

SUMMARY ON CHANGES TO PART L 2013



Part L 2013 will come into place on 6th of April 2014. The government has reiterated its commitment to making all new homes “Zero Carbon” by 2016 and European legislation now also requires “nearly zero energy” buildings from 2019. The next step towards meeting the 2016 target is based on a combination of design principals and allowable solutions to achieve zero carbon homes.

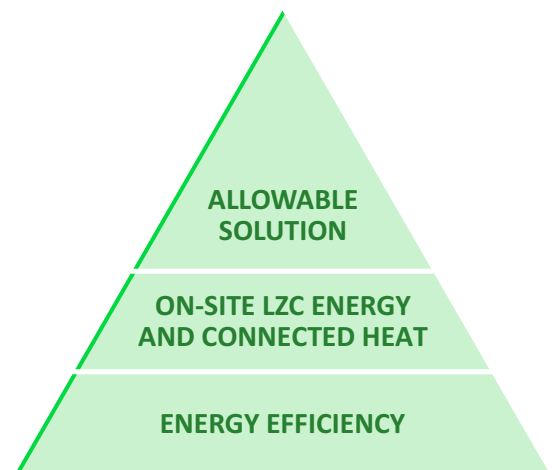
The government stated it is attempting to strike a balance between Zero Carbon and economic growth. As a result the reduction required in comparison to Part L 2010 is smaller than was generally anticipated in the industry.

- From 6 April 2014, new homes must reduce their carbon emissions by a further 6% across the build mix, compared to Part L 2010.
- New non-domestic buildings need to reduce their carbon emissions by circa 9% from April 2014 across the categories compared to Part L 2010.

Changes to Domestic Buildings requirements:

The government predicts a 1.2% increase in the cost of detached homes but only 0.1% increase in the cost of flats using gas fired boilers. The followings are some of the main changes:

- In addition to achieving an overall carbon emission target, (i.e. TER or Target Emission Rate), there is now a further requirement to achieve TFEF: “Target Fabric Energy Efficiency”. This means the thermal performance of the building fabric now has its own standards and cannot be compensated for with services strategy or renewable features.



THE ‘ZERO CARBON TRIANGLE’

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- There is now an “elemental recipe” available for demonstrating compliance with Part L for domestic buildings, based on a set fabric and services specification.
- The recipe however, may not be the most cost effective or best solution for every building. But it provides a reasonable starting point for developers.
- The elemental approach is based on the following features:

Criterion 1 changes: Some key features of elemental recipe

Opening areas	Same as actual up to 25% of floor area
Ext. Walls (W/m²K)	0.18
Party Walls (W/m²K)	0
Floor (W/m²K)	0.13
Roof (W/m²K)	0.13
Windows (W/m²K)	1.4
Air tightness (m³/hr.m²)	5.0
Thermal bridging (W/m²K)	Calculated using the lengths of junctions in the actual dwelling and the PSI values provided in App R
Ventilation type	Natural (with extract fans)
Gas boiler	89.5% (SEDBUK)

- The elemental backstop, i.e. limiting standards, remain the same as per Part L 2010. However, there are several modifications in limiting HVAC standards and controls.
- Under Part L 2010 there was a limit on solar gains; this has been modified to a heat gain limit.
- There are no major changes in energy efficiency standards for work on existing homes. However, there is now more flexibility on standards when any part of the heating system needs to be replaced in an emergency compared with a preplanned replacement.

Changes to Non-Domestic Buildings requirements:

- Part L 2010 was based on comparing the actual building against a notional building. This approach remains the same for Part L 2013.

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- The notional building has been modified to have more energy efficient building fabric and air permeability.
- Similarly to 2010, the notional building standards will change depending on the type of the non-domestic building. Below is a summary of anticipated reduction in carbon emission in comparison with Part L 2010.
- Contrary to Part L2010, in 2013 not only the efficacy of the light fittings is controlled, but also the level of the lighting provided. This is intended to penalise over-lit spaces.
- Lighting in new and existing buildings should meet the minimum standard for:
 - ▶ Efficacy (now increased in comparison with 2010) and controls
 - ▶ Or LENI method (the Lighting Energy Numerical Indicator) which takes to account lighting power, use of daylight, occupancy and illuminance controls and energy consumption of controls (in kWh/m2/year)
- In 2010, the calculation showed little benefit from connecting to district heating. Now it does include some benefit where the district heating is efficient.
- There are also various other changes on minimum standards for HVAC system

Uplift by Building Type

Distribution Warehouse	4%
Deep Plan Office with AC	12%
Retail Warehouse	8%
Shallow Plan Office	13%
Hotel	12%
School	9%
Small Warehouse	3%
Aggregate Across Build Mix	9%

The all-important transitional Arrangement: We understand that the transitional arrangements are similar to that in 2006 regulations to 2010. i.e. a notice to building control body is required before April 2014 and the work should start within a year from the new Part L coming into effect to allow the developer to comply with 2010 regulations instead of 2013 version.

Please don't hesitate to contact us if you have any further questions. We are committed to making your projects a success.

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