

FENSA Guide To Updated Building Regulations



Approved Document F: Ventilation in Existing Dwellings

Building Regulations Updates - Approved Document F – Trickle Vents

The changes to Approved Document F – Background Ventilation require the majority of replacement windows and doors to be fitted with trickle vents. These changes come into effect from the 15th June 2022.

What Do I Need To Consider?

It will be up to every FENSA Approved Installer installation company to comply with the Approved Document and the following questions should be considered at every sale and/or survey:



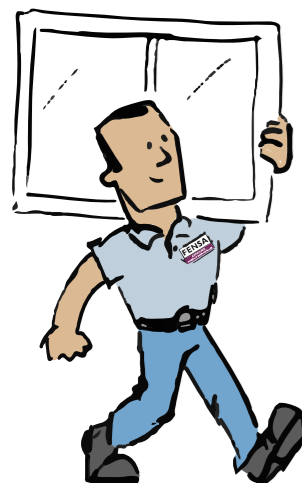
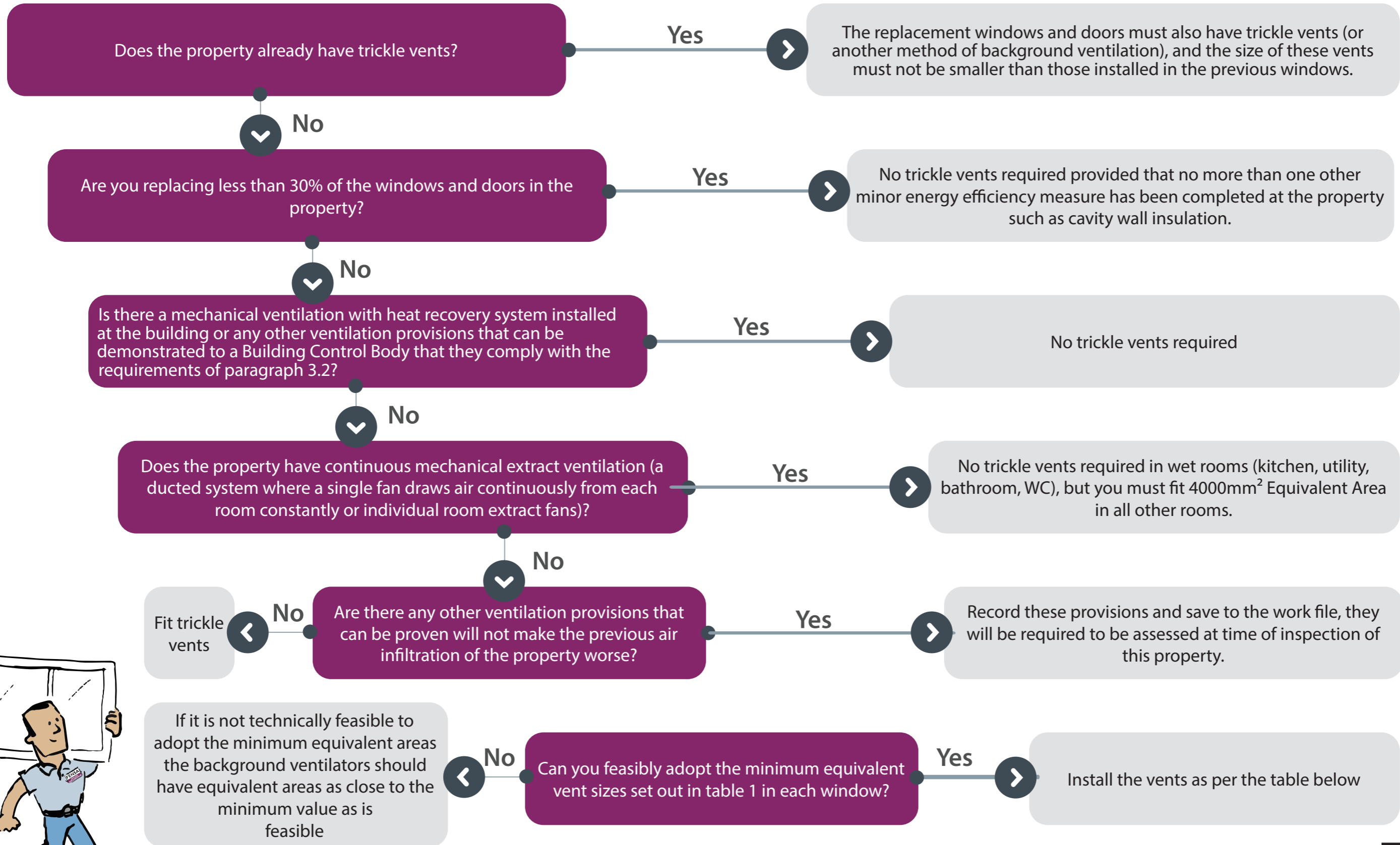
How Will FENSA Assess The Changes?

Using the questions over the page and the exemptions listed, FENSA will expect to see on the survey sheet whether trickle vents were present in the existing windows and doors, if 30% or less of the windows and doors are being replaced, whether any existing energy efficient measures have been installed and if there is any other ventilation provisions that can be proven will not make the previous air infiltration of the property worse.

You should take note of the Clauses 4.4 – 4.12, which set out the inspection and test requirements that installers should follow. There is a checklist in Appendix C.

[Approved Document F: Ventilation](#)

Trickle Vents Installation Requirements Guide



What Size Trickle Vents Should I Specify And Fit?

Room	Minimum equivalent area of background ventilators for dwellings with multiple floors
Habitable rooms	8000mm ²
Kitchen	8000mm ²
Bathroom	4000mm ²



Are There Any Exemptions?

There are certain exemptions that can be considered. These are listed in clause 0.4 of the Approved Document and are for Listed Buildings and conservation areas and other historic buildings.

Are There Any Other Considerations I Should Take Into Account?

Section 2 sets out the provisions for minimising the ingress of external pollutants.

- Clause 2.3 states 'Where urban traffic is a source of pollution, the air intakes for dwellings next to busy urban roads should be both of the following.
 - a. As high as possible.
 - b. Located on the less polluted side of the building. Mechanical ventilation may be the most practical way of achieving this requirement'.

What Will Your FENSA Assessor Be Looking For On Approved Document F At An Inspection

