

## Harrow Building Control

### Guidance Note - Approved Document G (2010)

On 6<sup>th</sup> April 2010, new Requirements under Schedule 1 - Part G of the Building Regulations 2000 (as amended) come into force. These requirements are supported by a new approved document - Approved Document G – 2010 edition. This guidance note sets out to highlight the new requirements and changes.

#### The Requirements

The previous requirements were:

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

The new requirements and technical guidance is set out in detail in the new [Approved Document G - Sanitation, hot water safety and water efficiency \(2010 edition\)](#)

The new requirements are:

#### G1 Cold water supply

Requirement G1 is a new requirement. It states that:-

- (a) Wholesome water must be provided where drinking water is drawn off.
- (b) Wholesome water or softened wholesome water must be supplied to any washbasin or bidet in or adjacent to a room containing a sanitary convenience.
- (c) Wholesome water or softened wholesome water must be supplied to any washbasin, bidet, fixed bath or shower in a bathroom
- (d) Wholesome water must be provided to any sink provided in any area where food is prepared.

Requirement G1 then requires that there must be a suitable installation for the provision of water of a suitable quality to any sanitary convenience fitted with a flushing device. It is not stipulated that a supply of wholesome water or softened wholesome water is required therefore these devices can be served by water from other sources, for example reclaimed 'greywater', harvested rainwater, water from wells, springs, boreholes or water courses and reclaimed industrial process water, subject to a risk assessment to show that the supply is appropriate for its use.

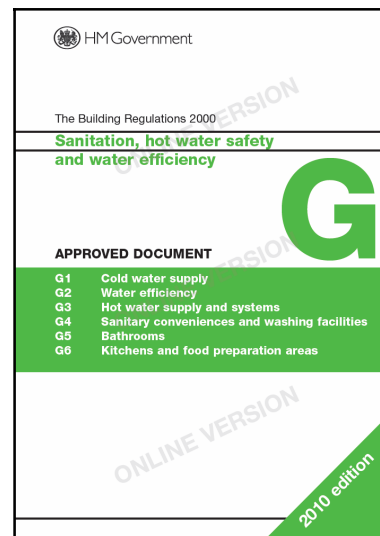
Regulation 9(1A) has been added to the principal regulations which states that Requirement G1 applies to any greenhouse which receives a cold or hot water supply from a source shared with or located inside a dwelling. It also applies to any small detached building falling within Class VI in Schedule 2 (exempt buildings and work) and any extension of a building falling within Class VII in Schedule 2 (exempt buildings and work – conservatory, porch etc.) which in either case receives a cold or hot water supply from a source shared with or located inside any building other than a building or extension of a kind described in Schedule 2 (exempt buildings and work).

#### 'Wholesome Water'

Wholesome water means water complying with the requirements of regulations made under Section 67 (Standards of wholesomeness) of the Water Industry Act 1991. Note - Water supplied to a building by a statutory water undertaker or a licensed water supplier through an installation complying with the requirements of the Water Supply (Water Fittings) Regulations 1991 may be assumed to be wholesome water.

#### 'Softened Wholesome Water'

Softened wholesome water means water which would be regarded as wholesome for the purposes of regulations made under section 67 of the Water Industry Act 1991 (standards of wholesomeness) as they apply for the purposes of Part G of Schedule 1 in accordance with paragraph (2c) but for the presence of sodium in excess of the level specified in those regulations



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if it is caused by a water softener or water softening process which reduces the concentrations of calcium and magnesium.

