

# BUILDING REGULATIONS AND LEGAL REQUIREMENTS

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## BUILDING REGULATIONS AND LEGAL REQUIREMENTS

Building Regulations in England and Wales promote standards for design and construction which apply to most new buildings and alterations to existing buildings.

They control methods and materials used in construction, fire protection and the operation, safety and efficiency of services within the building.

This leaflet deals with the requirements for new and replacement solid fuel systems in existing or extended dwellings. It provides a basic understanding of what is and isn't permitted in the regulations. This is not a guide to installation.

We would always recommend you seek advice from a HETAS Registered Installer to discuss the merits and suitability of different systems.



## APPROVED DOCUMENT J

Approved Document J provides guidance and requirements with respect to the installation of solid fuel burning appliances. It covers:

- Guidance on the construction and size of the hearth
- Details of the dimensions, position and construction of the chimney and methods for testing
- Ventilation requirements for solid fuel appliances
- Proximity of combustible material to an installation
- Notice Plates, their fitting and location
- Location and fitting of carbon monoxide alarms



## SELECTION OF CENTRAL HEATING AND HOT WATER SYSTEMS

Regulations state the type of heating and hot water system that may be put into new dwellings or as replacements in existing dwellings.

The consideration is to achieve the most energy and carbon efficient installation possible, so choosing the right system and fuel is therefore vitally important. Complex calculations have to be made when designing new dwellings to ensure they reach carbon emissions targets.

Wood fuel is generally accepted as carbon neutral and the choice of a wood burning stove in a new-build house will allow more flexibility with other energy and carbon saving elements.

Solid mineral fuels have a higher carbon content and compensatory measures may have to be taken elsewhere if you are considering a system based on this fuel type.

## RULES FOR SELECTING REPLACEMENT APPLIANCES

When replacing any heating appliance, the new appliance must be more efficient in terms of its carbon emissions than its predecessor.

This may not necessarily mean that the actual appliance efficiency is higher, as the fuel type is also an important consideration and may offset a reduction in appliance efficiency.

A good example would be when replacing an oil, gas or mineral solid fuel heating appliance with one that can only burn a renewable fuel such as wood (firewood, pellets, briquettes and wood chip).

## MINIMUM EFFICIENCIES FOR SOLID FUEL APPLIANCES

All solid fuel appliances must meet minimum efficiency requirements as specified in part L of the Building Regulations. All HETAS Approved Appliances conform to these requirements and are listed in the official HETAS Guide.

These efficiencies are displayed as 'gross'. You may find some efficiencies quoted in appliance manufacturers'

literature as 'net'. As a guide, to convert to 'gross' simply multiply the 'net' figure by 0.91 for wood burning appliances, or by 0.98 for solid mineral fuel burning appliances.

Appliances not approved by HETAS may still be suitable to use, but must be verified by your installer prior to installation.

## CHIMNEYS AND LINING

There is no regulation requiring an existing chimney to be lined. However, the installer of any appliance must satisfy themselves that the chimney is free from defects and suitable for its intended use.

If any work undertaken on the chimney, including installation of a new liner, is done in conjunction with the installation of a heating appliance, then that work is a controlled service and must be undertaken by a Competent Person or approved by your local area Building Control.

Please note that any alteration to a fireplace which renders it capable of being used for a different fuel e.g. from gas to solid fuel, is subject to Building Regulations.

**For more information see our Chimneys and Lining advice leaflet.**

**ALWAYS LOOK FOR THE HETAS LOGO WHEN EMPLOYING AN INSTALLER**



## SOLID FUEL APPLIANCE INSTALLATION

In England and Wales, there are two routes to achieve a safe and legal installation of a solid fuel appliance.

### 1. INSTALLATION BY AN INSTALLER REGISTERED WITH SELF-CERTIFICATION SCHEME

When a HETAS Registered Installer has completed an installation, they self-certify their work as compliant with legal requirements.

The installer will notify HETAS and you will receive a Building Regulation Compliance Certificate either from the installer or through the post. HETAS will then notify your Local Authority of your installation. This certificate is important and must be kept safe, it will be required by Solicitors in any home selling process.

### 2. LOCAL AREA BUILDING CONTROL APPROVAL

Building Control consent is required prior to the installation or replacement of a solid fuel appliance, and also when installation is complete. A Building Control body or approved inspector will visit the installation and decide if it is safe for use.

### FINDING A HETAS REGISTERED INSTALLER

We run the only competent persons scheme in the UK that specialises in solid fuel and wood burning appliances. To find your nearest HETAS Registered Installer, please call us on **01684 278170** or visit us at [www.hetas.co.uk/find-installer/](http://www.hetas.co.uk/find-installer/)

## COUNTRY DIFFERENCES

Please note that this Advice Leaflet only applies to England and Wales.

If you live in Scotland, Northern Ireland, Isle of Man or Republic of Ireland then different rules may apply.

For more information, please call us on **01684 278170** or visit our web site [www.hetas.co.uk/consumers/regulations/](http://www.hetas.co.uk/consumers/regulations/)

## MORE INFORMATION

The Planning Portal web site has access to all of the Approved Documents.

The site is very comprehensive and allows you to search for your local Building Control Department

[www.planningportal.gov.uk](http://www.planningportal.gov.uk)

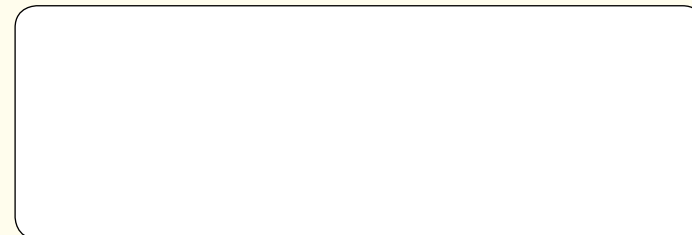


## HETAS - THE OFFICIAL BODY FOR SOLID FUEL, WOOD AND BIOMASS HEATING SYSTEMS, FUELS AND SERVICES



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