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# Regulations

## Part G 1992 (& 2000)

- G1 Sanitary conveniences & washing facilities
- G2 Bathrooms
- G3 Hot water storage

AD = 15 pages

## Part G 2010

- G1 Cold water supply
- G2 Water efficiency
- G3 Hot water supply
- G4 Sanitary conveniences & washing facilities
- G5 Bathrooms
- G8 Food preparation area

AD = 43 pages

# G1 Cold water supply

- Wholesome water to be available for drinking, basins, bathroom and ANY sinks in area used for food preparation
- AD includes definitions of
  - Wholesome water
  - Softened wholesome water
  - Alternative sources of water that may not meet the definition of “wholesome” but can be used for WC flushing etc: rainwater, greywater, reclaimed process water

AD introduces requirement for a risk assessment when using non-wholesome water

# G2 Water efficiency

- Install efficient fittings
- Regulation 17K
  - The potential consumption of wholesome water must not exceed 125 litres/person/day as calculated by “The Water Efficiency Calculator for New Dwellings”
  - AD requires a record of sanitary appliances and white goods used in the water efficiency calculation and results of calculation provided to BCB.
  - Dwellings that meet Code for Sustainable Homes water requirements will meet G2

# G3 Hot water supply

- Required at similar locations to wholesome water
- Temperature resistant tanks and components
- Safety devices to prevent the stored water exceeding 100C.  
In the AD:
  - Disconnection of the supply of heat to vented indirect systems or a temperature relief device (in addition to control stat)
  - Specific requirements for unvented storage
- Reference to solar hot water systems
- Hot water to bath must not exceed 48C
  - No manual override on thermostatic mixing valve
- AD requires that water heaters should be commissioned with a notice to the BCB

# Unvented storage

- Any unvented hot water storage system up to 500 litres and less than 45 kW should be in the form of a proprietary hot water storage system unit or package
- Indelible warning label to be fixed on unit or package
- Larger systems to be designed by an appropriately qualified engineer
- Installation is notifiable to BCB in advance unless installer is registered with a suitable competent persons scheme

# G4 Sanitary conveniences and washing facilities

- Similar to previous regulation
- New guidance in AD for buildings other than dwellings:
  - Separation of WC from food preparation area
  - Reference to Workplace Regulations and BS 6465 for scale of provision in non-dwellings

# G5 Bathrooms

- Same requirement as previous regulations:
  - A bathroom is required for dwellings
- In the AD
  - The hot tap should be on the left....



# G6 Food preparation areas

- “A suitable sink must be provided in any area where food is prepared”
  - Applied to dwellings and non-dwellings
  - Sink is defined in AD as “a receptacle use for holding water (for the preparation of food or washing up) supplied through a tap and having a waste pipe
  - Preparation of food means handling, making and cooking of food

# Other points

- G1 - cold water
- G3(2) - temperature resistance
- G3(3) - hot water storage
  - apply to buildings and structures that are usually outside the scope of building regulations e.g greenhouses, conservatories and outbuildings, if they receive a “hot or cold water supply shared with or located inside any building that is subject to the Regulations”.

# Conclusion

- Main practical changes
  - Application of the water efficiency calculator for dwellings
    - Completion certificate cannot be issued until the calculation has been received by Building Control
  - Limitation of bath temperature to 48C
  - Additional safety controls for vented indirect water heaters
  - Documented commissioning of water heaters
  - Sinks in food preparation areas (all buildings)
  - Extension of scope of G1 & G3 to conservatories etc