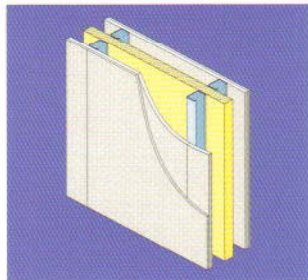
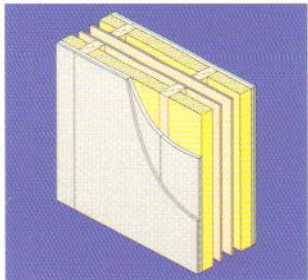
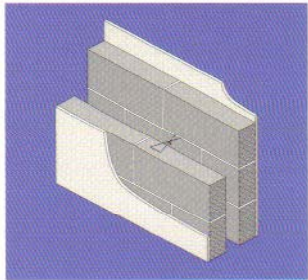


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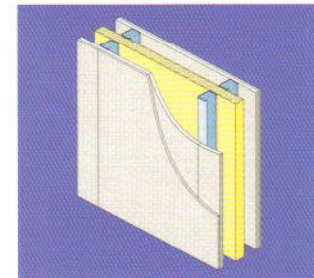
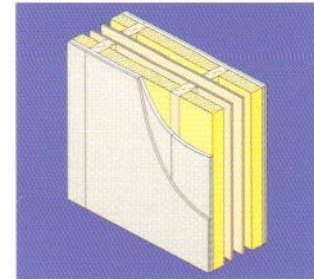
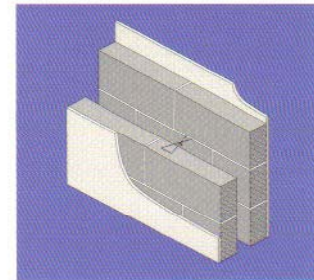
Three Year Review by Government



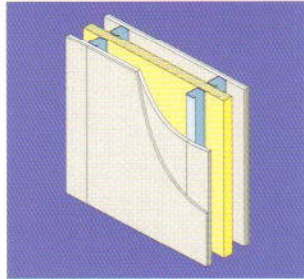
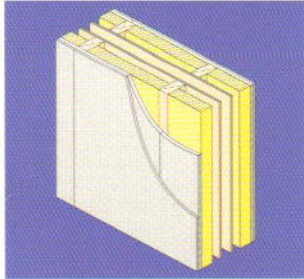
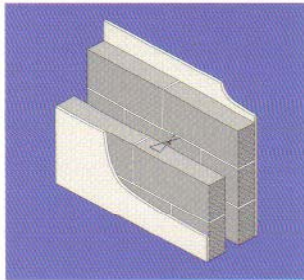
- RD Scheme was subject to a 3-year review by CLG in 2007
- Independent verification of compliance rates, performance monitoring and other scheme KPIs
- CLG concluded that scheme 'met or exceeded expectations'

Performance Monitoring

- **30 acoustic consultants** carry out spot check visual inspections and sound tests - *The RDL Inspectorate*
- **2%** of completed RD properties are subject to randomly sampled sound tests
- **2%** of registrations are subject to random visual inspection

