

architectural BRONZE CASEMENTS

BUILDING REGULATIONS DOCUMENT PART F: VENTILATION

Approved Document F1: Means of Ventilation 2010

There shall be adequate means of ventilation provided for people in the building.

This does not apply to a space within a building;

- a. into which people do not normally go; or
- b. which is used solely for storage; or
- c. which is a garage used solely in connection with a single dwelling.

The person carrying out the work shall give sufficient information to the owner about the building's ventilation system and its maintenance.

Manually controlled trickle ventilators can be located in window frames or directly through the wall. They are positioned typically 1.7m above floor level to avoid discomfort due to cold draughts. These ventilators often incorporate a flap that allows users to shut off the ventilation – depending on external weather conditions. Trickle ventilators are intended to be normally left open in occupied rooms in dwellings. A window with a night latch position is not recommended because of the difficulty of measuring the equivalent area, the greater likelihood of draughts and the potential increased security risk in some locations.

Replacement Windows (Existing Dwellings)

Provision should be made to ensure that appropriate ventilation is maintained and is made no worse as a result of a replacement glazing installation. For most rooms, one or more opening windows totalling 5% of the floor area, with background "trickle" vents totalling 8000mm² will be adequate. For kitchens, utility rooms and bathrooms an extract fan is also normally required. In some cases the existing windows may contain a permanent vent to supply combustion air to a heating appliance, although this is now rare. If this is the case however you should ensure that either the replacement window contains a similar permanent vent, or that some other means of providing the required ventilation is installed at the same time.

Provision should generally meet the requirements appropriate to a new dwelling

Purge ventilation (opening window area):

Area equivalent to 1/20th floor area of the room served

Background ventilation:

Habitable rooms @ 8000mm² - Kitchens, Bathrooms & WC's @ 4000mm² ventilation in new dwellings.

Where there was no ventilation opening, or where the size of the original ventilation opening is not known, the following minimum sizes should be adopted.

Dwellings:

- Habitable rooms – 5000mm² equivalent area
- Kitchen, utility room and bathroom (with or without WC) – 2500mm² equivalent area.

Through property air flow to be provided by 760mm² under internal doors (10mm gap).