## G2 Water efficiency

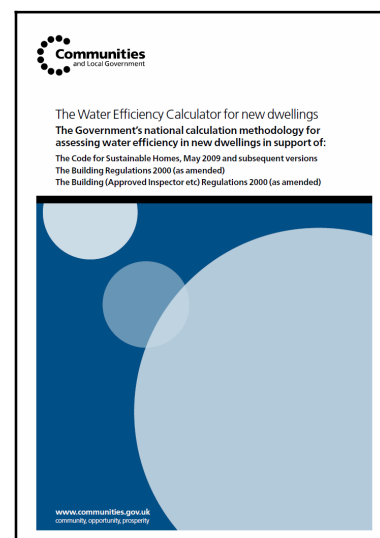
Requirement G2 and the associated new regulations 17K and 20E set out new requirements on the water efficiency of new dwellings.

Requirement G2 states that reasonable provision must be made by the installation of fittings and fixed appliances that use water efficiently for the prevention of undue consumption of water.

Building Regulation 17K requires that the potential consumption of wholesome water by persons occupying a dwelling that is new build or formed by a material change of use, within the meaning of Regulation 5 (a) or (b), must not exceed 125 litres per person per day when calculated in accordance with the methodology set out in the CLG's document '[The Water Efficiency Calculator for New Dwellings](#)'.

Information about the efficiency of products whose manufacturers are members of the Water Efficient Product Labelling Scheme can be found on the scheme's web site - <http://www.water-efficiencylabel.org.uk/>

The Water Research Centre (WRc) has developed an [online version of the Water Efficiency Calculator for New Dwellings](#). This methodology is in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings in support of The Code for Sustainable Homes and the Building Regulations Approved Document Part G, 2010.



Where Regulation 17K applies, Building Regulation 20E requires that the person carrying out the work must give the local authority a notice which specifies the potential consumption of wholesome water per person per day calculated in accordance with the above methodology in relation to the completed dwelling. This notice must be given not later than five days after the work has been completed. **The local authority cannot certify work to be complete until this notice has been received.**

## G3 Hot water supply and systems

Requirement G3 sets out enhanced and amended provisions on hot water supply and safety. G3 applies safety provisions to all types of hot water systems and includes a new provision on the prevention of scalding.

The previous requirement G3 only related to un-vented hot water storage systems whereas the new requirement relates to all hot water systems.

Requirement G3(1) requires a suitable installation for the provision of heated wholesome water or heated softened water to any wash basin or bidet in or adjacent to a room containing a sanitary convenience, any wash basin, bidet, fixed bath or shower in a bathroom and any sink in any area where food is prepared.

Requirement G3(2) requires a hot water system, including any cistern or other vessel that supplies water to or receives expansion water from a hot water system, to be designed, constructed and installed so as to resist the effects of temperature and pressure that may occur in normal use or in the event of such malfunctions as may be reasonably anticipated.

Requirement G3(3) states that a hot water system that has a hot water storage vessel shall incorporate precautions to prevent the water inside the vessel from exceeding 100°C and ensure that any discharge from safety devices is safely conveyed to a place that is visible but will not cause a danger to persons in or about the building. This does not apply to a system which heats or stores water for the purposes only of an industrial process.

Requirement G3(4) states that any hot water supply to any fixed bath must be so designed and installed so that any water delivered to the bath does not exceed 48°C. This only applies when a dwelling is erected or formed by a material change of use within the meaning of Regulation 5 (a) or (b).

Regulation 9(1A) has been added to the principal regulations which states that Requirement G3(2) and (3) apply to any greenhouse which receives a cold or hot water supply from a source shared with or located inside a dwelling. It also applies to any small detached building falling within Class VI in Schedule 2 (exempt buildings and work) and

any extension of a building falling within Class VII in Schedule 2 (exempt buildings and work – conservatory, porch etc.) which in either case receives a cold or hot water supply from a source shared with or located inside any building other than a building or extension of a kind described in Schedule 2 (exempt buildings and work).

#### G4 Sanitary conveniences and washing facilities

Requirement G4 replaces the previous Requirement G1 but has no real changes except that additional guidance is now given on the separation of sanitary accommodation from places used for the preparation of food and the use of chemical and composting toilets.