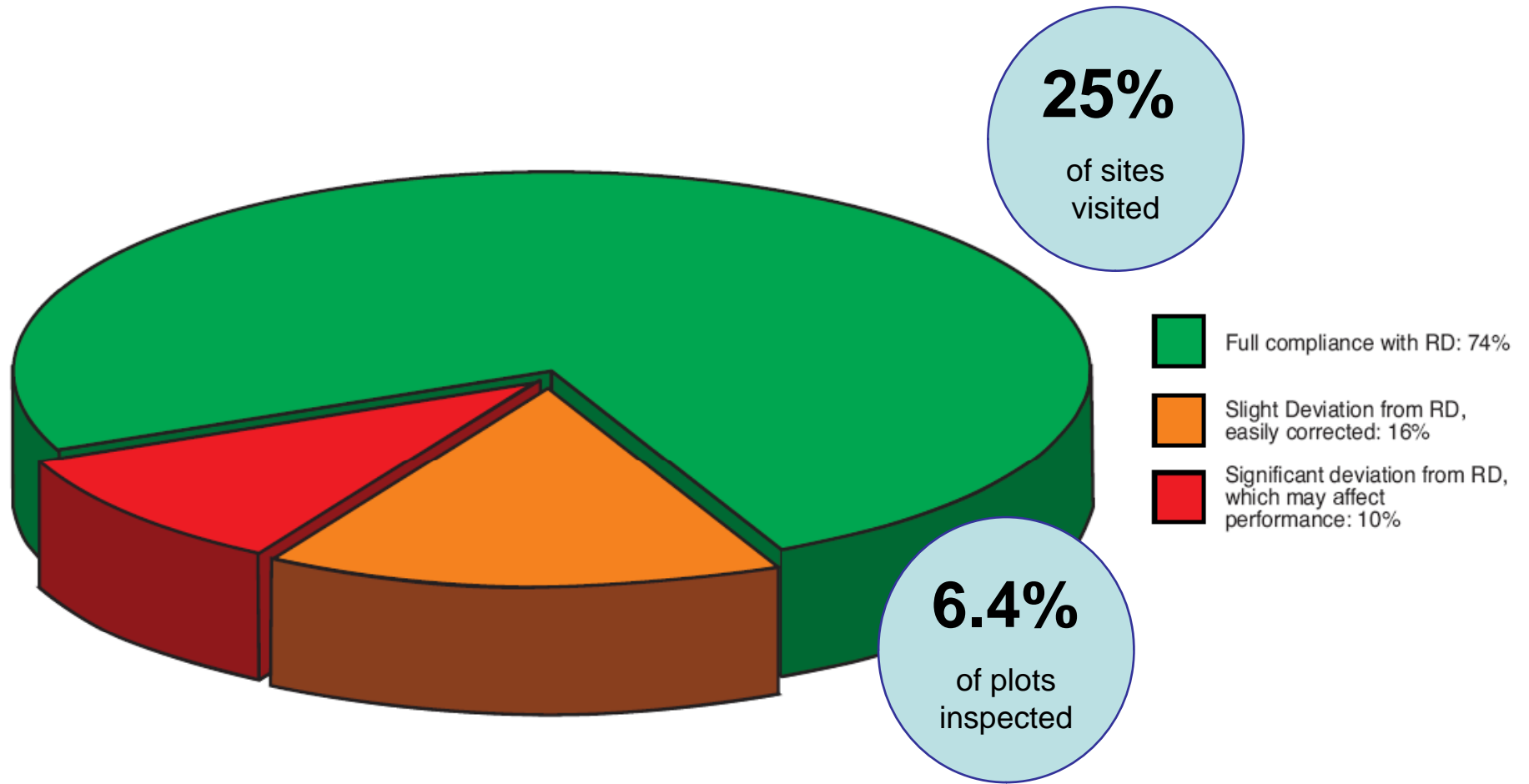


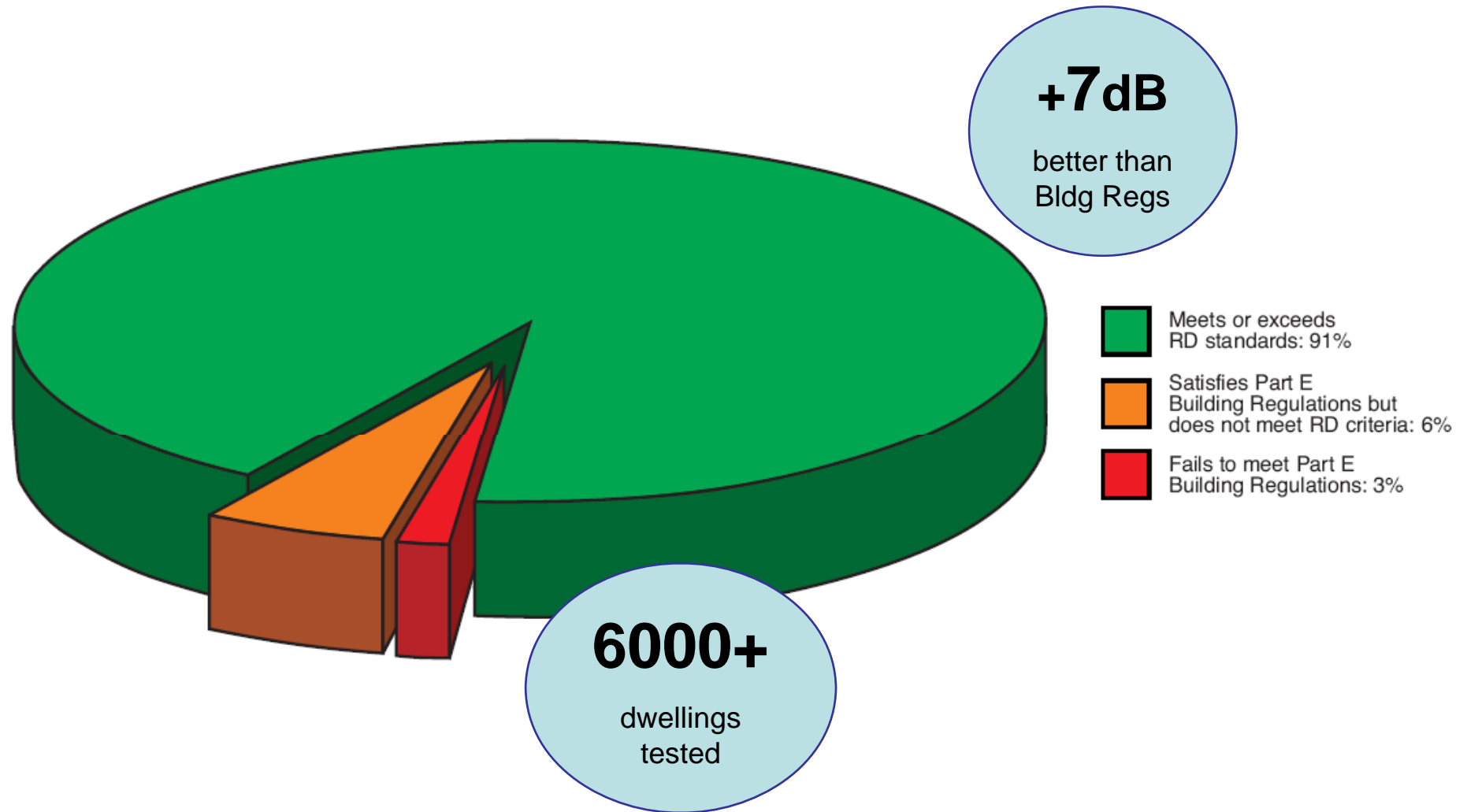
Performance Monitoring

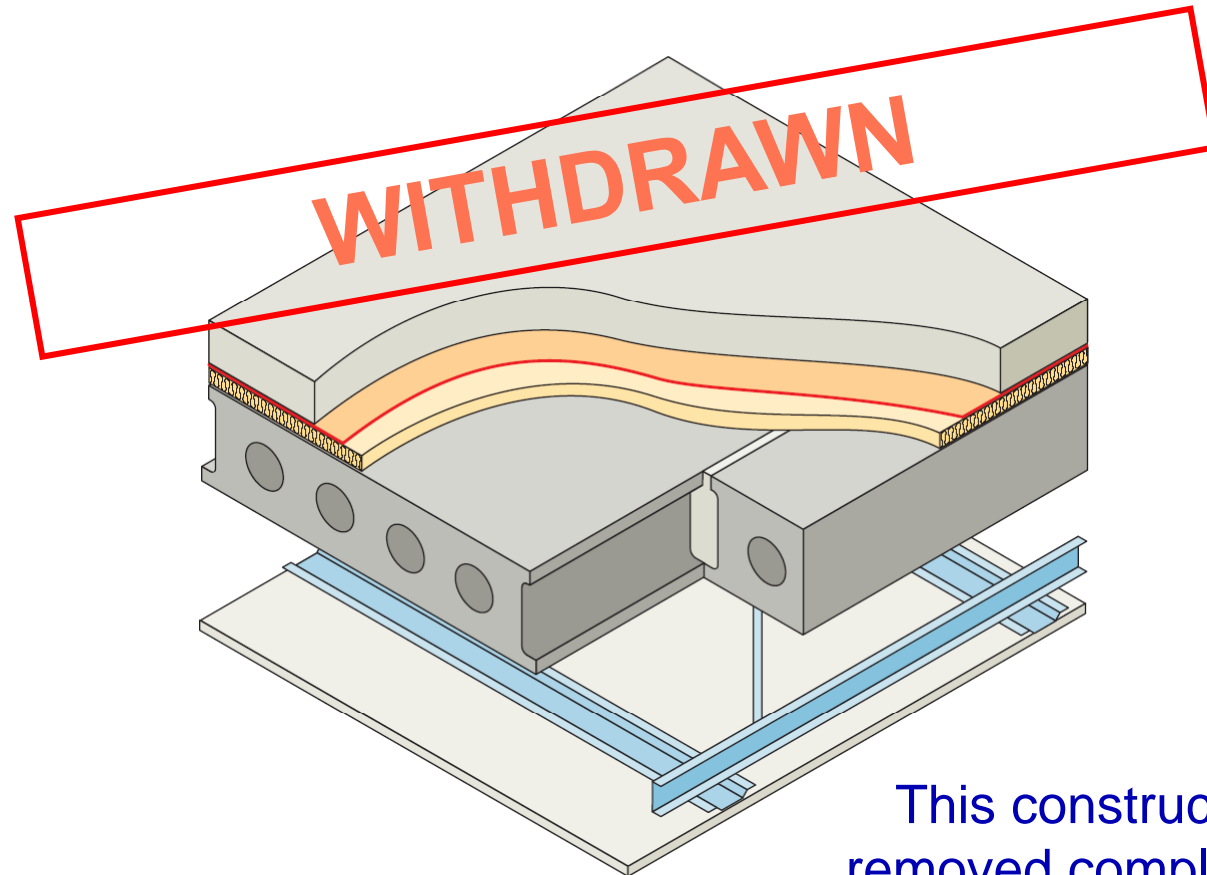


- Spot check visual inspections and sound tests
- No enforcement powers
- If any serious problems cannot be resolved, notify BCB
- Withdraw any robust detail that consistently fails to meet required standards

