

Awareness of the New Building Regulation Part G

From the 6th of April 2010 the new approved document **G** came into force, and there are two key points to be aware of:

Water Efficiency and Hot Water Safety

Water Efficiency

One of the key points in the new approved document is the following requirement:

- A new dwelling must not exceed the minimum water efficiency requirement for new dwellings, namely a potential consumption of wholesome water by persons occupying it, of not more than **125 litres per person per day**. This must be calculated in accordance with the methodology set out in the [water efficiency calculator for new dwellings](#).

This will mean that when new dwellings are designed, a calculation will be required to be carried out using manufacturers plumbing fittings performance data to ascertain the daily per person water consumption. The specified appliances and water fittings will need to be installed, and the calculation will need to be issued to the **Local Authority Building Control Department** before the building can be issued with a **Water Efficiency/Completion Certificate**.

Bath Hot Water Safety

Another key point in these new requirements is for baths in **new dwellings** and dwellings created as a result of a **material change of use**, to have installed a device to limit the hot water temperature to a maximum of 48°C, which in effect will be a **Thermostatic Mixing Valve (TMV)** set between 44°C and 46°C with a +/- 2°C tolerance.

Please note: This requirement **does not** extend to other appliances/fittings and **does not** extend beyond new dwellings, which in effect means that if a new bath is installed in a new extension or in an existing property after the 6th April 2010 there is still **no legal** requirement to install a **Thermostatic Mixing Valve (TMV)** on the bath hot water supply.

Part G at a glance

G1 – Cold water supply

G1 covers the quality of water provided for sanitaryware fixtures and fittings.

Wholesome water must be provided:

- Where drinking water is used.
- Where any washbasin or bidet is provided near to a WC.
- Where any washbasin/bidet/shower or fixed bath is installed in a bathroom.
- Where any sink is provided where food is prepared.

Non-wholesome water can be provided for WC flushing from:

- Water abstracted from bore holes, wells etc.
- Rainwater harvesting.
- Reclaimed grey water.
- Reclaimed industrial processed water.

G2 – Water efficiency

G2 discusses the provision of fixtures and fittings that use water efficiently to prevent over consumption of water. In particular it focuses on new buildings and the requirements that they are built with fixtures and fittings that do not exceed 125 litres per person per day according to [the water efficiency calculator for new dwellings](#):

- This applies to new buildings or a material change of use of a building.
- Whoever carries out the work must notify the local building control authority within **five days of the work being completed**. The local building control will not issue a completion certificate until notice has been given.
- Included within the 125 litres is a fixed factor of 5 litres per person per day for outside water usage.

This change in requirement means that all new domestic buildings have to meet a theoretical per person consumption of water of 125 litres per day.

Please note: This new requirement is not to be confused with the Code for Sustainable Homes which is already mandatory for social housing where a level 3 to 105 litres per person per day is required.

The Water Efficiency Compliance table

	Litres per person per day Maximum consumption
Part G Compliance	125
Code for sustainable homes (level 1/2)	120
Code for sustainable homes (level 3/4) already mandatory for social housing	105
Code for sustainable homes (level 5/6)	80

G3 - Hot water provision and scalding

G3 addresses the suitable provision of hot water to sanitaryware. In particular, it covers the following, specifically:

- There must be hot water for washbasins and bidets provided by or in an adjacent room to a WC.
- Any washbasin, bidet, fixed bath and shower in a bathroom must have hot water provided.
- There must be hot water provided to any sink where food is prepared.

G3 also addresses the requirements of hot water systems and their temperature control and discharge from safety devices.

A major change in Part G is the mandatory requirement to have thermostatic control of bath water:

- The hot water supply to a fixed bath must be so designed as to incorporate measures to ensure that the temperature of the water that is delivered to the bath **shall not exceed 48°C**.
- The length of the hot water supply pipe between the thermostat and the outlet should be kept to 'a minimum' in order to prevent the 'colonisation of waterborne pathogens'.
- If intermittent use of the bath is anticipated, provisions should be made for high temperature flushing to allow for pasteurisation of pipes and outlet fittings.

