

TONBRIDGE & MALLING BOROUGH COUNCIL

PLANNING and TRANSPORTATION ADVISORY BOARD

29 July 2009

Report of the Director of Planning Transport and Leisure

Part 1- Public

Matters for Information

1 BUILDING REGULATIONS PART 6 – AMENDED

Summary

With effect from 1 October 2009 Part G of the Building Regulations is being amended and extended giving the Council's Building Control service added responsibilities in respect of sanitation, hot water safety and water efficiency.

1.1 The existing Approved Document G of the Building Regulations which came into force in 1992, was entitled "Hygiene" and covered the following areas:

- G1 Sanitary conveniences and washing facilities.
- G2 Bathrooms.
- G3 Hot water storage.

1.1.2 The New Approved Document G (currently in draft form) comes into force on 1 October 2009 and is now called "Sanitation, Hot Water Safety and Water Efficiency" and covers the following areas:-

- G1 Cold water supply
- G2 Water Efficiency
- G3 Hot water supply and systems
- G4 Sanitary Conveniences and Washing Facilities
- G5 Bathrooms
- G6 Kitchens and food preparation areas.

1.1.3 As can be seen, the scope of the Regulations has been extended and new responsibilities will now fall on the Council's Building Control function. It is therefore worth highlighting some of the main changes.

- There is in **G1** a new requirement for the supply of wholesome water for the purposes of drinking, washing or food preparation. This will be satisfied if the water is supplied by a recognised water company under the Water Act. However, **G1** also allows for the provision of water of a 'suitable quality' to sanitary conveniences, for example, this could include the use of rainwater harvesting or 'grey water'.
 - **G2** and a new **Regulation 17K** set out new requirements on water efficiency in dwellings.
 - **G3** sets out enhanced and amended provisions on hot water supply and safety, applying safety provisions to all types of hot water systems and a new provision on the prevention of scalding. There are some 10 deaths and 167 serious injuries every year in the UK resulting from scalding, mainly amongst the very young, the elderly and those with circulatory problems.
 - **G4** sets out the requirements for sanitary conveniences and hand washing facilities.
 - **G5** sets out requirements for bathrooms, which apply to dwellings and other buildings containing one or more rooms for residential purposes.
 - **G6** contains a new provision requiring sinks to be provided in areas where food is prepared.
- 1.1.4 Some of this will have a significant impact on the way Building Control carries out its function. For example, Regulation 17 has been amended to the effect that a local authority cannot issue a Completion Certificate until it has received, in respect of new dwellings, a Certificate specifying the calculated potential consumption of wholesome water per person per day. This new requirement will tie in with "The Code for Sustainable Homes". At Code Level 4 the code requires a figure of 105 litres per person per day, whilst the new Regulations allow for up to 125. It can therefore be seen that if, in accordance with the Managing Development and the Environment DPD, Code Level 4 is being required by the Council on a particular development then the requirements under the Building Regulations will easily be met.
- 1.1.5 The effect of this new Regulation will also have an impact on the supply industry and the manufacturers of taps; showers etc who will need to invest in new equipment and technology to meet the requirements of the new Regulation. For example, all new taps may have to have a spray delivery only.
- 1.1.6 Whilst the current new document is only in draft form I do not expect there to be much in the way of significant change when the final version is published. It is therefore our intention in the coming months to provide the necessary training for our Building Control Surveyors so that we have a full understanding of the new requirements and also, working with other Kent authorities, organise seminars to explain the changes and educate our customers to ensure compliance.

1.2 Legal Implications

1.2.1 Compliance with the Building Regulations is a legal requirement.

1.3 Financial and Value for Money Considerations

1.3.1 So far as we know, there will be no increase in fees to cover the cost of training and additional work that checking compliance with the new/amended Regulations will undoubtedly require.

1.4 Risk Assessment

1.4.1 We need to ensure that your officers are properly trained and ready to implement the new Regulations when they come into effect.

Background papers:

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Nil

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