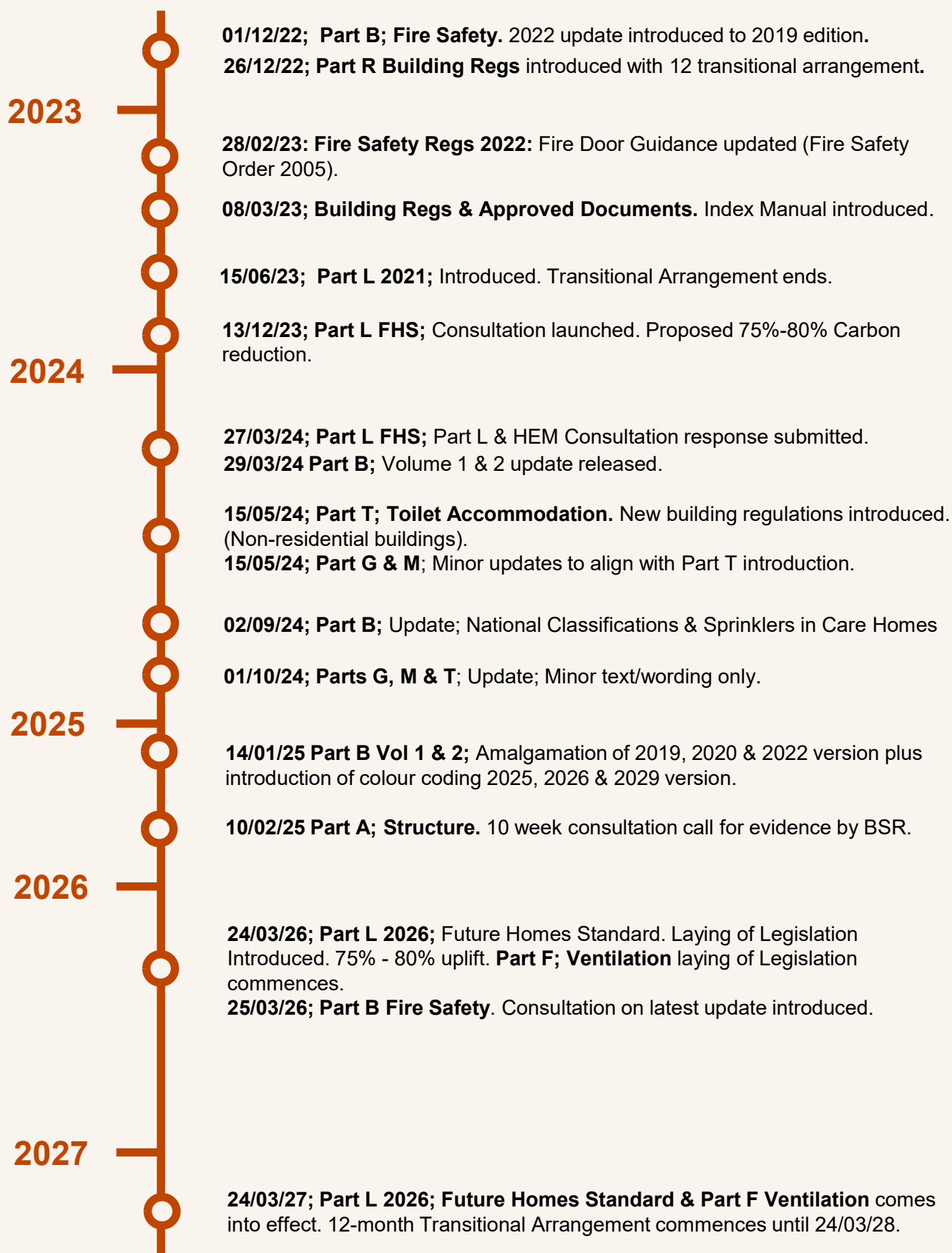


HBF Building Regulations Overview

April 2026



Building Regulations Timeline



<u>Date;</u>	<u>Revision;</u>	<u>Comment</u>	<u>Author</u>
01/04/2023	First Edition.	All regulations A to S.	RHW
21/05/2024	A	Part T introduction, Part B volume 1 & 2 update. Part G & M minor updates.	RHW
09/09/2024	B	Part B; Volume 1 & 2 update.	RHW
01/10/24		Parts G, M & T Minor text/wording update.	
14/01/25		Part B; Volume 1 & 2 update.	
10/02/25		Part A; Structure. BSR Call for evidence	
24/03/2026	C	Part L; Conservation of Fuel & Power (Future Homes Standard. Part F; Ventilation	RHW



Building Regulations and Approved Documents April 2026

Introduction

Homebuilding in the UK is undergoing a dramatic change due to the updating of Building Regulations in recent years, resulting in a transformation in how we construct new build homes and carry out alteration work to existing properties. The general strategy of new Building Regulations aims to achieve zero CO2 emissions by 2050 in line with UK Government legislation. This includes lowering the CO2 emissions from buildings and raising the threshold for current overheating, fabric and ventilation regulations as well as continuously aiming to improve the health, wellbeing and general safety standards of UK properties.

