

To:
The Chief Executive
Unitary, Metropolitan, District and
London Borough Councils in England,
County and County Borough Councils in
Wales,
The Town Clerk, City of London
The Clerk, Council of the Isles of Scilly
The Sub-Treasurer, Inner Temple
The Under Treasurer, Middle Temple

Approved Inspectors

cc:

The Chief Executive:
County Councils in England
National Park Authorities in England &
Wales
The Chief Fire Officer: Fire Authorities in
England and Wales

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Our Ref: CI/44/3/97 Part 1

13 October 2006

Dear Sir or Madam,

The Building Act 1984 (as amended)

Amendment of Approved Document to support Part F (Ventilation)

Introduction

Approved Document F (Ventilation) came into force on 6 April 2006. It includes guidance in paragraph 3.4 that:

3.4 To comply with Requirement F1, unless the room is ventilated adequately by other installed ventilation provisions, all replacement windows should include trickle ventilators, preferably with accessible controls as described in Table 1.5.

This guidance came into force on 1 October 2006.

It has been drawn to our attention that an error was made when estimating the cost of implementing this guidance. Using more reliable cost information indicates that the cost of the measure may not exceed the benefits.

Amendments to Approved Document F

For the reason given above, paragraph 3.4 has been withdrawn and replaced by the following:

3.4 Where the original windows were fitted with trickle ventilators the replacement windows should include them and they should be sized as set-out in paragraph 3.6. It would be good practice to fit trickle ventilators (or equivalent), with accessible controls, in all replacement windows to help with control of condensation and improve indoor air quality.

The opportunity has also been taken to make consequential changes, correct minor errors in the text, and make clarifications in paragraph 1.4 and Annex B.

All these changes are set out in Annex 1.

They come into force on 13 October 2006.

Formal approval is given at Annex 2.

All enquiries on matters covered by this letter should be addressed to:
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London, SW1E 5DU.
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Yours faithfully



Mark Coulshed
A Deputy Director in the Department for Communities and Local Government

Annex 1

1. **Inside front cover.**

Delete penultimate paragraph: 'Replacement windows should provided in the same room.'

2. **Page 10**

In paragraph 1.4, at the end of line 5, after 'on-site' insert "except where necessary to balance the system" but the performance... Table 1.6.

3. **Page 19**

Table 1.6, Note 1, line 4, change 'many' to 'may'.

4. **Page 28**

In paragraph 3.3, line 2 delete "and 3.1(A)"

Delete paragraph 3.4 and replace with the following:

'3.4 Where the original windows were fitted with trickle ventilators the replacement windows should include them and they should be sized as set-out in paragraph 3.6. It would be good practice to fit trickle ventilators (or equivalent), with accessible controls, in all replacement windows to help with control of condensation and improve indoor air quality.'

Delete paragraph 3.5 and replace with the following:

3.5 'When windows are replaced as part of the work connected with a material change of use sections 1 and 2 of this Approved Document apply.'

Page 28

In the heading: **Addition of a habitable room (not including a conservatory) to an existing building**, change 'building' to 'dwelling'

5. **Page 29**

In the heading; **Addition of a wet room to an existing building**, change 'building' to 'dwelling'

6. **Page 36**

In the second bullet change 'dwelling' to 'building'.

7. **Page 38**

Left hand column, second bullet

Replace 'less than 30⁰' with 'between 15⁰ and 30⁰'

Annex 2

The First Secretary of State, in exercise of his powers under section 6(4) of the Building Act 1984, has approved amendments to the current edition of Approved Document F (2006) which provides practical guidance with respect to requirement F1 in Part F of Schedule 1 to the Building Regulations. Formal notice of this approval, which takes effect on 13 October 2006 is below.

BUILDING ACT 1984 (as amended)	
NOTICE OF APPROVAL OF A DOCUMENT FOR THE PURPOSE OF GIVING PRACTICAL GUIDANCE WITH RESPECT TO THE REQUIREMENTS OF THE BUILDING REGULATIONS 2000	
<p>The First Secretary of State hereby gives notice under section 6 of the Building Act 1984 that, in exercise of his powers under the said section 6, he has approved the document listed below for the purpose of giving practical guidance with respect to the specified requirements of the Building Regulations 2000 (as amended). This approval takes effect on 13 October 2006.</p>	
Document	<i>Requirement of the Building Regulations 2000 in respect of which the document is approved</i>
Approved Document F: Ventilation 2006 ISBN 0-859462-05-7 As amended by:- Amendment of Approved Document to support Part F (Ventilation) 13 October 2006	Schedule 1 Part F Requirement F1.



Signed by authority of the First
Secretary of State,
13 October 2006

Mark Coulshed
A Deputy Director in the
Department of Communities and
Local Government