

REPLACEMENT WINDOWS INFORMATION

Do I Need Building Regulation approval to replace windows, rooflights or doors?

Yes, unless you are having them replaced by a 'FENSA' approved installer (though all non-domestic properties will have to have Building Regulation approval).

From April 2002, all of these will come within the scope of the Building Regulations. One of the main reasons for this is the need to reduce energy loss. The Building Regulations have controlled glazing in new buildings for many years, but it is now essential to improve the performance of the much larger numbers of existing buildings if we are to meet increasingly stringent national and global energy saving targets.

Do I need approval to replace broken windows?

No. Approval will not be required for:

- Replacement glazing (e.g. if a window gets smashed) and repairs to rotten framework.
- Replacements where the contract was signed before 1st April 2002, and the replacements were installed before 1st July 2002.

I'm selling my house, and the buyers solicitor has asked me a copy of a 'FENSA' certificate. I don't have one – what do I do?

- Firstly, remember that approval wouldn't have been necessary if your windows were replaced before April 2002, so you need to clarify exactly when they were done.
- 'FENSA' certificates can only be provided where the work has been undertaken by a FENSA approved installer. Therefore, you need to speak to your installer if this was the case.
- Some solicitors get confused between a FENSA certificate and the Completion Certificate issued by Building Control. So, if you had the work inspected by the Council, check whether a completion certificate was issued. A further copy can be provided for a charge if you have lost your original.
- If you did not have the windows installed by a FENSA installer, and also did not apply to Oldham Building Control for approval, you may need to apply for retrospective approval.
- Where retrospective approval is required, it will be necessary for you to submit a replacement window application, in conjunction with the applicable fee. You may then request an inspection by one of the building inspectors. It is important to note that we will not be able to issue a completion certificate if the work does not comply. However, we will be able to tell you what will have to be done to remedy the problem, and you may request a further re-inspection if you decide to correct the works.

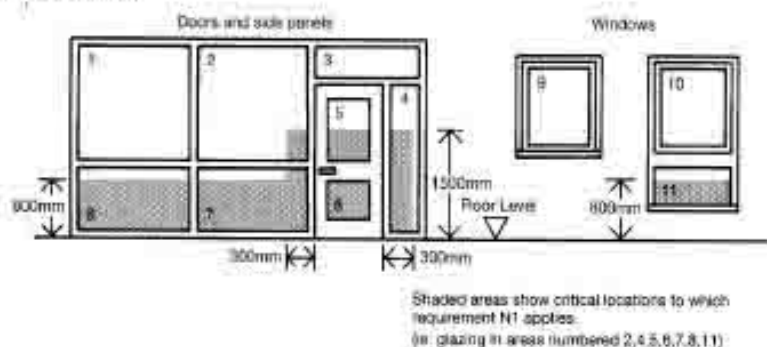
When the time comes to sell your property, your purchaser's solicitors will ask for evidence that any replacements installed after April 2002 complied with the new Building Regulations.

Before you sign a contract to buy replacement glazing, be sure to ask whether the installer is able to certify whether they are FENSA approved. If not, either they, or you, will need to make an application to Building Control for approval under the Building Regulations, paying the applicable fee.

PLANNING PERMISSION

Replacement windows are not normally subject to planning control unless your house is listed, in which case, listed building consent is always required (Contact 0161-770 4105 if you require clarification)

With effect from 1st July 2002, replacement windows will form part of the standard search forms for people buying properties. If the owner cannot prove that Building Regulation consent was obtained, or that their windows/doors were installed by a FENSA approved installer, they may face difficulties with their sale.



1. Insulated Glazing

Replacement glazing should attain a centre pane U-value of $1.2 \text{ W/m}^2\text{K}$. This can be achieved by using a double-glazed window system with a 16mm air gap between the panes and a low emissivity coating such as Pilkington K (or similar approved).

2. Safety Glazing

Glazing within certain areas (particularly at low level in windows, and any glazing within a door) should be toughened, laminated or robust safety glass in accordance with BS6206 Pt1.

3. Ventilation

If your original windows have trickle ventilators, any replacement frames should also be provided with such. In addition, habitable rooms and rooms containing a toilet should have an opening window of at least 1/20th of the floor area of the room.

4. Means of Escape in Case of Fire

The design of replacement windows and doors should be no worse in terms of means of escape to rooms at first floor (& above) and to rooms which are only accessible through an access room.

Properties built after 1991 will be fitted with escape windows at first floor level and these must be retained.

For replacement windows fitted in properties built prior to 1991 not already provided with escape windows, at least one window at first floor level should meet the escape window

Further guidance on escape windows and ironmongery is available from our Building Control office.

5. Combustion Air to Fires and Heating Appliances

Certain fires and heating appliances rely on air infiltration for them to function safely. They may require purpose made ventilators or may have relied on air infiltration through existing ill-fitting windows and doors. If you have an open flued appliance that does not have separate provision for combustion air, a check should be made by a suitably qualified person (CORGI etc) to ensure that adequate permanent combustion ventilation is provided.

6. Structure

When installing new windows or doors, an assessment should be undertaken by the contractor as to the suitability of the support or lintel. If found to be defective, a suitable lintel should be provided.

7. Protection from Falling

For windows with openings within 800mm of floor level, a restricted opening device should be provided to prevent a child falling through the open window (this is easily overridden in case of emergency).

FENSA

Should you wish to make any enquiries regarding joining the 'FENSA' scheme, or whether an installer is a member of the FENSA scheme, please contact them direct on 0870 7802028.