Building Regulations aim to protect and enhance the environment, promote sustainable development, and encourage the conservation of fuel and electricity. Building Regulations change and are continuously updated in line with government policy and technical developments. The built environment is currently responsible for around 40% of total UK carbon emissions, 14% of which come from UK homes. The Future Homes Standard which aims to further reduce carbon emissions from homes, comes into effect in 2027 and will mark a significant change in how new properties are built in the UK.

Recent years have seen the introduction of three brand new Building Regulations namely, Part F, Ventilation, Part L, Conservation of Fuel and Power, Part O, Overheating and Part S, Electrical vehicle charging. These changes together with energy calculations and the heating performance of new dwellings have dramatically changed the way new homes are built in the UK. Substantial updates have also been seen to Part B, Fire Safety following the Grenfell Tower fire tragedy in 2017 and continued changes to regulations, requirements, competence and health & Safety are likely to continue in the years ahead.

2026 will see further consultations and amendments such as updates to Part B volume 1 & 2 and more are expected in 2027. Discussions on consultations are expected to continue on Part M for improving disabled access and allowing for future adaptability of properties. Changes are also anticipated this year on Part G, Water Efficiency to reduce water demand usage in new homes. Updates from Government on Part A Structure and Part O Overheating are expected to be introduced later in 2026.

A full schedule of all current Building Regulations and relevant associated standards are detailed below with those regulations affected by new updates shown in **red text**.



Building Regulations and Approved Documents index

Introduced; 8 March 2023 Guidance

Content; A new manual created following Dame Judith Hackitt independent review of the Building Regulations & Fire Safety. A manual that provides guidance and a high level overview of how Building Regulations work. A summary & guidance document aimed towards understanding and using Building Regulations.

Approved Documents

Approved Document A; Structure

Latest Version; 1 September 2013

Content; Design standards and guidance for the structural stability and safety of all buildings and provides direction on how not to affect the structural integrity of other buildings. Information included covers structural loading, including safe standards for building foundations, disproportionate collapse i.e. a building's ability to stand in the event of an accident, and ground movement potential, including subsidence. The document includes diagrams detailing different areas of construction, including roof frames and brick walls, and provides design rules for masonry and timber works for traditional houses.

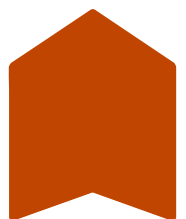
Amendments: A Building Safety Regulator 'Call for Evidence' was launched in January 2025 until 22 April 2025. An updated version of Part A is anticipated to include the new Eurocodes standards and the extinguishing of historic euro codes.

Approved Document B; Fire safety

Latest Version; 1 December 2022 (Part B 2019 with 2020, 2022 & 2024 update).
02 September 2024 & 11 March 2025 Part B Volume 1 & 2 update.

Content; Building regulations for fire safety in residential homes, including new and existing dwellings, flats, residential accommodation, schools, colleges and offices.

Amendments: 29 March 2024 update to Part B volume 1 & 2 come into effect on 30/09/26. Introduction of secondary stairs at 18m. Protected lobby and corridor introduced. Travel distances to escape stairs amended. Sprinklers introduced to buildings at 11m from previous 30m. Wayfinding signage introduced to buildings over 11m. Ban on combustible materials on external walls. Provision of secure information boxes on buildings over 11m. Evacuation alert systems in buildings over 18m.
02 September 2024 update, Removal of National Classifications BS476 in favour of



BS EN 13510 testing regime with 5 year transitional arrangement. Introduction of sprinklers in care homes with 6 month transitional arrangement.
14 January 2025 update Vol 1 and 2. Amalgamation of 2019, 2020 & 2022 version plus introduction of colour coding blue 2025, purple 2026 and Orange 2029 changes.

Approved Document C; Site preparation and resistance to contaminants and moisture

Latest Version; 3 September 2013

Content; Clearance or treatment of unsuitable material, resistance to contaminants and sub-soil drainage. Resistance to moisture of floors, walls and roofs, damp proofing & ventilation provisions.

