

# Approved Document F 2021 Ventilation

## Client Information Document

From 15<sup>th</sup> June 2022, new Building Regulations came into force in England. These new Building Regulations covered a whole host of different aspects of requirements in the construction of new buildings, and the refurbishment of existing properties. Different aspects of the regulations are split up into separate Approved Documents.

Approved Document F relates to air quality and ventilation. The 2021 update, which came into effect in 2022, requires trickle vents to be installed in new windows and doors, with some exceptions. The Regulations are designed to reduce the moisture, condensation, and mould in buildings.

### Trickle Vents

Trickle vents are designed to allow fresh air to come into a room and can be opened and closed manually. They are a small opening in a window or door, usually covered with a plastic capping to allow the vent to be opened and closed.

Trickle vents allow you to ventilate your property (by opening the vent) without needing to open the window or door. This has a number of benefits to your property. Firstly, it allows you to let fresh air into your property during hot weather, without having to open your windows. You can leave the vents open while you are away from the property, and fresh air will be able to enter throughout the day. This is especially beneficial in basement or ground floor rooms, or rooms that children may be in that you don't want to leave the windows open.

Furthermore, if your property suffers from condensation or mould on the walls then trickle vents can help prevent this.

In our windows, we use a Titon XR16 Trickle Vent which is recessed into the timber, to reduce the aesthetic impact of the vent. This provides, when open, an Equivalent Area Airflow of 4600mm<sup>2</sup>.

There are some exceptions to these requirements, which we run through below.

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## Exceptions to the Regulations

### Non-Frame Replacement Works

Building Regulations only apply where frames are being replaced. If we are carrying out draught proofing, new sashes installed into existing frames or bi-glass we do not have to (and we cannot) install trickle vents.

### Conservation Areas & Listed Buildings

If your property is in a Conservation Area or is a Listed Building, then your property will be exempt from Part F 2021 Building Regulations. Generally speaking, local authorities do not allow trickle vents in Conservation Areas or Listed Buildings. For this reason, if you make us aware that your property is in a Conservation Area or is a Listed Building, we will not fit trickle vents.

This will mean that your windows are not compliant with Building Regulations, and you therefore will not receive a Certass certificate for the works following installation.

If you make us aware of your property being in a Conservation Area or being a Listed Building, a planning application will be required. This can either be done by you or us.

### Mechanical Ventilation

In newer properties or recently refurbished properties, you may already have existing mechanical ventilation systems in place, such as extraction. If this is the case, then trickle vents are not required. We will require you to confirm this to us in writing, for us to remove the trickle vents from your order.

## How It Works

As standard, we will include for trickle vents on all new windows we quote for. If your property is exempt from these rules (as set out above), we will require you to inform us of this so that we can remove the trickle vents from the order.

Including trickle vents is now a legal requirement in all buildings unless an exemption is met as set out above. If you do not meet the exemptions, you cannot opt out from having trickle vents installed.