

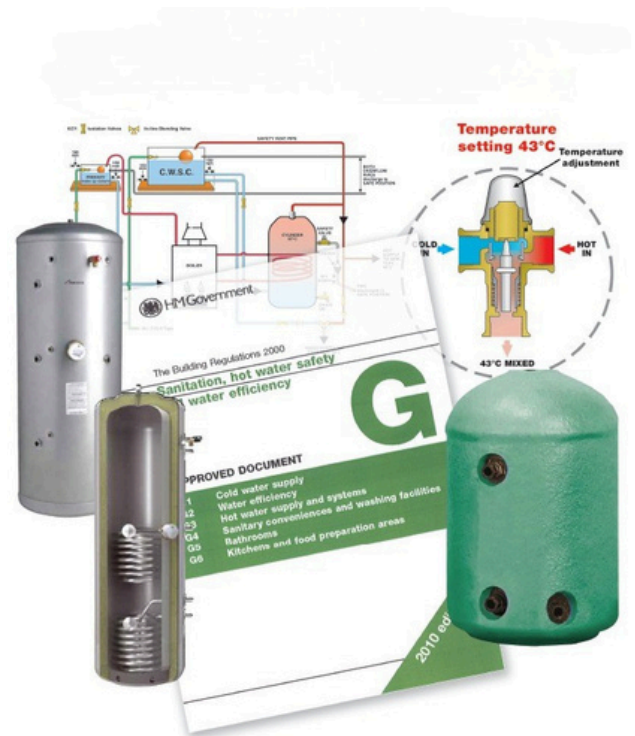
Hot Water Systems & Safety

Pre-course Reading



Thank you for booking on to the Hot Water Safety & Systems course with Logic4training. This course has expanded from its original focus on Unvented Hot Water Systems only, to now include Vented Hot Water systems as well which reflects the changes to section G3 in the Building Regulation Approved Document G. There have been considerable changes to Part G and it is essential that you read the following extract taken from Part G to enable the most to be achieved from the course. We have included some of the general preambles which are useful but the most important section to read ahead of the course is G3 which is found on page 18 onwards.

Please bring this extract with you and we look forward to seeing you at our centre.



Installation Notification of Hot Water Cylinders

Please don't ignore this article, as incorrect notifications can lead to a £5,000 fine.

[Read Article](#)

Introduction

What is an Approved Document?

This document has been approved and issued by the Secretary of State to provide practical guidance on ways of complying with Requirements G1 to G6 and regulations 7 and 36 of the Building Regulations 2010 (SI 2010/2214) for England and Wales, as amended. The Building Regulations 2010 are referred to throughout the remainder of this Document as 'the Building Regulations'. Where appropriate the Approved Document also gives guidance on relevant requirements in the Building (Approved Inspectors etc.) Regulations 2010 (SI 2010/2215).

The intention of issuing Approved Documents is to provide guidance about compliance with specific aspects of the Building Regulations in some of the more common building situations. They include examples of what, in ordinary circumstances, may be reasonable provision for compliance with the relevant requirement(s) of the Building Regulations to which they refer.

If guidance in an Approved Document is followed there will be a presumption of compliance with the requirement(s) covered by the guidance. However, this presumption is not conclusive, so simply following guidance does not guarantee compliance in an individual case. It is also important to note that there may well be other ways of achieving compliance with the requirements. There is therefore no obligation to adopt any particular solution contained in this Approved Document if you would prefer to meet the relevant requirement in some other way. However, persons intending to carry out building work should always check with their Building Control Body (BCB), either the local authority or an Approved Inspector, that their proposals comply with Building Regulations.

The guidance contained in this Approved Document relates only to the particular requirements of the Building Regulations that the document addresses (see 'Requirements' below). However, building work may be subject to more than one requirement of the Building Regulations. In such cases the work will also have to comply with any other applicable requirements of the Building Regulations.

This document is one of a series that has been approved and issued by the Secretary of State for the purpose of providing practical guidance with respect to the requirements of Schedule 1 and regulation 7 of the Building Regulations 2010 (SI 2010/2214) for England and Wales.

At the back of this document is a list of all the documents that have been approved and issued by the Secretary of State for this purpose.

Consideration of technical risk

In relation to the installation of new and replacement sanitation and hot water services, building work must satisfy all the technical requirements set out in Schedule 1 to the Building Regulations. Attention should be paid in particular to the need to comply with Part A (Structure), Part B (Fire safety), Part C (Site preparation and resistance to contaminants and moisture), Part J (Combustion appliances and fuel storage systems), Part L (Conservation of fuel and power) and Part P (Electrical safety), as well as Part G.

How to use this Approved Document

In this document the following conventions have been adopted to assist understanding and interpretation:

- a. Texts shown against a green background are extracts from the Building Regulations or Building (Approved Inspectors etc.) Regulations, and set out the legal requirements that relate to compliance with the sanitation, hot water safety and water efficiency requirements of Building Regulations. It should be remembered however that, as noted above, building works must comply with all the other applicable provisions of Building Regulations.
- b. Key terms are defined below and are printed in **bold italic text**.
- c. Details of technical publications referred to in the text of this document are repeated as references in Appendix C. A reference to a publication is likely to be made for one of two main reasons. The publication may contain additional or more comprehensive technical detail, which it would be impractical to include in full in this Document but which is needed to fully explain ways of meeting the requirements; or it is a source of more general information. The reason for the reference will be indicated in each case. The reference will be to a specified edition of the document. The Approved Document may be amended from time to time to include new references or to refer to revised editions where this aids compliance.

Where you can get further help

If you do not understand the technical guidance or other information set out in this Approved Document and the additional detailed technical references to which it directs you, there are a number of routes through which you can seek further assistance:

- The Government website: www.gov.uk
- If you are the person undertaking the building work you can seek assistance either from your local authority building control service or from your approved inspector (depending on which building control service you are using, or intend to use, to certify compliance of your work with the requirements of the Building Regulations).
- Businesses registered with a competent person self-certification scheme may be able to get technical advice from their scheme operator.
- If your query is of a highly technical nature you may wish to seek the advice of a specialist, or industry technical body, in the area of concern.

Responsibility for compliance

It is important to remember that if you are the person (e.g. designer, builder, installer) carrying out building work to which any requirement of Building Regulations applies you have a responsibility to ensure that the work complies with any such requirement. The building owner may also have a responsibility for ensuring compliance with Building Regulation requirements and could be served with an enforcement notice in cases of non-compliance.

The requirements

This Approved Document deals with the sanitation, hot water safety and water efficiency requirements in the Building Regulations 2010.

Limitation on requirements

In accordance with regulation 8 of the Building Regulations, the requirements in Parts A to D, F to K and P (except for paragraphs G2, H2 and J7) of Schedule 1 to the Building Regulations do not require anything to be done except for the purpose of securing reasonable standards of health and safety for persons in or about buildings (and any others who may be affected by buildings or matters connected with buildings).

Paragraph G2 is excluded from regulation 8 as it deals with the conservation of water. Paragraphs H2 and J7 are excluded from regulation 8 because they deal directly with prevention of the contamination of water and of oil pollution. Parts E and M (which deal, respectively, with resistance to the passage of sound, and access to and use of buildings) are excluded from regulation 8 because they address the welfare and convenience of building users. Part L is excluded from regulation 8 because it addresses the conservation of fuel and power. All these matters are amongst the purposes, other than health and safety, that may be addressed by Building Regulations.

