

SOUTH NORTHAMPTONSHIRE COUNCIL

BUILDING CONTROL



DOOR AND WINDOW REPLACEMENTS

GUIDANCE NOTE 8

Door and Window Replacement Information

This guidance note is intended to help anyone intending to undertake door or window replacement including roof lights.

Door or/and window or rooflight/roof window replacement requires a Building Regulation application i.e. Building Notice submission along with the appropriate fee.

OR

Installers registered by the Glass and Glazing Federation FENSA Scheme can self certify their own work and are not required to obtain Building Regulation Consent. The local authority should however still be notified when FENSA installations are undertaken so that unauthorised installations can be identified.

It should also be noted that if a replacement unit is wider than the existing opening, resulting in a new support this constitutes a structural alteration. A Building Regulation application will be needed for this regardless of whether the installer is FENSA registered. There will be a charge for this application based on the estimated cost of the work.

Please contact the Building Control Section on 01327 322240 if you require any further clarification.

OTHER APPROVALS

In addition to Building Regulation approval owners of listed buildings and buildings in Conservation Areas should remember that separate Planning Permission may be required from the local authority for these works. Please contact the Planning Conservation Officer Carolyn O'Neil on 01327 322316 for assistance in this respect.

WHY INFORM THE BUILDING CONTROL SERVICE

Building Control will help achieve the construction and safety standards set out in the Building Regulations. Future sales of properties where work has been completed without Building Regulation approval can be difficult.

Work on site will be required to comply with certain standards

Replacement units are required to have an average 'U' value of 2.0W/m²k if they are framed in either PVC or timber or 2.2W/m²k if framed in metal. Take care when ordering new windows that your supplier can prove the glazing units will comply with the relevant regulations. Proof will be required before a completion certificate can be issued. Please leave any labels on the glazing until after a satisfactory inspection has been carried out.

Where existing windows contain opening lights, replacement units must also be provided with this facility, with the new opening lights being of at least the same size. When choosing new windows it is recommended that the size of the opening lights is increased to current new build standards for escape from fire purposes. Please contact the Building Control **Helpline** regarding current standards.

Toughened or laminated glazing should be used where the area of glazing is less than 800mm from floor level or glazing in doors and side panels within 1500mm from floor level.

The Building Regulations require that adequate ventilation is provided within the configuration of the window, replacement units should maintain the minimum of existing ventilation already included within the old unit. i.e. the opening lights should not be made smaller, any permanent vent within the framework should be maintained.

Issued by Building Control
SOUTH NORTHAMPTONSHIRE COUNCIL,
SPRINGFIELDS TOWCESTER NN12 6AE

Building Control 01327 322240
Fax 01327 322270
email building.control@southnorthants.gov.uk