

'R' you up to speed?



What's new?

Following the implementation of Article 8 of the 2014 Broadband Cost Reduction Directive (EU2014/61) new Building Regulation Part 9A was incorporated to include Physical Infrastructure for High Speed Electronic Communications Networks. To support the Regulation a new Approved Document has been published by NBS and is available for free download on the Planning Portal. The purpose of this booklet is to provide an outline of the changes and suggest methods of compliance.

When?

It takes effect on 1st January 2017 for use in England. It does not apply to work started before 1st January 2017, or work subject to a building notice, full plans or initial notice (Approved Inspector Appointment) submitted before that date provided the work is started onsite before 31st December 2017.

"The newest addition to the Approved Documents Series since Part Q 2015 – Security"

What does it apply to?

The erection of a dwelling or works which consists of major renovation work to the building. It does not automatically apply to a 'change of use'.

The Requirement:

1. Building work must be carried out to ensure that the building is equipped with high-speed-ready in-building physical infrastructure, up to a network termination point for high-speed communication networks.
2. Where the work concerns a building containing more than one dwelling, the work must be carried out to ensure that the building is equipped in addition with a common access point for high-speed electronic communication networks.

What does this mean?

The requirement applies to both dwellings and to buildings other than dwellings. It is the intention for infrastructure to be in place so that, in future, copper, fibre-optic cables or wireless devices capable of delivering broadband speeds greater than 30 Mbps can be installed.

Note: Standard copper telephone cable can deliver broadband speeds up to 70 Mbps.

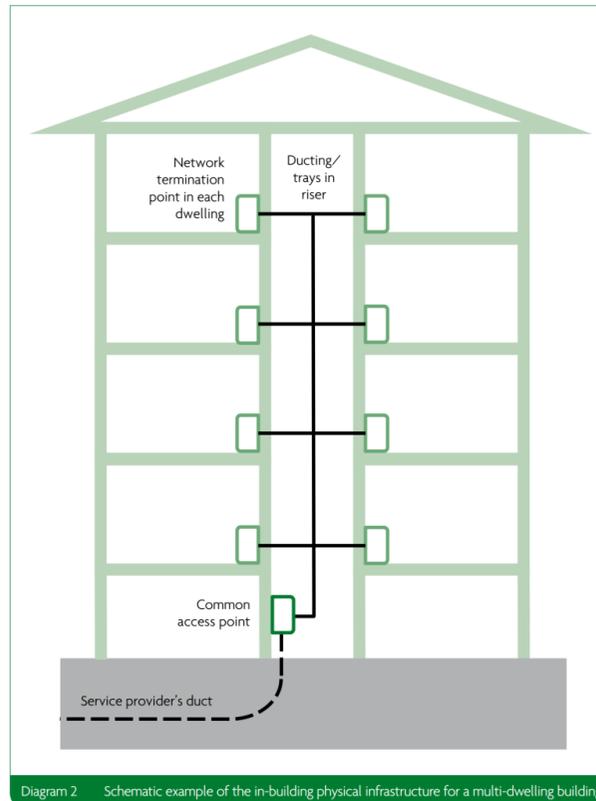
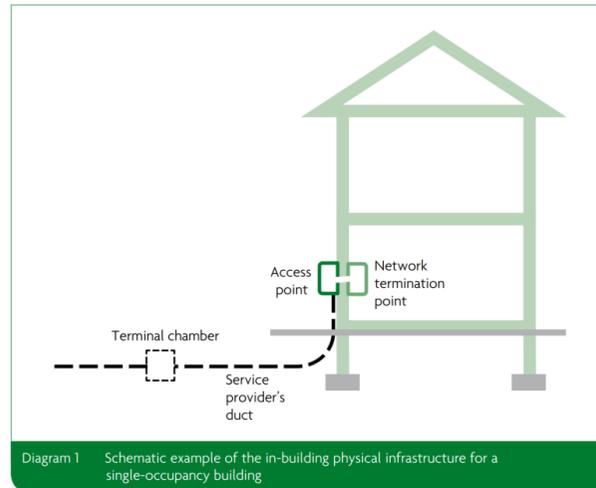
The requirement is to provide only the 'in-building' physical infrastructure from the service providers access point. Multi-dwelling buildings must be provided with a common access point capable of serving all the dwellings within the building.

It is NOT a requirement to provide infrastructure that extends beyond the network termination point. Nor is it a requirement to provide external or site-wide infrastructure.

What are major renovation works?

Typical scenarios would include, barn conversions and changes of use from office to residential.

Where a person can demonstrate to Building Control that the works required or costs would be unreasonable, an exemption for Part R may be applicable.



Who We Are

Gateway Building Control are a private sector Building Control provider offering a professional and client friendly alternative to Local Authority Building Control throughout East Anglia.

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