

The Building Bye-laws (Jersey)

2019 Edition

LIST OF TECHNICAL GUIDANCE DOCUMENTS CURRENTLY APPROVED

This guidance lists the technical guidance documents published by the Minister for Planning and Environment for the purposes of providing guidance on meeting the requirements of the Building Bye-laws (Jersey).

Section 1 – Introduction

- The building bye-laws (Jersey) 2007, as amended came into force on 1st January 2011. They replace the building bye-laws (Jersey) 2007 and consolidate all subsequent revisions to those bye-laws. The purpose of this document is to list all documents published by the Minister for Planning and Environment for the purposes of providing guidance on meeting the requirements of those Bye-laws.
- [Section 2](#) lists the documents approved for the purposes of providing guidance on meeting the requirements of the Building Bye-laws (Jersey) 2007, as amended. These apply to building applications accepted by the Department on or after 1st January 2011. (See Section 6 for variations).
- [Section 3](#) lists the documents which have been published, with the variations set out in Section 6, for the purpose of providing practical guidance on meeting the requirements of the Building Bye-laws (Jersey) 2007. These apply to building applications accepted by the Department between 1st July 2007 and 31st December 2010.
- [Section 4](#) lists the documents which have been published, with the variations set out in Section 6, for the purpose of providing practical guidance on meeting the requirements of the Building Bye-laws (Jersey) 2004. These apply to building applications registered by the Department between 1st March 2004 and 30th June 2007.
- [Section 5](#) lists the documents previously published for the purposes of providing guidance on meeting the requirements of the Building Bye-laws (Jersey) 1997, and 2001, to allow for circumstances where those Bye-laws continue to apply.
- [Section 6](#) lists the variations made to the approved documents listed in sections 2, 3, 4 and 5. These must be read in conjunction with the requirements listed in the second schedule to the Bye-laws and the associated Approved Document.
- The Department envisages further documents such as this will be issued in order to keep documents approved for the purposes of providing practical guidance up to date.

Section 2 - List of Documents Currently Approved

The following documents have been approved by the Minister for Planning and Environment for the purposes of providing practical guidance on meeting the requirements of the Building Bye-laws (Jersey) 2007, as amended.

Bye-law 7

Planning and Environment Committee.

Technical Guidance Document : Bye-law 7: 1997 Edition. Materials and Workmanship.

Part 1 - Structure

Planning and Environment Committee.

Technical Guidance Document Part 1: 1997 Edition. Structure

Part 2 – Fire safety

For building applications submitted on or after 1st January 2013

States of Jersey Technical Guidance Document Part 2: Fire Safety 2013 Edition Volume 1 – Dwelling Houses, and

States of Jersey Technical Guidance Document Part 2: Fire Safety 2013 Edition Volume 2 – Buildings Other Than Dwelling Houses.

For building applications submitted prior to 1st January 2013

Approved Document B, 2000 Edition with 2002 amendments published by the DETR Fire Safety

Part 3 – Combustion appliances and fuel storage systems

States of Jersey Technical Guidance Document Part 3: 2011 Edition Combustion Appliances and Fuel Storage Systems

Part 4 - Site Preparation and Resistance to Contaminants and Moisture

For building Applications submitted on or after 1st October 2019

Government of Jersey. Technical Guidance Document Part 4 - Site Preparation and Resistance to Contaminants and Moisture

For building applications submitted prior to 1st October 2019

Part 4 – Site preparation and resistance to moisture

Planning and Environment Committee.

Technical Guidance Document Part 4: 1997 Edition Preparation of Sites and Resistance to Moisture

Part 5 - Means of Ventilation / Condensation in roofs

States of Jersey

Technical Guidance Document Part 5: 2011 edition.

Means of ventilation / condensation in Roofs.

For Building Applications submitted on or after 1st July 2014

Part 6 – Drainage, Sanitation, Hot Water Safety and Water Efficiency.

States of Jersey

Technical Guidance Document Part 6: 2014 Edition.

For Building Applications submitted prior to 1st July 2014

Part 6 – Drainage and waste

disposal Approved Document H.

Drainage and Waste Disposal.

2002 Edition published by the DTLR

and

Planning and Environment Committee.

