 2021 | 55 |
| 1 January 2022 up to and including 31 December 2023 | 60 |
| 1 January 2024 up to and including 31 December 2025 | 65 |
| 1 January 2026 up to and including 31 December 2027 | 70 |
| 1 January 2028 up to and including 31 December 2029 | 81 |

| Column A | Column B |
|---|---|
| Plans are deposited with the building authority in the period of time from - | Target Standard Assessment Procedure Value |
| 1 January 2030 up to and including 31 December 2031 | 91 |
| 1 January 2032 onwards | 97 |

*EXPLANATORY NOTE**(This note is not part of the Order)*

This Order specifies the documents that are approved by the Department of Environment, Food and Agriculture for the purpose of providing practical guidance with respect to certain requirements of the Building Regulations 2014. Under section 5 of the Building Control Act 1991, compliance or non-compliance with an approved document may be relied on as tending to negate or establish liability for contravention of a relevant provision of the Regulations.

Copies of the Approved Documents specified in Part 1 of Schedule 1 are available at <https://www.gov.uk/government/collections/approved-documents> and may also be obtained from HM Stationery Office.

Copies of the Approved Document specified in Part 2 of Schedule 1 may be obtained from TRADA, Stocking Lane, Hughenden Valley, High Wycombe, Bucks HP14 4ND and at <https://bookshop.trada.co.uk/>.

Copies of the Approved Document specified in Part 3 of Schedule 1 may be obtained from the Basement Information Centre, Riverside House, 4 Meadows Business Park, Station Approach, Black Water, Camberley, Surrey GU17 9AB or from <https://www.gov.uk/government/publications/approved-document-basements-for-dwellings>.

Copies of the document specified in Part 4 of Schedule 1 may be obtained from BSI, 389 Chiswick High Road, London W44ALUK and at <https://shop.bsigroup.com/>.