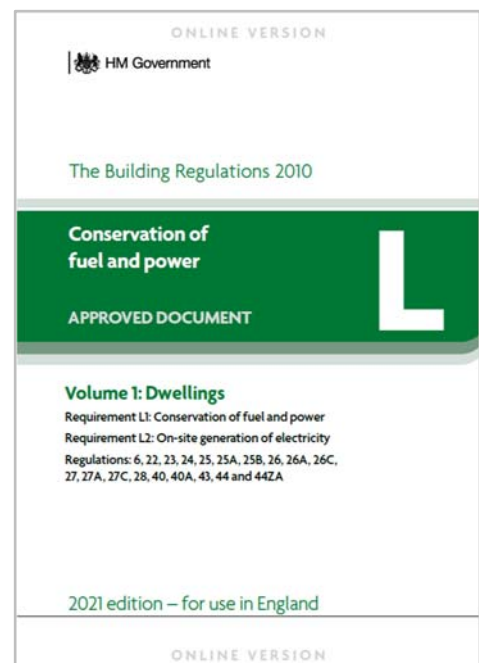
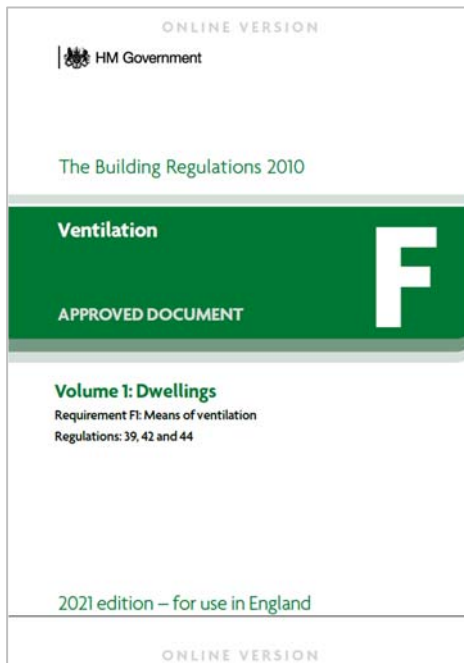


Extensions and Alterations Guidance

for the New Building Regulations



Preamble

The new Building Regulations changes to Parts F and L along with the completely new Parts O and S will come into force for applications made on or after the 15th June 2022. The new requirements will not apply to applications made prior to the June 15th, providing substantial building work has begun before the 15th June 2023 on all aspects of the application. This gives a grace period of 1 year to allow commencement. (Note: substantial work i.e. foundations excavated, and concrete poured.)

To Make an Application and Book an Inspection

Application

You can submit a Building Regulations application by accessing and downloading the appropriate application form from our website [Apply for building regulations approval \(wigan.gov.uk\)](#) Application forms can be emailed to us via buildingcontrol@wigan.gov.uk

Fees – How to Pay

Fees can be paid, as follows:

- Paid online via [Make a payment - Data Entry \(e-paycapita.com\)](#)
- Should you have any problems paying via the secure Internet Payments System you can also pay via our automated payments service on 01942 489006.
- Pay at Wigan Life Centre (card payments only)

Inspections

The quickest and easiest way to book an inspection is to either contact the office directly by phone on 01942 489144 or by email via Buildingcontrol@wigan.gov.uk Alternatively, you can download the LABC site inspection app available for Apple and Android phones. Select Wigan Building Control from the drop-down list of local authorities when booking.

You can call us Monday to Friday and contact us by 4.00pm to arrange an inspection for the next working day. If you request an inspection before 10.00am, we'll aim to carry this out on the same day. However, inspections are typically between 10:00am and 3:00pm, but we will endeavour to work around our customers requirements.

Approved Document L & Approved Document F

Some of the main highlight changes as of June 2022

Approved Document L – Extensions & Alterations noteworthy changes

1. New thermal elements, replacement thermal elements and glazing need to meet new U-Values. (Table 4.2, paragraph 4.7 in Part L)
2. >25% max glazing for the floor area of extensions including covering existing controlled openings still applies however is slightly stricter. Once over 25%, SAP calculations required or Area weighted U-Value, possibly specifying a higher U-Value than Part L depicts. Highly glazed extensions will require design calculations prior to starting works.

