



December 2020

BUILDING REGULATIONS

PART F - Conservation of fuel and power

NEARLY ZERO-ENERGY BUILDINGS (NZEB) REQUIREMENTS FOR NEW BUILDINGS

BACKGROUND

Regulation 43B of the Building Regulations (Northern Ireland) 2012 (as amended) ('the Building Regulations') requires that where a building is newly erected, it must be a nearly zero-energy building (NZEB). This regulation implements Article 9(1) of Directive 2010/31/EU on the Energy Performance of Buildings (EPBD).

PURPOSE

The purpose of this Information Note is to clarify the implementation of the NZEB requirements of regulation 43B as it applies to 'all new buildings' from 31st December 2020.

Information Note of October 2019 remains valid for new buildings occupied and owned by public authorities until further notice.

REGULATION 43B

Regulation 43B states:

- (1) Where a building is erected, it must be a nearly zero-energy building.*
- (2) For the purposes of paragraph (1)—*
 - (a) in respect of new buildings occupied and owned by public authorities, this regulation shall apply from 1st January 2019; and*
 - (b) in respect of all new buildings, this regulation shall apply from 31st December 2020.*

COMPLIANCE WITH REGULATION 43B

The minimum level of compliance with this requirement may be achieved by meeting the Target Emission Rate required under regulation 40. Those carrying out the work should also undertake an analysis of the technical, environmental and economic feasibility of using high efficiency alternative systems, which include decentralised energy supply systems based on energy from renewable sources, and take this into account as required by regulation 43A.

This applies to both new buildings which are erected, or for which a new building regulations application is made, after 31st December 2020, until further notice.

FUTURE PROPOSALS AND TECHNICAL UPLIFT

The Department is working to increase standards required under Part F (Conservation of fuel and power) as soon as possible.

Any new requirements would be expected to apply on the basis of the date of a building regulations application.

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