Technical Guidance Document Part 6: 1997

Edition. Drainage, Hygiene and Water

Storage Sections 5 to 8 only.

Part 7 – Stairs, ramps and barriers

Planning and Environment Committee.

Technical Guidance Document Part 7: 1997

Edition. Stairs, Ramps and Protective Barriers

Part 8 – Access to and use of buildings

States Of Jersey

Technical Guidance Document Part 8: 2007

Edition Access to and Use of Buildings

States Of Jersey

Technical Guidance Document Part 8: 2007 Edition

with 2012 amendments (effective from 1st July 2012)

Access to and Use of Buildings

Part 9 – Transmission of sound Approved

Document E,

2003 Edition published by the ODPM.

Resistance to the Passage of Sound

Part 10 – Glazing

Planning and Environment Committee.

Technical Guidance Document Part 10: 1997

Edition. Glazing – Safety and Protection

**For Building Applications submitted on or after 1st
July 2016**

Part 11 – Conservation of fuel and power

States Of Jersey

Technical Guidance Document Part 11.1A: 2016 Edition.
Conservation of Fuel and Power in New Dwellings

States Of Jersey

Technical Guidance Document Part 11.2A: 2016 Edition.
Conservation of Fuel and Power in New Buildings
Other than Dwellings

States Of Jersey

Technical Guidance Document Part 11.1B: 2016 Edition
Conservation of fuel and Power in Existing Dwellings

States Of Jersey

Technical Guidance Document Part 11.2B: 2016 Edition.
Conservation of Fuel and Power in Existing Buildings
Other than Dwellings

**For Building Applications submitted prior to 18th
July 2016**

Part 11 – Conservation of fuel and power

States Of Jersey

Technical Guidance Document Part 11.1A: 2011 Edition.
Conservation of Fuel and Power in New Dwellings

States Of Jersey

Technical Guidance Document Part 11.2A: 2011 Edition.
Conservation of Fuel and Power in New Buildings
Other than Dwellings

States Of Jersey

Technical Guidance Document Part 11.1B: 2011 Edition
Conservation of fuel and Power in Existing Dwellings

States Of Jersey

Technical Guidance Document Part 11.2B: 2011 Edition.
Conservation of Fuel and Power in Existing Buildings
Other than Dwellings

Part 12 – Electrical safety

Planning and Environment Committee.

Technical Guidance Document Part 12: 2007 Edition.
Electrical Safety

Section 3 - List of the Documents Previously Approved Building Bye-laws (Jersey) 2007

The following documents have been approved by the Minister for Planning and Environment for the purposes of providing practical guidance with respect to the requirements of the Building Bye-laws (Jersey) 2007.

Bye-law 7

Planning and Environment Committee
Technical Guidance Document : Bye-law 7 1997 Edition.
Materials and Workmanship.

Part 1 - Structure

Planning and Environment Committee.
Technical Guidance Document Part 1: 1997 Edition.
Structure

Part 2 – Fire safety

Approved Document B,
2000 Edition published by DETR.
Fire Safety.

Part 3 – Combustion appliances and fuel storage systems

Approved Document J,
2002 Edition published by the DTLR.
Combustion appliances and fuel storage systems

and

for building applications submitted on or after 1st July 2011
States of Jersey
Technical Guidance Document Part 3: 2011 Edition
Combustion Appliances and Fuel Storage Systems

Part 4 – Site preparation and resistance to moisture

Planning and Environment Committee.
Technical Guidance Document Part 4: 1997 Edition.
Site Preparation and Resistance to Moisture

Part 5 – Means of ventilation

Planning and Environment Committee.
Technical Guidance Document Part 5: 1997 Edition.
Ventilation

Part 6 – Drainage

Planning and Environment Committee.
Technical Guidance Document Part 6: 1997 Edition.
Hygiene and Water Storage, sections 5 to 8 only

Approved Document H,
2002 Edition published by the DTLR.
Drainage and Waste Disposal

Part 7 – Stairs, ramps and barriers

Planning and Environment Committee.
Technical Guidance Document Part 7: 1997 Edition.
Stairs, Ramps and Protective Barriers

