

Summary of Changes to the Building Regs

Part F (Ventilation)

Approved Document F of the Building Regulations for Ventilation has been updated and came into effect on 15th June 2022. These changes align with the UK Government's Future Homes and Buildings Standard, focusing on energy efficiency, ventilation, and overheating. Key updates include revised ventilation system classifications, increased whole dwelling ventilation rates, and mandatory testing and commissioning of mechanical ventilation systems.

Understanding the Changes to Building Regs Part F

The updated Building Regulations Part F introduces significant changes to ventilation standards in the UK. These amendments aim to improve indoor air quality, reduce energy consumption, and ensure compliance with the Future Homes and Buildings Standard set for 2025. Below, we break down the key updates and their implications.

Revised Ventilation Systems

The new regulations simplify ventilation systems into three categories:

1. Natural Ventilation

- Previously known as System 1, this method is suitable for less airtight dwellings.
- Requires intermittent extract fans in wet rooms and correctly sized trickle vents.
- Extraction rates remain consistent with the 2013 edition.

2. Continuous Mechanical Extract

- Formerly System 3, this includes central extract systems (MEV) or decentralised extract fans (dMEV).
- Trickle vents must be installed, and ventilation rates are measured in both boost and continuous rates.

3. Mechanical Ventilation with Heat Recovery (MVHR)

- Previously System 4, MVHR systems extract air from wet rooms and supply fresh, filtered air to habitable rooms.
- Heat recovery efficiency has increased from 70% to 73%.
- Systems must be balanced, with extract airflow matching supply airflow.

Increased Whole Dwelling Ventilation Rates

The updated regulations mandate higher minimum ventilation rates:

- For a dwelling with one habitable room, the minimum rate is 13 litres per second (l/s).
- For each additional bedroom, add 6 l/s to the minimum requirement.
- Alternatively, the rate can be calculated as 0.3 l/s per square metre of internal floor area.

Mandatory Testing and Commissioning

From 15th June 2022, all mechanical ventilation systems must undergo airflow rate testing. This includes:

- Intermittent extract fans
- Cooker hoods
- Continuous extract fans
- MEV and MVHR systems

Test results must be submitted to building control, and a certificate must be provided to the property owner.

Implications for Builders and Homeowners

These changes emphasise the importance of proper ventilation in maintaining indoor air quality and energy efficiency. Builders must ensure compliance with the updated standards, while homeowners benefit from healthier living environments.

Ensure your property meets the latest ventilation standards by consulting with experts and implementing compliant systems.