

EcoHomes 2006: Updates and Amendments

The aim of this document is to comprise all the additional changes and amendments that have been made to the EcoHomes 2006 manual into one place. This document will be updated as and when new changes occur and therefore it is recommended that this document is accessed via a link to ensure the most up to date information is available for your perusal at any particular time.

Energy Section

Credit	Subject	Extract From	Details
Ene 1/2	Accredited SAP Assessors	Technical Note November 2006	Accredited SAP assessors: Note that if the SAP assessor is not accredited i.e. covered by a competent person scheme (for the moment NHER and Elmhurst assessors) the SAP reports need to be either: a) signed off by an accredited SAP assessors or b) signed off by building control
Ene 1/2	Area weighted TER	Technical Note November 2006	Where a building contains more than one dwelling (such as in a terrace of houses or in a block of flats) Part L1a allows for an area weighted average TER to be calculated for all the dwellings in the building. The same approach can be used for EcoHomes for these types of buildings (Guidance note 23 page 17 in Approved document L1a).
Ene 1/2	DER for whole developments	Technical Note November 2006	Average DER Calculation for the Whole Development: The current equation in the Guidance (Supplementary Guidance B, page 9) should be followed i.e. not floor area weighted. If a floor area weighted average has been calculated for a block of flats or a row of terraces then this value will be inserted into this equation and the building seen as one house unit.
Ene 1	SAP assumptions	Process Note	The DER should be used for the Ene1 credit evaluation within

		March 2008	<p>EcoHomes. This can be found on the Building Regulations Compliance Checklist, which will be generated for submission to Building Control alongside the full SAP worksheet.</p> <p>The DER which appears on the Building Regulations Compliance Checklist uses standard assumptions about the various demands within the dwelling, including the installation of 30% low energy lighting as a benchmark in order to prevent the improvement of the dwelling's DER by the installation of 100% low energy lighting. The CO2 emissions rate, as defined in the published SAP methodology, is the actual emissions rate of the dwelling described in the SAP worksheet and will include the demands from the full amount of low energy lighting installed in the dwelling.</p>
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Transport Section

Credit	Subject	Extract From	Details
Tra 4	Telephone Points	Technical Changes Note 2008	<p>If the development is connected to any cable network, broadband or similar, this can replace the requirement for two telephone points, subject to the following conditions:</p> <ul style="list-style-type: none"> • the necessary infrastructure to support the service is in place and that the connection goes all the way up to the individual dwellings • two items can be plugged in at the same time (but not necessarily be used at the same time).

Pollution Section

Credit	Subject	Extract From	Details
Pol 3	Sustainable Urban Drainage Systems (SUDs)	Technical Changes Note 2008	<p>The developer can now choose for any Sustainable Urban Drainage Systems (SUDs) features to be assessed by the EcoHomes version under which they were originally registered, or by the new Code guidance in Issue Sur 1.</p> <p>In order for the SUDs features to be assessed under the chosen version, the developer must then provide the necessary supporting information as specified for that issue. The information which will be required at both Design stage and Post Construction stage is stated in the individual guidance manuals.</p> <p>The full version of the revised Sur 1 issue within the Code technical guide can be viewed and downloaded from http://www.planningportal.gov.uk/england/professionals/en/1115314116927.html.</p> <p>The guidance has been revised following the release of PPS 25: Development and Flood Risk. Sur 1 in the Code has been renamed 'Management of Surface Water Run-off from Developments' to better reflect the intentions behind the awarding of credits under this issue. The revised guidance is intended to make the compliance process smoother and the assessment of SUDs features easier than previous versions of Pol 3.</p>

