

The Building Regulations 2010

Amendments to the Approved Documents

This document contains amendments to the following
Approved Document:

**Approved Document J: Combustion appliances and
fuel storage systems**

2010 edition incorporating 2010 and 2013 amendments

July 2022

Introduction

This document sets out amendments to guidance previously published in *Approved Document J: Combustion appliances and fuel storage systems 2010 edition incorporating 2010 and 2013 amendments*. These amendments will be incorporated in the online available Approved Document J as from 1 October 2022. Hard copy versions from before that date will need to be read alongside the amendments listed in this document. You should always check the online version to know that you are looking at the most up to date version.

The changes highlighted in this amendment booklet take effect on 1 October 2022 for use in England. The 2010 edition incorporating 2010 and 2013 amendments will continue to apply to the building work to which it relates, provided:

- a. it has started before that day; or
- b. work for which:
 - i. a building notice has been given to a local authority before that day; or
 - ii. an initial notice has been given to a local authority and not rejected by it before that day; or
 - iii. an amendment notice has been given to a local authority and not rejected by it before that day; or
 - iv. full plans have been deposited before that day
and work commences within three months beginning on that day; or
- c. that for work where no notification is required (see regulation 12(6) of the Building Regulations 2010), the work commences within three months beginning on that day.

Please note that ‘building notice’, ‘initial notice’, ‘amendment notice’ and ‘full plans’ have the meanings given in the Building Regulations 2010.

The changes focus on the following provisions:

- a. Extension of the provisions to install carbon monoxide alarms in support of requirement J3 “Warning of release of carbon monoxide”.
- b. Clarifications and corrections of further text.

Full details of the changes are provided below.

The Building Regulations 2010

Approved Document J: Combustion appliances and fuel storage systems

2010 edition incorporating 2010 and 2013 amendments

List of amendments

July 2022

Inside front cover

Insert the following.

MAIN CHANGES MADE BY THE 2022 AMENDMENTS

Guidance has been added in support of requirement J3 “Warning of release of carbon monoxide” on the provision of carbon monoxide alarms where gas burning appliances and oil burning appliances are installed.

What is an Approved Document?

Where you can get further help

Pages 3 and 4

Replace unnumbered paragraphs under this heading with the following.

If you are unsure whether you have the knowledge and skills to apply the guidance correctly, or if you do not understand the technical guidance or other information in this approved document or the additional detailed technical references to which it directs you, you should seek further help. Some sources of help are listed below.

- a. Your building control body may be able to help in many cases.
- b. If you are registered with a competent person scheme, the scheme operator should be in a position to help.
- c. Suitably qualified and experienced construction professionals should also be engaged where necessary.

Responsibility for compliance

Page 4

Below the existing unnumbered paragraph under this heading **insert** the following.

The *Manual to the Building Regulations* gives an overview of the building regulatory system in England. You can access the most recent version of the manual at <http://www.gov.uk/guidance/building-regulations-and-approved-documents-index>

The requirements

Interaction with other legislation

Page 7

Replace subheading **The Clean Air Act 1993** and paragraphs below with the following.

Smoke control areas

Under the Clean Air Act 1993 as amended by the Environment Act 2021, local authorities may declare the whole or part of the district of the authority to be a smoke control area. This means that it is an offence to emit a substantial amount of smoke from a chimney of a building, from a furnace or from any fixed boiler if located in a designated smoke control area. It is also an offence to acquire an 'unauthorised fuel' for use within a smoke control area unless it is used in an exempt appliance.

Authorised fuels are fuels which are authorised by Statutory Instruments (Regulations) made under the Clean Air Act 1993. These include inherently smokeless fuels such as gas and anthracite together with specified brands of manufactured solid smokeless fuels. These fuels have passed tests to confirm that they are capable of burning in an open fireplace without producing any smoke or a substantial quantity of smoke.

