

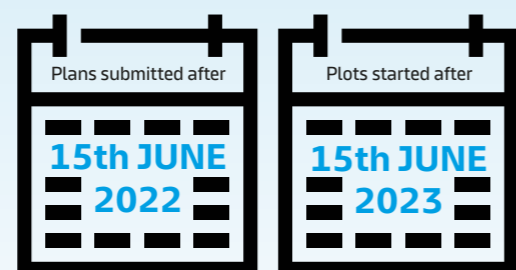
What does Part O mean for Housebuilders?

New Part O 'Overheating' introduced to Building Regulations for England

Applies to **NEW RESIDENTIAL DWELLINGS** - Implemented on a per-plot basis:

Aims to mitigate overheating by:

- Limiting unwanted solar gains in summer
- Providing means of removing excess heat



HOUSEBUILDERS CAN CHOOSE BETWEEN TWO METHODS

ROUTE 1 SIMPLIFIED METHOD APPROVED DOCUMENT O (ADO) PROVIDES GUIDANCE ON: GUIDANCE IS DETERMINED BY WHETHER THE BUILDING:

- Maximum glazing areas
- Minimum opening areas
- Is in a 'high' or 'moderate' risk location
- Has cross-ventilation

ROUTE 2 DYNAMIC THERMAL MODELLING METHOD Building must pass a CIBSE's TM59 assessment, completed by a specialist consultant. Assessment must incorporate limits set out in ADO for factors like internal temperatures and occupied hours.

NOTE The simplified method is not suitable for certain types of building, for example those with more than one residential unit, using a communal heating or hot water system with significant horizontal heating or hot water pipework. Due to the requirements of Part Q (Security in dwellings), it is also unsuitable for dwellings with ground floor bedrooms, such as bungalows.

DESIGNS FOR PART O MUST ALSO CONSIDER:

- Noise and pollution
- Protection from falling
- Security
- Protection from entrapment

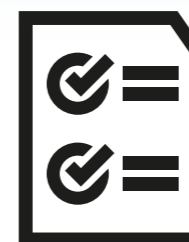
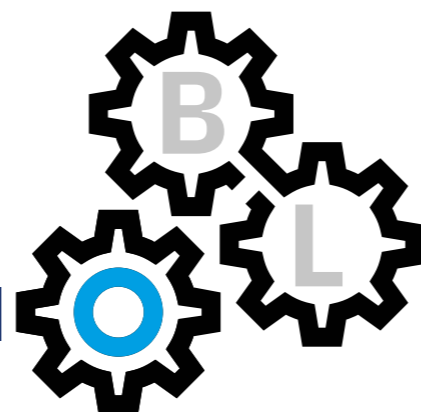
Part O interacts with several other parts of the Building Regulations, for example Part L: Conservation of Fuel and Power. It is advisable to assess Part O before assessing Part L.

See ADO for more info:

gov.uk/government/publications/overheating-approved-document-o

Learn about 'Part L: Conservation of Fuel and Power' and more on our Housebuilders Hub:

knauf.com/en-GB/knauf-insulation/competencies/expertise/housebuilders-hub



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