This also includes new glazing in existing buildings, extending openings for Bi folds etc. if exceeding 25% glazing of the total floor area of the dwelling. (Paragraph 10.10 in Part L)

3. Boiler efficiency should be assessed when extending the heating system and upgrading the system may be required to a 92% efficient boiler. Electric radiators or electric underfloor heating will likely become an alternative for those not wanting to upgrade but the running cost is likely more. (Table 6.2 in Part L)

- Renovating thermal elements still applies but with more clarification. Most U-Values stay the same however replacing a flat roof membrane will require insulation upgrades. (Paragraph 11.2 in Part L)

Approved Document F – Extensions & Alterations noteworthy changes

- Night latches cannot be used in place of trickle vents. (Part F, paragraph 1.52)
- Open plan kitchen diners need minimum of 3 trickle vents in a room (8000mm² each). (Part F, Paragraph 1.52)
- Minimum requirement for trickle vents now 8000mm² for habitable rooms or 10,000mm² for single storey dwellings. (Part F Table 1.7)
- Exposed Façades in busy areas (main road etc) will require noise attenuating trickle vents. (Paragraph 1.54 Part F)
- Existing home ventilation guides required to be given to the homeowner by the builder. (Explaining how to use and ventilate efficiently etc) (Paragraph 4.20 Part F)
- All replacement windows must have trickle vents regardless of if the previous windows did not. (Paragraph 3.15)
- Energy efficiency measures in existing homes means the ventilation of dwelling will be assessed. Doing multiple minor works (Insulating lofts, replacing loft hatches, etc.) or major work (bricking up chimneys, installing internal wall insulation etc.) will now require ventilation retrospectively and in some cases, you will require a ventilation report to specify new ventilation requirements.

In most cases retrofitting trickle vents will be an adequate method. (Table 3.1, para 3.6-3.13)

U-Value Table highlighting changes as of June 2022

Note: New thermal elements may need higher values if you have more than 25% glazing.

| | Thermal Element | Old U-Value | New U-Value |
|--------------|--------------------------------|-------------------------|-------------------------|
| WALLS | New Floors | 0.22 W/m ² K | 0.18 W/m ² K |
| | Retained Floors | 0.25 W/m ² K | 0.25 W/m ² K |
| | New Cavity Walls | 0.28 W/m ² K | 0.18 W/m ² K |
| | Retained Cavity Walls | 0.55 W/m ² K | 0.55 W/m ² K |
| | Retained Solid Walls 9" | 0.3 W/m ² K | 0.3 W/m ² K |
| | Retained Single Skin Walls 4" | 0.3 W/m ² K | 0.3 W/m ² K |
| | Timber Frame Walls | 0.28 W/m ² K | 0.18 W/m ² K |
| ROOF | Pitched Roof (Flat Ceiling) | 0.16 W/m ² K | 0.15 W/m ² K |
| | Pitched Roof (Vaulted Ceiling) | 0.18 W/m ² K | 0.15 W/m ² K |
| | Flat Roof (Cold Deck) | 0.18 W/m ² K | 0.15 W/m ² K |
| | Flat Roof (Warm Deck) | 0.18 W/m ² K | 0.15 W/m ² K |

| | | | |
|-----------------|--------------------------------|---------------------------------|--|
| | <u>Retained roof upgrades:</u> | | |
| | Flat Roof | 0.18 W/m ² K | 0.16 W/m ² K |
| | Flat Ceiling | 0.16 W/m ² K | 0.16 W/m ² K |
| | Vaulted | 0.18 W/m ² K | 0.18 W/m ² K |
| | | | |
| FITTINGS | Windows | 1.6 W/m ² K | 1.4 W/m ² K |
| | External doors >60% Glazing | 1.8 W/m ² K (Band E) | 1.4 W/m ² K (Band C) |
| | Other External Doorsets | 1.8 W/m ² K (Band E) | 1.4 W/m ² K (Band B) |
| | Rooflight | 1.6 W/m ² K | 2.2 W/m ² K (subject to change) |
| | | | |

Ground floor U-Value guidance - Extensions and alterations

Below is a table of examples of insulation products that can be used to achieve the new U-Values in Approved Document L as of June 2022. These are based upon traditional oversites and beam and block floors with a P/A ratio of 1, insulation thickness may be reduced if the P/A ratio is lower, but calculations may be required.