Exempt appliances are appliances (ovens, wood burners, boilers and stoves) which have been exempted by Statutory Instruments (Orders) under the Clean Air Act 1993. These have passed tests to confirm that they are capable of burning an unauthorised or inherently smoky solid fuel without producing any smoke or a substantial quantity of smoke.

More information and details of authorised fuels and exempt appliances can be found on the internet at <http://smokecontrol.defra.gov.uk/>

Section 1: Provisions which apply generally to combustion appliances

Performance

Page 17

Replace paragraph 1.1(c) with the following.

- c. incorporate an appropriate means of warning of a release of carbon monoxide for fixed appliances that burn solid fuels, gas fuels (excluding gas appliances used solely for cooking) and oil fuels;

Replace note after paragraph 1.1(f) with the following.

Note: Whilst, for the purposes of requirement J3, it is considered appropriate to require carbon monoxide alarms only when fixed appliances that burn solid fuel, gas (excluding gas appliances used solely for cooking) and oil are installed, such alarms can still reduce the risk of poisoning from other types of appliance.

Section 2: Additional provisions for appliances burning solid fuel (including solid biofuel) with a rated output up to 50kW

Carbon monoxide alarms

Page 41

Replace paragraph 2.35 with the following.

2.35 Carbon monoxide alarms should comply with BS EN 50291-1:2018 and be a Type A alarm powered by a battery designed to operate for the working life of the alarm. The alarm should incorporate a warning device to alert users when the working life of the alarm is due to pass. Mains-powered BS EN 50291-1:2018 Type A carbon monoxide alarms with fixed wiring (not plug-in types) may be used as an alternative, provided they are fitted with a sensor failure warning device.

Insert note after paragraph 2.35 as follows.

Note: Type A carbon monoxide alarms are fitted with an output function for triggering ancillary devices such as remote alarms or specialist alarms for older people and disabled people.

Replace note after paragraph 2.36(b) with the following.

Note: Further guidance and recommendations on the installation of carbon monoxide alarms is available in BS EN 50292:2013 and from manufacturers' instructions. Provision of a carbon monoxide alarm should not be regarded as a substitute for the correct installation and regular servicing of combustion appliances.

Section 3: Additional provisions for gas burning appliances with a rated input up to 70kW (net)

Page 55

Insert the following after the paragraph headed **Alternative approach**.

Carbon monoxide alarms

3.43 Where a new or replacement fixed gas burning appliance (excluding gas appliances used solely for cooking) is installed in a dwelling, a carbon monoxide alarm should be provided in the room where the appliance is located.

3.44 Carbon monoxide alarms should comply with BS EN 50291-1:2018 and be a Type A alarm powered by a battery designed to operate for the working life of the alarm. The alarm should incorporate a warning device to alert users when the working life of the alarm is due to pass. Mains-powered BS EN 50291-1:2018 Type A carbon monoxide alarms with fixed wiring (not plug-in types) may be used as an alternative, provided they are fitted with a sensor failure warning device.

Note: Type A carbon monoxide alarms are fitted with an output function for triggering ancillary devices such as remote alarms or specialist alarms for older people and disabled people.

3.45 The carbon monoxide alarm should be located in the same room as the appliance:

- a. on the ceiling at least 300mm from any wall or, if it is located on a wall, as high up as possible (above any doors and windows) but not within 150mm of the ceiling; and
- b. between 1m and 3m horizontally from the appliance.

Note: Further guidance and recommendations on the installation of carbon monoxide alarms is available in BS EN 50292:2013 and from manufacturers' instructions. Provision of a carbon monoxide alarm should not be regarded as a substitute for the correct installation and regular servicing of combustion appliances.

Section 4: Additional provisions for oil burning appliances with a rated output up to 45kW

Page 62

Insert the following after Diagram 42.

Carbon monoxide alarms

4.30 Where a new or replacement fixed oil burning appliance is installed in a dwelling, a carbon monoxide alarm should be provided in the room where the appliance is located.