Materials Section

Credit	Subject	Extract From	Details
Mat 1	Green Guide	Process Note March 2008	<p>The EcoHomes guidance states that you should use the Green Guide to Housing. If the element is not listed in the housing version, then in some circumstances you can use the commercial Green Guide to Specification. The only circumstance when it would be appropriate to use the commercial Green Guide to Specification directly would be for upper floor constructions, where timber would not be appropriate for high rise buildings (over six storeys).</p> <p>For ground floors, these are only listed in the housing Green Guide. For a larger building, if the ground floor is being used as a raft foundation or as part of the structural foundations, then it will be doing much more than the normal functional unit used for the Green Guide ground floor. It would therefore be appropriate to ignore the ground floor in these circumstances. Similarly, if the ground floor is being used for other purposes, e.g. retail or offices, then it will not need to be assessed.</p>
Mat 2	Re-used in situ	Process Note July 2007	In EcoHomes any element that is re-used in situ will automatically achieve the top tier points for this credit. This amendment is current for all 2006 assessments and is in line with the Code for Sustainable Homes
	PEFC Timber		Further to a CPET (Centre Point of Excellence in Timber) review PEFC timber now qualifies as Tier 1 in the BREEAM and EcoHomes schemes. This change will take effect from the date of this process note. As a result there is currently no scheme that falls within Tier 2 and all other schemes remain in the same tier as before.

Ecology Section

Credit	Subject	Extract From	Details
In general	Ecology reports	Technical Note November 2006	<p>Guidance to relate ecology reports to EcoHomes' assessments is available on the Extranet to assist assessors relate the content of an ecology report to the land use and ecology credits. The document will help the ecologist to better understand what is required by EcoHomes.</p> <p>The role of the ecologist is to advice the EcoHomes assessor on the ecological value of the site and what can be done to enhance ecological value and protect existing features.</p>
Eco 1	'Suitably Qualified Ecologist'	Process Note October 2006	<p>For this credit to be awarded BREEAM and EcoHomes requires that ecological advisors are independently peer-reviewed to ensure that advice given is credible. BRE is not in a position to determine if a particular individual is suitably qualified on the basis of a submitted CV. We rely on the peer-review procedures of the professional body that the ecologist is affiliated to, as well as the academic qualifications and relevant experience of that individual ecologist.</p> <p>There are several such bodies that BREEAM/EcoHomes recognises to ensure that this is not restrictive, details of which are provided in the scheme manuals. Additional institutions have been added to the list over time and we are prepared to review and add any organisations undertaking independent specialist ecological peer reviews.</p> <p>If the appointed ecologist is not a member of one of the professional institutes listed in the manual, but is a member of an alternative institute, please email the name of the institute to the BREEAM office. We shall review the requirements of membership to determine whether the institute can be added to the list of compliant organisations in the manual.</p>

Eco 2	Report guidance	Process Note October 2006	<p>The assessor Extranet contains guidance for use in the assessment of Eco2 under the 2006 versions of the method. The guidance will be a proforma detailing the information the assessor requires from</p> <p>The ecologist and should be completed by the appointed ecologist. The form prompts the ecologist for precise information about the development required to satisfy each of the relevant EcoHomes ecology credits.</p> <p>We hope that this proforma will be particularly helpful in instances where an ecologist has been appointed to carry out ecological site surveys and produce a report without being made aware that a BREEAM assessment is to be conducted. The document will help assessors relate the contents of an ecology report to the ecology credits within BREEAM.</p>
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Health and Wellbeing Section

Credit	Subject	Extract From	Details
Hea 2	UKAS & UKAS Consultants	Email 19/07/06	<p>For EcoHomes 2006 registered developments: Only sound insulation measurement results from UKAS accredited consultants will be accepted.</p> <p>Assessors will need to see evidence confirming the following (UKAS accredited sound test organisations are required to provide this information);</p> <ul style="list-style-type: none"> • All and dimensions of rooms & common areas of partitions tested. <p>For Airborne sound insulation tests:</p> <ul style="list-style-type: none"> • Receive room reverberation times • Source room levels for loud speaker position 1

