



BUILDING REGULATIONS

All replacement windows and doors must be manufactured and installed with the Current Building Regulations. As a guide, the following has been created for your reference. The following are the most commonly associated regulations with regards to sash window compliancy:

APPROVED DOCUMENT B (SCOTLAND E) – FIRE SAFETY

Where a window is to be used as part of a fire escape route it must comply as follows:

- Have an unobstructed opening of 450mm (minimum height)
- Have an unobstructed opening of 450mm (minimum width)
- Have a total open area of .33sq metres
- To have the bottom of the opening not higher than 1100mm from the floor level
- Be manufactured with non lockable cam catches
- Where opening restrictors are desired, please consult the relevant building officer.

APPROVED DOCUMENT H (SCOTLAND H) – Resistance to the passage of Sound:

A good sealing must be provided between the window and door set and the building fabric to achieve the desired acoustic insulation.

APPROVED DOCUMENT F (SCOTLAND K) – Ventilation

The provision of background ventilation in rooms must be provided. The amount of ventilation required depends upon the size of the room and the intended use. Trickle vents fitted into or on top of a window can normally meet this requirement but where, for example, an open flue gas burning appliance is present there may be special requirements. As a guideline the following can be applied:

Room	Rapid Ventilation	Background
Habitable	1/20th of Floor Area	8000sqmm
Kitchen/Utility	Opening Window	4000sqmm
Bathroom/Showers	Opening Window	4000sqmm
Sanitary Area	1/20th of Floor Area	4000sqmm

APPROVED DOCUMENT L (SCOTLAND J) – Conservation of Fuel Power

To meet building regulations every window will have to be glazed with Low E Glass (UK Windows Online standard)

APPROVED DOCUMENT N – Glazing

Critical locations as mentioned below will usually require safety (toughened or laminated) glass to meet the requirements of BS 6206.

The critical locations are:

- Between finish floor level and 800mm above that level in external walls and partitions.
- Between finish floor level and 1500mm above that level in a door or side panel close to either edge of the door.
- Any glazing located adjacent to a bath or a shower area.

**PLEASE REFER TO YOUR LOCAL BUILDING OFFICER WITH ANY
QUERIES REGARDING THE ABOVE**