



Replacement of Windows and External Doors

When windows and doors are replaced, they must meet the following design criteria;

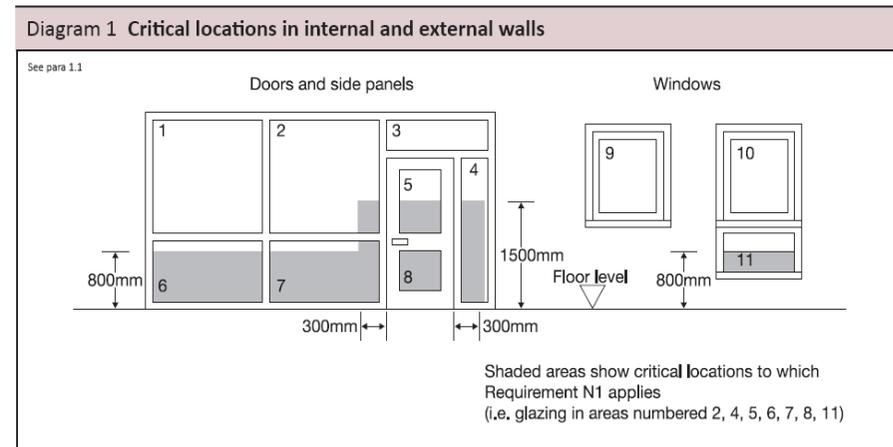
- A) Where an existing window provides, an opening for the purposes of escape in the event of a fire the replacement window is to provide either the equivalent opening area; or an openable area equivalent to no less than 0.33m² with minimum width of 450mm and a cill height no greater than 1100mm from finished floor level.
- B) The area of opening for purposes of rapid room ventilation is to be no less than 1/20th of the floor area of

that room; or no worse than the existing provision.

- C) A provision for trickle ventilation equivalent to 5000mm² for habitable rooms and 2500mm² for kitchens, utility rooms and bathrooms is to be provided; or a provision for trickle ventilation is to be made that is no worse than the existing.
- D) Their thermal conductivity (U-Value) must be no greater than: 2.2W/M²K for metal framed or 2.0 W/M²K for PVC framed.
- E) Windows and doors are to be glazed in accordance with Part N of the Building Regulations

Windows, glazed doors and side panels which must be safety glazed, must be glazed in accordance with the diagram below.

The regulations only apply when windows and doors are replaced. Renovation or maintenance **DOES NOT** require an application.



Windows and doors under the requirements of the Building (Guernsey) Regulations, 2012 are controlled services and as such require an application to be made for their replacement.

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. Between 10.30am and 3pm, a request can be left with the reception staff, for the duty officer to return your call.

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.