General guidance

Key terms

The following are key terms used in this document:

Note: Terms shown with * are defined in legislation, either in the Building Act 1984 or the Building Regulations 2010, where the definition may be fuller than the definition given here.

BCB means Building Control Body: a local authority or an Approved Inspector.

***Building** means any permanent or temporary building, but not any other kind of structure or erection, and a reference to a building includes a reference to part of a building. This includes dwellings (houses, flats) and public buildings.

***Building work** includes the erection or extension of a **building**, the provision or extension of a **controlled service or fitting** in or in connection with a building, and the **material alteration** of a building, or a controlled service or fitting.

Combined temperature and pressure relief valve means a mechanically operated valve that opens to discharge water when a fixed (factory set) temperature or fixed (factory set) pressure is exceeded.

Controlled service or fitting includes a service or fitting subject to Schedule 1 requirements in respect of sanitation, hot water safety, water efficiency, drainage and waste disposal, combustion appliances and fuel storage, conservation of fuel or power, and electrical safety.

Direct heating means a method of heating in which the heat source is integral with the hot water vessel. Examples are an electrical immersion heater, or a gas burner with a fue arrangement that passes through the vessel so that the fue transfers heat to the stored water, or the circulation of water from a vessel situated near a burner with a fue arrangement so that the fue transfers heat to the circulating water.

Domestic hot water means water that has been heated for cooking, food preparation, personal washing or cleaning purposes. The term is used irrespective of the type of **building** in which the hot water system is installed.

***Earth-closet** means a closet having a movable receptacle for the reception of faecal matter and its deodorisation by the use of earth, ashes or chemicals, or by other methods. This will therefore include chemical and composting toilets.

Exempt buildings and work means the erection of any building or extension of a kind described in regulation 9 of and Schedule 2 to the Building Regulations 2010; or the carrying out of any work to or in connection with such a building or extension, if after the carrying out of that work it is still a building or extension of a kind described in that Schedule.

Expansion vessel means a vessel to temporarily accommodate the expansion of water from the unvented hot water storage vessel as it is heated.

Greywater is domestic wastewater excluding faecal matter and urine. When appropriately treated this may replace the use of **wholesome water** in **WCs, urinals**, irrigation or washing machines.

Harvested rainwater means rainwater harvested from roofs or other suitable surfaces and collected and stored. When appropriately treated, this may replace the use of **wholesome water** in **WCs, urinals**, irrigation or washing machines.

Heated wholesome water means water that, when cold, was wholesome in accordance with the definition below and has been subjected to a heat source to increase its temperature.

Hot water storage system means a vessel for storing:

- heated **wholesome hot water** or **softened wholesome hot water** for subsequent use
- water that is used to heat other water together with any ancillary safety devices described in paragraphs 3.10 and 3.11 of this Approved Document and all other applicable operating devices.

Hot water storage system package means a **hot water storage system** having the safety devices described in 3.10 and 3.17 of this Approved Document factory-fitted by the manufacturer, together with a kit containing other applicable devices supplied by the manufacturer to be fitted by the installer.

Hot water storage system unit means a **hot water storage system** having the safety devices described in 3.10 and 3.17 of this Approved Document and all other applicable operating devices factory-fitted by the manufacturer.

Indirect heating means a method of heating stored water through a heat exchanger.

Kitchen means a room or part of a room which contains a **sink** and food preparation facilities

Material alteration means an alteration which results in a **building** or a **controlled service or fitting** not complying with, or being more unsatisfactory than it was before in relation to Schedule 1 requirements in relation to structure, means of warning and escape, internal and external fire spread, fire service access and facilities, and access and use.

Non-self-resetting energy cut-out means a device that will interrupt the supply of heat to a hot water storage vessel when a fixed (factory set) temperature is exceeded. If this protective device is actuated it should only be possible to reset it manually.

Preparation of food means handling, making and cooking of food.

Pressure relief valve means a mechanically operated valve that opens to discharge water when a fixed (factory set) pressure is exceeded.

Primary thermal store means a store of heat energy that can be used to heat **domestic hot water** by means of a heat exchanger. The thermal store can be heated by a variety of heat sources. Primary hot water thermal stores can be either vented or unvented.

Risk assessment for the purposes of this document means the identification of the hazards associated with a process or activity combined with an assessment of the probability and consequences of each hazard. ***Room for**

residential purposes means a room, or a suite of rooms, which is not a dwelling-house or a flat and which is used by one or more persons to live and sleep in, and includes a room in a hostel, a hotel, a boarding house, a hall of residence or a residential home, but does not include a room in a hospital, or other similar establishment, used for patient accommodation.

Sanitary accommodation means a room containing a **WC** or **urinal**, whether or not it also contains other **sanitary appliances**. Sanitary accommodation containing one or more cubicles counts as a single space if there is free circulation of air throughout the space.

Sanitary appliance means **WC**, **urinal**, bath, shower, washbasin, **sink**, bidet and drinking fountain. It also includes appliances that are not connected to a water supply (e.g. composting toilet) or drain (e.g. waterless **urinal**). ***Sanitary**

convenience means closets and **urinals**. **Sink** means a receptacle used for holding water (for **preparation of food** or washing up) supplied through a tap and having a wastepipe. ***Softened**

wholesome water means water which would be regarded as wholesome for the purposes of regulations made under section 67 of the Water Industry Act 1991 (standards of wholesomeness) as they apply for the purposes of Part G of Schedule 1 in accordance with paragraph (2c) but for the presence of sodium in excess of the level specified in those regulations if it is caused by a water softener or water softening process which reduces the concentrations of calcium and magnesium.

Tundish means a device, installed in the discharge pipe from a valve, that provides an air break allowing discharge to be conducted safely to a place of termination. The tundish also provides a visible indication of a discharge and functions as backflow prevention device.

Temperature relief valve means a mechanically operated valve that opens to discharge water when a fixed (factory set) temperature is exceeded.

Unvented (closed) hot water storage system means a vessel fed with cold water from a supply pipe or dedicated storage cistern (without a vent pipe) and in which water is heated directly or indirectly. Expansion of the water when it is heated is accommodated either internally or externally and the system is fitted with safety devices to prevent water temperatures exceeding 100°C, and other applicable operating devices to control primary flow, prevent backflow, control working pressure and accommodate expansion.

Urinal means an appliance used for reception and disposal of urine.

Vented (open) hot water storage system means a vessel fed with cold water from a dedicated storage cistern. Expansion of the water when it is heated is accommodated through the cold feed pipe. A vent pipe connecting the top of the vessel to a point open to the atmosphere above the cold water storage cistern is provided as a safety device.

***Water-closet (WC)** means a closet that has a separate fixed receptacle connected to a drainage system and separate provision for flushing from a supply of clean water either by the operation of a mechanism or by automatic action. Water-closets are also referred to as WCs.

Wholesome water means water complying with the requirements of regulations made under Section 67 (Standards of wholesomeness) of the Water Industry Act 1991. The regulations made under this Section at the time of publication of this Approved Document are for England the Private Water Supplies Regulations 2009 (SI 2009/3101), for Wales the Private Water Supplies (Wales) Regulations (SI 2010/66) and, for England, the Water Supply (Water Quality) Regulations 2000 (SI 2000/3184 as amended), and, for Wales, the Water Supply (Water Quality) Regulations 2001 (SI 2001/3911 as amended).