Part 8 – Access to and use of buildings

Planning and Environment Committee.
Technical Guidance Document Part 8: 2007 Edition.
Access to and Use of Buildings

Part 9 – Transmission of sound

Approved Document E,
2003 Edition published by the ODPM.
Resistance to the Transmission of Sound

Part 10 – Glazing

Planning and Environment Committee.
Technical Guidance Document Part 10: 1997 Edition.
Glazing – Safety and Protection

Part 11 – Conservation of fuel and power

Approved Document L1,
2002 Edition published by the DTLR.
Conservation of Fuel and Power

Approved Document L2,
2002 Edition published by the DTLR.
Conservation of Fuel and Power

Part 12 – Electrical safety

States Of Jersey
Technical Guidance Document Part 12: 2007 Edition.
Electrical Safety

Section 4 - List of the Documents Previously Approved Building Bye-laws (Jersey) 2004

The following documents have been approved by the Minister for Planning and Environment for the purposes of providing practical guidance on meeting the requirements of the Building Bye-laws (Jersey) 2004.

Bye-law 7

Planning and Environment Committee.
Technical Guidance Document : Bye-law 7: 1997 Edition.
Materials and Workmanship

Part 1 - Structure

Planning and Environment Committee.
Technical Guidance Document Part 1: 1997 Edition.
Structure

Part 2 – Fire safety

Approved Document B,
2000 Edition published by the DETR.
Fire Safety

Part 3 – Combustion appliances and fuel storage systems

Approved Document J,
2002 Edition published by the DTLR.
Combustion appliances and fuel storage systems

Part 4 – Site preparation and resistance to moisture

Planning and Environment Committee.
Technical Guidance Document Part 4: 1997 Edition.
Site Preparation and Resistance to Moisture

Part 5 – Means of ventilation

Planning and Environment Committee.
Technical Guidance Document Part 5: 1997 Edition.
Ventilation

Part 6 – Drainage

Planning and Environment Committee.
Technical Guidance Document Part 6: 1997 Edition.
Hygiene and Water Storage, Sections 5 to 8 only

Part 7 – Stairs, ramps and barriers

Planning and Environment Committee
Technical Guidance Document Part 7: 1997 Edition.
Stairs, Ramps and Protective Barriers

Part 8 – Access to and use of buildings

Planning and Environment Committee.
Technical Guidance Document Part 8: 1997 Edition.
Access and Facilities for Disabled Persons

Part 9 – Transmission of sound

Approved Document E,
2003 Edition published by the ODPM.
Resistance to the Passage of Sound

Part 10 – Glazing

Planning and Environment Committee.
Technical Guidance Document Part 10: 1997 Edition.
Glazing – Safety and Protection

Part 11 – Conservation of fuel and power

Approved Document L1,
2002 Edition published by the DTLR.
Conservation of Fuel and Power

and

Approved Document L2,
2002 Edition published by the DTLR.
Conservation of Fuel and Power

Part 12 – Electrical safety

Planning and Environment Committee.
Technical Guidance Document Part 12: 2002 Edition.
Electrical Safety

Section 5 - List of the Documents Previously Approved

Building Bye-laws (Jersey) 1997

Building Bye-laws (Jersey) 2001

The following documents have been approved by the Minister for Planning and Environment for the purposes of providing practical guidance on meeting the requirements of the Building Bye-laws (Jersey) 1997 and the Building Bye-laws (Jersey) 2001.

Bye-law 7

Planning and Environment Committee
Technical Guidance Document Bye-law 7: 1997 Edition.
Materials and Workmanship

Part 1 - Structure

Planning and Environment Committee.
Technical Guidance Document Part 1: 1997 Edition.
Structure

Part 2 – Fire safety

Planning and Environment Committee.
Technical Guidance Document Part 2: 1997 Edition.
Fire Safety

For plans approved under the
Building Bye-laws (Jersey) 2001.
Approved Document B,
2000 Edition published by DETR.
Fire Safety

Part 3 – Combustion appliances and fuel storage systems

Planning and Environment Committee.
Technical Guidance Document Part 3: 1997 Edition.
Heat Producing Appliance and Storage of Fuels

