

Building Regulations

Building regulations apply to most new building works, including refurbishment work. They specify technical standards that legally must be met, with regard to aspects including safety, the environment and access for the disabled. The different aspects of the building regulations are named Part A through to Part N. The following parts are relevant for windows.

Part A ~ Regulates structure. Wood has more strength than uPVC, which is why uPVC frames can be so bulky, especially for bay windows.

Part B ~ Regulates the means of escape from a building, and fire safety.

Part C ~ Concerns resistance to moisture

Part E ~ Concerns resistance to the passage of sound.

Parts F

and J ~

Tight fitting modern windows, require trickle-vents to control ventilation. Consideration is given to the ventilation needed for any combustion appliances. Trickle-vents help prevent the accumulation of pollutants, moisture and associated mould growth within a building, which could otherwise become a health hazard to the occupants.

Part L ~ Regulates heat loss from buildings, in order to conserve energy. New glazing must reach a **U-value of 2.0** $W/m^2/^\circ C$, (i.e. Watts per square metre per degree of temperature difference.) This U-value is a measure of thermal transmittance, or how much heat will pass through one square meter of a structure when the air temperatures on either side differ by one degree. This U-value of 2.0, or lower is usually achieved by using an energy-reflective glass called '**K glass**' in **24mm sealed double-glazed units**. Slightly thinner double-glazing can be achieved by having argon filled double-glazed units.

Part N ~ Regulates the safety of glazing in relation to impact, opening and cleaning.