



Document F Guide (Ventilation)

The update to Document F (Ventilation) comes into force on 15th June 2022, this is all part of the Government's proposals for the Future Homes Standard, which provides a pathway for highly efficient buildings that are zero carbon ready, better for the environment and fit for the future. Implementation of a full technical specification is scheduled for 2025. The amount of ventilation required, and therefore number of trickle vents required, vary according to several criteria including room type, occupancy levels based on bedroom types, floor area of property, etc.

What are the changes? The regulations now state that ALL window installations, both into new build **AND** replacement applications must allow for better ventilation. This means every replacement window/door installation must include trickle vents, unless other means of ventilation are provided.

What are the new ventilation requirements? The table below outlines the basic requirements and is designed as a guide only. Expert advice should always be sought if you have any questions around building regulations, all details relating to installation/building regulations can be obtained from your FENSA or CERTASS equivalent partners.

Room Type	Minimum Equivalent Area of background ventilators for dwellings with <u>multiple</u> floors	Minimum Equivalent Area of background ventilators for <u>single storey</u> dwellings
Habitable Room	8,000mm ² EA	10,000mm ² EA
Kitchen	8,000mm ² EA	10,000mm ² EA
Utility Room	NO MINIMUM	NO MINIMUM
Bathroom	4,000mm ² EA	4,000mm ² EA
Sanitary Accommodation	NO MINIMUM	NO MINIMUM
The use of this table is not appropriate in the following situations or conditions and expert advice must be sought. • If the dwelling has only one exposed facade (e.g. within a multi-storey building) • If the dwelling has at least 70% of its openings on the same facade. • If a kitchen has no windows or external facade where a ventilator could be installed.		

What do I need to do? It is important to remember that we are a manufacturer, as such we rely solely on the information provided by you. We have no knowledge of how many windows are in each room, the use of the room or the number of floors within the property you are working on. The responsibility lies with the surveyor/installer to correctly specify the required amount of ventilation to meet the regulations.

What can DWS do to help? We are aiming to make this transition as easy as possible for our customers. From 1st June 2022, we will include trickle ventilators on every window/door quoted, upto a maximum of 10,000mm² EA where possible unless instructed otherwise. We have updated our quote/order forms accordingly so you can clearly show if trickle vents are required or not. On all of our order paperwork the amount of vents and "Equivalent Area" is clearly shown. It is important to remember, in some instances a window will not be large enough to meet the minimum requirements and other means of additional ventilation may be required.

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