

BUILDING REGULATIONS GUIDANCE NOTE NHBC BUILDING CONTROL

PART G CUSTOMER GUIDANCE

In May 2009, CLG informed the industry of the revised requirements to Part G, the accompanying Approved Document and the Transitional Provisions. Part G deals with sanitary conveniences, bathrooms, food preparation areas and hot water storage installations. The number of requirements has been increased from 3 to 6, there is new guidance to support the amended and new requirements in a new Approved Document and a Water Efficiency Calculator.

See http://www.planningportal.gov.uk/uploads/br/water_efficiency_calculator.pdf

TRANSITIONAL PROVISIONS

As far as Part G is concerned, work on a site will need to comply with the latest requirements unless works commenced on site or there is a Plans Certificate in place before 6th April 2010. If you do have a Plans Certificate, then works need to start before the 6th April 2011.

THE NEW REQUIREMENTS IN BRIEF

- G1** requires a cold water supply that is suitable for purpose. This means the supply must be 'wholesome' water for washing and food preparation with the possibility of using partially treated water (e.g. harvested rainwater or greywater) for functions such as toilet flushing.
- G2** is one of the new requirements that only applies to new dwellings (new build and conversions) and looks to ensure that there is no undue consumption of water. Designers will need to show that the wholesome water usage for the individual property will not exceed 125 litres per person per day. There is a tool to assist in the calculation of water usage 'The Water Efficiency Calculator for New Dwellings'.
- G3** deals with hot water supply and storage. A hot water supply to washbasins, baths, showers, bidets and sinks in kitchens is required. The hot water storage system will need to be provided with suitable pressure relief and discharge, with precautions in place to ensure that stored hot water does not exceed 100°C. A new requirement is the control of the temperature of the water from the bath taps. This means that the bath taps will need a thermostatic mixer to ensure the temperature of the water leaving the tap will not exceed 48°C.
- G4** requires all properties to have a suitable number of sanitary conveniences in either a cloakroom or a bathroom with a wash basin in the room or space outside (provided that space is not used for food preparation).
- G5** looks for all dwellings and rooms for residential purpose (e.g. hostel, hotel etc) to have a bathroom that contains a wash basin and either a fixed bath or shower.
- G6** states that all areas where food is prepared must be provided with a sink.

BUILDER/DESIGNER ACTIONS

G1 Wholesome water supply

- Ensure that no greywater and/or rainwater is supplied to the wholesome water outlets and that correct marking for the treated grey/rain water pipework is provided.
- Provide full details of any water treatment systems designed in accordance with WRAS guidance to your NHBC Surveyor.

G2 Water efficiency

- Complete the Water Efficiency Calculator inserting the details for the actual fittings intended to ensure that the 125 litres/head/day design usage is not exceeded and submit to your NHBC Surveyor, at the design stage, for checking.
- Manufacturers' details can be found at the following website: www.water-efficiency.org.uk/view_products.asp, as well as the individual manufacturers' websites.
- The same Water Efficiency Calculator could be applicable to a number of similar properties provided the number and type of fittings/appliances are identical and any account for rainwater and/or grey water is identical.
- Plans or Final Certificates cannot be issued until the Water Efficiency Calculator is received and found to be satisfactory.
- The Water Efficiency Calculator information will be added to the list of documents 'Required on site', as recorded on the Technical Report, and you should make it available on site for the person installing the fittings and appliances, and your NHBC Inspector.
- The fittings/appliances must be installed as per the calculator. Any variations will need to be inserted in a revised calculator and submitted to and approved by your NHBC Surveyor.
- You should provide a list of fittings/appliances (including flow rates) fitted to the building owner/occupier upon completion. This can be useful to ensure

fittings as specified/designed are installed, and to track any changes. You may be asked to confirm the list of installed fittings by your NHBC Inspector.

G3 Hot water supply and storage

- Ensure there are mixer/blender valves on all bath taps, situated close to the final outlet, to ensure that the temperature of water leaving the tap outlet does not exceed 48°C.
- Ensure a 'competent person' installs and commissions the heating and hot water storage systems.
- A copy of the heating system certificate, e.g. Benchmark, confirming the correct installation of heating and hot water services should be made available on site for your NHBC Inspector, or a copy sent to your NHBC Surveyor. The property cannot be finalised (provided with a Cover Note or Building Control Final Certificate) until this certificate is provided.

N.B. The heating system certificate will also provide evidence towards the compliance with Part L.

G4 Sanitary conveniences

- Ensure a suitable number of sanitary conveniences are provided, particularly in commercial properties.

G5 and 6 Bathrooms to dwellings and rooms for residential purpose and provision of a sink for food preparation

- These requirements simply seek to ensure that bathrooms and kitchen sinks are provided.

At the completion stage, it is important to ensure:

- The Water Efficiency Calculator
- Mixer valves to bath taps
- Suitable warning labels on the hot water storage system, and
- Certificates for the heating system (Benchmark Certificate)

are provided and installed, otherwise there could be delays in issuing Final Certificates and/or CML for NHBC Warranty.

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