

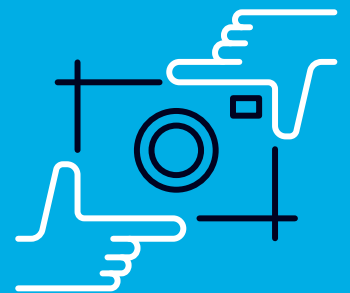


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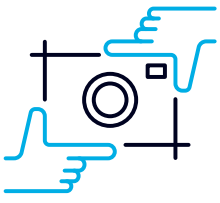


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# Part L Photographic Evidence







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With building regulations changing and adapting all the time, it's absolutely imperative that contractors and sub-contractors pay close attention to how these changes could affect them. This is particularly the case following an addition to Building Regulations Part L 2021 that obligates contractors to record photographic evidence of the as-built construction details for each dwelling.

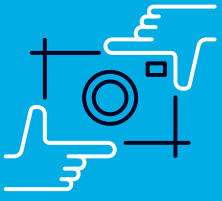
Additionally, this photographic evidence will need to be authorised by an energy assessor and the building control body before the construction can be signed off and an EPC can be lodged.

Previously, a signed EPC confirmation sheet would have been needed to confirm the details of the construction or development. This occasionally led to some discrepancies in new builds and the energy consumption of a property being different to that which was calculated.

With that in mind, the purpose of the photographic evidence is to make sure the as-built construction truly reflects the SAP calculations carried out during the design stage. As a result, this will ensure the quality of the building fabric and the installed services.







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## What you need to know before taking the photographs

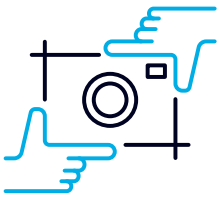
As defined by Part L, photographs must meet the following requirements:

- Photographs should be digital and of sufficient quality and high enough resolution to allow a qualitative audit of the subject detail.
- More than one image of each detail may be required.
- Close-up photographs may be needed where a long-shot image provides insufficient detail.
- Geolocation should be enabled to confirm the location, date and time of each image.
- Each image filename should include a plot number and detail reference, according to the numbers used in the relevant paragraphs.

## When should the photographs be taken?

It's important that any photographs are taken at appropriate construction stages and highlight typical details as listed below. Additionally, one photograph per detail should be recorded. Further images, such as a close-up detail, should be provided only when necessary. It's also worth noting that any photographs need to be taken before closing-up works.





## The photographic evidence should include:

1

Foundations/substructure and ground floor, to show thermal continuity and quality of insulation in the following places.

- a. At ground floor perimeter edge insulation
- b. At external door threshold
- c. Below damp-proof course on external walls

2

External walls: for each main wall type, to show thermal continuity and quality of insulation for the following:

- a. Ground floor to wall junction
- b. Structural penetrating elements.

NOTE: For blown fill, photos should show clean cavities and clean brick ties with very limited mortar droppings

3

Roof: for each main roof type, to show thermal continuity and quality of insulation at the following:

- a. Joist/rafter level
- b. Eaves and gable edges

4

Openings: for each opening type (one image per wall or roof type is sufficient), to show thermal continuity and quality of insulation with photographs of the following:

- a. Window positioning in relation to cavity closer or insulation line
- b. External doorset positioning in relation to cavity closer or insulation line

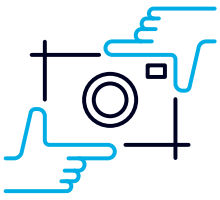
5

Airtightness: additional photographs for all details 1–4 to show airtightness details (only if not included or visible in continuity of insulation image).

6

Building services: for all plant associated with space heating, hot water, ventilation and low or zero carbon technology equipment within or on the building, show the following:

- a. Plant/equipment identification label(s), including make/model and serial number
- b. Primary pipework continuity of insulation
- c. Mechanical ventilation ductwork continuity of insulation (for duct sections outside the thermal envelope)



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### **These photos must be taken for every plot construction and the photos stored to enable the following:**

- Review by SAP assessor to ensure the dwelling matches the design
- Building Control to review
- For production of a report to be provided to the first occupiers of the property

### **Who is responsible for the photographs?**

It is expected that the site managers are responsible for taking the photos, however Whitecode are able to provide this service to ensure the correct photos are taken per plot and uploaded to be reviewed by the relevant parties.

### **Where should photographs be stored?**

Photos can be stored by the developer, but must be easily accessible to all relevant parties.

Whitecode can provide a storage system to allow upload, review and production of the report for the first occupier of the property. Please contact us for more information.

