



# DOWN DISTRICT BUILDING CONTROL SERVICES



## INFORMATION GUIDANCE FOR OIL HEATING

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

#### The new oil heating appliance should have:

- Minimum seasonal efficiency of 86% and be condensing type (SEDBUK type A or B)
- 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 CO<sub>2</sub> emission factor of the fuel used in the appliance being replaced to that of the fuel used in the replacement appliance. The CO<sub>2</sub> emissions factor shall be taken from Table 12 of SAP2005

The document SAP2005 can be accessed via [www.projects.bre.co.uk/sap2005](http://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 150m<sup>2</sup> or less requires two space heating zones with independent temperature controls
  - Floor area of 150m<sup>2</sup> 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 should be by a competent person e.g. OFTEC 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

### **OIL STORAGE INSTALLATION, (TECHNICAL BOOKLET L):**

#### **System controls required for the oil storage installation:**

- Oil tank to be constructed to BS 799-5: 1987 for steel storage tanks and OFS T 100: 2005 for plastic storage tanks
- The oil tanks must be placed on hard surface e.g. concrete, not less than 42mm thick
- The hard surface must extend 300mm horizontally beyond each face of the storage tank
- Fire protection may be required between the new oil tank and existing buildings (within 1.8m) or boundaries (within 0.75m)
- A fire valve system must be fitted where the fuel pipe work enters a building, (to BS 5410 pt1: 1997)
- There must be proper control in case of pollution by using an integrally bundled prefabricated tank if the storage capacity is between 2500 and 3500 litres or if ANY of the following applies:
  - the oil tank is located within 10m of freshwaters or coastal waters
  - the oil tank is located within 50m of potable water e.g. wells, springs
  - a spillage could reach the two above sources of water by running over hard ground
  - a spillage could run into an open drain or loose main cover or,
  - the oil filling point is located remote from the ventilation pipe for the tank

**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.**