Part 4 – Site preparation and resistance to moisture

Planning and Environment Committee.
Technical Guidance Document Part 4: 1997 Edition.
Site Preparation and Resistance to Moisture

Part 5 – Means of ventilation

Planning and Environment Committee.
Technical Guidance Document Part 5: 1997 Edition.
Ventilation

Part 6 – Drainage, hygiene and water storage

Planning and Environment Committee.
Technical Guidance Document Part 6: 1997 Edition.
Drainage, Hygiene and Water Storage

Part 7 – Stairs, ramps and protective barriers

Planning and Environment Committee.
Technical Guidance Document Part 7: 1997 Edition.
Stairs, Ramps and Protective Barriers

Part 8 – Access to and use of buildings

Planning and Environment Committee.
Technical Guidance Document Part 8: 1997 Edition.
Access and Facilities for Disabled Persons

Part 9 – Transmission of sound

Planning and Environment Committee.
Technical Guidance Document Part 9: 1997 Edition.
Resistance to the Transmission of Sound

Part 10 – Glazing

Planning and Environment Committee.
Technical Guidance Document Part 10: 1997 Edition.
Glazing – Safety and Protection

Part 11 – Conservation of fuel and power

Planning and Environment Committee.
Technical Guidance Document Part 11: 1997 Edition.
Conservation of Fuel and Power

Part 12 – Electrical safety

Planning and Environment Committee.
Technical Guidance Document Part 12: 2002 Edition.
Electrical Safety

Section 6 - Variations to the Documents Listed in Sections 2, 3, 4 and 5

The following documents have been varied or supplemented for the purposes of providing practical guidance on meeting the requirements of the Building Bye-laws (Jersey) 2004, the Building Bye-laws (Jersey) 2007, and the Building Bye-laws (Jersey) 2007, as amended. The variations must be read alongside the relevant Building Bye-law requirement and associated Approved Document.

APPROVED DOCUMENT J.

Page 54.

Replace paragraph 5.1 (b) with:

Oil storage tanks, their ancillary equipment and the pipework connecting them to combustion appliances in buildings:

- i) are reasonably resistant to physical damage and corrosion and are designed and installed so as to minimise the risk of oil escaping during the filling or maintenance of the tank; and
- ii) incorporate secondary containment; and
- iii) are labeled with information on how to respond to a leak.

Delete paragraph 5.3.

Page 55.

Delete paragraph 5.7.

Delete paragraph 5.8.

Delete paragraph 5.9.

Replace the first sentence of paragraph 5.10 with:

A way of meeting the requirement to provide secondary containment would be

Replace paragraph 5.12 with:

An oil storage installation should carry a label in a prominent position giving the Water Pollution Hotline telephone number and advice on what to do if an oil spill occurs.

Technical Guidance Document 4.

Page 8.

Delete paragraph 2.7 and replace with new paragraph 2.7 as follows:

Radon

2.7 Radon is a naturally-occurring, radioactive, colourless and odourless gas which is formed in small quantities by radioactive decay wherever uranium and radium are found. It can move through the subsoil and so into buildings. Exposure to high levels for long periods increases the risk of developing lung cancer. To reduce this risk all newly created dwellings and extensions to dwellings need to incorporate precautions against radon. Guidance on suitable protective measures for new dwellings can be found in the BRE Report 211: Radon: guidance on protective measures for new Dwellings.

APPROVED DOCUMENT H.

Page 13.

Replace paragraph 2.2 with;

Some public sewers may carry foul water and rainwater in the same pipe. However, where it is proposed to connect the rainwater drainage system to the public sewer the system should be designed so as to keep the rainwater and foul drainage separate up to a point near the site boundary.

Delete paragraphs 2.4 and 2.5.

Page 16.

Delete paragraph 2.39 and replace with the words "Where foul water drainage from a building is to be pumped, the effluent receiving chamber should be fitted with dual pumps and sized to contain 24-hour inflow to allow for disruption in service. The chamber should also be fitted with a warning device which alerts the occupants of the building of a failure of any of the pumps. The minimum daily discharge of foul drainage should be taken as 150 litres per head per day for domestic use. For other types of building, the capacity of the receiving chamber should be based on the calculated daily demand of the water intake for the building. Where only a proportion of the foul sewage is to be pumped, then the capacity should be based pro-rata. In all pumped systems the controls should be so arranged to optimise pump operation.