G4 - Adequate WC and washing facilities in buildings

G4 addresses provisions for adequate WC and washing facilities in buildings:

- You must have the correct number and type of sanitaryware facilities according to the sex and age of the persons using the building.
- There must be hand washing facilities near at hand to these WC's.

G4 also covers:

- Building layouts in relation to WC's and food preparation areas.
- Chemical and composting toilets.
- Notes on the required discharge to drains for WC's, and urinals.

G5 - The provision of a bathroom in domestic buildings

G5 addresses provisions for bathrooms in domestic buildings:

- Any dwelling must have at least one bathroom with a fixed bath or shower and a washbasin.
- Installation requirements including protection against backflow.

G6 - Food preparation areas

G6 addresses food preparation areas:

- A sink must be provided in any area where food is prepared.

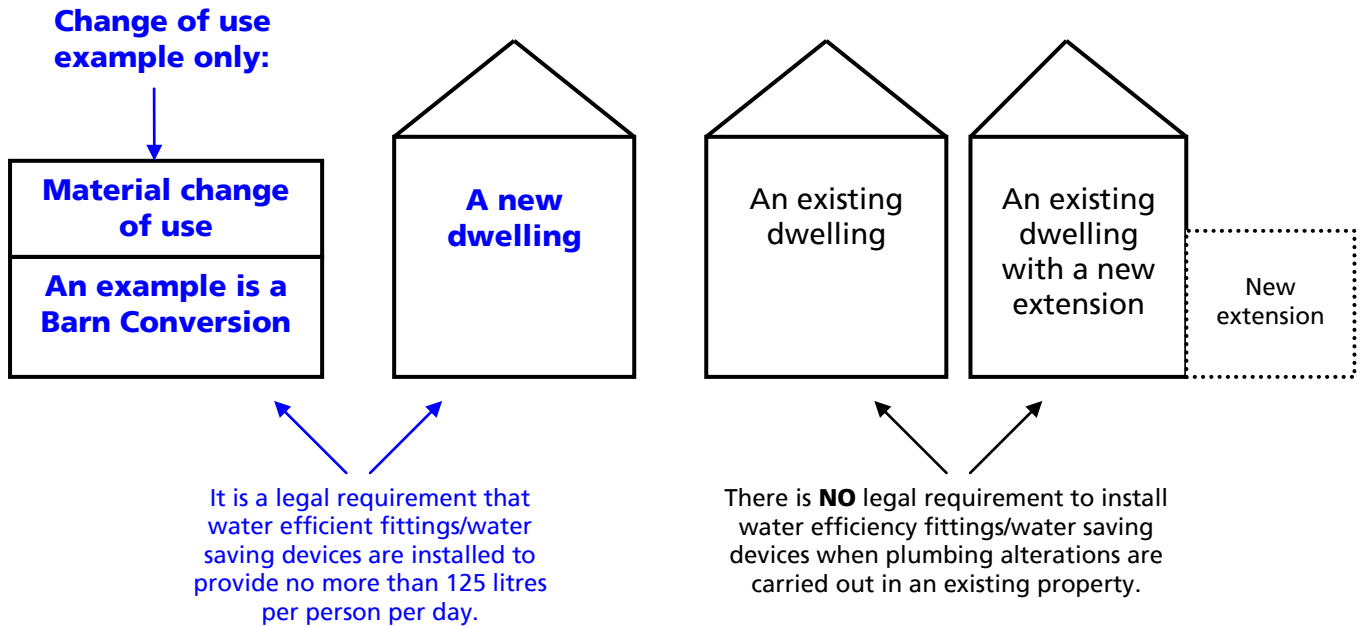
Further information

Further information on Part G can be obtained from the Communities and Local Government website www.communities.gov.uk.

The new Water Efficiency Calculator can be found at www.wrcplc.co.uk/PartGCalculator/Default.aspx.

Water Efficiency Fittings/Water Saving Devices

Examples only of installation requirements



Bath Hot Water Safety

