

Part 1

VENTILATION REQUIREMENTS WHEN UNDERTAKING ENERGY EFFICIENCY MEASURES

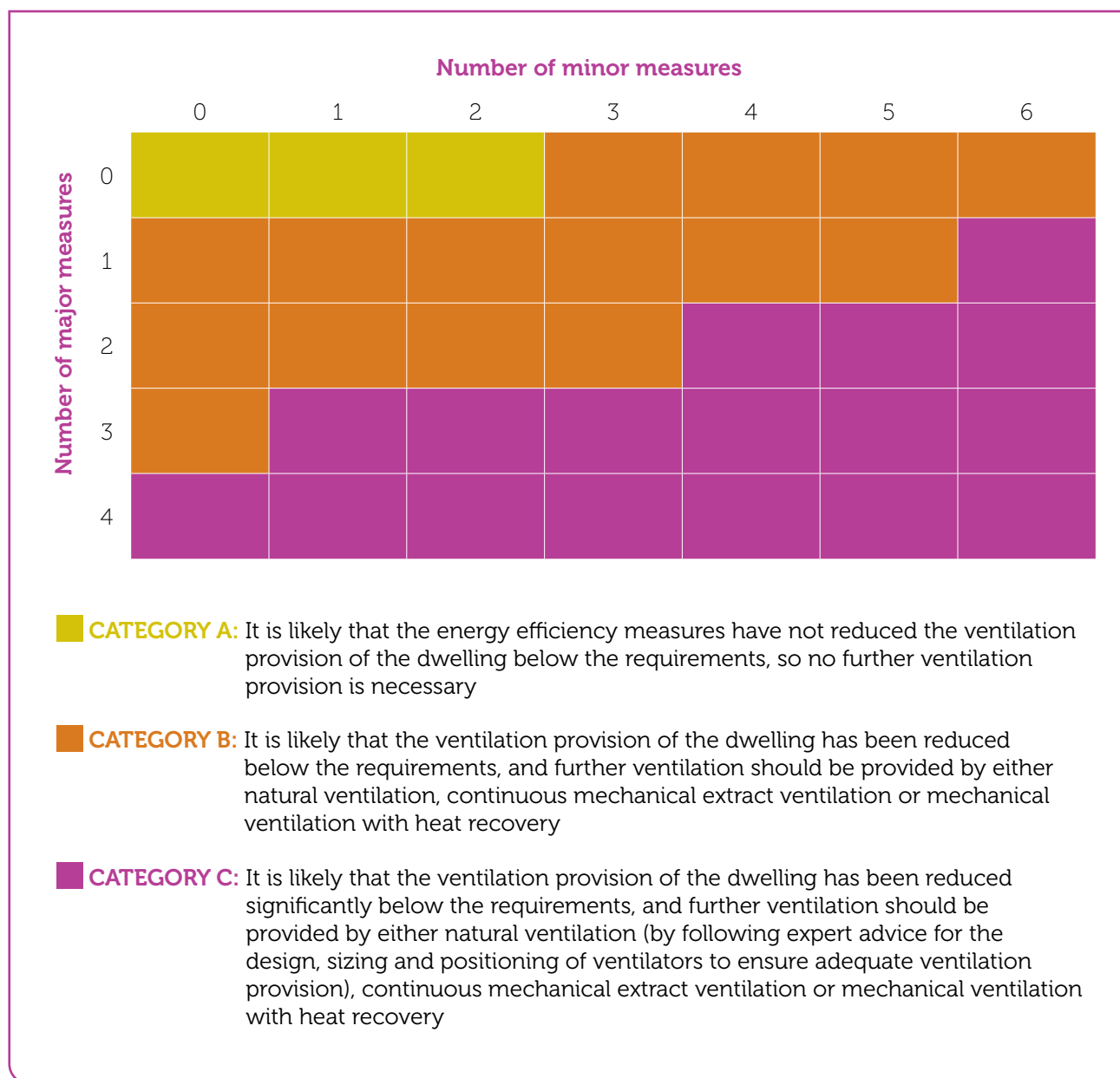
Many existing dwellings are ventilated through natural air flow rather than specific ventilation installations. Therefore, energy efficiency measures carried out on existing dwellings will reduce natural air flow and may cause the dwelling to become under-ventilated and potentially dangerous for occupants.

Any building work carried out on an existing dwelling must not reduce the level of ventilation unless it can be demonstrated that the ventilation provision after the work is completed meets the minimum standards of building regulations. When carrying out energy efficiency measures to an existing dwelling, an assessment should determine what, if any, additional ventilation provision is needed based on the estimated impact of the work.

When calculating the impact of building work on ventilation, it is important to consider the planned work plus any energy efficiency measures fitted since the original dwelling was constructed to account for the accumulation of measures. Where specific energy efficiency measures are not detailed below, please use the most similar category instead.

ENERGY EFFICIENCY MEASURE	CATEGORY
<p>Roof insulation:</p> <ul style="list-style-type: none"> Renewing loft insulation, including effective edge sealing at junctions and penetrations Loft conversions or works that include changing a cold loft (insulation at ceiling level) to a warm loft (insulation at roof level) 	<p>Minor</p> <p>Minor</p>
<p>Wall insulation:</p> <ul style="list-style-type: none"> Installing cavity wall insulation to any external wall Installing external or internal wall insulation to less than or equal to 50% of the external wall area Installing external or internal wall insulation to more than 50% of the external wall area 	<p>Minor</p> <p>Minor</p> <p>Major</p>
<p>Replacement of windows and doors:</p> <ul style="list-style-type: none"> Replacing less than or equal to 30% of the total existing windows or door units Replacing more than 30% of the total existing windows or door units 	<p>Minor</p> <p>Major</p>
<p>Draught-proofing (other than openings):</p> <ul style="list-style-type: none"> Replacing a loft hatch with a sealed/insulated unit Sealing around structural or service penetrations through walls, floors or a ceiling/roof Sealing and/or insulating a suspended ground floor Removing chimney or providing another means of sealing over a chimney, internally or externally 	<p>Minor</p> <p>Minor</p> <p>Major</p> <p>Major</p>





With the drive to improve energy performance of existing homes it is likely that most homes will fall into Category B and will, therefore, require some form of additional ventilation installed in order to comply with the building regulations.

For details of ventilation solutions that meet required standards, together with expert advice and support following the installation of energy efficiency measures, please visit the **BEAMA website**.

