

Background ventilation to utility rooms (England & Wales)

(November 2024) (Second issue - supersedes December 2008)

The Technical Guidance Notes are produced by NHBC as guidance solely for our builder customers as to how to interpret the technical requirements in relation to the warranty cover provided by NHBC under its Buildmark, Buildmark Choice, Buildmark Link, Buildmark Solo, Buildmark Connect or any similar product from time to time. It has not been created or intended for distribution or use outside of that purpose. The information contained in this Technical Guidance Note does not constitute advice and is not to be relied upon by any third party. Nothing in this Technical Guidance Note is intended to, nor should it be taken to, create any legal or contractual relationship. Any third party who chooses to rely upon the information contained in the Technical Guidance Notes shall do so entirely at their own risk and NHBC accepts no duty of care or liability, however caused, in connection with its use or reliance by any third party.

Question

Where a utility room does not have a window, how can background ventilation be provided?

Considerations

- Background ventilation does not have to be provided using trickle ventilators.

Answer

Alternatives to trickle ventilators given in Approved Document F (England and Wales) are:

System 1 – background ventilators and intermittent extract fans

A continuous running single room heat recovery ventilator with a minimum high rate of 8 l/s and a minimum low rate of 4 l/s.

Or air bricks with an adjustable hit and miss ventilator used in conjunction with an intermittent extract fan with a minimum 30 l/s extract rate.

System 2 – passive stack ventilation

Background ventilation not required to rooms that contain a passive stack ventilator

System 3 – Continuous mechanical extract

Background ventilation not required to rooms where air is extracted

System 4 – Continuous mechanical supply and extract with heat recovery

Background ventilation not required.



NHBC, NHBC House, Davy Avenue, Knowlhill, Milton Keynes, Bucks MK5 8FP
Tel: 0344 633 1000 Web: nhbc.co.uk

National House-Building Council (NHBC) is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority for carrying on insurance business and insurance distribution activities.

NHBC is registered in England and Wales under company number 00320784. NHBC's registered address is NHBC House, Davy Avenue, Knowlhill, Milton Keynes, Buckinghamshire, MK5 8FP. Note that only certain parts of our products and services are within the scope of UK financial services regulations. For more information on our products and services, please see our website nhbc.co.uk or your NHBC product documentation.