Types of work covered by this Approved Document

Building work

Building work, as defined in regulation 3 of the Building Regulations 2010, includes the erection and extension of a building, the provision or extension of a controlled service or fitting, and the material alteration of a building or a controlled service or fitting. In addition, Building Regulations may apply in cases where the purposes for which or the manner or circumstances in which a building or part of a building is used change in a way that constitutes a material change of use.

Under regulation 4 of the Building Regulations 2010, building work should be carried out in such a way that, on completion of work,

- i. the building complies with the applicable Parts of Schedule 1 of the Building Regulations,
- ii. in the case of an extension or material alteration of a building, or the provision, extension or material alteration of a controlled service or fitting, where it did not comply with any such requirement, it is no more unsatisfactory in relation to that requirement than before the work was carried out.

Work described in Part G concerns the provision or extension of controlled services or fittings. Work associated with installations covered in these sections may be subject to other relevant Parts of the Building Regulations.

Material change of use

A material change of use occurs in specified circumstances in which a building or part of a building that was previously used for one purpose will be used in future for another. Where there is a material change of use the Building Regulations set requirements that must be met before the building can be used for its new purpose.

Regulation 5 of the Building Regulations specifies the following circumstances as material changes of use:

- a building is used as a dwelling where previously it was not
- a building contains a flat where previously it did not
- a building is used as an hotel or boarding house where previously it was not.
- a building is used as an institution where previously it was not
- a building is used as a public building where previously it was not
- a building which comes within the exemptions in Schedule 2 to the Building Regulations where previously it did not
- a building which contains at least one dwelling contains a greater or lesser number of dwellings than it did previously
- a building contains a room for residential purposes where previously it did not
- a building which contains at least one room for residential purposes contains a greater or lesser number of such rooms than it did previously
- a building is used as a shop where previously it was not

Parts G1, G3(1) to (3) and G4 to G6 will apply to all the material changes of use mentioned above. This means that whenever such changes occur the building must be brought up to the standards required by Parts G1 and G3 to G6.

Parts G2, G3(4) and regulation 36 will apply only to material changes of use where a building is used as a dwelling where previously it was not and where a building contains a flat where previously it did not.

Historic buildings

The types of building work covered by this Approved Document may include work on historic buildings. Historic buildings include:

- a. listed buildings
- b. buildings situated in designated conservation areas
- c. buildings which are of architectural or historic interest and which are referred to as a material consideration in a local authority's development plan
- d. buildings of architectural and historical interest within national parks, areas of outstanding or natural beauty and world heritage sites.

Special considerations may apply if the building on which the work is to be carried out has special historic or architectural value, and compliance with the sanitation or hot water safety requirements would unacceptably alter the character or appearance of the building or parts of it.

When undertaking work on or in connection with buildings with special historic or architectural value, the aim should be to improve sanitation and hot water safety where and to the extent that it is possible provided that the work does not prejudice the character of the host building or increase the risk of long-term deterioration to the building's fabric or fittings.

In arriving at a balance between historic building conservation and sanitation or hot water safety requirements, it would be appropriate to take into account the advice of the local authority's conservation officer before work begins. Guidance is also available in the English Heritage publication *Building Regulations and Historic Buildings*, 2002 (revised 2004), which is available at www.english-heritage.org.uk.

Note: Any building in the schedule of monuments maintained under section 1 of the Ancient Monuments and Archaeological Areas Act 1979 is exempt from all Building Regulations requirements including those in Part G.

Notification of work

In almost all cases of new building work it will be necessary to notify a BCB in advance of any work starting. There are two exceptions to this: where work is carried out under a self-certification scheme listed in Schedule 3, and where work is listed in Schedule 4 to the Building Regulations as being not notifiable.

Competent person self-certification schemes under Schedule 3 Under regulation 12(6) of the Building Regulations it is not necessary to notify a BCB in advance of work which is covered by this Approved Document if that work is of a type set out in column 1 of Schedule 3 to the Regulations and is carried out by a person registered with a relevant self-certification (competent persons) scheme as set out in column 2 of that Schedule. In order to join such a scheme a person must demonstrate competence to carry out the type of work the scheme covers, and also the ability to comply with all relevant requirements in the Building Regulations. Details of current schemes including those relating to sanitation, hot water safety and water efficiency can be found at www.gov.uk. These schemes may change from time to time, or schemes may change name, or new schemes may be authorised; so the current list on the website should always be consulted. Full details of the schemes can be found on the individual scheme websites.

Where work is carried out by a person registered with a competent person scheme, regulation 20 of the Building Regulations and regulation 20(1) of the Building (Approved Inspectors etc.) Regulations 2010 require that the occupier of the building be given, within 30 days of the completion of the work, a certificate confirming that the work complies with all applicable Building Regulation requirements. There is also a requirement that the BCB be given a notice that this has been done, or a copy of the certificate, again within 30 days of the completion of the work. These certificates and notices are usually made available through the scheme operator.

BCBs are authorised to accept these certificates as evidence of compliance with the requirements of the Building Regulations. However, local authority inspection and enforcement powers remain unaffected, although they are normally used only in response to a complaint that work does not comply.

Work which is not notifiable under Schedule 4 Schedule 4 to the Building Regulations sets out types of work where there is no requirement to notify a BCB that work is to be carried out. These types of work are mainly of a minor nature where there is no significant risk to health, safety, water efficiency or energy efficiency. Health, safety, water efficiency and energy efficiency requirements continue to apply to these types of work; only the need to notify a BCB has been removed.

Where only non-notifiable work as set out in Schedule 4 is carried out, there is no requirement for a certificate confirming that the work complies with Building Regulation requirements to be given to the occupier or the BCB. The types of non-notifiable work in Schedule 4

relevant to the sanitation, hot water safety and water efficiency provisions of the Regulations are:

- i. in an existing hot water system, the replacement of any part which is not a combustion appliance, or the addition of an output device or control device. The work will however remain notifiable where commissioning is possible, and will affect the reasonable use of fuel and power. This is most likely to be where water heaters are being provided
- ii. the installation of a stand-alone, self-contained fixed hot water appliance. This is restricted to a single appliance and any associated controls and must not be connected to, or form part of, any other fixed building service. However, if any of the following apply, the work will remain notifiable building work:
 - the service is a combustion appliance
 - any electrical work associated with the installation is notifiable
 - commissioning is possible and would affect the service's energy efficiency, such as that of water heaters
- iii. the replacement of a sanitary convenience with one that uses no more water than the one it replaces, a washbasin, sink, bidet, fixed bath, or a shower but only where the work does not include any work to:
 - underground drainage
 - the hot or cold water system or above-ground drainage which could prejudice the health and safety of any person on completion of work
- iv. replacing any part or adding an output or control device to an existing cold water supply
- v. providing a hot water storage system that has a storage vessel with a capacity not exceeding 15 litres provided that any electrical work associated with the installation is also not notifiable.

Schedule 4 also sets out what types of electrical installation work in dwellings is non-notifiable. Full information on this is given in Approved Document P.

