



CODE FOR SUSTAINABLE BUILDINGS

The Code for Sustainable Buildings (CSB) is an evolving voluntary scheme being developed by Government and Industry. The aim of the CSB is the active promotion of more sustainable building practices.

OBJECTIVE

To develop a cost effective, practicable and marketable CSB which will become the single national standard for sustainable building that all sectors of the building industry will subscribe to and consumers demand.

SCOPE

The CSB will apply to all new building developments; with the initial focus on new build housing. In the longer term it may apply to major refurbishment of existing buildings. The CSB will extend beyond the construction phase and set requirements for building performance.

The CSB will focus on required outcomes/outputs and will not be prescriptive. It will also consist of a series of performance levels; each will have clearly specified requirements. There will be minimum threshold requirements for energy, water, waste and materials efficiency.

GUIDING PRINCIPLES

The CSB will be developed using as much relevant existing information as practicable.

Compliance criteria should be simple, concise and clear.

The compliance verification process should be perceived as reasonable, manageable and worthwhile – not burdensome.

CSB buildings should be perceived by stakeholders as more marketable than other buildings.

CSB compliant buildings should be of high quality with lower unit running costs.

INITIAL OUTLINE OF THE CSB

The CSB will initially focus on the building itself (process and performance) and on associated aspects of the development. In the longer term it may consider specific aspects of the development such as site infrastructure and services and site layout and design.

The CSB will set out clearly specified minimum performance requirements for energy, water and resource efficiency (see Table 1). It will also establish a series of performance levels; each will have clearly specified requirements. In establishing these requirements all the principles of sustainable development will be taken into account.

Table 1		
Min Standards for Energy + Water		
Code Level	Energy Eff +	Internal Water Use l/person/day
1*	10%	120
2**	18%	120
3***	25%	105
4****	44%	105
5*****	100%	80
6*****	Zero carbon home	80





TIMINGS

April 2008 Mandatory Assessment of all new homes

Proposed Changes to Building Regulations by 2008 transferring water efficiency related parts of current water regs into building regulations. & transfer of enforcement from water companies to building control officers.

Aim to meet Code for Sustainable Homes Level 3 by 2010

Aim to meet Code for Sustainable Homes Level 4 by 2013

Aim to meet Code for Sustainable Homes Level 6 Zero Carbon by 2016

The following categories will be included:

ENERGY PERFORMANCE REQUIREMENTS

Buildings built to the Building Regulations 2006 will have an energy cost factor of 'x', / a SAP 2005 rating of 'y' and target carbon dioxide emission rating of 'z'. Indicative CSB requirements – expressed as an energy cost factor.

WATER PERFORMANCE REQUIREMENTS

Average daily water consumption is approximately 150 litres per person. One option is to establish a SAP equivalent for water and express in similar terms to energy performance. Indicative CSB requirement - express as a percentage saving in terms of net metered supplied.

WASTE and MATERIALS REQUIREMENTS

Waste Management during Construction

The objective is to reduce to zero the amount of construction waste sent to landfill - CSB requirements expressed as minimising amount of construction waste to landfill.

Waste Management during Occupation of the Building

Provide adequate collection facilities in each unit for recyclable materials collected by the statutory body.

Use of Materials

Minimum %age of independently certified virgin and reclaimed timber

SERVICEABILITY REQUIREMENTS

Durability and Flexibility

- Future proofing (climate change)
 - Adaptability (flexibility of use)
 - Accessibility
 - Maintenance of performance
- Recoverability (Re-use and/or recycling of materials used)

Health and Well Being

- Internal air quality (linked with use of materials)
 - Enhanced daylight standards in habitable rooms
 - Enhanced ventilation – require effective delivery and mixing of fresh air to ensure the well being of building users
 - Enhanced sound proofing
- Security (lights, smoke detection)

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