

# BUILDING REGULATIONS PART L 2021

## PHOTOGRAPHIC EVIDENCE REQUIREMENTS

As part of Building Regulations Part L 2021 compliance, photographic evidence is now required for each dwelling of specific elements during their construction. This is to document construction processes and ensure that each dwelling is constructed in accordance with the design specification proposed, any deviation evidenced, and energy modelling updated to accurately reflect the finished building, as constructed.

These requirements apply to any dwelling which is being assessed under Building Regulations Part L 2021, and only applies to newly constructed dwellings. Therefore, non-residential buildings, conversions and extensions are exempt.



### WHO CAN TAKE THE PICTURES?

Whilst the responsibility for taking the pictures lies ultimately with the **Developer**, the pictures **can be taken by anyone** during the construction process.

These pictures **must be made available** to the SAP Assessor and Building Control Officer, and provided on request.



### PICTURE REQUIREMENTS?

As images are required for **each dwelling**, the images taken must be **clearly referenced** back to the dwelling in question. This means that each image is required to be **geolocated**, with **date, time and location** readily available. It must also be of **sufficient quality** to allow the details photographed to be easily distinguished and identified.

Each image file is required to be **named in line with a convention** to allow easy identification and assist in the auditing and verification process.



### ADDITIONAL INFORMATION?

The 2021 changes to Building Regulations Part L also require that **additional information** is provided to the building occupants on first occupation. This takes the form of an **easy to understand, dwelling specific, durable, and accessible guide** which provides **non-technical summaries** on how to efficiently operate the dwellings **heating and ventilation** systems. As part of this document, **images of the dwelling** during construction should also be provided.

# BUILDING REGULATIONS PART L 2021

## MINIMUM PHOTOGRAPHIC EVIDENCE REQUIREMENTS

1

### GROUND FLOOR PERIMETER

Images of the ground floor taken prior to any screed being laid

- Focus should be on the **floor insulation and perimeter insulation** installed
- **Thresholds** should be pictures showing wall cavity and perimeter insulation at the threshold prior to the door frame being installed
- **Damp proof course** should also be photographed showing positioning and installation



2

### EXTERNAL WALLS

During External Wall Construct

- Images of the **external walls** and their **interaction/connection to the ground floor**
- Focus should be on the **insulation installed** and how **continuity is ensured**
- Picture taken **as soon as possible in the wall construction process** - first few courses
- Examples of **thermal breaks in wall construction** should be captured (window lintel, jamb or sill details) should be pictured **prior to the installation of the frames**, and should show **insulation in place**



3

### ROOF

During Roof Construction

- Images of the **Joists and Rafters**, their interaction/connection, and **insulation** installation
- Images of **Eaves and Gable** details and where insulation meets the external walls.
- Where **dormers** are installed, the walls (or 'cheeks') should be photographed showing **construction and insulation**, and their return detail to the roof structure also pictured.



4

### WINDOWS AND DOORS

Prior to, during and after installation

- Images of the window and door openings **prior to installation** showing that **insulation, membranes** etc are correctly installed and taped where required.
- Pictures **during installation** showing installation of the unit, **its position** in relation to the wall construction and insulation, and **fixings** back to the building structure.
- Images of the **fully installed windows & doors**



5

### AIR PRESSURE TESTING

During the air pressure testing

- A **series of pictures** should be taken **during** the air pressure testing
- Mainly, this is to show that the test has been undertaken, with **correct procedure being followed**.
- Remedial works should be photographed also, where these are undertaken.
- *The engineer can take these pictures as part of their scope of work if required.*



6

### HEATING AND VENTILATION PLANT

Once installed

- Images of **heating, ventilation, hot water and cooling** systems once installed (where applicable)
- This should include images of the **manufacturers details, model number/type**, and any other information to confirm the correct equipment has been installed (**ID Plate, serial no.** etc.)
- Confirmation of the **type of ducting** used for the ventilation system, and **insulation installed** on primary heating pipework, and any other places where it is required.