Exemptions

Schedule 2 to the Building Regulations sets out a number of classes of buildings which are exempt from all Building Regulations requirements. However, the exemption has been removed in respect of some requirements of Part G where hot or cold water supply systems are shared with other buildings. This is to help ensure that the whole hot or cold water system is safe. In particular:

- i. the requirements of Parts G 1, G3(2) and G3(3) will apply to any greenhouse which receives a hot or cold water supply from a source shared with or located inside a dwelling

- ii. the requirements of Parts G1, G3(2) and G3(3) will apply to any small detached building falling within Class 6 of Schedule 2 and any extension falling within Class 7 of Schedule 2 (which includes conservatories under 30m² in area) which receives a hot or cold water supply shared with or located inside any building that is subject to the Regulations.

Please note that the Regulations do not require the provision of hot or cold water systems to such exempt buildings, but if such systems are provided they must meet the minimum hygiene and safety requirements in those Parts. All other

Classes of buildings within Schedule 2 retain their exemption from compliance with Part G.

Materials and workmanship

Any building work which is subject to the requirements imposed by Schedule 1 to the Building Regulations shall be carried out in accordance with regulation 7. Guidance on meeting these requirements on materials and workmanship is contained in Approved Document 7.

Building Regulations are made for specific purposes, primarily the health and safety, welfare and convenience of people and for energy conservation. Standards and other technical specifications may provide relevant guidance to the extent that they relate to these considerations. However, they may also address other aspects of performance or matters which, although they relate to health and safety etc., are not covered by the Building Regulations.

When an Approved Document makes reference to a named standard, the relevant version of the standard to which it refers is the one listed at the end of the publication. However, if this version has been revised or updated by the issuing standards body, the new version may be used as a source of guidance provided it continues to address the relevant requirements of the Regulations.

Supplementary guidance

The Department for Communities and Local Government occasionally issues additional material to aid interpretation of the guidance in Approved Documents. This material may be conveyed in official letters to chief executives of local authorities and Approved Inspectors and/or posted on the websites accessed through: www.gov.uk.

Interaction with other legislation

This Approved Document makes reference to other legislation, including those listed below, that may also need to be considered.

Note: All statutory instruments can be accessed at www.legislation.gov.uk.

The Water Supply (Water Quality) Regulations

2000 (SI 2000/3184 as amended), and in Wales **the Water Supply (Water Quality) Regulations 2001** (SI 2001/3911 as amended) are made under the Water Industry Act 1991 and apply to the supply of water by a statutory water undertaker or a licensed water supplier. They make provision for the wholesomeness of water supplied for such domestic purposes as consist in or include cooking, drinking, food preparation or washing; or to premises in which food is produced.

The Water Supply (Water Fittings) Regulations

1999 (SI 1999/1148 as amended) are made under the Water Industry Act 1991 and apply to any water fitting installed or used, or to be installed or used, in premises to which water is or is to be supplied by a water undertaker. They make provision for preventing contamination, waste, misuse, undue consumption and erroneous measurement of water supplied by a statutory water undertaker or licensed water supplier.

The Private Water Supplies Regulations 2009

(SI 2009/3101) in England and **The Private Water Supplies (Wales) Regulations 2010** (SI 2010/66) in Wales are made under the Water Industry Act 1991 and section 2(2) of the European Communities Act 1972 and are concerned with the quality of water supplied from private supplies for drinking, washing or cooking or for food preparation purposes.

The Workplace (Health, Safety and Welfare) Regulations 1992

(SI 1992/3004 as amended) are made under the Health and Safety at Work etc. Act 1974 and apply to any workplace or part of a workplace. They apply to the common parts of flats and similar **buildings** if people such as cleaners, wardens and caretakers are employed to work in these common parts. They make provision for, amongst other matters, space requirements, cleaning and provision of **sanitary conveniences**.

Food Hygiene (England) Regulations 2006 (SI 2006/14 as amended) and **the Food Hygiene (Wales) Regulations 2006** (SI 2006/31 W5 as amended) are made under European Communities Act 1972 and apply to measures relating to food (including drink) including the primary production of food. The provision of washbasins and **sinks** is relevant to Approved Document G.

Gas Safety (Installation and Use) Regulations (SI 1998/2451) extend to all dangers arising from the transmission, distribution, supply or use of gas conveyed from a gas storage vessel. The installation of gas heated water systems is relevant to Approved Document G.

The Requirement G3

This Approved Document deals with the following Requirement from Part G of Schedule 1 to the Building Regulations 2010.

<i>Requirement</i>	<i>Limits on application</i>
<p>G3. (1) There must be a suitable installation for the provision of heated wholesome water or heated softened wholesome water to:</p> <ul style="list-style-type: none"> (a) any washbasin or bidet provided in or adjacent to a room containing a sanitary convenience; (b) any washbasin, bidet, fixed bath and shower in a bathroom; and (c) any sink provided in any area where food is prepared. <p>(2) A hot water system, including any cistern or other vessel that supplies water to or receives expansion water from a hot water system, shall be designed, constructed and installed so as to resist the effects of temperature and pressure that may occur either in normal use or in the event of such malfunctions as may reasonably be anticipated, and must be adequately supported.</p> <p>(3) A hot water system that has a hot water storage vessel shall (a) prevent the temperature of the water stored in the vessel at any time exceeding 100°C; and incorporate precautions to:</p> <ul style="list-style-type: none"> (b) ensure that any discharge from safety devices is safely conveyed to where it is visible but will not cause a danger to persons in or about the building. <p>(4) The hot water supply to any fixed bath must be so designed and installed as to incorporate measures to ensure that the temperature of the water that can be delivered to that bath does not exceed 48°C.</p>	<p>Requirement G3(3) does not apply to a system which heats or stores water for the purposes only of an industrial process.</p> <p>Requirement G3(4) applies only when a dwelling is—</p> <ul style="list-style-type: none"> (a) erected; (b) formed by a material change of use within the meaning of regulation 5(a) or (b).

Guidance

Performance

In the Secretary of State's view Requirement G3(1) will be met if:

- a. the installation conveys hot water to the **sanitary appliances** and locations specified in the requirement without waste, misuse or undue consumption of water; and
- b. the water supplied is **heated wholesome water** or heated softened water.

In the Secretary of State's view Requirement G3(2) will be met if all components of the hot water system including any cistern that supplies water to, or receives expansion water from the hot water system continues to safely contain the hot water:

- a. during normal operation of the hot water system;
- b. following failure of any thermostat used to control temperature; and
- c. during operation of any of the safety devices fitted in accordance with paragraph G3(3).

In the Secretary of State's view Requirement G3(3) will be met for a **hot water storage system** that has a vented storage vessel if:

- a. the storage vessel has a suitable vent pipe connecting the top of the vessel to a point open to the atmosphere above the level of the water in the cold water storage cistern and over it; and,
- b. in addition to any thermostat, either the heat source, or the storage vessel is fitted with a device that will prevent the temperature of the stored water at any time exceeding 100°C; and
- c. the hot water system has pipework that incorporates a provision for the discharge of hot water from the safety devices to an appropriate place open to the atmosphere where it will cause no danger to persons in or about the **building**.

In the Secretary of State's view Requirement G3(3) will be met for a hot water system that has an unvented storage vessel if:

- a. the storage vessel has at least two independent safety devices such as those that release pressure and so prevent the temperature of the stored water at any time exceeding 100°C in addition to any thermostat; and
- b. the hot water system has pipework that incorporates a provision for the discharge of hot water from safety devices to be visible at some point and safely conveys it to an appropriate place open to the atmosphere where it will cause no danger to persons in or about the **building**.

