



Important Changes to Part G Building Regulations Briefing Notes

During recent years there has been an increase in the incidence of hot water scalding accidents involving baths, particularly amongst the young and elderly. This has prompted Government to implement dramatic changes to Part G Building Regulations (sanitation, hot water safety and water efficiency) which were recently announced in parliament by Housing Minister, Ian Wright. "The measures I announced today for all new build homes will limit the temperature of hot water in baths, which is where the vast majority of scalding injuries occur. This will really help to protect vulnerable people."



The main amendments to the Building Regulations are:

- **the requirement that baths in new homes are fitted with protective measures, such as a thermostatic mixing valve, to limit the temperature of the hot water**
- **a water efficiency standard of 125 litres per person per day for new homes**
- **extending existing safety measures to all types of hot water systems (not just vented systems)**
- **setting out where grey water and harvested rainwater can be safely used**



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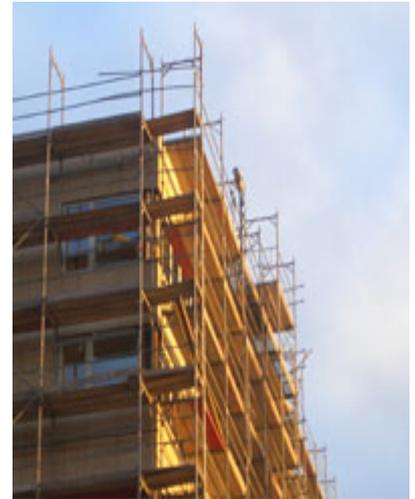


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When Are These Changes Being Implemented?

These changes will be implemented from October 2009 and include the requirement that any bath or shower mixer or combination of both should be thermostatically controlled and meet TMV2 & TMV3 approval depending upon the application. Iain Wright added:

"Homes account for a quarter of the country's carbon emissions so it's essential we tackle this as part of our efforts on climate change. Water plays an important role in making homes more sustainable. At present the majority of bath and bath shower mixers available currently in the UK do not have thermostatic control or meet these new safety recommendations. and the measures we announced today will help make new homes even greener as part of our commitment to zero carbon homes from 2016."



What Are The Implications of this Change?

Iain Wright MP added: "We anticipate that the implications of this recommendation will be broad and far reaching in that the responsibility for any scalding incident which can be attributed to non compliance lies firmly with the specifying authority"

This combination of water saving, reduced flow and thermostatic protection means that the majority of mixing valves currently available on the market will be operating and the very extreme of their envelope of performance and some will fail completely to meet these exacting standards of performance and safety.

The implications of the legislation reducing water usage to 125 litres per person per day are that flow restrictors will be fitted as a low cost solution to this requirement. This will undoubtedly lead to reduced levels of performance and result in customer/ resident complaints.

How can Challis Water Controls Help to Meet These new Challenges?

Challis Water Controls are the only manufacturer that have currently available thermostatic & pressure balanced mixing valves that provide thermostatically controlled supply at low flow rates which comply already with these safety recommendations, whilst at the same time maintaining stable outlet temperature, flow and most importantly the performance that residents expect.

With regard to the reduction on water usage in the home CWC can supply a wide range of water saving products which use our patented technology to reduce flow whilst at the same time maintaining performance so that residents do not notice a difference as the units save water quietly and efficiently in the background.



For further details of Challis products that can help you meet the new building regulations we invite you to browse our web site www.alchallis.com where you can download additional information