



BUILDING CONTROL (APPROVED DOCUMENTS) (NO. 2) ORDER 2019

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Statutory Document No. 2019/0448



Building Control Act 1991

BUILDING CONTROL (APPROVED DOCUMENTS) (NO. 2) ORDER 2019¹

Laid before Tynwald: 21 January 2020

Coming into Operation: in accordance with article 2

The Department of Environment, Food and Agriculture makes the following Order under section 4(1), (4) and (5) of the Building Control Act 1991.

1 Title

This Order is the Building Control (Approved Documents) (No. 2) Order 2019.

2 Commencement

This Order comes into operation —

- (a) for the purposes of articles 1, 2 and 4(2), on 30 December 2019; and
- (b) for all other purposes, on 31 December 2019¹.

3 Approved documents

- (1) For the purpose of providing practical guidance with respect to the requirements of regulation 6 of, and Schedules 1 and 4 to, the Building Regulations 2014², the Department approves —
 - (a) the documents specified in Part 1 of Schedule 1, being documents issued by HM Government (subject, only in this case, to the revisions specified in Schedule 3);
 - (b) the document specified in Part 2 of Schedule 1, being a document —
 - (i) issued and published by the Timber Research & Development Association; and

¹ Section 37B of the Building Control Act 1991 specifies that orders shall be laid before Tynwald.

² SD 2014/0165, as amended by SD 2019/0276 and SD 2019/0447.

- (ii) approved in England and Wales for the corresponding purpose in relation to building regulations made under the Building Act 1984 (an Act of Parliament);
 - (c) the document specified in Part 3 of Schedule 1, being a document issued and published by the Basement Information Centre; and
 - (d) the document specified in Part 4 of Schedule 1, being a document issued and published by the British Standards Institute.
- (2) Subject to article 4, the Department withdraws its approval of the documents specified in Schedule 2 for the purpose mentioned in paragraph (1).

4 Revocation and transitional provision

- (1) The Building Control (Approved Documents) Order 2014³ is revoked.
- (2) The Building Control (Approved Documents) Order 2019⁴ is revoked
- (3) Nothing in this Order applies in relation to —
 - (a) work carried out in accordance with plans deposited before the coming into operation of this Order; or
 - (b) work completed before such coming into operation.

MADE 13 NOVEMBER 2019

³ SD 2014/0301.

⁴ SD 2019/0279.

SCHEDULE 1

[Article 3(1)]

APPROVED DOCUMENTS**PART 1***Title*

Approved Document A – Structure (2004 edition, incorporating 2004, 2010 and 2013 amendments).

Approved Document B (volume 1) – Fire Safety - dwellings (2019 edition).

Approved Document B (volume 2) – Fire Safety - buildings other than dwellings (2019 edition).

Approved Document C – Site preparation and resistance to contaminants and moisture (2004 edition, incorporating 2010 and 2013 amendments).

Approved Document D – Toxic substances D1 cavity insulation (1992 edition, incorporating 2002, 2010 and 2013 amendments).

Approved Document E – Resistance to the passage of sound (2003 edition, incorporating 2004, 2010, 2013 and 2015 amendments).

Approved Document F – Ventilation (2010 edition, incorporating 2010 and 2013 amendments).

Approved Document G – Sanitation, hot water safety and water efficiency (2015 edition, with 2016 amendments).

Approved Document H – Drainage and waste disposal (2015 edition).

Approved Document J – Combustion appliances and fuel storage systems (2010 edition, incorporating 2010 and 2013 amendments).

Approved Document K – Protection from falling, collision and impact (2013 edition).

Approved Document L1A – Conservation of fuel and power in new dwellings (2013 edition, incorporating 2016 amendments).

Approved Document L1B – Conservation of fuel and power in existing dwellings (2010 edition, incorporating 2010, 2011, 2013, 2016 and 2018 amendments).

Approved Document L2A – Conservation of fuel and power in new buildings other than dwellings (2013 edition, incorporating 2016 amendments).

Approved Document L2B — Conservation of fuel and power in existing buildings other than dwellings (2010 edition, incorporating 2010, 2011, 2013 and 2016 amendments).

Approved Document M (volume 1) — Access to and use of buildings - dwellings (2015 edition, incorporating 2016 amendments).