In the Secretary of State's view Requirement G3(4) will be met if:

the hot water outlet temperature is appropriate for the appliance being served, and any device to limit the maximum temperature that can be supplied at the outlet can not be easily altered by **building** users.

General

3.1 The delivered hot water can be considered as **heated wholesome water** or heated softened wholesome water where:

- a. the cold water supply to the hot water system is wholesome or softened wholesome; and
- b. the installation complies with the requirements of the Water Supply (Water Fittings) Regulations 1999 (SI 1999/1148 as amended).

3.2 The Water Supply (Water Fittings) Regulations make provision for preventing contamination, waste, misuse, undue consumption and erroneous measurement of water supplied by a water undertaker or licensed water supplier. Guidance on the application of the Water Supply (Water Fittings) Regulations can be found in the Water Regulations Guide published by the Water Regulations Advisory Scheme.

3.3 Attention is also drawn to the requirements of the Gas Safety (Installation and Use) Regulations 1994 (SI 1994/1886) for all gas installation work.

3.4 Electrical work associated with hot water systems should be carried out in accordance with BS7671:2008 **Requirements for electrical installations (IEE Wiring Regulations 17th Edition)**.

3.5 For installations in dwellings and associated **buildings**, attention is drawn to Building Regulations 2010 Schedule 1 Part P (Electrical safety – Dwellings) and to Approved Document P.

3.6 For workplaces and premises controlled in connection with a trade, business or other undertaking, attention is also drawn to the HSC publication **Legionnaires' Disease: Control of Legionella Bacteria in Water Systems. Approved code of practice and guidance**. L8, Health and Safety Commission 2000. ISBN 0 7176 1772 6.

3.7 Pipework should be designed and installed in such a way as to minimise the transfer time between the **hot water storage system** and hot water outlets.

3.8 The safety requirements for hot water systems used solely for supplying water for industrial processes is contained in the Pressure Systems Safety Regulations 2000 (SI 2000/128) and further guidance is available in **Safety of pressure systems. Pressure Systems Safety Regulations 2000. Approved Code of Practice** L122 HSE Books 2000. ISBN 0 7176 1767 X.

Provision of hot water supply

3.9 The Requirement G3 only requires the provision of a hot water supply to:

- a. any washbasin provided in association with a sanitary convenience in accordance with G4(2);
- b. any washbasin, bidet, fixed bath or shower in a bathroom in a dwelling or provided for rooms for residential purposes, provided in accordance with G5;
- c. any **sink** in a food preparation area, provided in accordance with G6.

There is no requirement under the Building

Regulations to provide hot water to other washing facilities, but there may be such requirements under other legislation (see paragraphs 4.4, 4.5 and 6.4).

Design and installation of directly or indirectly heated hot water storage systems

General

3.10 Hot water storage systems should be designed and installed in accordance with BS 6700:2006 + A1:2009 **Specification for design, installation, testing and maintenance of services supplying water for domestic use within buildings and their curtilages** or BS EN 12897:2006 **Water supply. Specification for indirectly heated unvented (closed) storage water heaters**.

3.11 Hot water storage vessels should conform to BS 853-1:1996 **Specification for vessels for use in heating systems. Calorifiers and storage vessels for central heating and hot water supply**, BS 1566-1:2002 **Copper indirect cylinders for domestic purposes. Open vented copper cylinders. Requirements and test methods**, or BS 3198:1981

3.12 **Vertical hot water storage systems** or **vented hot water storage systems** should incorporate a vent pipe of an adequate size, but not less than 19mm internal diameter, connecting the top of the hot water storage vessel to a point open to the atmosphere above and over the level of the water in the cold water storage cistern.

3.13 In addition to the vent pipe referred to in 3.12 and any thermostat provided to control the temperature of the stored water to a desired temperature, **vented hot water storage systems** should incorporate either:

- a. for all direct heat sources, a non-self-resetting energy cut-out to disconnect the supply of heat to the storage vessel in the event of the storage system overheating; and,
- for all indirect heat sources, an overheat

cut-out to disconnect the supply of heat to the storage vessel in the event of the stored water overheating so that the temperature of the stored water does not exceed 100°C; or

- b. an appropriate safety device, for example, a **temperature relief valve** or a **combined temperature and pressure relief valve** to safely discharge the water in the event of significant over heating.

3.14 Vent pipes should discharge over a cold water storage cistern conforming to BS 417-2:1987 **Specification for galvanized low carbon steel cisterns, cistern lids, tanks and cylinders. Metric units**, or BS 4213:2004 **Cisterns for domestic use. Cold water storage and combined feed and expansion (thermoplastic) cisterns upto 500 litres. Specification**, as appropriate.

3.15 The cold water storage cistern into which the vent pipe discharges should be supported on a flat, level, rigid platform which is capable of safely withstanding the weight of the cistern when filled with water to the rim and fully supporting the bottom of the cistern over the whole of its area. The platform should extend a minimum of 150mm in all directions beyond the edge of the maximum dimensions of the cistern.

Note: Where an existing metal cistern is replaced, or a plastic cistern is replaced by one with larger dimensions, the existing support should be upgraded, as necessary, with one in accordance with paragraph 3.15.

3.16 The cistern should be accessible for maintenance, cleaning and replacement.

Unvented hot water storage systems – all systems

3.17 To minimize the danger from excessive pressure, unvented hot water storage systems should incorporate a minimum of two independent safety devices. These shall be in addition to any thermostat provided to control the desired temperature of the stored water. The selection of safety devices should take account of the physical location of the devices, and the design, configuration, location of components and performance characteristics of the system to which they are attached.

3.18 An acceptable approach might consist of:

- a. a non self-resetting energy cut-out to disconnect the supply of heat to the storage vessel in the event of the storage system over-heating; and
- b. a temperature relief valve or a combined temperature and pressure relief valve to safely discharge the water in the event of serious over-heating.

Alternative approaches to this are acceptable provided that they provide an equivalent degree of safety.

Note: See 3.35 for suitability of devices for primary thermal stores

3.19 Water heaters with a capacity of 15 litres or less that have appropriate safety devices for temperature and pressure will generally satisfy the requirement set out in G3(3).

Unvented hot water storage systems – systems up to 500 litres capacity and 45kW power input

3.20 Paragraphs 3.21 to 3.24 are in addition to the provisions of 3.17 above.

3.21 If an indirect supply of heat to an unvented hot water storage system incorporates a boiler, the energy cut-out may be on the boiler. **3.22** Any

unvented hot water storage system up to 500 litres and less than 45kW should be in the form of a proprietary hot water storage system unit or package. The package and components should be appropriate to the circumstances in which they are used and should satisfy an appropriate standard that will ensure the requirements of regulation G3(2) and G3(3)

will be met (e.g. BS EN 12897:2006 Water Supply. Specification for indirectly heated unvented (closed) hot water storage systems or BS 6700:2006 + A1:2009 Design, installation, testing and maintenance of services supplying water for domestic use within buildings and their curtilages).

3.23 Any unvented hot water storage system unit or package should be indelibly marked with the following information:

- a. the manufacturer's name and contact details;
- b. a model reference;
- c. the rated storage capacity of the storage water heater;
- d. the operating pressure of the system and the operating pressure of the expansion valve;
- e. relevant operating data on each of the safety devices fitted; and
- f. the maximum primary circuit pressure and low temperature of indirect hot water storage system units or packages.

