

Approved Document G (England and Wales) April 2010



The 2010 edition of the Building Regulations for England and Wales Approved Document G came into effect as of 6th April 2010 with a new structure which has been expanded on from the previous 1992 edition to cover sanitation, hot water safety and water efficiency, with the altered structure outlined below;

1992 edition

- G1 Sanitary conveniences & washing facilities
- G2 Bathrooms
- G3 Hot water storage

2010 edition

- G1 Cold water supply
- G2 Water efficiency
- G3 Hot water supply & systems
- G4 Sanitary conveniences & washing facilities
- G5 Bathrooms
- G6 Kitchens & food preparation areas

G1 Cold Water Services

There must be a service of wholesome water to any outlet where drinking water is drawn off or to sinks located in areas where food is prepared. Wholesome water or softened wholesome water may be provided to any washbasin or bidet located near sanitary conveniences, fixed baths and showers in bathroom areas.

Sanitary conveniences fitted with a flushing device can be supplied with non-wholesome water which can be sourced from wells, springs, bore-holes, harvested rainwater and reclaimed grey water.

G2 Water Efficiency

Regulation 17K is a new requirement that calls for all new build homes to meet minimum water efficiency standards of maximum 125 litres of wholesome water per person per day. This should be calculated in accordance with the calculation methodology set out in The Water Efficiency Calculator for new dwellings which can be obtained via the following link:

http://www.planningportal.gov.uk/uploads/br/water_efficiency_calculator.pdf

Notice of the potential wholesome water consumption must be given to the Local Authority within 5 days of the work being completed.

Requirement G2 applies only when a dwelling is erected or formed by material change of use.

G3 Hot Water Supply and Systems

Requirement G3 applies only when a dwelling is erected or formed by a material change of use and therefore does not apply to a system which heats or stores water for the purpose of an industrial process.

A heated wholesome water supply is required to be provided to a washbasin or bidet located near sanitary conveniences, fixed baths and showers in bathrooms and sinks located where food is prepared. Systems used to supply this service fall under requirement G3 where the scope has now been extended to include safety requirements to prevent scalding from the supply of heated wholesome water from both vented and unvented storage vessels as listed below,

- The supply temperature to a bath is limited to a maximum of 48 degree C by the use of an inline thermostatic blending valve or other appropriate temperature control device (Unless used for an industrial process)
- Both vented and unvented storage vessels should have safety devices in place to prevent the stored water exceeding 100 degree C (Unless used for an industrial process)

Unlike before, requirement G3 now applies to vessels with a capacity of 15 litres or less including primary thermal stores as found in combination boilers.



G4 Sanitary Conveniences and Washing Facilities

Hand washing facilities must be provided in rooms containing sanitary conveniences or rooms/spaces adjacent to rooms containing sanitary conveniences. Areas containing sanitary conveniences and/or associated hand washing facilities should be separated by a door from any place used for the preparation of food including a kitchen.

Guidance on washbasins associated with sanitary convenience may be found in the Food Standards Agency's Code of Practice Food Hygiene which can be obtained via the following link,

<http://www.food.gov.uk/multimedia/pdfs/hygieneguidebooklet0709.pdf>



G5 Bathrooms

Requirement G5's "limit of application" applies to both dwellings and buildings containing one or more rooms for residential purposes such as hostels. Under this requirement, a bathroom must be provided containing a washbasin and either a fixed bath or shower.

Where hot and cold taps are provided on a sanitary appliance, the hot tap should be on the left.

G6 Food Preparation Areas

G6 is a new requirement and calls for a suitable sink to be provided in any area where food is prepared and should discharge through a grating, a trap and a branch discharge pipe to an adequate system of drainage.

Notification

Works that fall under the scope of Part G require notification except the following minor works,

- Replacement of part of the hot water system (unless commissioning is possible)
- Stand alone fixed hot water appliance not connected to other fixed services. (Not applicable to fixed combustion appliances or electrical work under Part G. However, fixed combustion appliances require notification under Building Regulations Part J)
- Replacement of sanitary convenience that uses no more water than the one it replaces
- Replacement or addition of an output device to an existing cold water supply

The following work now falls within the scope of G3 and becomes notifiable work,

- Hot water storage vessel of 15 litres capacity or less

Where can I obtain a copy of Approved Document G?

A copy of Building Regulations Approved Document G 2010 can be obtained via the following link,

http://www.planningportal.gov.uk/uploads/br/100312_app_doc_G_2010.pdf

Finding an OFTEC Registered Technician

The OFTEC website enables you to locate your nearest Registered Technicians by postcode. OFTEC Registered Technicians are fully trained, have their work inspected and are fully reassessed every five years to ensure their knowledge and competence is maintained.

A list of registered Technicians can also be found under the OFTEC logo in the 'Heating Engineers' section of your local pages.

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