

## 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:

Plans submitted after



On-site work started after



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:

- Maximum glazing areas
- Minimum opening areas

#### GUIDANCE IS DETERMINED BY WHETHER THE BUILDING:

- 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.

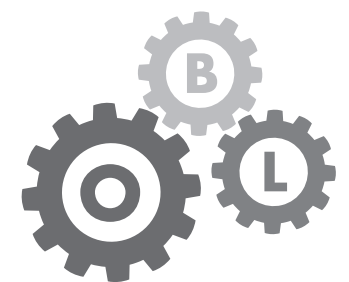
#### NOTE

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:

[www.gov.uk/government/publications/overheating-approved-document-o](https://www.gov.uk/government/publications/overheating-approved-document-o)

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

[www.knaufinsulation.co.uk/Housebuilders-hub](https://www.knaufinsulation.co.uk/Housebuilders-hub)