Visual Inspections

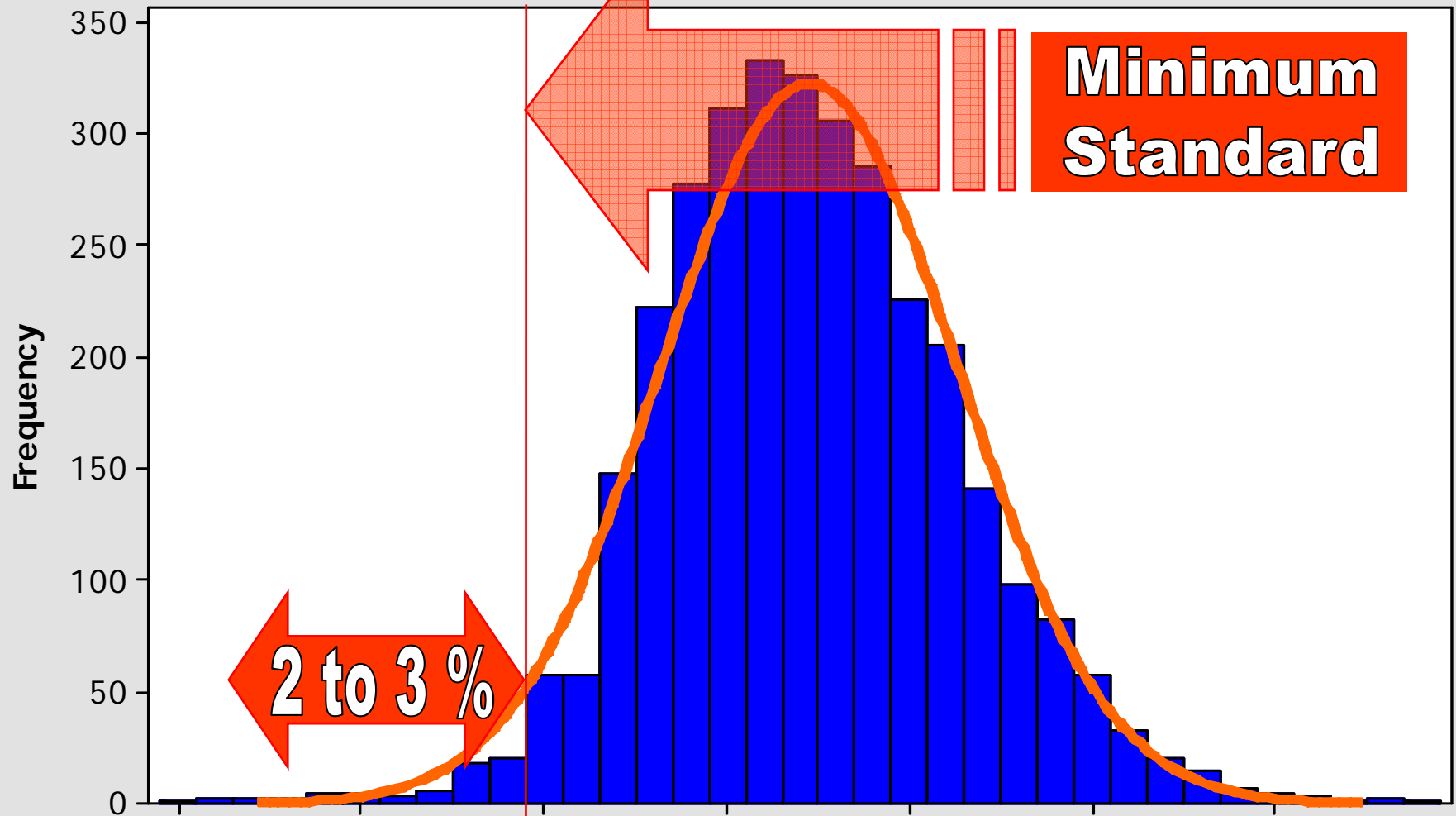


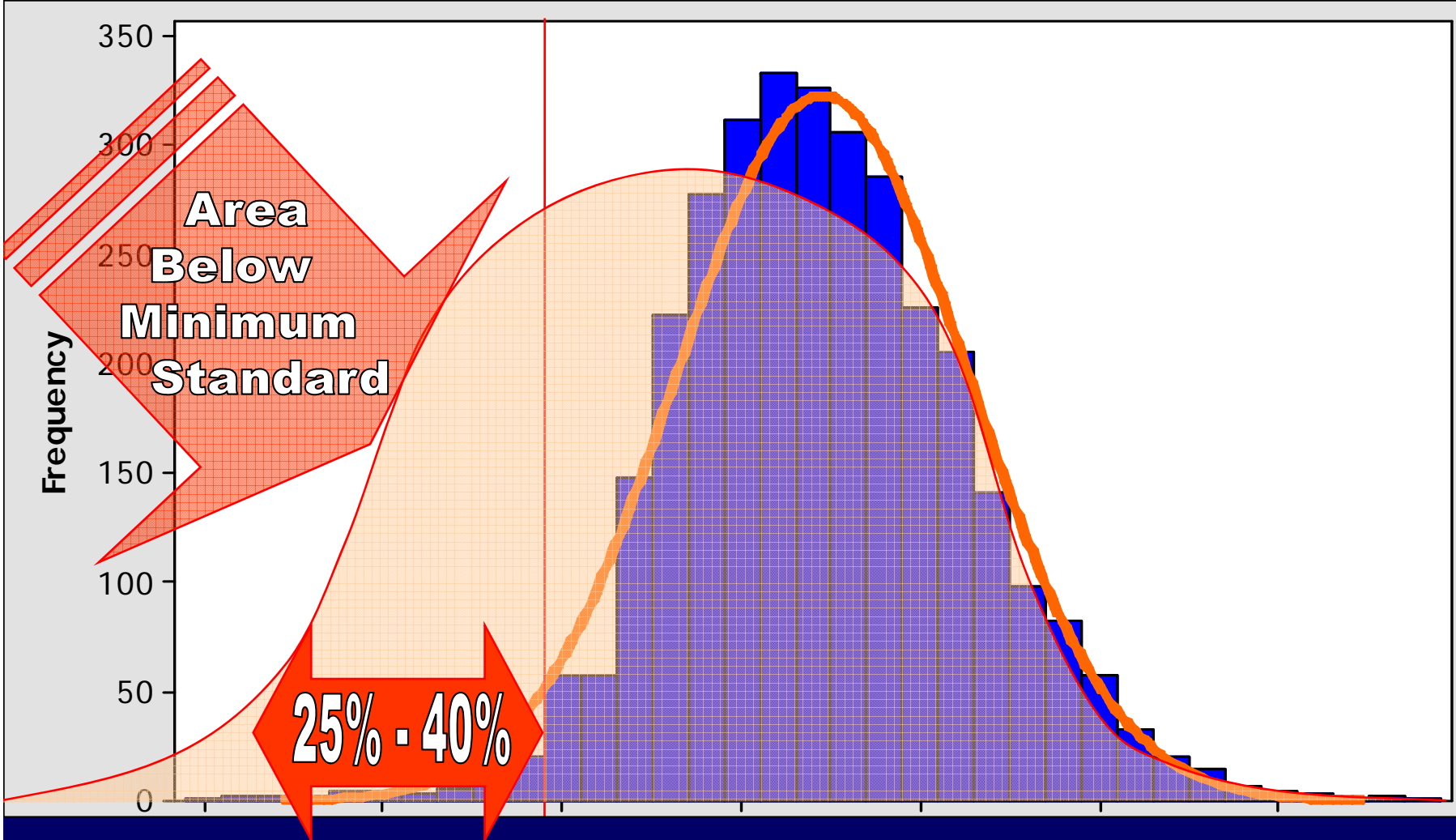


