

Mid Devon DISTRICT COUNCIL



THE BUILDING ACT 1984 THE BUILDING REGULATIONS 2000

Application for Replacement Glazing in a Private Residential Building

For office use only: MDDC Ref. No.

Receipt No:

Date of receipt:

1	Applicant's details: Name: Address: Postcode: Tel:..... Email:..... Mobile:	
2	Agent's details: Name: Address: Postcode: Tel:..... Email: Mobile:	
3	Location of Work: Address:..... Postcode: Tel:.....	
4	Number of windows and doors to be installed: Have these works commenced Yes / No	
5	Anticipated Date of Commencement:	
6	Has a Planning Application been submitted? Yes / No Ref No:.....	
7	STATEMENT: Building Notice This Notice is given in relation to the building work as described, and is submitted in accordance with Regulation 12(2)(a) and accompanied by the appropriate fee.	
8	Please complete in duplicate and return to: Mid Devon District Council Building Control, Phoenix House, Phoenix Lane, Tiverton, Devon, EX16 6PP Tel: (01884) 234345 Fax: (01884) 234235 Email: bcont@middevon.gov.uk	Signed: (Applicant / Agent) Date:..... Fee enclosed £..... VAT receipt required: Yes / No

Replacement Glazing

From 1st April, 2002, the installation of replacement glazing requires Building Regulation consent.

1. The Regulations apply to the provision of a window, rooflight, roof window, or door that has more than 50% of its internal face area glazed. The requirement does not apply to repairs such as replacing broken glass or sealed double-glazing units or replacing rotten framing members.
2. Where it is intended to install replacement glazing, an application must be made to the Local Authority Building Control Service.
3. Installers who are members of a competent persons organisation will notify the Local Authority by an agreed arrangement.

The Application and Charge

Please refer to building control charges Table B

Notification of Commencement and Inspections

1. After the application has been submitted, persons carrying out the work must give notice of the commencement of the work at least two days beforehand.
2. The work will be inspected at commencement and at completion. Provided that the work has been carried out in accordance with the Building Regulations, a completion certificate will be issued.

The work will be required to satisfy the following Parts of the Building Regulations:

Part A – Structure

It should be ensured that a suitable lintol exists over the window. Frames should not support any part of the building unless designed to do so.

Part B – Means of Escape

Except for kitchens, any habitable rooms on the ground floor which do not open directly onto a hall leading to an exit or have their own external door, and all habitable rooms on upper floors, should have a window suitable for escape purposes. Such windows should have an unobstructed openable area that is at least 0.33m² and at least 450mm high or 450mm wide. The bottom of the openable area should be not more than 1100mm above the floor. Care should be taken with sliding hinges of upvc windows to ensure that the minimum unobstructed width is achieved.

Part F – Ventilation

The windows should provide an openable area of at least one-twentieth of the floor area of the room. Trickle ventilators of 8000mm² for habitable rooms and 4000mm² for non-habitable rooms should also be provided, if existing windows have provision.

Part L – Conservation of Fuel and Power

Elements should be draught-proofed and provide a U-value not exceeding 1.6 W/m²K or WER Band C or better. Doors should achieve a U-value of 1.8 W/m²K.

Part N – Protection Against Impact

In the following locations laminated or toughened safety glass is required:

1. Within 800mm of floor level.
2. In doors within 1500mm of floor level.
3. Where glazing is closer than 300mm horizontally of doors, within 1500mm of floor level.

Effects of Non-Compliance

Where existing works do not satisfy Parts B and F, new work shall be carried out so that it does not have a worse level of compliance. Work must always comply with Parts L and N.

Planning Permission

Replacement glazing will require Planning Permission where:

1. The building is a Listed Building.
2. The building is within a Conservation Area where rights to replace windows have been removed (called an Article 4 Direction) – please check with the Planning Department.
3. The elevation on which the glazing to be replaced is situated is the subject of a planning consent where rights to alter the glazing or other openings has been removed – please check with the Planning Department.