

OFTEC TECHNICAL BOOK THREE REGIONAL REQUIREMENTS

ISLE OF MAN

The Building Regulations 2007

The Department of Local Government and the Environment are responsible for the Building Regulations 2007.

Building Regulations are designed to ensure the health and safety for persons in and around buildings, as well as promoting energy efficiency.

The Building Regulations 2007 are compiled of various Approved Documents (known as Parts). The list below shows the different Approved Documents available:

- 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 Hygiene
- Part H Drainage and Waste Disposal
- Part J Heat Producing Appliances
- Part K Stairs, Ramps and Guards
- Part L Conservation of Fuel and Power
- Part M Access and Facilities for Disabled People
- Part N Glazing
- Part P Electrical Safety

Approved Documents can be downloaded from www.gov.im

Statutory Documents

Statutory Documents are the power to make law, which may be delegated by Parliament to Ministers and other persons. Statutory Instruments are the form in which delegated legislation is usually published.

The Statutory Document below relates to oil fired equipment installation.

SI 2007 No 153 The Building Regulations 2003

- Regulation 4 Requirements Relating to Building Work
- Regulation 7 Materials and Workmanship

Statutory Documents can be downloaded from www.gov.im

The Department of Local Government and the Environment are also responsible for the collection and disposal of waste, which is Part F the Public Health Act 1990.

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Work Notification

Changes to the Building Regulations mean that since July 1st 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 for any works undertaken in their home, and that they comply with the Building Regulations in force on the date that the works were completed.

Oil Storage Tank Installation

All fixed oil storage tanks with a capacity not exceeding 3500L which are located outside the building, serve a fixed combustion appliance in a building used wholly or mainly as a private dwelling, but not buried must have secondary containment (bunding) to prevent the risk of oil escaping and causing pollution. Oil storage tanks should also carry a label in a prominent position giving advice on what to do if an oil spill occurs.

Minimum Boiler SEDBUK Efficiency (%) for New Build and Replacement Oil Fired Boilers:

- | | | |
|------------------------------------|---------------------------|-----|
| • Oil Combination Boilers | Minimum SEDBUK efficiency | 82% |
| • Oil (all other types of boilers) | Minimum SEDBUK efficiency | 85% |

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.

Oil Fired Heating Systems and Controls

At present (time of print) replacement boiler systems should be upgraded to fully pumped with full boiler controls interlock and zones (TRV's to bedrooms). Where it is not practicable to upgrade an existing system to fully pumped (Good Practice Guide 302) full boiler controls interlock and zoning is required to be added to the existing system.

Electrical Works

The Building Regulations in Isle of Man require that all electrical works are carried out to BS 7671.

Contact Details

To report a pollution incident contact the
Department of Local Government and Environment

01624 685894

Isle of Man Government website

www.gov.im

