



South Holland District Council Building Control Guidance Note

Replacement Window Systems

From the 1st April 2002 building owners will require Building Regulation consent for the installation of replacement windows. Inspection(s) will be undertaken to ensure that the new windows comply with Building Regulations.

Repair work, such as replacement glazing or replacing rotten framing members is not subject to Building Regulation approval.

In addition to Building Regulation approval you are advised to ascertain whether Planning Permission, Listed Building or Conservation Area Consent are required for the proposal.

Note: It is understood that the Glass and Glazing Federation is developing a self assessment scheme (FENSA) whose members will have been deemed to satisfy the new regulations. (For further information contact GGF, 44-48 Borough Hill Street, London, SE1 1XB Tel: 020 7403 7177)

Guidance On How To Satisfy the Requirements.

- **Requirement A1-‘Structure’.**

When installing new windows an assessment should be undertaken by a competent person as to the suitability of the support / lintel above the replacement window.

- **Requirement B1-‘Means of Escape in Fire’.**

1. All windows to habitable rooms* at floors above ground are required to be suitable for escape in fire.
2. In addition, rooms* at ground floor level whose **only** escape route is via another room are also required to be provided with suitable escape windows.

Note: A suitable escape window is defined as “a window whose **unobstructed** openable area is at least 0.33m² **and** at least 450 mm high **and** 450 mm wide; (a 450mm wide window will need to be at least 735 mm high). The bottom of the openable area should be no more than 1100mm above the floor”.

* The following rooms are not subject to escape window provision - Kitchens, Utility Rooms, Dressing Rooms, Bathrooms, WC’s, Shower Rooms

- **Requirement F1-‘Means of Ventilation’.**

Room	Rapid Ventilation (E.g. Opening Window Area)	Background Ventilation (i.e. Trickle vent units)
Habitable room	1/20 th of the floor area of the room served	8000 mm ²
Kitchen & Utility	Opening window (no min size).	4000 mm ²
Bathroom/Shower rooms	Opening window (no min size).	4000 mm ²
Sanitary Accommodation	1/20 th of the floor area of the room served.	4000 mm ²

As an alternative approach to the provisions listed overleaf, the overall provision for background ventilation for the dwelling can be equivalent to an average of 6000mm² per room, with a minimum provision of 4000mm² in each room.

Note: *The trickle vent units should be located not less than 1.75 metres above floor level so as to avoid undue draughts; as a consequence 'lockable open' type window catches are not acceptable unless on top hung windows above 1.75 metres.*

Windows and doors should be suitably draught sealed and in addition sealed around the external perimeter with a suitable mastic compound.

- **Requirement K2 – 'Protection from Falling'**

Where at first floor level window cill height is less than 800mm from 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 over-riden in the event of emergency.

- **Requirement L1-'Conservation of Fuel and Power'.**

All UPVC and wood replacement windows should achieve a U Value of 2.0 W/m² K

One way of achieving the requirement is by providing UPVC or timber double glazed window system incorporating a 16mm air gap between panes and a low emissivity coating such as Pilkington K.

This is not the only option, but should you wish to utilise another system, substantiation may be required to prove a U value of 2.0 W/m²K is attained.

- **Requirement N1-'Glazing Protection Against Impact'.**

Glazing in "critical" locations should either: -

- Break safely as defined in BS 6206:1981 *Specification for impact performance requirements for flat safety glass and safety plastics for use in buildings*, clause 5.3.
- Be inherently robust i.e. annealed glass, glass blocks, polycarbonates or glass that gains strength through thickness.
- Be in small panes
Panels having a maximum area of 0.5m² with a maximum width of 250mm are acceptable. Annealed glass should be not less than 6mm thick, except in traditional leaded or copper-lights in which 4mm glass is considered acceptable when fire resistance is not a factor.
- Be permanently protected
Be protected by a screen which has a minimum height of 800mm and which incorporates no gap greater 75mm.

For further information contact

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