			<ul style="list-style-type: none"> • Receive room levels for loudspeaker 1 • Source room levels for loud speaker position 2 • Receive room levels for loudspeaker 2 • Background levels in receive room • Calculated D_{nT} and $D_{nT,w}$ and C_{tr} values <p>For Impact sound insulation tests:</p> <ul style="list-style-type: none"> • Impact sound pressure levels for each tapping machine position • Background levels in receive room • Reverberation times in receive room • Calculated L'_{nT} and $L'_{nT,w}$ values • All dimensions of rooms & common areas of partitions tested. <p>There are approximately twelve UKAS accredited sound testing companies, the majority in the south, with one in the north and one in the midlands. These can be found on the UKAS website http://www.ukas.org/testing/singlesearch.asp. When searching here the user has to type in 'acoustics' into the search engine specifying that the 'Testing is away from the permanent laboratory and leave the post code field blank. This will then bring up the list for all bodies in the country that perform on-site tests.</p>
Hea 2	Pre-completion testing by ANC registered Consultants	December 2006 Technical Note	<p>The degree of interpretation of the standards of ISO 140 parts 4 and 7 and Annex B of Approved Document E, building Regulations England and Wales has caused concern to BRE as the influence of the tester may cause testing to be inconsistent.</p> <p>BRE has reached an agreement with ANC over definitions on process for Pre-completion testing and reporting. To be accepted by the assessor reports prepared by ANC registered consultants must clearly confirm compliance with one of the following:</p> <p>1) Unattended source and receiver room measurements, using</p>

			<p>static microphone positions (as defined in ISO 140:4 Section 6.3.2.).</p> <p>2) Unattended source and receiver room measurements using a mechanical rotating boom microphone system (sweep radius as defined in ISO 140:4 Section 6.3.2.)</p> <p>3) attended source and receiver room measurements using static microphone positions (as defined in ISO 140:4 Section 6.3.2) provided that the tester remains still during each measurement and provided that the tester remains in the room throughout the measurements.</p> <p>This change will apply retrospectively to test reports prepared by ANC registered consultants before the date of this announcement but only where the test methods are confirmed to comply with one of the three methods outlined above. Other reports will not be deemed to be acceptable.</p> <p>In additional to the above requirements BRE has agreed with ANC that the latter will obtain third party accreditation from UKAS to cover their registration, quality and calibration systems. This will ensure compatibility with BRE's accreditation of the EcoHomes standard and systems.</p>
Hea 2	Use of Robust Details for EcoHomes 2005 and 2006	Process Note November 2006	<p>Robust Details are now accepted as a method of compliance with Hea 2 under EcoHomes 2005 and 2006. The assessor should view the http://www.robustdetails.com/Eco-Homes-e0b63e0 where acceptable RD's are listed.</p> <p>Please be aware that the Robust Details web site can change at any time, the Purchase Statements obtained from Robust Details by the developer when registering the detail set the date by which credit entitlement should be judged. Credits awarded at design stage will be awarded at post construction stage (provided the development meets the RD requirements) even if the credits awarded for the RD</p>

			<p>in question have changed in the interim.</p> <p>Credits are awarded as follows:</p> <table border="1"> <thead> <tr> <th>CSH credit entitlement</th> <th>Equivalent EcoHomes credit entitlement</th> <th>Basis of entitlement</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>2</td> <td>Building Regulations compliance</td> </tr> <tr> <td>1</td> <td>3</td> <td>3dB improvement over Building Regulations compliance</td> </tr> <tr> <td>3</td> <td>4</td> <td>5dB improvement over Building Regulations compliance</td> </tr> <tr> <td>4</td> <td>4</td> <td>8dB improvement over Building Regulations compliance</td> </tr> </tbody> </table>	CSH credit entitlement	Equivalent EcoHomes credit entitlement	Basis of entitlement	0	2	Building Regulations compliance	1	3	3dB improvement over Building Regulations compliance	3	4	5dB improvement over Building Regulations compliance	4	4	8dB improvement over Building Regulations compliance
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