Approved Document D; Toxic substances

Latest Version; 2 December 2010 (Part D 2013 minor update)

Content; Toxic substances with the use of insulating materials in cavity walls & the prevention of toxic fumes entering the building.

Approved Document E; Resistance to sound

Latest Version; 4 March 2015

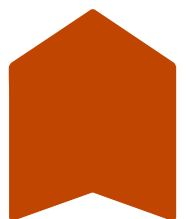
Content; Resistance to the passage of sound within dwellings. Sound insulation requirements in dwelling-houses, flats, rooms for residential use & schools.

Approved Document F; Ventilation

Latest Version; 15 June 2022 (with 12 month transitional arrangement to 15/06/23)
24 March 2026. Comes into effect 24 March 2027 with 12 month transitional arrangement to 24 March 2028. .

Content: Ventilation requirements to maintain indoor air quality

Amendments: Increased air tightness in dwellings has resulted in a requirement for Improved air quality measures by increased minimum whole house ventilation rate. The use of Intermittent extract fans & natural ventilation is harder to achieve generally with an increase in whole house ventilation values. Competent persons installation with commissioning certificates required for building control. Max 2m duct lengths desired and building control approval required where extended. Greater Airtightness.



Approved Document G; Sanitation, hot water safety and water efficiency

Latest Version; 9 March 2016 incorporating **15 May & 01 Oct 2024 update**

Content; Standards required for cold water supply, water efficiency, hot water supply and systems, sanitary conveniences and washing facilities, bathrooms and kitchens and food preparation areas. Optional requirement for tighter water efficiency in regulation 36. Water efficiency calculator to be completed for new build dwellings.

Amendments: 01/10/24 Minor wording update to align with the introduction of Part T, toilet accommodation.

Approved Document H; Drainage and waste disposal

Latest Version; 1 October 2015.

Content; Details of foul water drainage, both above and below ground, pipe sizes, protection of pipes, manholes and inspection chambers. Advice on refuse storage of solid waste materials for dwellings, waste disposal, treating waste water, pollution prevention, and the use of appropriate, separate drainage systems. Guidance covers the building of hygienic pipework, discharges and cesspools, and the guidelines for building over and around sewers.

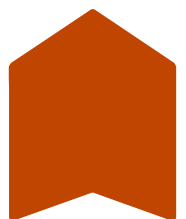
Approved Document J; Combustion appliances and fuel storage systems

Latest Version; 30 September 2022.

Content; Air supply, discharge of combustion products and protection of the building for solid fuel, gas and oil appliances, along with the provision of information for hearths, fireplaces, flues & chimneys.

Amendments; Minor amendments including carbon monoxide alarms should comply with British Standard BS EN 50291. A carbon monoxide alarm should be fitted

upon the installation of fixed combustion appliances that burn solid fuels, gas & oil fuels. CO detectors required in new or replacement fixed combustions appliances i.e gas boilers in existing homes. CO alarms to be battery powered with warning and alert detection systems for battery life. Mains fitted CO alarms to have sensor failure warning. CO detector to be positioned in same room as appliance, 300mm from wall and within 1m-3m of the appliance.



Approved Document K; Protection from falling, collision and impact

Latest Version; 3 January 2013.

Content; Protection from falling, collision and impact and includes designing staircases, ladders, ramps, guarding and vehicle barriers in and around all types of buildings.

Approved Document L; Conservation of fuel & Power

Latest Version; 15 June 2022 (latest update 02/02/23 with 12 month transitional arrangement to 15 June 2023).
24 March 2026 Future Homes Standard. Comes into effect 24 March 2027 with 12 month transitional arrangement to 24 March 2028.

Content; Conservation of fuel & power in new build properties establishing higher performing new build & existing dwellings.

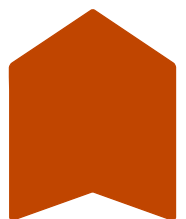
Amendments; 31% uplift in fabric & energy performance to new build dwellings. Dwellings will be assessed under SAP 10.3 before Hem is introduced. Continuation of the BREL assessment (Building Regulations England part L) under SAP where detailed photographs are required for each dwelling. U values are lowered under the introduction of FEES (Fabric Energy Efficiency Standards). Minimum performance standards of doors 1.8w/m²k to 1.4, walls 1.8/m²k to 1.8W/m²k, windows 1.2W/m²k are all increased. Maximum flow temperatures of 55 degrees are introduced for central heating systems. FHS will deliver 80% carbon reduction to Part L 2013 base line. Homes will require 40% PV floor to roof area. Minimum roof generation of 720 KW/h/year. Building control discretion on lower area of PV. Heat pump provision. Zero Carbon Ready homes. No fossil fuel heating.

