



Renovation or replacement of thermal elements (walls, floors and roofs)

Where a floor, wall or roof (thermal element) is either **RENOVATED OR REPLACED**, then an application for a Building Licence must be made.

Renovation includes the provision of a new layer by either;

- i) cladding or rendering the external surface; or
- ii) dry-lining the internal surface of a thermal element.

Replacement of an existing layer includes;

- i) Stripping down the element to expose the basic structural component (brick/ blockwork, timber/metal frame, joists, rafters etc) and then rebuilding.
- ii) Replacing the water proof membrane on a flat roof.

Where at least 50% of the surface of an individual thermal element is being renovated or replaced; or 25% of the total building envelope is being renovated/ replaced, the thermal elements must achieve the U-values set out in the adjacent table.

Element	U-value W/m ² K
Wall—cavity insulation	0.55
Wall—external/ internal insulation	0.35
Floor	0.25
Pitched Roof—insulation at ceiling level	0.16
Pitched Roof—insulation between the rafters	0.2
Flat roof or roof with integral insulation	0.25

For a full version of this table including the supporting notes please refer to Table 6 of Guernsey Technical Standard L1 Conservation of Fuel and Power

If achieving these relevant U-values is considered not technically or functionally feasible or would not achieve a simple payback of 15 year or less; further guidance is available in Guernsey Technical Standard L1: Conservation of fuel and Power—Dwellings, paragraphs 3.6 to 3.8 and Appendix F. This document is available at;

<http://www.gov.gg/buildingcontrol>

When renovating thermal elements the work must comply with all other relevant Regulations, particularly those requirements of Parts F & J.

This guidance note is intended to provide guidance to designers, developers and members of the public, to inform, promote good practice and encourage consistency of interpretation of the Regulations, if further guidance is required please do not hesitate in contacting us.

Contacts

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A duty building control surveyor is normally available to provide general guidance at our Frossard House offices between 9am - 10.30am and 3pm - 5pm Monday to Thursday (4.30pm on Friday), during which telephone calls are welcome. Outside these times, an answering service will be available where you can leave a message.

Please note, the duty building control surveyor is able to provide general guidance only. For site specific guidance, please contact the allocated officer.

Please be advised that this guidance note relates only to the situation with regard to Building Control and that separate planning permission may be required in respect of your proposal. You are advised to seek separate, appropriate advice with regard to the position under planning and development should not be commenced until and unless all necessary statutory consents have been obtained.