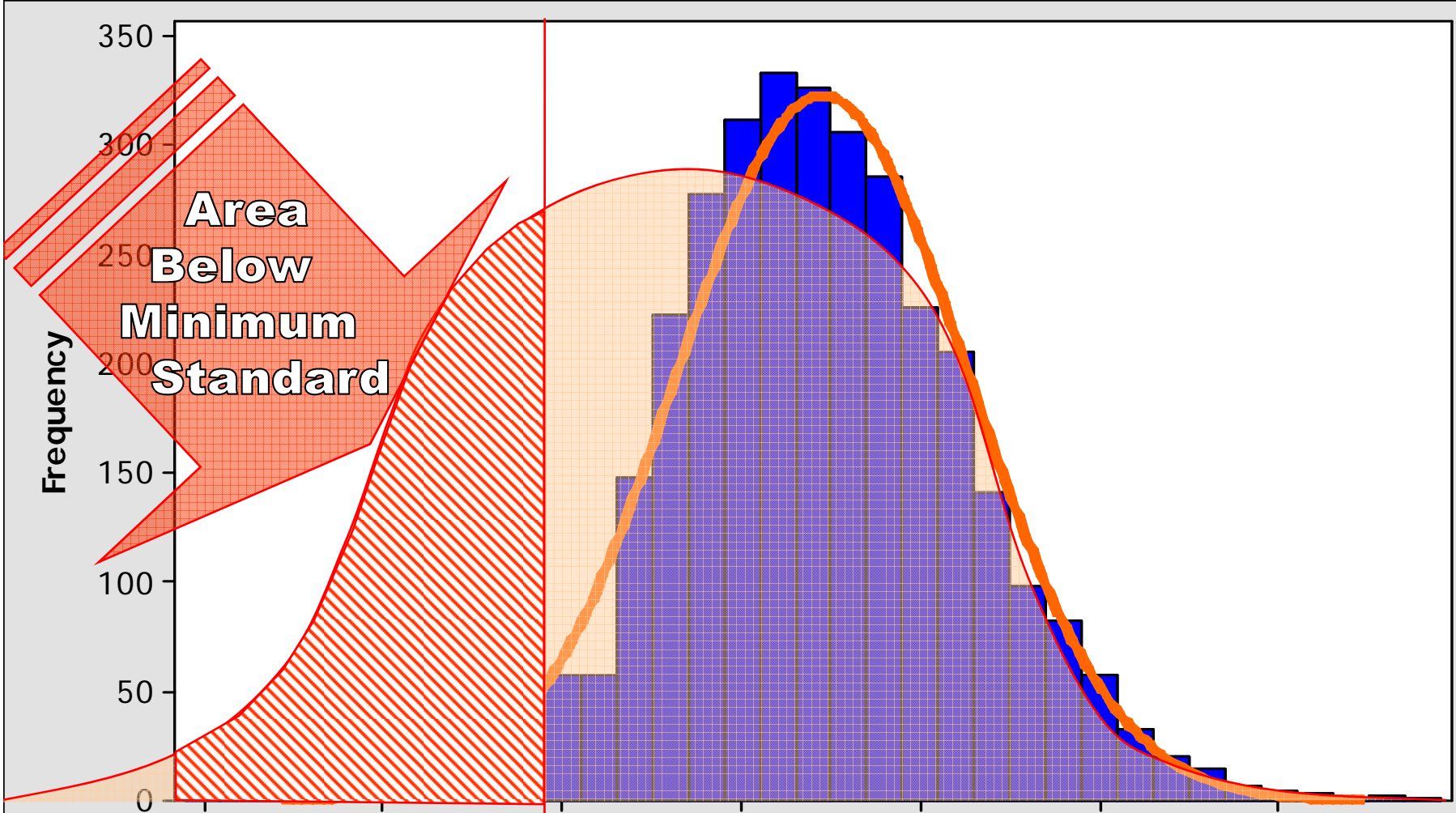


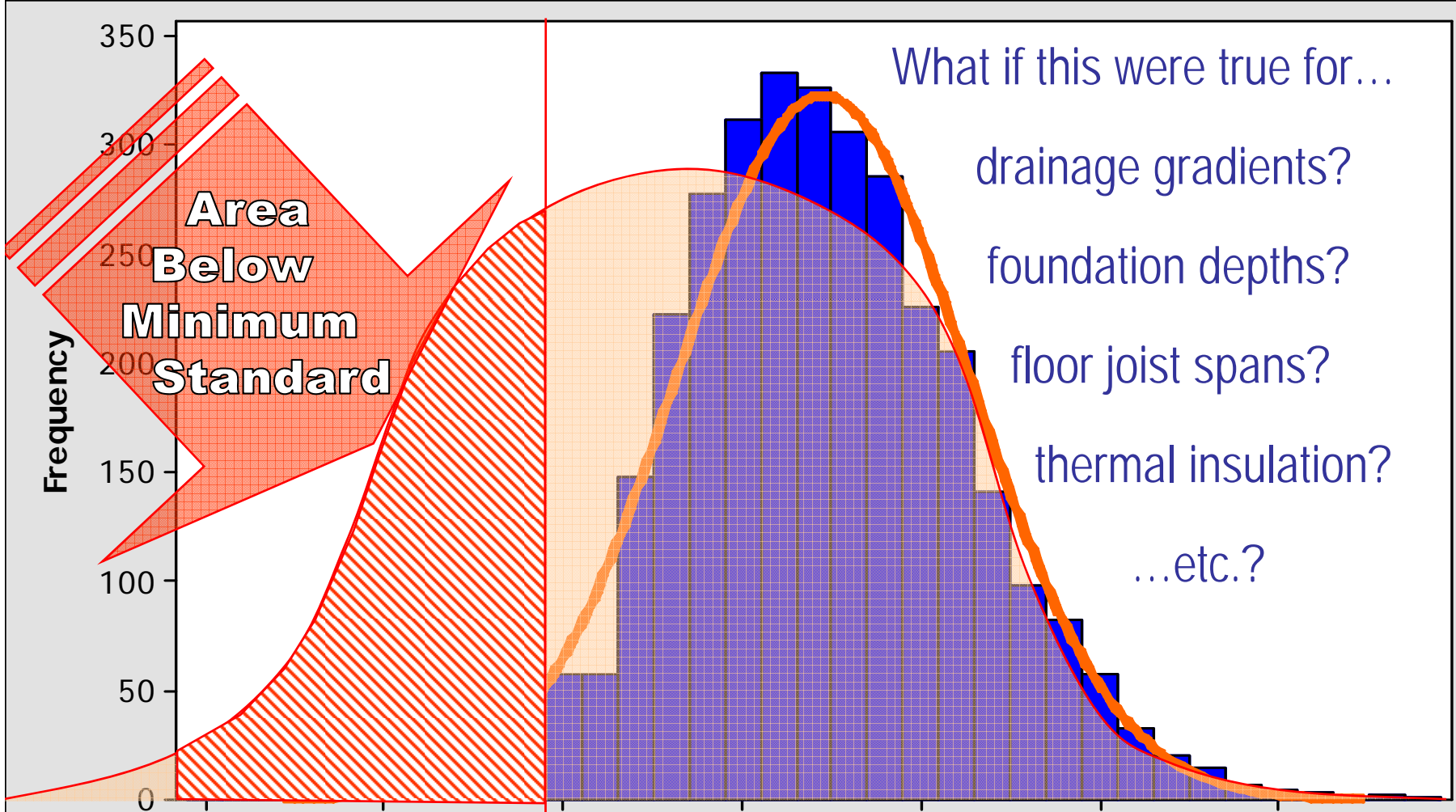
E-FC-3

