

**The Guernsey Building Regulations 1992**

**Guernsey Approved Documents**

- Part A Structure
- Part B Fire Safety
- Part C Site Preparation and Resistance to Moisture
- Part D Toxic Substances
- Part E Resistance to Passage of Sound
- Part F Ventilation
- Part G Health and Hygiene Standards
- Part H Drainage and Waste Disposal
- Part J Combustion Appliances and Oil Tanks
- Part K Safe Means of Access and Egress
- Part L Conservation of Fuel and Power
- Part M Access and Facilities for Disabled People
- Part N Glazing
- Part P Estate Roads and Service Roads

**Control of Building Work**

- Regulation 6 Requirements Relating to Building Work
- Regulation 11 Materials and Workmanship

Hazardous Waste – States of Guernsey Environment Department

**Work Notification**

Changes to the Guernsey Building Regulations mean that from April 1<sup>st</sup> 2007, Local Authority Building Control (via OFTEC see OFTEC Procedures) must be notified of any oil firing storage, installation and commissioning works undertaken and self-certificated by OFTEC Registered Technicians. Furthermore, householders must receive a certificate of any works undertaken in their home, and that they comply with the Building Regulations in force on the date the works were completed.

**Oil Storage Tank Installation**

- All new domestic oil storage tanks not exceeding 3400 litres are required to be 750mm from a non-fired rated boundary, if this cannot be achieved a 30 minute fire protection barrier must be provided.
- All new non-domestic oil storage tanks are required to be installed to BS 5410 Part 2. it is recommended that all non-domestic oil storage tanks are provided with secondary containment (Bunding).
- All new domestic oil storage tanks not exceeding 3400 litres require secondary containment (Bunding). N.B. Oil tanks installed in Guernsey should be of a type approved by Guernsey Water (bottom outlet integrally banded oil storage tanks are currently not of an approved type).

# OFTEC TECHNICAL BOOK THREE

## REGIONAL REQUIREMENTS

### Minimum Provision for New Systems in New Dwellings

Where appliance minimum SEDBUK efficiencies on new build properties are stated in the new build specification the appliance efficiency utilised (as specified by the builder, developer, architect or consultant) is matched to this requirement. No variation to this should take place without prior consultation and agreement of the specifier.

New build energy conservation includes the requirement to provide fully pumped systems with dedicated time and temperature control along with full boiler interlock and zoning.

### Minimum Provisions for New or Replacement Systems in Existing Dwellings

Oil fired boilers installed on or after 5<sup>th</sup> October 2009 shall have a SEDBUK efficiency of not less than 86% and be of the condensing type.\*

\* This requirement does not apply:

- a) Where plans have been submitted in relation to the work prior to 5<sup>th</sup> October 2009; or
- b) Where a boiler has been ordered or purchased and/or the contract of expected work is entered into before 5<sup>th</sup> October 2009, provided that works are completed before 1<sup>st</sup> January 2010.

Where it is impractical or uneconomical to install a condensing boiler the property may be assessed for exemption using an OFTEC CD/30 form, a copy of which should accompany an application made to Guernsey's Environment Department using their Controlled Service Fitting Application form. Where the outcome of an assessment formally exempts the property from having a condensing boiler installed, the replacement boiler must have a SEDBUK efficiency of not less than 85% or 82% where combination boilers are specified.

### Oil Supply Pipes

The Guernsey State Water Board advise:

- Oil supply pipes should be a type unaffected by oil and if possible be visible for its entire length. If it is necessary to run the pipe underground, it must be sleeved and the sleeve should terminate above ground level and be continuous throughout its length (microbore type sleeving is not acceptable).
- Oil supply pipes should not pass through the wall of any bund (catchpit).
- If a flexible hose is used in the boiler house, this should be of a type reinforced with metal braiding and specifically manufactured for use with oil. No form of plastic or flexible pipe should be used where it could be accessible to vandals.
- Plastic oil supply pipes should not enter any building and must be resistant to ultra violet light where not covered or protected from sunlight.
- Filters should be fitted on the supply pipe from the tank to the burner, but must be fitted at the tank end and not the burner.

### Electrical Works

It is recommended that all electrical works are carried out to BS 7671.

### Contact Details

To report a pollution incident contact the States of Guernsey Environmental Department	01481 717200
Guernsey Water Board	01481 264073
States of Guernsey Government website	<a href="http://www.gov.gg">www.gov.gg</a>

