

BUILDING REGULATIONS GUIDANCE NOTE NHBC BUILDING CONTROL

PART J 2010 - COMBUSTION APPLIANCES AND FUEL STORAGE SYSTEMS

The new Approved Document has recently been published and this guidance note explains what has changed and the implications for house builders.

It becomes effective from 1 October 2010, and will apply to works from this date, unless work has already started on site, or a formal application is submitted prior to this date, with the requirement that works start on site before 1 October 2011.

INTRODUCTION

There are a number of changes in the new Part J 2010 beyond those relevant to the new requirements of Part L 2010, the most significant change is the requirement for carbon monoxide alarms in dwellings with fixed combustion appliances.

There is new guidance on protection to oil tanks, external vertical flues, access to concealed flues and additional ventilation requirements for open flued appliances in dwellings with air permeability of less than $5.0\text{m}^3/(\text{h.m}^2)$.

MAIN CHANGES

There is now a requirement to provide a carbon monoxide alarm to dwellings with a fixed combustion appliance, although the Approved Document guidance applies only to solid fuel and biofuel appliances. An alarm should be sited between 1m and 3m of an appliance, and be provided with a suitable long term power supply.

There is guidance on the provision of access to concealed flues/chimneys. Inspection hatches should be at least 300mm x 300mm, the number and location must be sufficient to allow visual inspection of the chimney system, and check that:

- The flue/chimney is continuous throughout its length
- Joints are correctly assembled and sealed
- The flue/chimney is adequately supported throughout its length, and

- Any required gradient or drain points for condensate are provided

Flues should be designed not to pass through other dwellings, and access should not adversely affect fire, thermal or acoustic provisions.

To link in with the requirements in Part L 2010, for dwellings with air permeability of less than $5.0\text{m}^3/(\text{h.m}^2)$, there are additional ventilation requirements to open flued appliances. For example an appliance with a rated output up to 50kW should have $850\text{mm}^2/\text{kW}$ of permanent ventilation for this level of air permeability as opposed to $550\text{mm}^2/\text{kW}$ for more leaky dwellings.

Another consideration within Part J 2010, is the potential requirement to provide additional containment protection to oil tanks up to 3500 litres for new dwellings. If a new dwelling is located within Zone 1 of the Environment Agency Groundwater Source Protection Zone (SPZ), then secondary containment is required to the oil tank. Further information on the mapping can be found at www.environment-agency.gov.uk/research/library/maps.

There is now clarification on the recommended flue outlet position for external vertical flues fixed to an outside wall, essentially to comply as if it were a normal chimney or flue above a pitched roof.