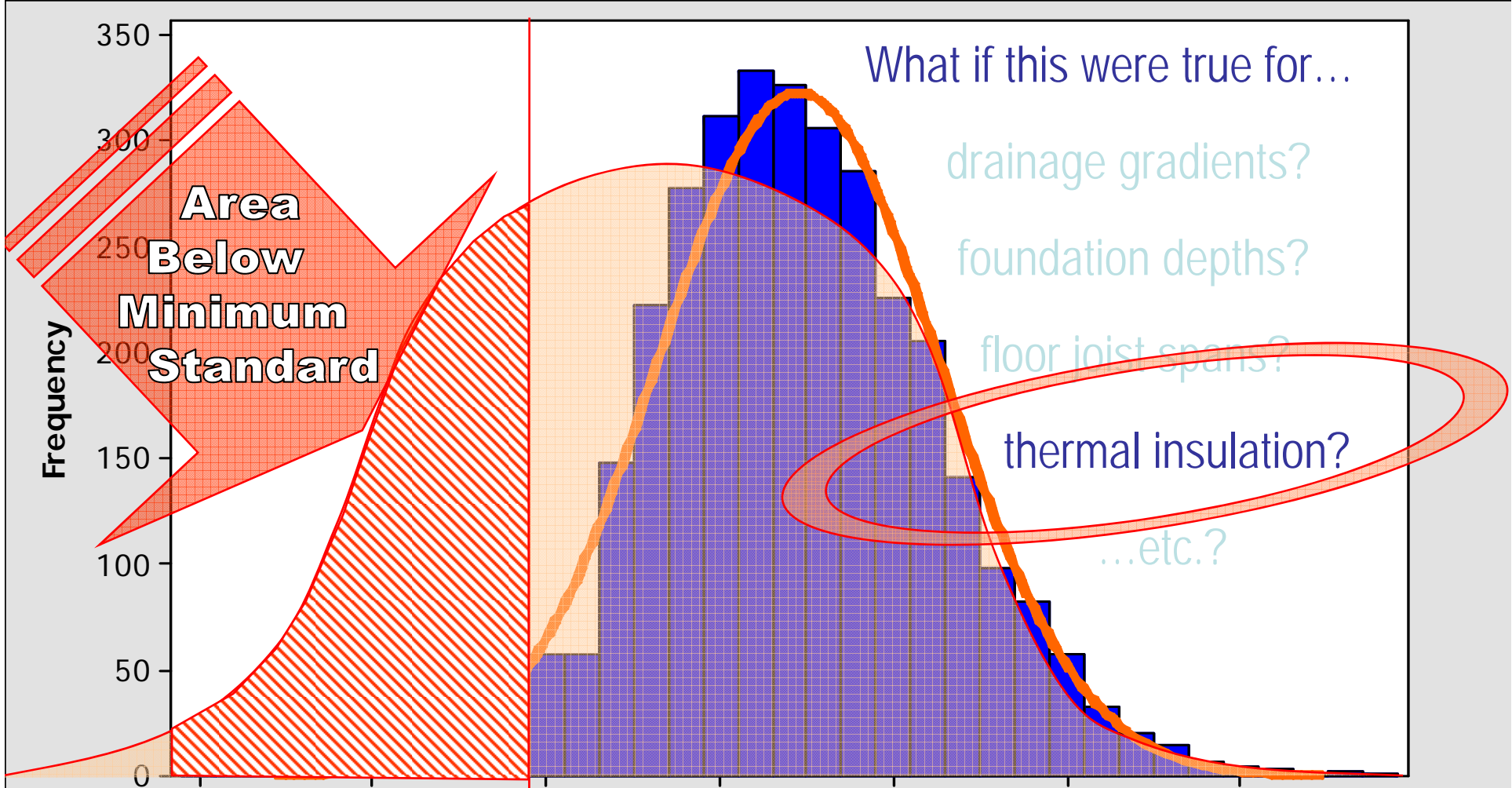
This construction has been removed completely from the scheme











