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energy assessment that does not cost the earth

air leakage testing...

To complete an EPC for a property air test results are needed by Building control and the energy assessor. Current Building Regulation Part L1a requirements for air leakage testing for new builds in both England and Wales came into force in 2006.

To pass an air leakage test, as stated in SAP requirements, a new build must attain a air leakage result of 10 or better.* Mendip Energy hope that this leaflet will be a useful guide and checklist and to book your air leakage test, simply email or phone us.

what are the requirements? The test is needed near the completion of the build to establish how much uncontrolled air leakage occurs. The score is a measure of the amount of leakage divided by the area of the dwelling.

is a result of 10 good enough? The minimum for building regulations is a result of 10, however, the value used in the SAP may be lower - the lower value would be the air leakage target.

**unless exemption from test is applied.*

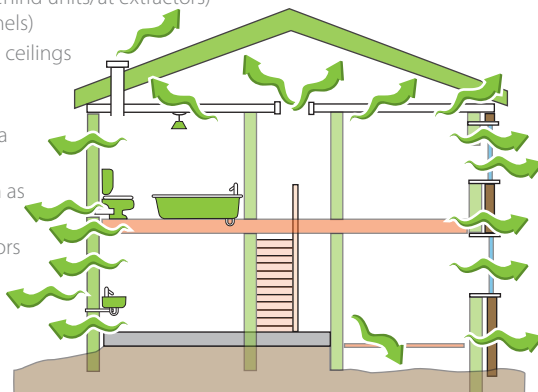
checklist prior to test...

- SAP completed, setting target value for air test
- external and internal doors hung and working
- windows, including glazing and vents fitted
- sealant completed to doors, windows, skirting etc
- loft hatch fitted
- all skirting, sockets and light switches, kitchen units and bathroom suites fitted
- walls completed including dry lining, plastering and decorating
- all traps filled with water for the test

problem areas

ensure extra attention to the areas indicated to improve your air test results:

- window and door surrounds
- service areas such as kitchens (behind units/at extractors) and bathrooms (behind bath panels)
- partition joints, where they meet ceilings or external walls
- loft hatches, ceiling roses and downlighters, particularly below a cold roof area
- gaps in roof area air barriers such as storage rooms
- floor screed to wall and front doors



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some top tips

these simple measures will help improve your rating

- keep construction simple and easy to follow and implement
- inform site staff of the importance of the air barrier and where it is located
- seal blockwork, applying parge coat/plaster to external walls before constructing studwork
- apply a continuous band of sealant around light switches, sockets to dry lining
- ensure air tight seal between loft hatch and frame
- use proprietary products such as joist end caps, top hats/collars to services and covers for recessed lighting
- for timber framed constructions, a separate vapour control layer is likely to act as the air barrier, the membrane should be lapped and sealed with either sealant or tape, not forgetting to repair any tears or punctures

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