The values below will suffice in most circumstances, with insulation either above or below the concrete slab and in floating floor scenarios. It is now a requirement to provide a 25mm perimeter upstand of PIR insulation as standard, with the exception of floating floors.

Table 1 – Minimum U-value now required to achieve 0.18W/m²K

| Product | Thickness |
|-----------------------|--------------|
| Celotex GA4000 | 100mm |
| Recticel Eurothane GP | 100mm |
| Jabfloor Insulation | 100mm + 60mm |
| Ecotherm Eco-Versal | 100mm |
| Kingspan K103 | 100mm |

NB: To offset additional glazing, PIR insulation thickness in the floor is more likely to be specified / required to be 150mm on most jobs, rather than the 100mm. This is because it's more cost effective than increasing wall thickness etc. Timber floors may be better to insulate as a floating floor; however, for insulating between joists please see examples below.

Table 2 – examples of suspended timber floor.

Minimum U-value now required 0.18W/m²K

| Product | Thickness |
|--|--|
| Celotex XR4000 150mm between 150mm timbers joists at 400mm centres | Rockwool Flexi 200mm between timber joists. 200mm Joists required |

Cavity Wall Guidance – Extensions and alterations

Below are tables of examples of insulation products that can be used to achieve the new U-Values in Approved Document L as of June 2022. These are based on a 'standard' cavity construction wall details with a brick outer leaf and a block inner leaf. In most instances the cavity will now be greater than 100mm unless a suitable PIR cavity insulation board is used. Please also refer to our key for understanding - this includes some, but not all products that can be used. Other specialist advice may be required from architects, energy assessors and manufacturers.

Table 1 U-Value now required 0.18W/m²K

| Cavity Width | Detail |
|--------------|---|
| 100mm | Brickwork, 100mm cavity full fill insulation with an insulation with a thermal conductivity of 0.021 W/mK, 100 blockwork inner leaf with a thermal conductivity of 0.15 W/mK 12.5mm plasterboard finish – Please check suitability of insulation in Table 2. |
| 100mm | Brickwork, 100mm cavity full fill insulation with an insulation with a thermal conductivity 0.032 W/mK , 100 mm blockwork with a thermal conductivity of 0.15 W/mK and a 52.2 insulated PIR plasterboard finish (40mm PIR + 12.5mm plasterboard). |
| 150mm | Brickwork, 150mm cavity insulated with an insulation of thermal conductivity 0.032 W/mK, 100 mm blockwork with a thermal conductivity of 0.15 W/mK 12.5mm plasterboard finish. |
| 150mm | Brickwork, 150mm cavity insulated with an insulation of thermal conductivity 0.032 W/mK, 150 mm blockwork with a thermal conductivity of 0.15 W/mK 12.5mm plasterboard finish. |
| 150mm | Brickwork, 150mm cavity partial filled with 100mm insulation with an insulation of thermal conductivity 0.022 W/mK, 150 mm blockwork with a thermal conductivity of 0.15 W/mK 12.5mm plasterboard finish. |
| 175mm | Brickwork, 175 mm cavity insulated with an insulation of thermal conductivity 0.037 W/mK (Knauf/ Dritherm 37) 100 mm blockwork with a thermal conductivity of 0.15 W/mK plasterboard finish. |
| 180mm | Brickwork, 180mm cavity full fill insulation with Rockwool full fill cavity batts 0.037 W/mK , 100mm of blockwork with a thermal conductivity up to 1.130 W/mK (Even dense concrete blocks achieve this). |

Table 2 – Key for Common Construction Products used

| 0.15W/mK blocks or better | Cavity insulation 0.02 W/mK | Cavity insulation 0.032 W/mK | Cavity insulation 0.037 W/mK |
|--|---|--|--|
| Celcon Solar. Celcon Standard. Durox SupaBlock Durox SupaBlock 400 Thermalite shield Thermalite Turbo Topblok supa bloc Toplite standard | Recticel Euro wall – <i>Partial Fill</i> Celotex CW4000.- <i>Partial Fill</i> Eurowall+ - Full fill with T&G edges All will be PIR partial / full fill cavity wall systems and workmanship will need to be impeccable. | Dritherm 32 Cavity Batts Please note most other cavity wall insulations do not achieve the same value as Dritherm 32, even other Dritherm products like 34 etc. | Rockwool Cavity batts Other Dritherm products |

NB: Changing blocks/insulation brands may require a designer’s recalculation especially where insulation is specified to offset glazing. Use of denser blocks can have a serious effect on U-value and may require more insulation if they are required for structural stability.