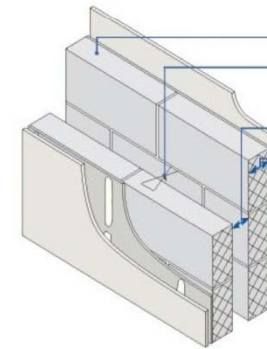
Regulations - Key Messages

- **Stakeholders** are not able to influence new standards
- Regulations are **too complex**
- Compliance with (some parts of) the Regulations is **low**
- Guidance is **highly technical and does not address all audiences**
- Future **levels of resource** will exacerbate problems

Separating Wall - Cavity Masonry

E-WM-4

- Lightweight aggregate blocks
- Render and gypsum-based board on dabs



Block density	1350 to 1600 kg/m ³
Wall ties	Approved Document E 'Tie type A' (see Appendix A)
Cavity width	75mm (min)
Block thickness	100mm (min), each leaf
Wall finish	Gypsum-based board (nominal 8kg/m ²) mounted on dabs on cement-sand render (nominal 8mm) with scratch finish Typical render mix 1:1:6 to 1:1/2:4. Render mix must not be stronger than background (see Appendix A)
External wall	Masonry (both leaves) with 50mm (min) cavity - clear, fully filled or partially filled with insulation

DO

- Keep cavity and wall ties free from mortar droppings and debris
- Fully fill all blockwork joints with mortar
- Make sure there is no connection between the two leaves except for wall ties and foundation
- Keep any chases for services to a minimum and fill well with mortar
- Ensure that render is applied to the complete face of each leaf with a scratch finish (it may be omitted within the floor joist/beam zone)

Separating Wall - Cavity Masonry E-WM-4

The Future of Building Control, CLG 2007 (para 2.2)

The Part E Approach...

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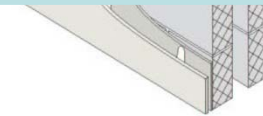
Industry Groups (Developers and Suppliers) produced - and funded - Part E Pattern Book

Separating Wall - Cavity Masonry

E-WM-4

- Lightweight aggregate blocks
- Render and gypsum-based board on dabs

WM-4



Typical render mix 1:1:6 to 1:1/2:4. Render mix must not be stronger than background (see Appendix A)

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Separating Wall

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The Future of Building Control, CLG 2007 (para 2.2)

The Part E Approach...

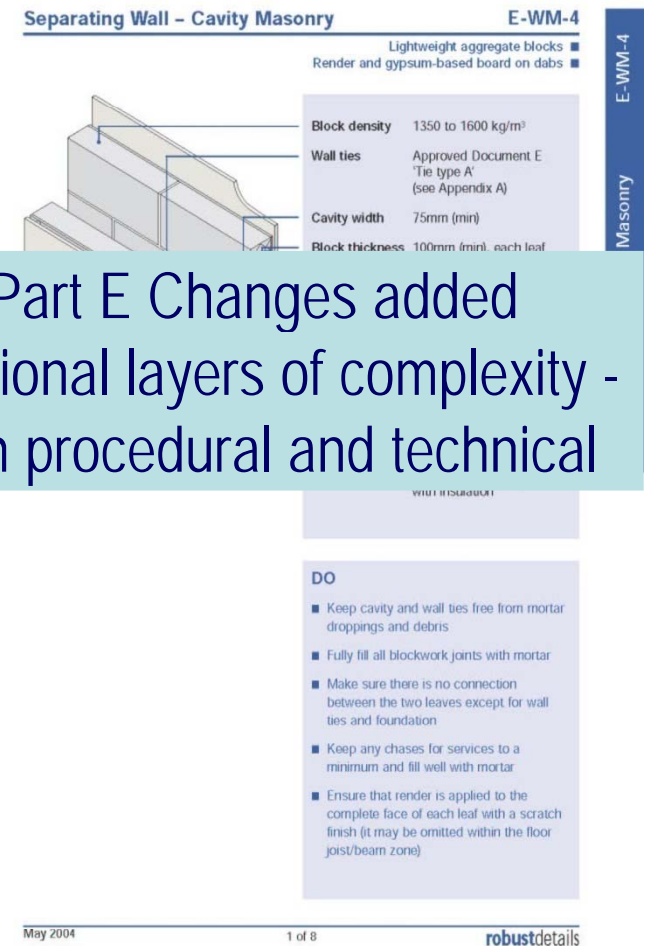
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Part E Changes added additional layers of complexity - both procedural and technical

The Future of Building Control, CLG 2007 (para 2.2)

The Part E Approach...

