

Construction Specification for Part L1A Compliance 2021 Building Regulations		Ref: DK-35
Project: 1 new dwelling	Address: 26 Ilex Way, Goring-by-Sea, Worthing, BN12 4UY	
Date: 02 December 2025	SAP Assessor: Dominic Bibby	
Construction and insulation		
Element	U-Value (W/m2K)	
Ground floor 75mm screed + 100mm concrete + 150mm PIR	0.12	
External wall 12.5mm PB + dabs + 100mm block (Toplite 7N) + 100mm PIR + 102mm brick/render	0.19	
Roof – Pitched roof (insulated at flat ceiling) 12.5mm PB + 100mm Rockwool (between joists) + 300mm Rockwool (over)	0.09	
Glazing Windows/Glazed doors/Roof lights.	1.4	
Front door/external doors	1.0	
Air tightness Air permeability	5.0	
Heating, Ventilation, Lighting, Renewables		
Main Heating System Air Source Heat Pump (ASHP) minimum 250% efficiency. Heat emitter: UFH. ASHP flow temperature: 35. Model: Mitsubishi Electric Ecodan 6.0 kW PUZ-WM60VAA. Code: 104634. MAKE SURE HEATING SYSTEM IS LISTED ON PRODUCT CHARACTERISTICS DATABASE NOTE: CHANGING THE HEATING SYSTEM MAY RESULT IN NON-COMPLIANCE AND IMPACT THE EPC RATING.		
Heating controls Heating Controls: Time and temperature zone control.		
Water Heating From main heating. 210 litre water cylinder with declared heat loss factor of 2.0. Heat transfer area: m2 (TBC)		
Smart meters Electric smart meter fitted - yes/no (Note: this appears on the EPC). TBC Gas smart meter fitted - yes/no (Note: this appears on the EPC). TBC		
Lighting Light fittings to have a minimum luminous efficacy of 75 light source lumens per circuit watt.		
Ventilation System 1 – background ventilation & intermittent extract fans to wet rooms.		
Photovoltaic panels (PV) South elevation with a peak of 0.82 kWp West elevation with a peak of 0.82 kWp North elevation with a peak of 0.82 kWp REQUIRED FOR COMPLIANCE – NO. REQUIRED FOR EPC RATING – YES.		
Photographic evidence Building Regulations Part L 2021 (June 2022) requires that the builder/developer collates photographic evidence of all construction elements and junctions throughout the build process. Building Control have the right to request this on completion, and this may be needed to enable the as-built SAP and EPC to be produced, and for us to be able to sign the BREL (compliance) report. Please pass the above photographic evidence details onto the builder/developer/client.		