REPLACEMENT WINDOW DETAILS

Please attach to your Building Notice

PORTSMOUTH HARBOUR BUILDING CONTROL PARTNERSHIP

I confirm that the Rooflights*, windows* and doors* to be installed at:

* **Delete as necessary**

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Will meet the following requirements of the Building Regulations 2000 as amended:

1. MEANS OF ESCAPE
   The areas of existing windows through which escape is presently possible will not be reduced or adversely affected by the installation
2. VENTILATION
   The areas of opening vents will be no less than existing and any existing trickle ventilators will be maintained.
3. COMBUSTION AIR
   Where appliances are not room sealed (balanced flue) type combustion air supply will not be adversely affected.
4. THERMAL INSULATION
   The new windows will have an average U value not exceeding 2.0W/m²K or centre pane U value not exceeding 1.2W/m²K.
5. SAFETY GLAZING
   All glazing in critical locations will be safety glazing in accordance with BS6206

Fareham Borough Council Building Control Services

GOSPORT BOROUGH COUNCIL Building Control Service

Havant Borough Council Building Control Service

Portsmouth CITY COUNCIL Building Control Service

APPLICANT/AGENT (PRINT NAME)

.....

SIGNATURE.....

DATE.....

PTO For further guidance

GUIDANCE NOTES

1. This document applies to replacement windows and doors (with more than 50% glazing) only where they are replaced in an **existing** opening. It should **not** be used where structural alteration of openings will be part of the work **or** where structural bay windows are being replaced.

2. The requirement to make a Building Regulation application does not apply if glass only is being replaced/repaired.

3. For fire safety purposes, the current building regulations require an escape window in all habitable rooms in the upper storey of a **new/converted dwelling**.
   An escape window should have a minimum dimension of 450mm and a minimum unobstructed area of 0.33m² if it is to comply with Building Regulation Guidance. (note: if one dimension of an escape window is 450mm then its other dimension needs to be at least 733mm)

   Please note: Sliding hinges commonly used on new windows to allow cleaning from the inside often restrict the clear opening area of the window and generally do not comply with this requirement.

4. For general ventilation, opening areas of windows should be a minimum of 5% of the floor area of the room served if they are to comply with current Building Regulation Guidance.

5. Trickle ventilation requirements of the current Building Regulations are
   (a) 8000mm² to a habitable room with utility rooms, kitchens and bathrooms requiring 4000mm². Or
   (b) An average 6000mm² per room with a minimum allowable in any one room of 4000mm².

6. If an existing window or door includes a vent which provides combustion air for a heating appliance an equivalent area of ventilation must be provided.

7. A centre pane U value of 1.2 W/m²K can be achieved with double glazing with 16mm gap between panes and low E glass on the inner pane. (The letter E means the heat emission rate of the glass)

8. Critical locations for glazing are areas in and adjacent to doors up to 1.5m above floor level and 300mm each side of doors. Also in windows and other locations where within 800mm of floor level.