



environmental
treatment
concepts

Update to Building Regulations

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Statutory guidance

Conservation of fuel and power: Approved Document L

Building regulation in England setting standards for the energy performance of new and existing buildings.

After many years of lobbying environmental, water and energy bodies, regulators and successive government ministers and committees, not all of whom were helpful, we have finally had building regulations made fit for purpose. Now architects, builders and facilities managers have the correct metrics and guidance to determine when water treatment must be included.

In brief, across the c.70% of England & Wales that are affected by hard water and will thus suffer from limescale, they are required to combat its inexorable effect on efficiency and carbon footprint by including limescale management.

Thanks to our persistence, building regulations now conform to World Health Organisation (2004) and Drinking Water Inspectorate guidelines that state, where total water hardness, measured as CaCO_3 :

- exceeds 200 ppm or mg/l, **scaling will occur**
- is less than 100 ppm or mg/l, will have a low buffering capacity and be **more corrosive** to pipes.

Furthermore, where water is artificially softened, it is recommended that a **minimum total hardness of 150 ppm or mg/l is maintained**. This is because there is evidence of a relationship between water hardness and cardiovascular health which may be related to the beneficial properties of magnesium and calcium in the diet.

Link to the Approved Document L –

<https://www.gov.uk/government/publications/conservation-of-fuel-and-power-approved-document-l>

- Volume 1: Dwellings
- Volume 2: Buildings other than dwellings