Approved Document M; Access to and use of buildings

Latest Version; 1 March 2015 incorporating 2016, 2021 & **15 May & 01 Oct 2024 update.**

Content; Access to and use of buildings in dwellings and buildings other than dwellings & providing a baseline for accessibility in the built environment. Volume 1; Dwellings. M4(1) Visitable dwellings, M4(2) Accessible & adaptable dwellings, M4(3) Wheelchair user dwellings. Note; Regulation M4(1) is mandatory for all new build dwellings unless one of the 'optional' requirements i.e. M4(2) or M4(3) applies e.g. via planning requirement or some other request.

Amendments: 01/10/24 Minor wording update to align with the introduction of Part T, toilet accommodation



Approved Document O; Overheating

Latest Version: 15 June 2022 (12 month transitional arrangement for work commenced prior to 15/06/22).

Content; Overheating mitigation requirements of the building regulations as set out in Part O of Schedule 1 to the Building Regulations. To protect occupants from overheating in new homes and limit excess solar gain & provide measures to quickly remove excess heat from an indoor environment. Issues remain with its impact on thermal modelling TM59 calculator & the simplified method-postcode, location, orientation (Section 1, Part O). Issues remain with sizing/positioning of windows and openings and clashes with Part K fall arrest & safety and security/noise related issues.

Approved Document P; Electrical safety

Latest Version; 1 January 2013.

Content; Design, installation, inspection, testing and provision of information is explained. The technical requirement for electrical work in dwellings. The types of electrical work that are notifiable. The different procedures to be followed to ensure electrical work is compliant with part P.

Approved Document Q; Security in dwellings.

Latest Version; 5 March 2015. (Minor updates on 22 November 2024).

Content; Performance standards for doors and windows to resist physical attack by a burglar. Standards being both sufficiently robust and fitted with appropriate hardware. Requirement Q 1 Schedule 1 of Building Regulations applies only in relation to new dwellings and provides that reasonable provision must be made to resist unauthorised access to any dwelling; and any part of a building from which access can be gained to a flat within the building.

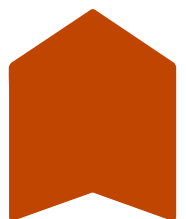
Amendments; Added FAQ's to document.

Approved Document R; Infrastructure for Electronic Communications.

Latest Version; 26 December 2022 (with 12 month transitional arrangement).

Content; Physical infrastructure for electronic communications requirements of the building regulations for new build dwellings Approved Document R volume 1.

Amendments; To ensure that new build dwellings constructed are always provided access to and are future-proofed for high performance gigabit ready physical infrastructure. Gigabit



ready infrastructure is provided to a network distribution point in and around a new development site or as close as possible to a network distribution node point. Implementation is subject to a £2000 cost cap per dwelling or the next possible fastest connection available. The aim to provide future proofed gigabit capable broadband infrastructure even if current provisions don't exist.

Approved Document S; Infrastructure for Charging Electric Vehicles.

Latest Version; 15 June 2022. (Minor update on 17 April 2023).

Content; Installation and charge point requirements in Part S to the Building Regulations. Provision & installation including all ductwork for a 7.2Kw active EVCP charger equal to 1 per dwelling. Provision of cable routes installed in any associated parking spaces which do not have electric charge points. A price cap of £3600 per charge point. Where not possible, cable routes are to be installed to all those respective parking areas remote to curtilage of property including apartments, open air & undercroft parking areas.

Amendments; Added FAQ's to document.

Approved Document T; Toilet Accommodation (Non residential buildings).

New Regulation; 15 May 2024

Content; New regulation to always ensure that separate toilets for men and women are provided to always ensure privacy & dignity to all age groups including safety to women and children. Consideration towards a unisex toilet only where space allows and to ensure that if a unisex toilet is provided then privacy, safety & security is ensured at all times with fully enclosed hand washing facilities i.e. en-suite facility. Sanitary provision is currently captured under parts G & M of the building regulations. Respective amendments to those documents will be made in due course to reflect the new Part T.

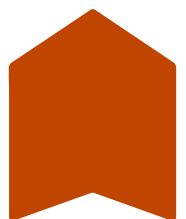
Amendment; 01/10/24 Minor text/wording update only to align with Parts G & M.

Approved Document ; Materials and Workmanship

Latest Version; 29 November 2018.

Content; Setting standards of the building materials and skills used in construction. The requirement for carrying out building work using the proper materials and in a workmanlike manner.

(Document Ends).





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Rev A

