

Building Control Guidance Leaflet 11

Replacement of windows, roof windows, rooflights and certain external doors in dwelling

Places Directorate: Economy, Waste and Infrastructure



From 1st April 2002, Building Regulations require that building owners installing replacement windows, rooflights or certain doors, which are doors that have at least half of their internal surface glazed, must get Building Regulations consent and have the installation inspected to ensure compliance with relevant regulations.

The relevant regulations are:

- **L1: Conservation of fuel and power in dwellings**
- **N1: Glazing protection against impact**

In addition, you must also make sure that replacement windows and doors are no less suitable than the existing windows and doors in relation to the following regulations:

- **A1: Structure**
- **B1: Means of escape in fire**
- **F1: Means of ventilation**
- **J2: Combustion appliances and fuel storage systems**
- **K2: Protection from falling**
- **M2: Access and facilities for disabled people**

Repair work, such as the replacement of failed or damaged glazing units or broken glass or the repair of rotten or damaged frame members is not subject to Building Regulation approval.

There are two ways that you can ensure compliance with relevant regulations.

Firstly, you may employ a contractor who is registered under the **FENSA self-certification scheme**. This contractor will be approved to carry out the work in accordance with relevant regulations without our inspection. FENSA will inform us when the installation has been completed.

The FENSA scheme is not applicable if the work involves the replacement of frames in structural bays or requires a new lintel.

Secondly, **if your contractor is not registered with FENSA**, you should submit an application to us.

This application may be made by completing a **Building Notice form** and sending that to us together with the appropriate fee (please refer to our fees and charges). If the work involves the replacement of lintels or structural bays the FENSA scheme cannot be used and you must submit an application.

Building Control Guidance Leaflet 11

There may be an additional fee relative to the cost of the structural work and additional inspections. Please contact Building Control for advice on the fee in such cases.

In addition to Building Regulation consent you must check whether or not Planning Permission, Listed Building Consent or Conservation Area Consent is required. Our Development Control Section can advise you on this.

You can contact them at:

Wigan Council

Places Directorate: Economy Waste and Infrastructure

Development Control

Civic Buildings

New Market Street

Wigan WN1 1RP

Telephone: 01942 404256

Fax: 01942 404222

E-mail: environmentalservices@wigan.gov.uk

Guidance on the requirements

Replacement windows, rooflights and certain doors must satisfy current Building Regulations L1 and N1 in relation to conservation of fuel and power and protection against impact. This may mean that your replacements must be upgraded from what was originally installed in the property. These requirements are:

L1 – Conservation of fuel and power

All replacement windows, roof windows and rooflights should have a U value of 1.6W/m²K or better, or have a Window Energy rating (WER) of Band C or better. Window manufacturers should provide an energy rating label on their windows, similar to the labels provided for washing machines and fridges showing how energy efficient the product is.

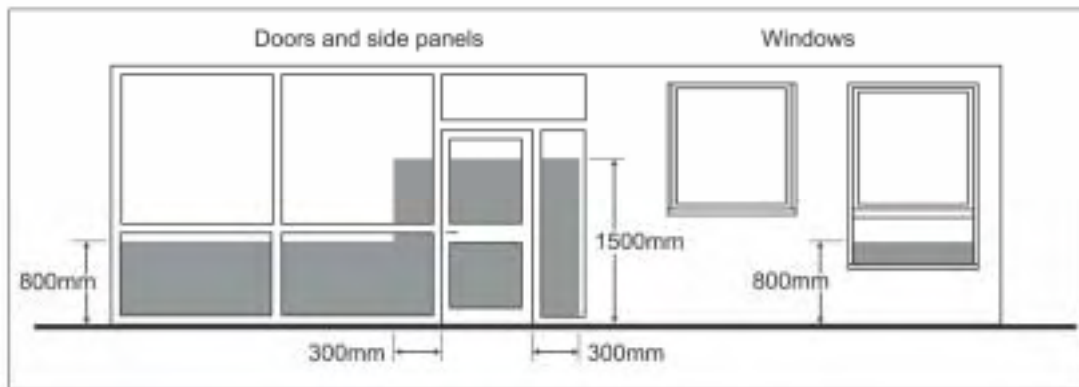
Doors with glazing to more than 50% of their internal surface area must have a U value of 1.8W/m²K, other doors should achieve at least 1.8²K

N1 – Glazing protection against impact

Glazing in the shaded areas indicated in the diagram below should either:

- Break safely as defined in BS 6206: 1981 Specification for impact performance requirements for flat safety glass and safety plastics for use in buildings, clause 5.3.
 - Be inherently robust, such as glass blocks, polycarbonates or glass that gains strength through thickness.
 - Be in small panes of at least 6 mm thick annealed glass and not more than 250 mm wide with a maximum area of 0.5 m². 4 mm glass is considered acceptable in traditional leaded or copper lights when fire resistance is not required.
 - Be permanently protected by a suitable screen which has a minimum height as indicated by the shaded area in the diagram below and which incorporates a gap no greater than 75 mm.
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Building Control Guidance Leaflet 11



Any glazing within the shaded areas shown above must meet the requirements with regard to safe breakage.

Your replacement windows, roof windows, rooflights and certain doors don't need to be upgraded to current requirements in relation to Regulations A1, B1, F1, J2, K2 and M2, but they must be no less satisfactory than the original fittings in relation to those Regulations:

Requirement A1 – Structure

When installing new windows or certain doors an assessment should be undertaken by the contractor as to the suitability of the support or lintel above the replacement window or door. Where the existing frame acts as a lintel the new frame must be as robust as the existing or a new lintel must be provided. The FENSA scheme cannot be used where a new lintel is required and you must apply to the Council in such circumstances.

Requirement B1 – Means of escape in fire

Since June 1992 habitable rooms whose only escape route is via another room have been required to be provided with suitable alternative escape and, since July 2000, windows to habitable rooms at floors above ground level have been required to be suitable for escape in fire. A suitable escape window is defined as a window whose unobstructed openable area is at least 0.33 m² with a minimum clear opening of 450 mm. A 450 mm wide clear opening will need to be 735 mm high to achieve the 0.33 m² area. The bottom of the openable area should be not less than 800 mm or more than 1100 mm above the floor. Any key required to open the window should be readily available.

If your house was required to have such escape openings when it was built or extended, any replacement window must satisfy this requirement.

F1 – Means of ventilation

Your new windows, rooflights and doors should provide adequate ventilation. The current requirements for ventilation for new housing are listed in the table below. If the original windows, rooflights and doors meet these requirements any replacement windows must also meet the requirements.

If the current windows, rooflights and doors provide less ventilation than the table indicates, any replacement window, rooflight or door must provide at least the same amount of ventilation that the existing window provided.

Building Control Guidance Leaflet 11

Domestic ventilation requirements (2006)

Room	Rapid ventilation	Background ventilation
Habitable room	1/20th of the floor area of the room	5000mm ²
Kitchen and utility	Opening window	2500mm ²
Bathroom or shower rooms	Opening window	2500mm ²
Sanitary accommodation	1/20th of the floor area of the room	2500mm ²

J2 – Combustion appliances and fuel storage systems

Certain fires and heating appliances rely on air infiltration for them to function correctly. They may require purpose made ventilators, or may have relied on air infiltration through existing ill-fitting windows, rooflights and doors. If you have an open flued appliance in the house that does not have separate provision of combustion air, a check should be made by a suitably qualified person, CORGI, HETAS, NACE, NACS and so on, to ensure that adequate permanent combustion ventilation is provided.

The boiler or fire manufacturer's advice should be followed with regard to proximity of opening windows, rooflights and doors.

K2 – Protection from falling

Where a first floor window cill height is less than 800 mm above the floor level suitable guarding should be provided to prevent a person falling through an open window.

This requirement may conflict with Regulation B1 and provision of escape windows. One way of achieving the requirement may be to provide a restricted opening device that can be easily overridden in the event of an emergency.

M2 – Access and facilities for disabled people

Where the property was subject to the regulations relating to disabled access and was constructed with level access low threshold entrance doors providing a clear opening width of 775 mm, any new principal entrance door should have a minimum 775 mm clear opening with a low (15mm) threshold.

Making a Building Notice application

It is the responsibility of the building's owner to ensure compliance with all relevant regulations. If your contractor is not FENSA registered you will need to submit a Building Notice to us in relation to the replacement windows, roof windows, rooflights and doors. You can get a copy of this notice from us.

Building Control Guidance Leaflet 11

We will register your notice and then you must inform us of the dates of commencement and completion of the work. We will call and inspect the replacements and may need access to use equipment to confirm compliance with Regulations L1 and N1.

For charges for this application please refer to our fees and charges or contact us for a paper copy. For more information, please contact Building Control at the address below.

Wigan Council
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WN1 1RP

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