4.31 Carbon monoxide alarms should comply with BS EN 50291-1:2018 and be a Type A alarm powered by a battery designed to operate for the working life of the alarm. The alarm should incorporate a warning device to alert users when the working life of the alarm is due to pass. Mains-powered BS EN 50291-1:2018 Type A carbon monoxide alarms with fixed wiring (not plug-in types) may be used as an alternative, provided they are fitted with a sensor failure warning device.

Note: Type A carbon monoxide alarms are fitted with an output function for triggering ancillary devices such as remote alarms or specialist alarms for older people and disabled people.

4.32 The carbon monoxide alarm should be located in the same room as the appliance:

- a. on the ceiling at least 300mm from any wall or, if it is located on a wall, as high up as possible (above any doors and windows) but not within 150mm of the ceiling; and
- b. between 1m and 3m horizontally from the appliance.

Note: Further guidance and recommendations on the installation of carbon monoxide alarms is available in BS EN 50292:2013 and from manufacturers' instructions. Provision of a carbon monoxide alarm should not be regarded as a substitute for the correct installation and regular servicing of combustion appliances.

Section 5: Provision for liquid fuel storage and supply
Protective measures against fire

Page 63

Replace Table 10 **Fire protection for oil storage tanks** with the following.

Table 10 Fire protection for oil storage tanks	
Location of tank	Protection usually satisfactory
Within a building	Locate tanks in a place of special fire hazard which should be directly ventilated to outside. Without prejudice to the need for compliance with all the requirements in Schedule 1, the need to comply with Part B should particularly be taken into account.
Less than 1800mm from any part of a building	a) Make building walls imperforate (1) within 1800mm of tanks with at least 30 minutes fire resistance (2) to internal fire and construct eaves within 1800mm of tanks and extending 300mm beyond each side of tanks with at least 30 minutes fire resistance to external fire and with non-combustible cladding; or b) Provide a fire wall (3) between the tank and any part of the building within 1800mm of the tank and construct eaves as in (a) above. The fire wall should extend at least 300mm higher and wider than the affected parts of the tank.
Less than 760mm from a boundary	Provide a fire wall between the tank and the boundary or a boundary wall having at least 30 minutes fire resistance to fire on either side. The fire wall or the boundary wall should extend at least 300mm higher and wider than the top and sides of the tank.
At least 1800mm from the building and at least 760mm from a boundary	No further provisions necessary.

Notes:

1. Excluding small openings such as air bricks etc.
2. Fire resistance in terms of insulation, integrity and stability as determined by testing to the relevant parts of BS 476 or BS EN 1363 or BS EN 1364.
3. Fire walls are imperforate non-combustible walls or screens, such as masonry walls or fire-rated composite panel screens.

List of approved documents

The following publications give practical guidance on how to meet the Building Regulations. You can find the date of the edition approved by the Secretary of State at www.gov.uk.

Approved Document A

Structure

Approved Document B

Fire safety

Volume 1: Dwellings

Volume 2: Buildings other than dwellings

Approved Document C

Site preparation and resistance to contaminants and moisture

Approved Document D

Toxic substances

Approved Document E

Resistance to the passage of sound

Approved Document F

Ventilation

Volume 1: Dwellings

Volume 2: Buildings other than dwellings

Approved Document G

Sanitation, hot water safety and water efficiency

Approved Document H

Drainage and waste disposal

Approved Document J

Combustion appliances and fuel storage systems

Approved Document K

Protection from falling, collision and impact

Approved Document L

Conservation of fuel and power

Volume 1: Dwellings

Volume 2: Buildings other than dwellings

Approved Document M

Access to and use of buildings

Volume 1: Dwellings

Volume 2: Buildings other than dwellings

Approved Document O

Overheating

Approved Document P

Electrical safety – Dwellings

Approved Document Q

Security – Dwellings

Approved Document R

Physical infrastructure for high-speed electronic communications networks

Approved Document S

Infrastructure for the charging of electric vehicles

Approved Document 7

Materials and workmanship

The Building Regulations 2010, Approved Documents are available from:

RIBA Books

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