Page 24 deleted.

Page 25 deleted.

Page 26 deleted.

Page 27 deleted.

Page 29.

Delete paragraph 1.14 .

Page 30.

Replace paragraph 1.17 with:

Where they are to be emptied using a tanker, the septic tank should be sited within 30m of a vehicle access provided that the invert level of the septic tank is no more than 3m below the level of the vehicle access. This distance should be reduced on a pro rata basis to 15m for septic tanks with an invert level of 6m below the vehicle access level. Septic tanks with an invert level greater than 6m below the level of the vehicle access should not be used. There should also be a clear route for the hose such that the tank can be emptied and cleaned without hazard to the building occupants and without the contents being taken through a dwelling or place of work.

Page 34.

Replace paragraph 1.60 with:

Cesspools should be sited within 30m of a vehicle access provided that the invert level of the cesspool is no more than 3m below the level of the vehicle access. This distance should be reduced on a pro rata basis to 15m for cesspools with an invert level of 6m below the vehicle access level. Cesspools with an invert level greater than 6m below the level of the vehicle access should not be used. There should also be a clear route for the hose such that the cesspool can be emptied and cleaned without hazard to the building occupants and without the contents being taken through a dwelling or place of work.

Replace paragraph 1.61 with:

Cesspools should have a capacity below the inlet of at least 18,000 litres, and be fitted with a warning device which alerts the occupants of the building when the cesspool is 75% full.

Page 36.

Delete paragraphs A.1 to A.9.

Page 42 deleted.

Page 43 deleted.

Page 46

Delete Appendix H3-A.

Page 47 deleted.

Page 48 deleted.

Page 49 deleted.

Page 50 deleted.

Page 51 deleted.

Page 52 deleted.

Page 53 deleted.

Page 54 deleted.

APPROVED DOCUMENT L1.

Page 12.

Delete paragraph 1.2.

Page 14.

Replace paragraph 1.21 with:

For dwellings where the heating system is undecided, the Target U-value is made more demanding (i.e. improved) by dividing by a factor of 1.15 to compensate for the higher carbon emission rate.

Paragraph 1.27 after the words “not less than 8” delete the words “Examples of dwellings with Carbon index of 8.0 or more are given in Appendix F.

Replace paragraph 1.28 with:

The 2001 edition of the UK Government’s Standard Assessment Procedure for Energy rating of Dwellings (SAP 2001) should be used for the calculation of the Carbon Index, when using the Carbon Index Method.

Page 48 deleted.

Page 49 deleted.

Page 50 deleted.

APPROVED DOCUMENT L2.

Page 18.

In Table 5 add after the words natural gas the words “and electricity”

Delete paragraph 1.26.

Table 6 replace the stated value for electricity with 0.05

In note 2 to table 6 delete “2000” and replace with “2003”.

Page 19.

Delete sub-paragraph (c) of paragraph 1.35.

TECHNICAL GUIDANCE DOCUMENT PART 12. (2007 EDITION)

Page 5.

Sub-paragraph 3. Delete definition of competent person and replace with new sub-paragraph 3 as follows:

3. A person who is a registered as competent to inspect, test, verify and certificate electrical installations in accordance with BS 7671:2008 by a certification body accredited by the United Kingdom Accreditation Service to ISO 17024:2003.

TECHNICAL GUIDANCE DOCUMENT PART 2 (2013 EDITION) VOLUME 1 – DWELLING HOUSES.

Page 18.

Paragraph 2.8 (a) amended to read as follows:

The window should have an unobstructed openable area of at least 450mm in any direction that provides a minimum overall openable area of at least 0.33 m² (the route through the window may be at an angle rather than straight through). The bottom of the openable area should be not more than 1100mm above the floor; and

Page 23.

Paragraph 2.9 (a) amended to read as follows:

The window should have an unobstructed openable area of at least 450mm in any direction that provides a minimum overall openable area of at least 0.33 m² (the route through the window may be at an angle rather than straight through). The bottom of the openable area should be not more than 1100mm above the floor; and

