



Table 3.1 Chart for categorising impact on ventilation when carrying out works in existing dwellings

Table 3.1 Energy efficiency measures		Category of measure
Roof insulation		
a.	Renewing loft insulation, including effective edge sealing at junctions and penetrations	Minor
b.	Loft conversions or works that include changing a cold loft (insulation at ceiling level) to a warm loft (insulation at roof level)	Minor
Wall insulation		
c.	Installing cavity wall insulation to any external wall	Minor
d.	Installing external or internal wall insulation to less than or equal to 50% of the external wall area	Minor
e.	Installing external or internal wall insulation to more than 50% of the external wall area	Major
Replacement of windows and doors ⁽¹⁾		
f.	Replacing less than or equal to 30% of the total existing windows or door units	Minor
g.	Replacing more than 30% of the total existing windows or door units	Major
Draught-proofing (other than openings) ⁽²⁾		
h.	Replacing a loft hatch with a sealed/insulated unit	Minor
i.	Sealing around structural or service penetrations through walls, floors or ceiling/roof	Minor
j.	Sealing and/or insulating a suspended ground floor	Major
k.	Removing chimney or providing another means of sealing over chimney, internally or externally	Major
NOTES:		
1. If the energy efficiency works involve only replacing windows, then the guidance in paragraphs 3.14 to 3.16 may be followed as an alternative means of demonstrating compliance.		
2. Draught-proofing measures might not, on their own, constitute building work. This work may be controllable under the Building Regulations if carried out as part of other building work.		

		Number of minor measures						
		0	1	2	3	4	5	6
Number of major measures	0	Category A						
	1	Category B						
	2	Category B						
	3	Category B						
	4	Category B						

Diagram 3.1 Chart for categorising impact on ventilation when carrying out works in existing dwellings

Table 3.1 Simplified Method

When carrying out energy efficiency measures on an existing dwelling, Table 3.1 should be used to calculate the number of major and minor energy efficiency measures involved. This calculation should include all of the following:

- Energy efficiency measures fitted since the original dwelling was constructed, to consider accumulation of measures.
- Energy efficiency measures planned.

NOTE: Where specific energy efficiency measures are not included in Table 3.1, the most similar category should be chosen instead.

Diagram 3.1 Results

Category A – Where there is no evidence of damp and/or mould recorded in the Retrofit Assessment, the dwelling’s ventilation system will not require an upgrade design.

Category B or C – The ventilation system **will** require an upgrade design.

Notes

- Extract Ventilation** – this process has been designed to cover the use of intermittent or continuous extract ventilation. Where Mechanical Ventilation with Heat Recovery (MVHR) is being considered, the system should be designed by a qualified ventilation competent person.
- Background Ventilation** - is required in every room with an external wall.
- Extract Ventilation** - If extract ventilation is required in rooms or in rooms adjacent to open flued combustion appliances or solid fuel open fires – Post install safety test must be carried out in accordance with Approved Document J, to confirm that combustion appliances operate safely regardless of whether the extract fans are running or not.
- Active combustion ventilation** (core vents) based upon best practice, these should not be included as part of the background ventilation requirement for equivalent areas.
- Dwellings with Basements** – for dwellings with basements, the requirements ventilation should be assessed by following ADF1 Paragraphs 1.38 – 1.41.
- ADF1 Appendix D:** Checklist for ventilation provision in existing dwellings should also be used to help ensure compliance with the minimum standards in ADF1.

Document References

- BEIS Guide to Best Practice Retrofit Internal Wall Insulation, September 2021
- Insulation Assurance Authority (IAA) Background Ventilation Assessment of Existing Buildings V1.1
- Building Regulations 2010 Ventilation, Approved Document F, Volume 1: Dwellings, 2021 Edition
- Building Regulations 2010 Combustion Appliances and Fuel Storage Systems Document J, 2013 Amendments
- PAS2035:2023 Retrofitting dwellings for improved energy efficiency Specification and guidance