

OFTEC TECHNICAL BOOK THREE PART 1 (DOMESTIC) REGIONAL REQUIREMENTS

Competent Persons

The Building Act 1984 requires a person carrying out certain types of building works to work under a Building Notice or Building Regulations approval from Local Authority Building Control. On 1st April 2002 an amendment to Regulation 12 of the Building Regulations came into force. OFTEC Registered installation, commissioning and servicing and tank installation Technicians are empowered to self certificate their own works. This exempts them from the need to give such notice when carrying out new installation work, replacement works or making a major change to the system in areas covered by their class of OFTEC Registration.

Work Notification

Changes to the Building Regulations mean that since April 1st 2005, 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.

Minimum Provision for New Systems in New and Existing Dwellings

For oil fired boilers installed on or after 1st April 2007:

- The boiler should of the condensing type and have a SEDBUK efficiency of not less than 86%.

For range cooker boilers:

- All oil fired range cooker boilers should have an efficiency greater than 75%*

* As declared on www.rangeefficiency.org.uk

Appliance minimum SEDBUK efficiencies on new build properties form part of the SAP calculation process, it is therefore important that 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.

Systems for space and domestic hot water are required to have:

- Primary circuits of the fully pumped type with full boiler controls, interlock and zones.
- An automatic bypass valve as required by the appliance manufacturer's installation instructions.
- Vented hot water cylinders complying with the heat loss and heat exchanger requirements of BS 1566.
- Un-vented hot water storage systems complying with BS 7206 or be certified by the British Board of Agrément or equivalent approval.
- Been thoroughly cleaned and flushed using an appropriate inhibitor.
- Water treatment provided in hard water areas.



OFTEC TECHNICAL BOOK THREE REGIONAL REQUIREMENTS

- All appliances, systems and associated equipment fully commissioned in accordance with manufacturer's instructions.

Minimum Provision for Replacement Systems in Existing Dwellings

For oil fired boiler replacements not involving a fuel or energy switch:

- As defined above, and
- The SEDBUK efficiency should not be worse than 2 percent lower than the SEDBUK efficiency of the appliance being replaced.

NOTE: If the efficiency of the system or appliance is not known, efficiency values can be taken from table 4a or 4b of SAP 2005.

For appliance replacements involving a fuel or energy switch (e.g the replacement of an LPG boiler with an oil boiler):

- The seasonal efficiency (SEDBUK) of the proposed appliance should not be less than that as defined above.
- The proposed appliance's equivalent seasonal efficiency must be greater than the existing appliance's seasonal efficiency (SEDBUK) minus maximum 2 percentage points maximum allowance*.

* For further information and guidance when replacing other fuelled appliances with oil fired appliances see OFTEC publication "A Guide to Replacement Appliance Efficiencies" to be advised.

When replacing appliances the existing system should be (where not already) upgraded to:

- Primary circuits of the fully pumped type with full boiler controls, interlock and zones.
- An automatic bypass valve as required by the appliance manufacturer's installation instructions.
- Been thoroughly cleaned and flushed using an appropriate inhibitor.
- Water treatment provided in hard water areas.
- All appliances, systems and associated equipment fully commissioned in accordance with manufacturer's instructions.

When replacing hot water storage systems they should be (where not already) upgraded to:

- Vented hot water cylinders complying with the heat loss and heat exchanger requirements of BS 1566.
- Un-vented hot water storage systems complying with BS 7206 or be certified by the British Board of Agrément or equivalent approval.