



Department for
Business, Energy
& Industrial Strategy

ANNEX C

Summary of Building Regulations

July 2017

1. 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 G1: Summary of Domestic Building Regulations Part L

| | 1985 | 1990 | 1995 | 2002 | 2006 | 2010 | 2013 | 2016 |
|---|-------|-----------------------|-----------------------|-----------------------|-----------------------|----------------------------|---|--|
| Roof u-value ¹ (W/m ² K) | 0.35 | 0.25 | 0.20 | 0.16 | 0.14 | 0.13 | 0.13 | 0.13 |
| Loft insulation | 100mm | 140mm | 160mm | 250mm | 270mm | 300mm | 300mm | 250mm |
| Wall u-value (W/m ² K) | 0.60 | 0.45 | 0.35 | 0.35 | 0.22 | 0.22 | 0.18 | 0.15 |
| Boiler standards ² | | | | D rated (78% eff.) | B rated (86% eff.) | A rated (89.5% eff.) | 89.5% eff. | 89.5% eff. |
| Heating controls | | Timer & thermostat | Timer & thermostat | Zone cont. | Zone cont. | Zone cont. | Zone cont. and weather compensation | Time and temperature zone control and weather compensation |

¹ 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.

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