

Summary

Information regarding the replacement of windows, doors and rooflights and the methods of applying for Building Regulations consent.

Replacement Windows, Doors and Rooflights

From 1 April 2002 all replacement glazing falls within the control of the Building Regulations. Anyone who installs replacement windows or doors must comply with a number of requirements including;

- Structural stability
- Means of escape in case of fire
- Rates of ventilation
- Combustion air to fires and heating appliances
- Thermal performance
- Protection from falling
- Protection from impact
- Retention of accessible thresholds

The Building Regulations have controlled glazing in new buildings and extensions for many years but this only represents a very small percentage of the countries total building stock and to meet increasingly demanding energy saving targets, it is essential to improve the performance of our existing buildings.

Certification

When you come to sell your property, solicitors now ask if any replacement glazing has been installed since 1 April 2002 to your property and they will ask for evidence that the installation complies with the requirements of the Building Regulations. There are two ways to prove compliance:

1. A certificate showing that the work has been carried out by an installer who is registered on a Competent Persons Scheme, or
2. A completion certificate from the Local Authority stating that the requirements of the Building Regulations have been satisfied for the installation.

DIY projects or installations carried out by a firm not registered on an appropriate Competent Persons Scheme must apply to the Council for approval under the Building Regulations. It is essential that you ensure that your installer is able to self-certify.

Competent Persons Schemes

There are currently three schemes in operation who's members can carry out the fitting of replacement windows, doors and roof-lights to an existing dwelling.

Scheme
FENSA (Fenestration Self Assessment Scheme)
BSI (British Standards Institution)
CERTASS Limited

To find a local fitter registered on one of the above competent person schemes you can check with the appropriate body using the web address or telephone numbers below.

Web address	Telephone
www.fensa.co.uk	0870 780 2028
www.bsi-global.com	01442 278607
www.certass.co.uk	01292 266636

Building Regulation Applications

Where the work is not carried out by a person/company registered on a competent person scheme, either they, or you, will need to make an application to the Council via a Building Notice for approval under the Building Regulations.

For Commercial property window replacement, an application must be made via a Full Plans submission, incorporating full details and plans of window locations, specifications of the replacement window and any affects on existing means of escape provisions. The Building Regulation Charge in this case will be based upon the estimated cost of the works as shown in Table C1 of our schedule of charges.

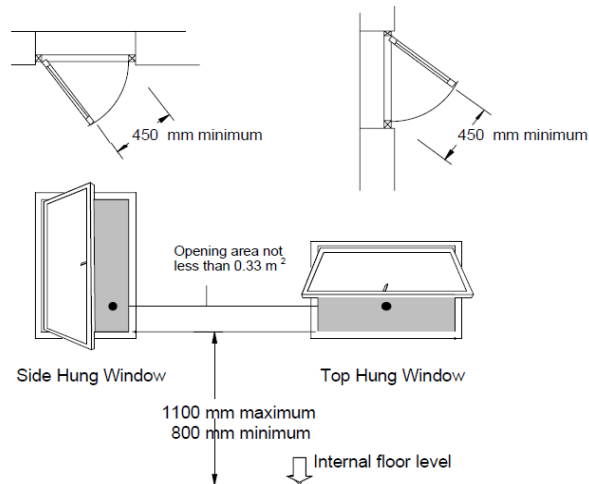
Means of escape window requirements for a dwelling

Replacement windows where possible should have provision for adequate means of escape to the same standard as that required for all first floor habitable rooms to dwellings and extensions, and should always be no worse than the existing provisions. This also applies to all ground storey habitable rooms, which do not connect to a hallway leading directly to an outside door (an inner room).

Achieving the requirement

The window should have an unobstructed openable area that is at least 0.33m^2 and has no clear dimension measuring less than 450mm in any direction (the route through the window may be at an angle rather than straight through). The bottom of the openable area must be no lower than 800mm or higher than 1100mm above the adjacent floor level. The window must also have appropriate escape catches and hinges to ensure this clear opening is achieved. In addition the window should be accessible externally via a ladder i.e. No obstruction at the ground storey such as a conservatory or other structure.

Typical details to meet the requirement for means of escape



PLEASE NOTE

Building work may require other permissions, including Planning Permission.



*Borough of
Oadby &
Wigston*



Building Control

Building Regulations 2010

**Replacement
Windows, Doors
and Roof-lights**

For further information:

Website:
www.oadby-wigston.gov.uk

Telephone:
Leicester (0116) 2888961

Email:
buildingcontrol@oadby-wigston.gov.uk
or write to:
Building Control Section
Oadby & Wigston Borough Council
Station Road
Wigston
Leicestershire
LE18 2DR