

Changes to the Approved Documents F & L for use in England were published on 15th December 2021. With a six month transition period, this means new changes will become mandatory from June 2022. For now we have tried to simplify the revisions and how they will effect your business. For more details, please consult the Approved Documents F and L.

Part F - Ventilation

The below tables are a summary and comparison between the existing 2013 edition and the newly published 2021 edition of Approved Document F focusing on 'when' background ventilation is required and 'what' is required.

The changes to the approved document take effect on 15 June 2022 for use in England. It does not apply to work subject to a building notice, full plans application or initial notice submitted before that date, provided the work is started on site before 15 June 2023.

		2013 Edition	2021 Edition	
When	Replacement	Like for like.	Replacement Less than 30%	Like for like.
			Replacement Greater than 30%	
	Extensions	Vent requirements apply to all new rooms with external walls.	Extensions	Vent requirements apply to all new rooms with external walls.
	New Build		New Build	

		2013 Edition	2021 Edition	
What	Replacement	Like for like.	Replacement Less than 30%	Like for like.
			Replacement Greater than 30%	
	Extensions	All rooms with external walls require Background ventilation of the following: <ul style="list-style-type: none"> Habitable rooms minimum 5,000mm² equivalent area. Wet rooms (kitchens, utility rooms, bathrooms & W/C) minimum 2,500mm² equivalent area. 	Extensions	If single storey <ul style="list-style-type: none"> Habitable rooms minimum 10,000mm² equivalent area. Kitchens minimum 10,000mm² equivalent area. Bathrooms minimum 4,000m² equivalent area. Utility rooms and W/C no minimum.
	New Build	All rooms with external walls require Background ventilation. A calculation for the entire Dwelling based on total floor area and number of bedrooms is performed. The total value is then divided between all rooms in the house with the following minimum values: <ul style="list-style-type: none"> Habitable rooms minimum 5,000mm² equivalent area. Wet rooms (kitchens, utility rooms, bathrooms & W/C) minimum 2,500mm² equivalent area. 	New Build	If the dwelling has a kitchen and living room which are not separate rooms, at least three ventilators of the same area as for other habitable rooms should be provided in the open-plan space.

Part L - U-Values

The government aim is to deliver zero carbon homes by 2025, with the newly released regulations being interim measures. **The new minimum U-value for windows & doors in existing dwellings has been lowered to 1.4 W/(m².K) or B ratings.** Liniar's PVCu window and door products with the right glass and spacer bar will easily be able to achieve the new 1.4 W/(m².K) requirements.

The below charts are a summary and comparison between the existing and newly published 2021 edition of Approved Document L regulations for windows and doors.



“*” In new buildings, the potential trade off value will be determined by your SAP calculations. The worst case/backstop value for performance is 1.6 W/m².k (Table 4.1). Therefore the building element will have to be better than the 1.6 value stated to achieve the target fabric energy efficiency of the whole building.

Part L - Air tightness

To ensure continuity of the air barrier in new dwellings, windows and doors should connect to the primary air barrier and **window and door frames should be taped to surrounding structural openings using air sealing tape.** Compressible seals or gun sealants may be used to supplement the taping.