Timber Framed Wall U-Value Guidance – Extensions and Alterations

Timber Frame Wall

Below is a table of examples of insulation products that can be used to achieve the new U-Values in Approved Document L as of June 2022.

This is based on a worst-case scenario with any façade detailing, including a brick outer leaf, blockwork rendered, hanging tiles, timber or cement cladding or a rendered cement board. With a brick or rendered block façade, a better U-Value can typically be achieved meaning less insulation (potentially), but this will need site specific calculations.

Table 1 – Minimum U-value now required 0.18W/m²K

| Product | 100mm X 47mm, 600cc studs (4"x2" timbers) | 150mm x 47mm, 600cc (6"x2" timbers) | 200mm x 47mm, 600cc (8"x2" timbers) |
|---|--|---|---|
| Kingspan Kooltherm K12 | 70mm between studs + 40mm lining, 12.5mm plasterboard | 100mm between studs + 25mm lining, 12.5mm plasterboard | Follow 150mm x 47mm guidance |
| Celotex GA4000 + TB4000 | 100mm GA4000 between + 50 mm GA4000 lining, 12.5mm plasterboard | 100mm GA4000 between + 40 mm TB4000 lining, 12.5mm Plasterboard | 100mm GA4000 between + 30 mm TB4000 lining, 12.5mm plasterboard |
| Recticel Eurothane GP | 100mm between + 50 mm insulation over + 12.5mm plasterboard | 100mm between + 40 mm insulation over + 12.5mm plasterboard 150mm between + 25mm lining, 12.5mm plasterboard | 100mm Between + 30mm lining, 12.5mm plasterboard |
| Ecotherm Eco-Versal | 80mm between + 40mm lining, 12.5mm plasterboard | 100mm between + 30mm lining, 12.5mm plasterboard | See 150mm X 47mm guidance |
| Actis hybris + Actis Hcontrol (Acts as a vapour control barrier also when taped.) | N/A | 105mm of Hybris Actis between studs + 45mm HControl Hybrid quilt lining, counter battened, 12.5mm plasterboard | See 150mm X 47mm guidance |
| Knauf/Rock wool between studs and PIR over | Currently little guidance given. Expected Rockwool flexi 230mm between timber frame. Frame therm Exceeding 150mm between studs. Designs will be required. | | |

Flat Roof U-Value Guidance – Extensions and Alterations

Warm Deck Roof

Below is a table of examples of insulation products that can be used to achieve the new U-Values in Approved Document L as of June 2022. This is based on a traditional warm deck build up with all insulation above the flat roof joists which negates the ventilation requirements.

Table 1 – Minimum U-value now required 0.15W/m²K

| Product | Thickness |
|---|-----------|
| Celotex GA4000 | 150mm |
| Recticel Eurothane Power deck / Euro deck | 150mm |
| Ecotherm Eco-Versal | 150mm |
| Kingspan Therma Roof TR27 | 150mm |

Cold Deck Roof

Below is a table of examples of insulation products that can be used to achieve the new U-Values in Approved Document L as of June 2022. This is based on a traditional cold deck build-up of insulation between and below the flat roof joists.

This solution will require adequate cross flow ventilation. Cold decks are not ideal and warm decks are preferred. The table below assumes, as an example, 150mm x 47mm joists with a 50mm ventilation void, and for the purpose of thermal values will suffice in most circumstances.

