

OFFICE OF THE DEPUTY PRIME MINISTER

ODPM Circular 04/2005
Office of the Deputy Prime Minister
Portland House, Stag Place, London SW1E 5LP

1 April 2005

THE BUILDING ACT 1984 AMENDMENTS TO APPROVED DOCUMENT L1, *Conservation of fuel and power in dwellings*

INTRODUCTION

1. I am directed by the First Secretary of State to draw your attention to amendments to Approved Document L1. The Amendments, which were approved on 21 March 2005, come into effect on 1 April 2005, subject to the transitional provisions referred to in paragraph 10 below.
2. The Amendments have been made in pursuit of the Government's commitments made in the Energy White Paper and at the Better Building Summit, after consultation with bodies representative of the interests concerned.
3. The purpose of this Circular is to:
 - Announce the approval and publication of the amendments to Approved Document L1 and draw your attention to the changes it makes; and
 - Explain the transitional provisions.
4. This Circular does not give advice on the technical requirements of Part L1.

AMENDMENTS TO THE APPROVED DOCUMENT

5. The First Secretary of State, in exercise of his powers under section 6(4) of the Building Act 1984, has approved amendments to the current edition of Approved Document L1 (2002, as amended, 3rd impression 2003) which provides practical guidance with respect to requirement L1 in Part L of Schedule 1 to the Building Regulations. Formal notice of this approval, which takes effect on 1 April 2005, is contained in **Annex A** to this Circular.

6. The amendments to the Approved Document have been notified to the European Commission in accordance with Directive 83/189/EEC (1982 O.J. L109/8) (as amended).
7. The First Secretary of State does not, for the time being, propose to withdraw the current edition of Approved Document L1, since it will continue to apply to building work subject to the amendments and the transitional arrangements covered by this Circular.

CHANGES TO GUIDANCE

8. The amendments to Approved Document L1 set out revised guidance on what is reasonable provision when installing gas and oil fired hot water central heating boilers in new and existing dwellings from 1 April 2005. From that date reasonable provision would be demonstrated by installing condensing boilers unless there are exceptional circumstances that make this too difficult.
9. For boiler installations in existing dwellings, a new Appendix G is added. This sets out the procedure for determining, for the purposes of requirement L1 in Part L of the Building Regulations, where practical considerations mean that it would be reasonable to install a non-condensing boiler.

TRANSITIONAL PROVISIONS

10. The amendments to Approved Document L1 (2002, as amended, 3rd impression 2003) come into effect on 1 April 2005. They do not apply to building work in the following circumstances:
 - a) where a building notice has been given or plans have been deposited in relation to the work before 1 April 2005;
 - b) where an initial notice has been given in relation to the work before 1 April 2005;
 - c) where the contract for the provision of the work is entered into before 1 April 2005, provided that the work is completed before 1 July 2005; or
 - d) where a boiler is ordered or purchased before 1 April 2005, provided that it is installed before 1 July 2005.
11. "Amendments to Approved Document L1: Conservation of Fuel and Power in Dwellings" is published by The Stationery Office and is available from TSO in hard copy and also on the ODPM website: www.odpm.gov.uk/br/cfp-partl as a pdf.

ENQUIRIES

12. Enquiries on Part L1 of the Building Regulations should be addressed to:

Ted King : Buildings Division, ODPM, Portland House, Stag Place, London,
SW1E 5LP
Tel: 020 7944 5734
Fax: 020 7944 5739
E-mail: ENERGY.BR@odpm.gsi.gov.uk

13. Enquiries on administrative matters raised by this Circular should be addressed to:

Colin Davis: Buildings Division, ODPM, Portland House, Stag Place. London,
SW1E 5LP
Tel: 020 7944 5788
Fax: 020 7944 5739
E-mail: bregsa.br@odpm.gov.uk

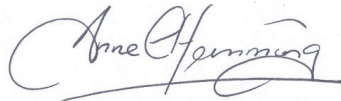
Anne Hemming

Assistant Secretary in the Office of the Deputy Prime Minister

File Reference CI/44/6/89

ANNEX A

BUILDING ACT 1984	
NOTICE OF APPROVAL OF A DOCUMENT FOR THE PURPOSE OF GIVING PRACTICAL GUIDANCE WITH RESPECT TO THE REQUIREMENTS OF THE BUILDING REGULATIONS 2000	
<p>The First Secretary of State hereby gives notice under section 6 of the Building Act 1984 that, in exercise of his powers under the said section 6, he has approved the document listed below for the purpose of giving practical guidance with respect to the specified requirements of the Building Regulations 2000 (as amended). This approval takes effect on 1 April 2005.</p>	
Document	<i>Requirement of the Building Regulations 2000 in respect of which the document is approved</i>
<p>Approved Document L1 : Conservation of Fuel and Power in Dwellings (2002, as amended, 3rd impression 2003) ISBN 0-11-753609-1 As amended by:-</p> <p>Amendments to Approved Document L1: Conservation of Fuel And Power in Dwellings April 2005</p>	<p>Schedule 1 Part L Requirement L1.</p>



Signed by authority of the First Secretary of State,
Anne Hemming
an Assistant Secretary in the Office of the Deputy Prime Minister

1st April 2005

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