Approved Document M (volume 2) — Access to and use of buildings - buildings other than dwellings (2015 edition).

Approved Document P — Electrical safety - dwellings (2013 edition).

Approved Document Q — Security - dwellings (2015 edition).

Approved Document R — Physical infrastructure for high-speed electronic communications networks (2016 edition).

PART 2

Title

Approved Document — Eurocode 5 Span Tables 4th edition for solid timber members in floors, ceilings and roofs for dwellings (ISBN 978-1-909594-14-2).

PART 3

Title

Approved Document — Basements for dwellings (2014 edition).

PART 4

Title

Document — PAS 24:2016 - Enhanced security performance requirements for doorsets and windows in the UK. Doorsets and windows intended to offer a level of security suitable for dwellings and other buildings exposed to comparable risk.

SCHEDULE 2**DOCUMENTS APPROVAL OF WHICH IS WITHDRAWN**

[Article 3(2)]

Title

Approved Document A – Structure (2004 edition, incorporating 2004 amendments).

Approved Document B – Fire safety (2000 edition, incorporating 2002 amendments).

Approved Document C – Site preparation and resistance to contaminants and moisture (2004 edition).

Approved Document D – Toxic substances (1992 edition, incorporating 2002 amendments).

Approved Document E – Resistance to the passage of sound (2003 edition).

Approved Document F – Ventilation (2010 edition, incorporating further 2010 amendments).

Approved Document G – Hygiene (2010 edition, incorporating further 2010 amendments).

Approved Document H – Drainage and waste disposal (2002 edition).

Approved Document J – Combustion appliances and fuel storage systems (2010 edition, incorporating further 2010 amendments).

Approved Document K – Protection from falling, collision and impact (1998 edition, incorporating 2000 amendments).

Approved Document L1A – Conservation of fuel and power New dwellings (2010 edition).

Approved Document L1B – Conservation of fuel and power Existing dwellings (2010 edition).

Approved Document L2A – Conservation of fuel and power New buildings other than dwellings (2010 edition).

Approved Document L2B – Conservation of fuel and power Existing buildings other than dwellings (2010 edition).

Approved Document M – Access to and use of buildings (2004 Edition).

Approved Document N – Glazing—safety in relation to impact, opening and cleaning (1998 edition, incorporating 2000 amendments).

Approved Document P – Electrical Safety – Dwellings (2006 edition).

Approved Document to support regulation 9 – Materials and workmanship (1992 edition, incorporating 2000 Amendments).

SCHEDULE 3**REVISION TO APPROVED DOCUMENTS**

[Article 3(1)(a)]

1 Revision to Approved Documents

Any guidance issued with regard to approved inspectors or the provision of energy performance certificates is to be disregarded.

2 Revision to Approved Documents L1A, L1B, L2A and L2B

- (1) If an alternative method of showing compliance with the Building Regulations 2014 is proposed, this must be in the form of a heat loss calculation for the proposed building or element of a structure in comparison with a notional building or element of a structure of a similar design and layout. Any heat loss from the proposed building or element of structure should be less than that of a notional building or element of structure. Energy generation from a sustainable source such as solar type panels or air / ground Heat Source Pump may be used to show compliance.
- (2) For the purposes of paragraphs 8(1)(b) and 9(c) of Schedule 4 to the Building Regulations 2014 the target SAP value is that specified in column B of the table to this Schedule where the plans are deposited with the building authority within the period specified in the corresponding row in column A of the table to this Schedule.
- (3) For the purpose of this Schedule, “plans are deposited” means the plans of any proposed work that are, in accordance with the building regulations, deposited with the building authority in accordance with section 11 of the Building Control Act 1991.

TABLE

Column A	Column B
Plans are deposited for a new building with the building authority in the period of time from -	Target Standard Assessment Procedure Value
31 December 2019 up to and including 31 December 2020	80
1 January 2021 up to and including 31 December 2023	88
1 January 2024 up to and including 31 December 2026	93
1 January 2027 onwards	97

ENDNOTES

Table of Endnote References

¹ The format of this legislation has been changed as provided for under section 75 of, and paragraph 2 of Schedule 1 to, the Legislation Act 2015. The changes have been approved by the Attorney General after consultation with the Clerk of Tynwald as required by section 76 of the Legislation Act 2015.