3.24 In addition, the following warning should be indelibly marked on the hot water storage system unit or package so that it is visible after installation:

WARNING TO USER

- a. Do not remove or adjust any component part of this unvented water heater; contact the installer.
- b. If this unvented water heater develops a fault, such as a flow of hot water from the discharge pipe, switch the heater off and contact the installer.

WARNING TO INSTALLER

- a. This installation is subject to the Building Regulations.
- b. Use only appropriate components for installation or maintenance.

Installed by:

Name

Address

Tel. No.

Completion date

Unvented hot water storage systems – systems over 500 litres capacity or over 45kW power input

3.25 Paragraph 3.26 and 3.27 are in addition to the provisions of 3.17 above.

3.26 Systems over 500 litres capacity will generally be bespoke designs for specific projects and as such are inappropriate for approval by a third party accredited product conformity certification scheme. Where this is the case, the unvented **hot water storage system** should be designed to the safety requirements in 3.17 by an appropriately qualified engineer.

3.27 Any unvented **hot water storage system**

having a power input of more than 45kW, but a capacity of 500 litres or less should be in the form of a proprietary **hot water storage system unit** or package. The package and components should be appropriate to the circumstances in which they are used and should satisfy an appropriate standard that will ensure the requirement of regulation G3(2) and G3(3) will be met (e.g. BS EN 12897:2006 **Water Supply. Specification for indirectly heated unvented (closed) hot water storage systems** or BS 6700:2006 + A1:2009 **Design, installation, testing and maintenance of services supplying water for domestic use within buildings and their curtilages**).

Safety devices

Non-self-resetting energy cut-outs

3.28 Non-self-resetting energy cut-outs may only be used where they would have the effect of instantly disconnecting the supply of energy to the storage vessel.

3.29 Non-self-resetting energy cut-outs should conform to:

- a. BSEN 60335-2-73:2003 **Specification for safety of household and similar electrical appliances Particular requirements. Fixed immersion heaters** and BS EN 60730-2-9:2002 **Automatic electrical controls for household and similar use. Particular requirements for timing control**
- b. BS EN 257:1992 **Mechanical thermostats for gas-burning appliances**

3.30 Where a non self-resetting energy cut-out operates indirectly on another device (see paragraph 3.18) to interrupt the supply of heat (e.g. it is wired up to a motorised valve or some other suitable device to shut off the flow to the primary heater), the energy cut-out should comply with the relevant European Standard (see paragraph 3.29) or the supplier or installer should be able to demonstrate that the device has equivalent performance to that set out in relevant standards. **3.31** Where an electrical device is connected to the energy cut-out, such as a relay or motorised valve, the device should operate to interrupt the

supply of energy if the electrical power supply is disconnected.

3.32 Where there is more than one energy cut-out (see paragraph 3.35), each non-self-resetting energy cut-out should be independent (e.g. each should have a separate motorised valve and a separate temperature sensor). **3.33** Where an energy cut-out is fitted as set out in paragraphs 3.13 a) or 3.18, each heat source should have a separate non self-resetting energy cut-out.

Temperature and pressure relief devices

3.34 Where relevant, appropriate pressure, temperature or temperature and pressure-activated safety devices should be fitted in addition to a safety device such as an energy cut-out.

3.35 Temperature relief valves and **combined temperature and pressure relief valves** should not be used in systems which have no provision to automatically replenish the stored water (e.g. unvented primary thermal storage vessels). In such cases there should be a second non-self-resetting energy cut-out independent of the one provided in accordance with paragraph 3.18(a).

3.36 Temperature relief valves should conform to relevant national standards such as BS 6283-2:1991 **Safety and control devices for use in hot water systems Specifications for temperature relief valves for pressures from 1 bar to 10 bar. Combined temperature and pressure relief valves should conform to BSEN1490:2000 Building valves. Combined temperature and pressure relief valves. Tests and Requirements.**

3.37 **Temperature relief valves** (see paragraph 3.18) should be sized to give a discharge rating at least equal to the total power input to the hot water storage system, when measured in accordance with Appendix F of BS 6283-2:1991 or BS EN 1490:2000.

3.38 **Temperature relief valve(s) or combined temperature and pressure relief valve(s)** (see paragraph 3.18) should be located directly on the storage vessel, such that the stored water does not exceed 100°C.

3.39 In **hot water storage system units** and packages, the **temperature relief valve(s)** (see paragraph 3.18) should be:

- a. factory fitted and should not be disconnected other than for replacement; and
- b. not relocated in any other device or fitting installed.

3.40 The safety and performance of an unvented system is dependent on the choice of system and safety devices appropriate for the location and correct installation of the system. Building owners and occupiers should therefore take care to choose installers who have the necessary skills to carry out this work. These skills can be demonstrated for example, by registration with a competent person scheme for

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this type of work or by the holding of a current registered operative skills certification card for unvented hot water systems.

3.41 The installation of an unvented system is notifiable building work which must be notified to the **BCB** before work commences. The **BCB** may then check to make sure the work is safe and meets current energy efficiency requirements.

3.42 If the installer is registered with a competent person scheme for the installation of unvented hot water systems it will not be necessary for the work to be notified in advance to the **BCB**. Installers registered with such schemes will self-certify that the work complies with all relevant requirements in the Building Regulations and the building owner/occupier will be given a building regulations certificate of compliance which is usually issued by the competent person scheme operator.

Electric water heating

3.43 Electric fixed immersion heaters should comply with the provisions of BS EN 60335-

2-73:2003 **Household and similar electrical appliances. Safety. Particular requirements for fixed immersion heaters.**

3.44 Electric instantaneous water heaters should comply with the provisions of BS EN 60335-2-35:2002 **Specification for safety of household and similar electrical appliances.**

3.45 Electric storage water heaters should comply with the provisions of BS EN 60335-2-21:2003 **Household and similar electrical appliances. Safety. Particular requirements for storage water heaters.**

Solar water heating

3.46 Factory-made solar water heating systems should comply with the provisions of BS EN 12976-1:2006 **Thermal solar systems and components. Factory made systems. General requirements.**

3.47 Other solar water heating systems should comply with the provisions of prEN/TS 12977-1:2008 **Thermal solar systems and components. Custom built systems. General requirements for solar water heaters and combi systems,** or BS 5918:1989 **British Standard Code of Practice for Solar heating systems for domestic hot water** as appropriate. Further guidance is available in **CIBSE Guide G, Public Health Engineering and CIBSE technical guide Solar Heating Design and Installation.**

3.48 Where solar water heating systems are used, an additional heat source should be available.

Note: The additional heat source should be used, when necessary, to maintain the water temperature to restrict microbial growth.

3.49 Assomesolar hot water systems operate at elevated temperatures and pressures, and so all components should be rated to the appropriate temperatures and pressures.

Discharge pipes from safety devices

Discharge pipe D1

3.50 Safety devices such as **temperature relief valves** or **combined temperature and pressure relief valves** (see paragraphs 3.13 or 3.18) should discharge either directly or by way of a manifold via a short length of metal pipe (D1) to a **tundish**.

3.51 The diameter of discharge pipe (D1) should be not less than the nominal outlet size of the safety device, e.g. **temperature relief valve**.

