Building Regulations – exemptions and special considerations

Part C - Resistance to Contaminants and Moisture

Floors next to the ground should:

(a) resist the passage of ground moisture to the upper surface of the floor;

(b) not be damaged by moisture from the ground;

(c) not be damaged by groundwater;

(d) resist the passage of ground gases


Llywodraeth Cymru
Welsh Government
The Building Regulations 2010
Conservation of fuel and power
Approved Document L1B
Existing dwellings
In effect from July 2014
For use in Wales*
2014 Edition incorporating 2016 amendments

Part L 1B – Conservation of fuel and power (existing dwellings)

12.1 **Exempt** historic and traditional buildings

12.1.1 Works to the following classes of building are exempt from the energy efficiency requirements ***where compliance would unacceptably alter the character or appearance of the buildings***:

a. listed in accordance with Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990; or

b. in a conservation area designated in accordance with Section 69 of the Planning
(Listed Buildings and Conservation Areas) Act 1990; or

c. included in the schedule of monuments maintained under Section 1 of the Ancient
Monuments and Archaeological Areas Act 1979.

Part L 1B – Conservation of fuel and power (existing dwellings)

12.2.1 In addition, **special considerations** apply to works to the following three classes of non-exempt existing buildings:

a. of architectural and historic interest and are referred to as a material consideration in a local authority's development plan or local development framework

b. of architectural and historic interest and are within national parks, areas of outstanding natural beauty, registered historic parks and gardens, registered battlefields, the curtilages of scheduled ancient monuments, and world heritage sites

c. of traditional construction with permeable fabric that both absorbs and readily allows the evaporation of moisture

Part L 1B – Conservation of fuel and power (existing dwellings)

12.2.2 Work to such buildings is required to comply with the ***energy efficiency requirements*** **as far as is reasonably practicable**. In considering what is reasonably practicable, the work should not unacceptably alter or mar the character of the building or increase the risk of long-term deterioration.

12.2.3 The detailed technical guidance on how to implement specific energy efficiency measures produced by English Heritage should be taken into account when determining appropriate energy performance standards for building work to existing dwellings. See list of available guidance documents at http://www.english-heritage.org.uk/professional/advice/advice-by-topic/climate-change/energy-efficiency/

CANOLFAN TYWI
TYWI CENTRE

BS 7913:2013

BSI Standards Publication

Guide to the conservation of historic buildings

bsi.

...making excellence a habit.

BS 7913 Guide to the conservation of historic buildings

5.3.1 Sustainability

The most effective way of ensuring energy efficiency and sustainability is to keep historic buildings in good repair so that they last as long as possible, do not need replacement and do not suffer from avoidable decay that would require energy and carbon to rectify

Elements such as walls can be over a third less energy efficient if damp.

7.4 Maintenance in practice

Materials selected should be of appropriate quality, suitable for the intended use and sourced for the particular historic building to achieve

best performance match as well as best aesthetic match