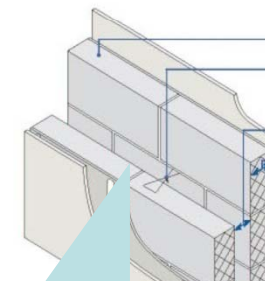
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The Future of Building Control, CLG 2007 (para 2.2)

Separating Wall - Cavity Masonry

E-WM-4

- Lightweight aggregate blocks
- Render and gypsum-based board on dabs



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Wall ties	Approved Document E 'Tie type A' (see Appendix A)
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Block thickness	100mm (min), each leaf
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E-WM-4
Wall - Cavity Masonry

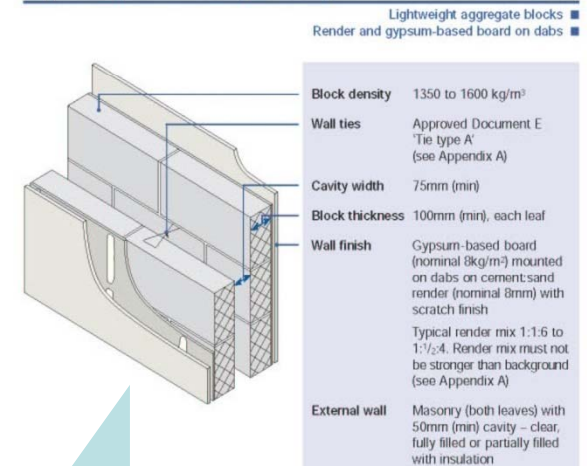
Levels of Compliance have improved beyond all expectations

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Separating Wall - Cavity Masonry E-WM-4



Separating Wall - Cavity Masonry E-WM-4

Robust Details for 'standard' solutions; PCT for others

- Ensure that render is applied to the complete face of each leaf with a scratch finish (it may be omitted within the floor joist/beam zone)

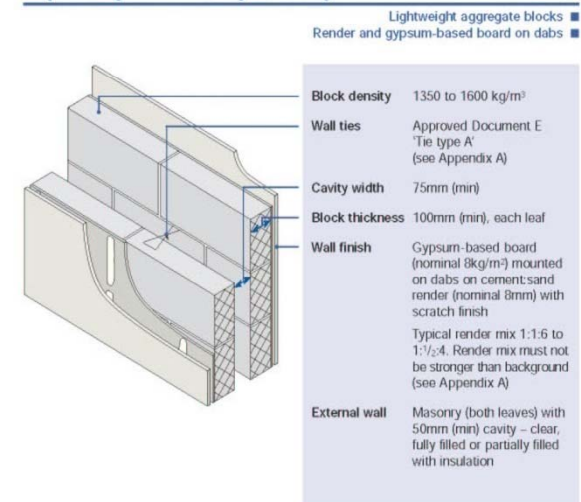
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Separating Wall - Cavity Masonry

E-WM-4



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E-WM-4

Separating Wall - Cavity Masonry

'Complementary' extra layer of performance monitoring should help..

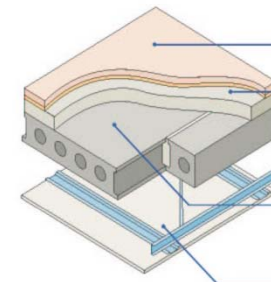
Acoustics

- Unlike Energy, Structure, etc., science of Part E can be **counter-intuitive**
- Deviations from approved patterns can be **risky**
- Focus on **Low Frequency Sound** gives rise to 'good subjective' performance (but poor results)

Separating Floor – Masonry

E-FM-1

Precast concrete plank ■
Bonded screed ■



Sketch shows FFTS type floating floor treatment and CT1 type ceiling treatment

Floating floor	See section 4 for suitable floating floor treatment
Screed	- 40mm (min) screed bonded to plank - cement:sand or proprietary screed 80kg/m ² (min) mass per unit area
Structural floor	- 150mm (min) precast concrete floor plank - 300kg/m ² (min) mass per unit area
Ceiling	See section 3 for suitable ceiling treatment

DO

- Butt planks tightly together
- Grout all joints between planks
- Fill all voids between walls and floor
- Ensure floating floor treatment is suitable and install in accordance with the manufacturer's instructions
- Install flanking strips around the perimeter of the flooring board to isolate floor from walls and skirtings
- Make sure ceiling treatment is installed in accordance with the manufacturer's instructions (where applicable)

E-FM-1

Separating Floor – Masonry

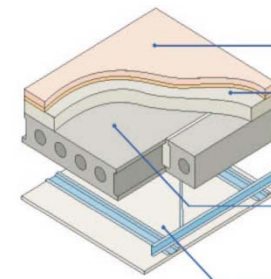
A Complementary Service

- Robust Details provisions add an **extra layer** to existing Building Control procedures
- RDL activities **supplement** (rather than replace) BCB compliance monitoring
- May be limited to issues where:
 - **compliance is currently low**
 - **service users will 'pay extra' for the benefits**