3.52 Where a manifold is used it should be sized to accept and discharge the total discharge from the discharge pipes connected to it. **3.53**

Where valves other than a **temperature and pressure relief valve** from a single unvented hot water system discharge by way of the same manifold that is used by the safety devices, the manifold should be factory fitted as part of the **hot water storage system unit** or package. **Tundish**

3.54 The **tundish** should be vertical, located in the same space as the unvented **hot water storage system** and be fitted as close as possible to, and lower than, the safety device, with no more than 600mm of pipe between the valve outlet and the **tundish** (see Diagram 1).

Note: To comply with the Water Supply (Water Fittings) Regulations, the **tundish** should incorporate a suitable air gap.

3.55 Any discharge should be visible at the **tundish**. In addition, where discharges from safety devices may not be apparent, e.g. in dwellings occupied by people with impaired vision or mobility, consideration should be given to the installation of a suitable safety device to warn when discharge takes place, e.g. electronically operated.

Discharge pipe D2

3.56 The discharge pipe (D2) from the **tundish** should:

- have a vertical section of pipe at least 300mm long below the **tundish** before any elbows or bends in the pipework (see Diagram 1); and
- be installed with a continuous fall of at least 1 in 200 thereafter.

3.57 The discharge pipe (D2) should be made of:

- metal; or
- other material that has been demonstrated to be capable of safely withstanding temperatures of the water discharged and is clearly and permanently marked to identify

the product and performance standard (e.g. as specified in the relevant part of BS 7291-2:2006 **Thermostatic pipes and fittings for hot and cold water for domestic purposes and heating installations in buildings. General requirements**).

3.58 The discharge pipe D2 should be at least one pipe size larger than the nominal outlet size of the safety device unless its total equivalent hydraulic resistance exceeds that of a straight pipe 9m long, i.e. for discharge pipes between 9m and 18m the equivalent resistance length should be at least two sizes larger than the nominal outlet size of the safety device; between 18 and 27m at least 3 sizes larger, and so on; bends must be taken into account in calculating the flow resistance. See Diagram 1, Table 3.1 and the worked example.

Note: An alternative approach for sizing discharge pipes would be to follow Annex D, section D.2 of BS 6700:2006 + A1:2009

Specification for design, installation, testing and maintenance of services supplying water for domestic use within buildings and their curtilages.

Diagram 1 Typical discharge pipe arrangement

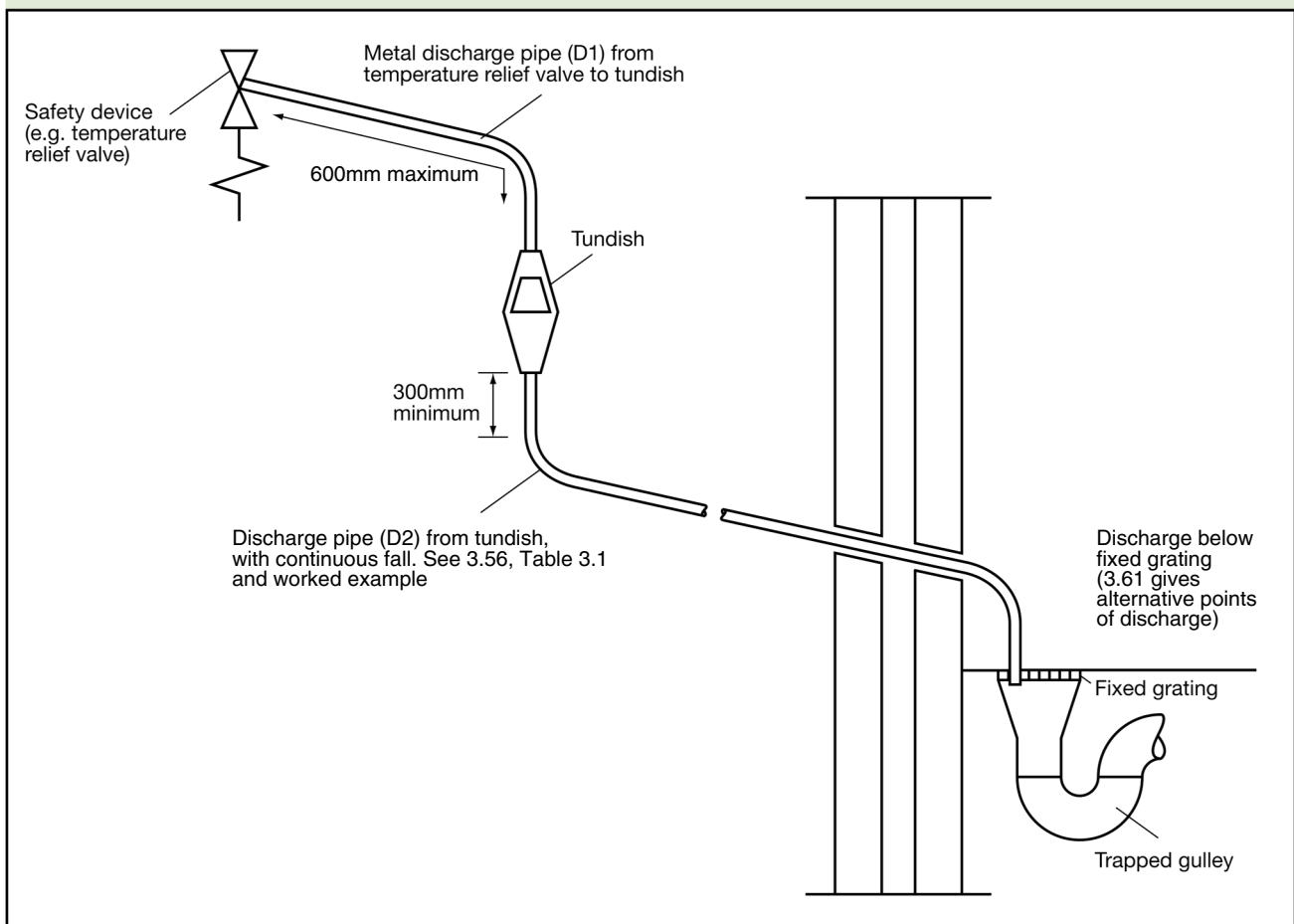


Table 3.1 Sizing of copper discharge pipe 'D2' for common temperature relief valve outlet sizes

Valve outlet size	Minimum size of discharge pipe D1*	Minimum size of discharge pipe D2* from tundish	Maximum resistance allowed, expressed as a length of straight pipe (i.e. no elbows or bends)	Resistance created by each elbow or bend
G½	15mm	22mm	Up to 9m	0.8m
		28mm	Up to 18m	1.0m
		35mm	Up to 27m	1.4m
G¾	22mm	28mm	Up to 9m	1.0m
		35mm	Up to 18m	1.4m
		42mm	Up to 27m	1.7m
G1	28mm	35mm	Up to 9m	1.4m
		42mm	Up to 18m	1.7m
		54mm	Up to 27m	2.3m

*see 3.51 and 3.58 and Diagram 1

Note: The above table is based on copper tube. Plastic pipes may be of different bore and resistance. Sizes and maximum lengths of plastic should be calculated using data prepared for the type of pipe being used.

Worked example:

The example below is for a G½ temperature relief valve with a discharge pipe (D2) having 4 No. 22mm elbows and length of 7m from the tundish to the point of discharge.

