



Department  
of Energy &  
Climate Change

# Annex F: Summary of Building Regulations

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# Summary of Building Regulations

Building Regulations Part L is an energy performance based requirement. It does not specify a particular type of construction or insulation material but minimum performance standards. Given that most homes in England built in particular years are similar constructions it is possible to determine the likely way these standards would be met in a so-called “notional” house. These are set out in this Annex.

**Table 1: Summary of Domestic Building Regulations Part L**

|                                                | 1985  | 1990               | 1995               | 2002               | 2006               | 2010                 | 2013                                |
|------------------------------------------------|-------|--------------------|--------------------|--------------------|--------------------|----------------------|-------------------------------------|
| Roof u-value <sup>1</sup> (W/m <sup>2</sup> K) | 0.35  | 0.25               | 0.20               | 0.16               | 0.14               | 0.13                 | 0.13                                |
| Loft insulation                                | 100mm | 140mm              | 160mm              | 250mm              | 270mm              | 300mm                | 300mm                               |
| Wall u-value (W/m <sup>2</sup> K)              | 0.60  | 0.45               | 0.35               | 0.35               | 0.22               | 0.22                 | 0.18                                |
| Boiler standards <sup>2</sup>                  |       |                    |                    | D rated (78% eff.) | B rated (86% eff.) | A rated (89.5% eff.) | 89.5% eff.                          |
| Heating controls                               |       | Timer & thermostat | Timer & thermostat | Zone cont.         | Zone cont.         | Zone cont.           | Zone cont. and weather compensation |

<sup>1</sup> A u-value is a measure of heat loss in a building element such as a wall, floor or roof. A lower u-value indicates better thermal performance.

<sup>2</sup> Condensing boilers require water to be drained outside the home. If this is not practical a lower efficiency boiler can be used.

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Department of Energy & Climate Change

3 Whitehall Place

London SW1A 2AW

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