



Renovation or replacement of thermal elements (walls, floors and roofs)

Where a floor, wall or roof (thermal element) is either **RENOVATED OR REPLACED**, then an application for a Building Licence must be made.

Renovation includes the provision of a new layer by either;

- i) cladding or rendering the external surface; or
- ii) dry-lining the internal surface of a thermal element.

Replacement of an existing layer includes;

- i) Stripping down the element to expose the basic structural component (brick/ blockwork, timber/metal frame, joists, rafters etc) and then rebuilding.
- ii) Replacing the water proof membrane on a flat roof.

Where at least 50% of the surface of an individual thermal element is being renovated or replaced; or 25% of the total building envelope is being renovated/ replaced, the thermal elements must achieve the U-values set out in the adjacent table.

Element	U-value W/m ² K
Wall—cavity insulation	0.55
Wall—external/ internal insulation	0.30
Floor	0.25
Pitched Roof—insulation at ceiling level	0.16
Pitched Roof—insulation between the rafters	0.18
Flat roof or roof with integral insulation	0.18
For a full version of this table including the supporting notes please refer to Table 6 of Guernsey Technical Standard L1 Conservation of Fuel and Power	

If achieving these relevant U-values is considered not technically or functionally feasible or would not achieve a simple payback of 15 year or less; further guidance is available in Guernsey Technical Standard L1: Conservation of fuel and Power—Dwellings, paragraphs 3.6 to 3.8 and Appendix F. This document is available at;

<http://www.gov.gg/buildingcontrol>

When renovating thermal elements the work must comply with all other relevant Regulations, particularly those requirements of Parts F & J.

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 available to provide general guidance. Please email us at planning@gov.gg and we will aim to respond within 1 working day.

Please note, the duty Building Control Surveyor is able to provide general guidance only. For site specific guidance, please contact the allocated officer.