

### Staff Update

We have recently said goodbye to Technical Assistant Carolyn Giddins who has retired after being with EDDC building control for over 5 years. She will be very much missed and we wish her well.

Replacing Carolyn we have now welcomed Stephanie Phillips to the fold. Stephanie has come to us from EDDC Customer Service Centre. But their loss is our gain and her customer service experience will no doubt prove invaluable.

### Training news

The LABC training division's new prospectus of courses has now been published.

There is a useful selection of courses available from suitable for agents, architects, builders and building control surveyors etc. and includes building legislation, acoustics, electrics to name but a few.

The prospectus can be downloaded from the LABC website at: [www.labc.co.uk/labctraining](http://www.labc.co.uk/labctraining)

### New Approved Documents

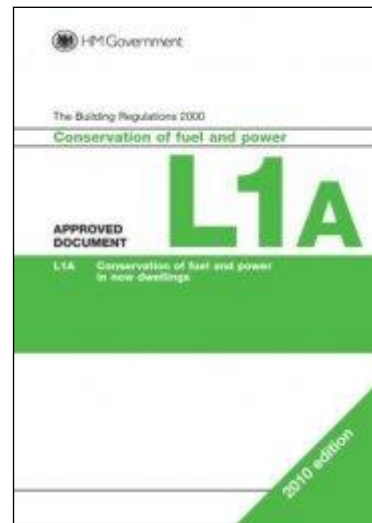
#### Part G

Following a series of delays the new Part G came into effect on the 6<sup>th</sup> April 2010. Whilst everyone is still getting to grips with the expanded range of requirements such as the new water efficiency calculations for dwellings the transitional provisions are noted as follows:

- Application received after 6<sup>th</sup> April 2010 new Part G applies.
- Application received prior to 6<sup>th</sup> April 2010 and commenced prior to 1<sup>st</sup> October 2010 previous Part G applies.
- Application received prior to 6<sup>th</sup> April 2010 and site works commenced after 1<sup>st</sup> October 2010 new Part G applies.

#### Part L

The new Part L documents (L1A, L1B, L2A and L2B) have now been released and come into effect on the 1<sup>st</sup> October 2010. Key changes include:



- Worst acceptable air tightness target remains at 10m<sup>3</sup>/h.m<sup>2</sup> at 50 pascals – though considerably more onerous carbon emissions target must be achieved
- 25% carbon emissions improvement required over 2006 Regulations standards – assessed on a flat approach for dwellings and aggregate approach for non-dwellings
- As designed CO<sub>2</sub> emissions calculations (BER and TER) to be submitted to the Local Authority prior to start on site
- Increased sample size of dwellings to be tested – up to 50% within a dwelling type
- Revised definition of dwelling type – providing greater clarity
- Additional measures for dwellings within a “type” that have not been subjected to testing
- The acceptance of temporary sealing for all natural ventilation devices – refer to Part F
- ATTMA TSL1 & TSL2 documents referenced for testing dwellings and non-dwellings respectively
- BINDT registration with respect to air tightness testing remains the only route of competence referenced in the Approved Documents

## Part F

The new Part F comes into effect on the 1<sup>st</sup> October 2010 and introduces changes to the legal requirements as well the technical guidance.

Main changes include:

- Commissioning certification to be given to building control for mechanical ventilation systems.
- Air flow rate measurements for mechanical ventilation systems in dwellings including intermittent fans such as extract fans and cooker hoods.
- Increase in ventilation provisions to compensate for higher air tightness provisions in Part L.
- Changes to the requirements for passive stack ventilation systems.

## Part J

The new Part J 2010 edition comes into effect on the 1<sup>st</sup> October. Main changes include:

- New provisions for access for visual inspection of concealed flues
- Carbon monoxide alarms required for solid fuel appliance installations or replacements
- Increase in combustion air ventilation openings in modern airtight houses
- Requirements for bunded oil tanks have been expanded to include any installation with the Environment Agency groundwater source protection zones. This will affect parts of East Devon where single skin oil tanks will no longer be permitted.

Copies of all of the new Approved Document can be downloaded for free at [www.planningportal.gov.uk](http://www.planningportal.gov.uk)

## Building Control Fees & Charges Regulations 2010

The new fees and charges regulations come into effect on the 1<sup>st</sup> October 2010. The new regulations have an enhanced emphasis on cost recovery and risk based assessments which may well impact on the cost of building notice applications and encourage the use of full plans applications.

We are currently designing our new fee schedule which will be published later this year probably late August. Further announcements will be nearer the time.

The fees and charges regulations can be viewed and downloaded for free at: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/1485395.pdf>

## British Standards institute ISO9001 Quality Management System Update.

East Devon Building Control successfully passed our interim assessment in January 2010.

Following recent successes in the redesigned planning dept, EDDC Building Control is now going through a similar review process. This is to ensure that our systems and procedures are as customer focused, efficient and as robust as possible. This ties in nicely with our commitment to continually improve our services under the ISO 9001 and Customer Charter Mark objectives.

## EDDC Building Control Helps Secure Conviction of Cowboy Builder

EDDC Building control provided key evidence in support of a Trading Standards case which led to the successful conviction of builder Eion Murray.

Murray played a starring role on TV programme 'cowboy builders' and pleaded guilty to charges of fraud.

## LABC SW Building Excellence Awards

We would like to extend our congratulations to Paul Humphries Architects of Exmouth, TFQ Architects of Topsham for reaching the finals of the LABC SW region building excellence awards.

Particular congratulations however, go to Barrie Simons & Associates who won the award for best residential extension for a project at Fire & Smoke Farm in Harcombe.

**01395 517482 is the direct hotline into the service. This number has several lines and an answer phone service - in the mornings we have very high call volumes with people booking site visits and we may have to call you back. Otherwise, remember that we have a duty Surveyor here every afternoon from 2pm. You might also find the answer to your query on our website pages at [www.eastdevon.gov.uk](http://www.eastdevon.gov.uk)**