



DOWN DISTRICT COUNCIL BUILDING CONTROL SERVICES



INFORMATION GUIDANCE FOR GAS HEATING

INSTALLATION, REPLACEMENT OF, OR CHANGE TO HEATING APPLIANCE IN AN EXISTING DWELLING

The new gas heating appliance should have:

- Minimum seasonal efficiency of 86%
- There may be a case for as low as 78% efficiency in exceptional circumstances
- A seasonal efficiency not more than 2% lower than the boiler being replaced e.g. a new boiler replacing a boiler of 94% efficiency, must be at least 92% efficient.
- If there is a change of fuel type, the efficiency of the new appliance shall be multiplied by the ratio of the CO₂ emission factor of the fuel used in the appliance being replaced to that of the fuel used in the replacement appliance. The CO₂ emissions factor shall be taken from Table 12 of SAP2005.

The document SAP2005 can be accessed via www.projects.bre.co.uk/sap2005

ADDITIONAL FOR THE INSTALLATION, REPLACEMENT OF, OR CHANGE TO HEATING SYSTEM IN AN EXISTING DWELLING

The system controls that are required for the oil heating system include:

- Boiler interlock
- Space heating zones
 - Floor area of 150m² or less requires two space heating zones with independent temperature controls
 - Floor area of 150m² or more requires two space heating zones with separate timers and temperature controls
 - Do not sub-zone temperature controls for single-storey open plan where living area is 70% or more of the total floor area
- Separate hot water controls/ timer and cylinder thermostat
- Full programmable timer for system
- An automatic bypass valve fitted to the circulation system

The design and commissioning of the system require that:

- The boiler, hot water system and all equipment is to be commissioned in accordance with the manufacturers instructions with the notice of commission presented to the owner and a copy to Building Control Services
- Instruction and operating manuals must be provided for the end user to operate and maintain the system in an efficient manner
- The installation of the system must be carried out by a competent person e.g. CORGI and notification of commencement of the works must be made to Building Control Services

Thermal insulation of system require that:

- Primary circulation pipes for heating should be insulated when outside the heated dwelling envelope
- Primary circulation pipes for domestic hot water circuits should be insulated throughout their length

Liquified Petroleum Gas (LPG) storage installation (Technical Booklet L):

LPG storage tank location and protective measures (up to 1.1 tonne)

- the storage tank must be installed in the open air (not in a pit)
- there must be adequate separation from buildings, boundary and ignition sources as set out in Technical Booklet L
- building openings within the stipulated separation distances must be protected from gas ingress
- there must be a clear line of sight from the storage tank to the delivery vehicle
- there should be no vegetation growth or combustible materials within separation area
- screening of the tank is only allowed to one side

Firewalls

- Firewalls may be used in restrictive areas but must meet criteria set in Technical Booklet L

NOTE: The above requirements are in ADDITION to the existing legislation. For further installation details see “Domestic Heating Compliance Guide”, available from the Office of the Deputy Prime Minister.

DISCLAIMER:

This document has been prepared by Down District Council, Building Control Services, as an aid in compliance with the new Part F1 Regulations. It should be used solely as guidance and should not be treated as a “Deemed to Satisfy” document.