Separating Floor – Masonry

E-FM-1

Precast concrete plank ■
Bonded screed ■



Sketch shows FFTS type floating floor treatment and CT1 type ceiling treatment

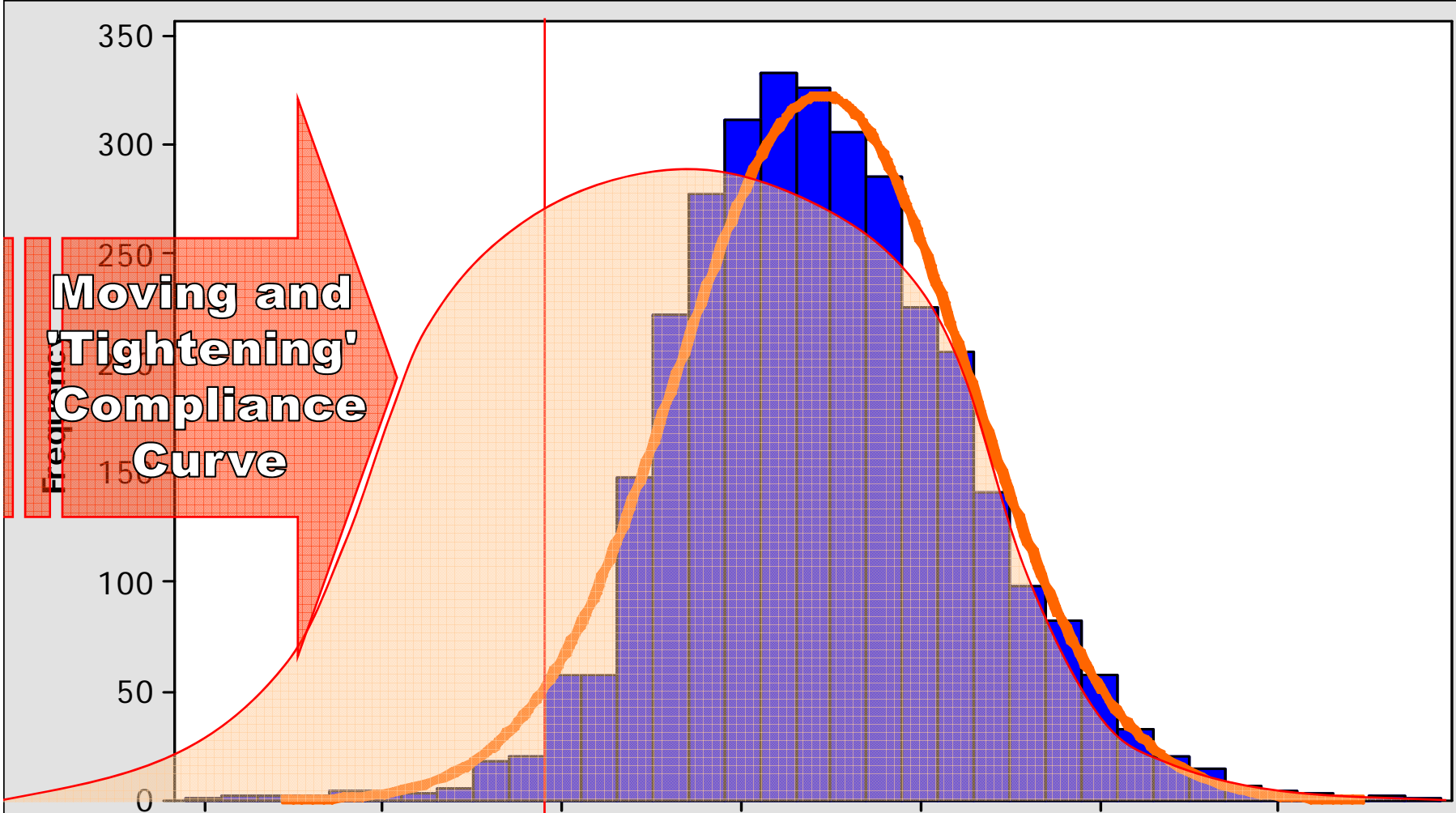
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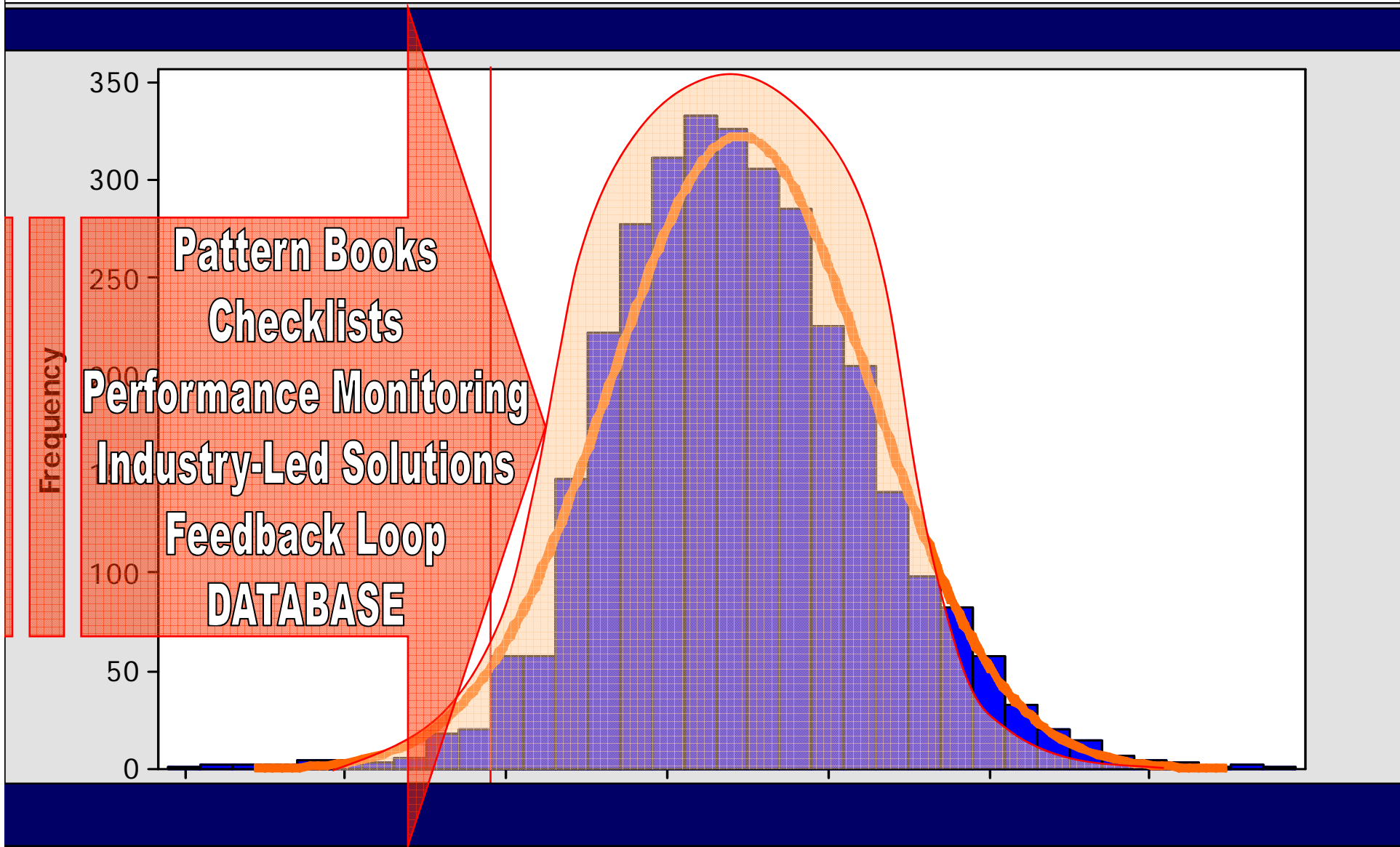
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E-FM-1

Separating Floor – Masonry



Moving The Curve



thankyou

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