

Planning and Environment Department
White Paper

Building Bye-laws

7 March 2008

**Conservation of Fuel and Power
Ventilation of Buildings**

PURPOSE OF CONSULTATION

The Minister for Planning and Environment wishes to amend the building bye-law requirements relating to conservation of fuel and power and ventilation of buildings. The aim is to encourage a change in building standards that will reduce carbon emissions from buildings. Changes to the ventilation requirements are proposed to ensure adequate controlled ventilation is achieved in view of the air tightness measures proposed for the purposes of conserving fuel and power.

The purpose of this consultation is to seek comment on the proposed bye-law changes and supporting technical guidance.

MAIN PROPOSALS

The main proposals include:

1. Setting annual carbon emission targets for all newly constructed buildings.
2. Targets set to achieve a 20% reduction in emissions from dwellings and 23 to 28% from buildings other than dwellings.
3. New bye-laws to improve compliance by requiring air pressure testing for all buildings, including dwellings.
4. New requirement for householders to be provided with an energy rating for new homes which will show energy costs for space heating, water heating, ventilation and lighting and annual CO₂ emissions.
5. Improved standards that will result in developers needing to make greater use of energy saving insulation, more efficient heating boilers and consider using Low or Zero Carbon systems such as solar panels and geothermal technology to demonstrate compliance.

DEADLINE FOR RESPONSES

30 May 2008

Public submissions - Please note that responses submitted to all States public consultations may be made public (sent to other interested parties on request, sent to the Scrutiny Office, quoted in a final published report, reported in the media, published on a States of Jersey website, listed on a consultation summary etc). If a respondent has a particular wish for confidentiality, such as where the response may concern an individual's private life, or matters of commercial confidentiality, please indicate this clearly when submitting a response.

QUESTIONS TO CONSIDER

- 1 Do you think that there is a need to review and revise the Jersey building bye-law requirements relating to conservation of fuel and power?
- 2 Is the setting of CO₂ emissions targets for buildings the way forward, or should the elemental approach to compliance be retained?
- 3 Are separate guidance documents reflecting the specialisation in the construction market, helpful?

PLEASE SEND COMMENTS TO

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This consultation paper has been sent to the following organisations:

The Public Consultation Register
States of Jersey Environment Scrutiny Panel
Association of Jersey Architects
Jersey Construction Council
Jersey Group of the RICS
Jersey Chamber of Commerce
Jersey Building and Allied Trades Federation.
Fuel companies various
Building services companies various
House building companies various
Window suppliers / manufacturers various
All media

SUPPORTING DOCUMENTS

Technical Guidance Documents Parts: 11.1A, 11.1B, 11.2A, 11.2B and Part 5. (February 2008)

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