Table 2 – Minimum U-value now required 0.15W/m²K

| Product | Joists at 600 centres | Joists at 450 centres | Joists at 400 centres |
|------------------------------|---|--|---|
| Kingspan Kooltherm K7 | 100mm between joists +50mm underlining, 12.5mm plasterboard | Follow 600cc guidance | Follow 600cc Guidance |
| Celotex GA4000 | 100mm between joists +60mm underlining, 12.5mm plasterboard | 100mm Between joists + 70mm underlining, 12.5mm plasterboard | Follow 450cc Guidance |
| Recticel Eurothane GP | 100mm between joists +70mm underlining, 12.5mm plasterboard | Follow 600cc guidance | 100mm Between joists +75mm underlining, 12.5mm plasterboard |
| Ecotherm Eco-Versal | 100mm between joists +60mm underlining, 12.5mm plasterboard | 100mm between joist +70mm underlining, 12.5mm plasterboard | Follow 450cc guidance |

Pitched Roof U-Value Guidance – Extensions and Alterations

Vaulted Ceilings

Below is a table of examples of insulation products that can be used to achieve the new U-Values in Approved Document L as of June 2022. The table below assumes, as an example, 150mm x 47mm rafters with a 50mm ventilation void, thermal values will suffice in most circumstances. This is based on a pitched roof with a vaulted ceiling (no ceiling joists installed).

Table 1 – Minimum U-value now required 0.15W/m²K

| Product | Rafters at 600 centres | Rafters at 450 centres | Rafters at 400 centres |
|---|--|--|--|
| Kingspan Kooltherm K7 | 100 mm between rafters + 45mm underlining, 12.5mm plasterboard | Follow 400 cc guidance | 100 mm between rafters + 50mm underlining, 12.5mm plasterboard |
| Celotex GA4000 | 100 mm between rafters + 50mm underlining, 12.5mm plasterboard | 100 mm between rafters + 60mm underlining, 12.5mm plasterboard | Follow 450cc guidance |
| Recticel Eurothane GP | 100 mm between rafters + 60mm underlining, 12.5mm plasterboard | Follow 400 cc Guidance | Follow 600cc Guidance |
| Ecotherm Eco-Versal | 100 mm between rafters + 50mm underlining, 12.5mm plasterboard | Follow 400cc Guidance | 100 mm between rafters +60mm underlining, 12.5mm plasterboard |
| Other Options indicative only. Minimum U-value now required 0.15W/m²K | | | |
| Celotex GA4000 | Expect 75mm Between rafters and 75mm over rafter's at 400cc. Full design should be sought with condensation risk analysis not all PIR manufacturers will allow this. | | |
| Celotex XR4000 | Expect 140mm over rafters | | |
| TLX Silver with a PIR insulation | Around 130mm of PIR with a TLX silver underneath. Air gaps, timber size and design to be discussed. | | |
| TLX Gold | 145mm PIR between , TLX gold above rafter, design to be discussed. | | |

Flat Ceilings

Below is a table of examples of insulation products that can be used to achieve the new U-Values in Approved Document L as of June 2022. This is based on the assumption all insulation is laid between and over the ceiling joists. This is based on a pitched roof construction with a flat ceiling, 147 x 47mm ceiling joists installed at 600 centres.

Table 2 – Minimum U-value now required 0.15W/m²K

| Product | Thickness / Installation |
|--|---|
| Knauf - glass mineral wool | 150mm insulation between ceiling joists, 150mm laid perpendicular over the top, 300mm total. |
| Rockwool – Thermal insulation loft roll | 150mm insulation between ceiling joists, 150mm laid perpendicular over the top, 300mm total. |
| Celotex GA4000 (Other PIR insulations options may differ slightly) | 100mm insulation between joists and 60mm under+ 12.5mm plasterboard. |
| Actis Multifoils. | HYBRIS 140mm thickness between joists + HCONTROL HYBRID 45mm underneath with relevant air gaps. |

Disclaimer

Wigan Council Building Control has no affiliations with any of the manufacturers listed within this document and remains completely impartial.

We take no accountability for use of this table as competency designs should ultimately be sought. You may choose different insulation types/brands as you see fit, provided they are appropriate for use and meet the requirements of the Building Regulations.

This guidance is based on the most common products and scenarios we experience being adopted. If an Architect or SAP Assessor etc. has specified insulations thickness, that should be followed over this guidance. Insulation values are the worst possible scenarios so actual manufacturer's guidance or designer's guidance can be sought for more cost-effective solutions.

We intend to publish more specific guidance regarding new dwellings soon, guidance on Vehicle Charging Points and Overheating, as well as greater clarification on heating existing buildings/extensions in due course. We urge all our customers to make clients aware of these upcoming changes as it may have an impact on material lead times and cost.

Please feel free to contact your normal officer or our office for any member of the team to discuss up and coming changes, we would be delighted to help you.

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