From Table 3.1:

Maximum resistance allowed for a straight length of 22mm copper discharge pipe (D2) from a G½ temperature relief valve is: 9.0m

Subtract the resistance for 4 No. 22mm elbows at 0.8m each = 3.2m

Therefore the maximum permitted length equates to 5.8m which, is less than the actual length of 7m therefore calculate the next largest size.

Maximum resistance allowed for a straight length of 28mm copper discharge pipe (D2) from a G½ temperature relief valve is: 18m Subtract the resistance for 4 No. 28mm elbows at 1.0m each = 4m Therefore the maximum permitted length equates to: 14m As the actual length is 7m, a 28mm (D2) copper pipe will be satisfactory.

3.59 Where a single common discharge pipe serves more than one system, it should be at least one pipe size larger than the largest individual discharge pipe (D2) to be connected.

3.60 A discharge pipe should not be connected to a soil discharge stack unless it can be demonstrated that the soil discharge stack is capable of safely withstanding temperatures of the water discharged, in which case, it should:

- contain a mechanical seal, not incorporating a water trap, which allows water into the branch pipe without allowing foul air from the drain to be ventilated through the **tundish**;
- be a separate branch pipe with no **sanitary appliances** connected to it;
- if plastic pipes are used as branch pipes carrying discharge from a safety device, they should be either polybutalene (PB) or cross-linked polyethylene (PE-X) complying with national standards such as Class S of BS 7291-2:2006 or Class S of BS 7291-3:2006 respectively; and
- be continuously marked with a warning that no **sanitary appliances** should be connected to the pipe.

Notes:

- Plastic pipes should be joined and assembled with fittings appropriate to the circumstances in which they are used as set out in

BS EN ISO 1043-1:2002 Plastics. Symbols and abbreviated terms. Basic polymers and their special characteristics

- Where pipes cannot be connected to the stack it may be possible to route a dedicated pipe alongside or in close proximity to the discharge stack

Termination of discharge pipe

3.61 The discharge pipe (D2) from the **tundish** should terminate in a safe place where there is no risk to persons in the vicinity of the discharge.

3.62 Examples of acceptable discharge arrangements are:

- to a trapped gully with the end of the pipe below a fixed grating and above the water seal;
- downward discharges at low level; i.e. up to 100mm above external surfaces such as car parks, hard standings, grassed areas etc. are acceptable providing that a wire cage or similar guard is positioned to prevent contact, whilst maintaining visibility; and,
- discharges at high level: e.g. into a metal hopper and metal downpipe with the end of the discharge pipe clearly visible or onto a roof capable of withstanding high temperature discharges of water and 3 m from any plastic guttering system that would collect such discharges.

3.63 The discharge would consist of high temperature water and steam. Asphalt, roofing felt and non-metallic rainwater goods may be damaged by such discharges.

Prevention of excessive temperatures

3.64 Where the operating temperature of **domestic hot water** in the storage vessel in a dwelling is capable of exceeding 80°C under normal operating conditions (a situation that may occur in vessels used as heat stores and those connected to solar heat collectors or solid fuel boilers that do not have intervening controls between the boiler and the vessel containing the hot water) the outlet from the storage vessel should be fitted with a device, such as an in-line hot water supply tempering valve in accordance with BS EN 15092:2008 **Building Valves. In-line hot water tempering valves**, to ensure that the temperature supplied to the **domestic hot water** distribution system does not exceed 60°C.

Prevention of scalding

3.65 The hot water supply temperature to a bath should be limited to a maximum of 48°C by use of an in-line blending valve or other appropriate temperature control device, with a maximum temperature stop and a suitable arrangement of pipework.

3.66 The acceptability of in-line blending valves can be demonstrated by compliance with the relevant European Standard such as BS EN 1111:1999 **Sanitary tapware. Thermostatic mixing valves (PN 10). General technical specification** or BS EN 1287:1999 **Sanitary tapware. Low pressure thermostatic mixing valves. General technical specifications** to demonstrate that the maximum temperature of 48°C cannot be exceeded in operation and that the product will fail-safe (i.e. not discharge water above the maximum temperature). Such valves should not be easily altered by **building** users.

3.67 In-line blending valves and composite thermostatic mixing valves should be compatible with the sources of hot and cold water that serve them.

3.68 The length of supply pipes between in-line blending valves and outlets should be kept to a minimum in order to prevent the colonisation of waterborne pathogens. If intermittent use of the bath is anticipated, provision should be made for high temperature flushing to allow pasteurisation of the pipes and outlet fittings. Such events should be managed to prevent the risk associated with inadvertent use.

Notes:

1. Further guidance on the use of in-line blending valves can be found in BRE Information paper IP14/03 **Preventing hot water scalding in bathrooms: using TMVs**

2. In some **buildings**, e.g. care homes, in-line blending valves would need to meet the additional performance standards set out in **NHS Estates Model specification D 08**

Installation

3.69 Good workmanship is essential. Workmanship should be in accordance with appropriate standards such as BS 8000-15:1990 **Workmanship on Building Sites Code of practice for hot and cold water services (domestic scale)**.

Commissioning of fixed building services

3.70 Water heaters require the input of energy to raise the temperature of water. It is therefore necessary to ensure their efficiency by proper installation and commissioning.

3.71 Fixed **building** services, including controls, should be commissioned by testing and adjusting as necessary to ensure that they use no more fuel and power than is reasonable in the circumstances.

3.72 Commissioning means the advancement of these systems from the state of static completion to working order to achieving compliance with Part L. For each system it includes setting-to-work, regulation (that is testing and adjusting repetitively) to achieve the specified performance, the calibration, setting up and testing of the associated automatic control systems, and recording of systems and the performance test results that have been accepted as satisfactory.

3.73 Not all fixed **building** services will need to be commissioned. For example, with some systems it is not possible as the only controls are 'on' and 'off' settings. In other cases commissioning would be possible but in the specific circumstances would have no effect on energy use.

3.74 Where commissioning is carried out it must be done in accordance with a procedure approved by the Secretary of State. For new and existing dwellings the approved procedure for hot water systems is set out in the **Domestic Heating Compliance Guide**; for **buildings** other than dwellings in **CIBSE Commissioning Code M**.

3.75 Commissioning must be carried out in such a way as not to prejudice compliance with any applicable health and safety requirements.

3.76 Commissioning is often carried out by the person who installs the system. Sometimes it may be carried out by a subcontractor or by a specialist firm. It is important that whoever carries it out follows the relevant approved procedure in doing so.

Notice of completion of commissioning

3.77 The Building Regulations (regulation 20C(2)) and the Building (Approved Inspectors etc.) Regulations (regulation 20(1) and (6)) require that the person carrying out the work shall give a notice to the relevant BCB that commissioning has been carried out according to a procedure approved by the Secretary of State, unless testing and adjustment is not possible, or would not affect the energy efficiency of the fixed **building** service.

3.78 Where the work is carried out in accordance with a **building** notice, or full plans, or an initial notice or amendment notice, the notice of commissioning should be given not more than 5 days after the completion of the commissioning work. In other cases, for example where work is carried out by a person registered with a competent person scheme, it must be given not more than 30 days after the completion of work.

3.79 Where the installation of fixed building services which require commissioning is carried out by a person registered with a competent person scheme the notice of commissioning will be given by that person.

3.80 Until the BCB receives notice of commissioning it is unlikely to be satisfied that Part G has been complied with and consequently is unlikely to be able to give a completion/final certificate.