#### G5 Bathrooms

Requirement G5 replaces the previous Requirement G2 but has no real changes except that it has been extended to include buildings containing one or more rooms for residential purposes.

#### G6 Food preparation areas

Requirement G6 is a new requirement that states that a suitable sink must be provided in any area where food is prepared.

#### Competent person self-certification schemes relevant to sanitation, hot water safety and water efficiency work

Annex 2 of Approved Document G (2010) lists types of work and certification schemes that provide exemption from the requirement to give a building notice or deposit full plans in relation to the requirements of AD G. A full list of self-certification schemes relating to all types of works is listed in Schedule 2A of the principal regulations and a full and current list of all schemes can be found on the Communities web site – [www.communities.gov.uk](http://www.communities.gov.uk).

#### Descriptions of work where no building notice or deposit of full plans required

Schedule 2B of the principal regulations lists work where no application is required. In relation to Approved Document G (2010) this list has been updated to include –

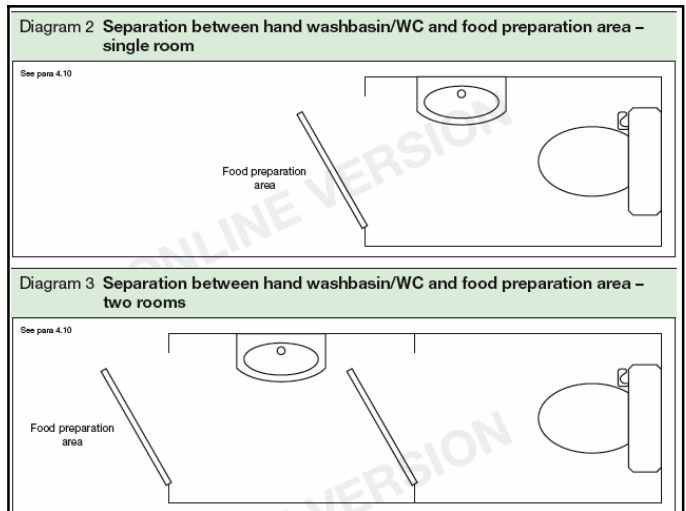
- (i) In an existing hot water system, the replacement of any part which is not a combustion appliance, or the addition of an output device or control device. The work will however remain notifiable where commissioning is possible, and will affect the reasonable use of fuel and power. This is most likely to be where water heaters are being provided.

the replacement of:-

- (ii) a sanitary convenience with one that uses no more water than one it replaces;
  - (iii) a washbasin, sink or bidet;
  - (iv) a fixed bath;
- where the work does not include any work to underground drainage, and includes no work to the hot or cold water system or above ground drainage which may prejudice the health and safety of any person on completion of the work.

In relation to an existing cold water supply:-

- (v) replacing any part;
- (vi) adding an output device;
- (vii) adding a control device;
- (viii) providing a hot water storage system that has a storage vessel with a capacity not exceeding 15 litres, where any electrical work associated with it's provision is exempt from the requirement to give a building notice or deposit full plans by virtue of regulation 9 or regulation 12(5)(b)



## **Transitional Provisions**

The new Part G of the Building Regulations comes into force from 6 April 2010. Any work which commences on site will not be subject to the amended (new) Regulations if any of the following apply:

- if work is done under a building notice and the commencement notice is received by the local authority before 6 April 2010;
- if a full plans application is deposited and the commencement notice is received by the local authority before 6 April 2010;
- where the deposit of full plans is not required, if a contract for the proposed work had been entered into before 6 April 2010, as long as work is commenced before 1 October 2010;
- where the deposit of full plans is required and a full approval is issued before 6 April 2010, provided the work commences before 6 April 2011.

### **Disclaimer**

This guidance note sets out to highlight the main changes to Approved Document G (2010 Edition). Harrow Council cannot be held responsible for any errors made in producing this document. Reference should be made to the Approved Document and the Building Regulations 2000 (as amended)