



A guide to

Photographic Evidence

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ENERGIST
BEYOND BUILDING

WHAT:

Since 2022, developers of new homes in England and Wales are expected to take and store photographic evidence of each dwelling during construction.

This is a new addition to the requirements of Approved Document Part L1 – the building regulation which targets the conservation of fuel and power on residential projects.

WHERE:

The new rule applies to any dwelling which is being assessed under AD L (2021) in England, and AD L (2022) in Wales.

WHEN:

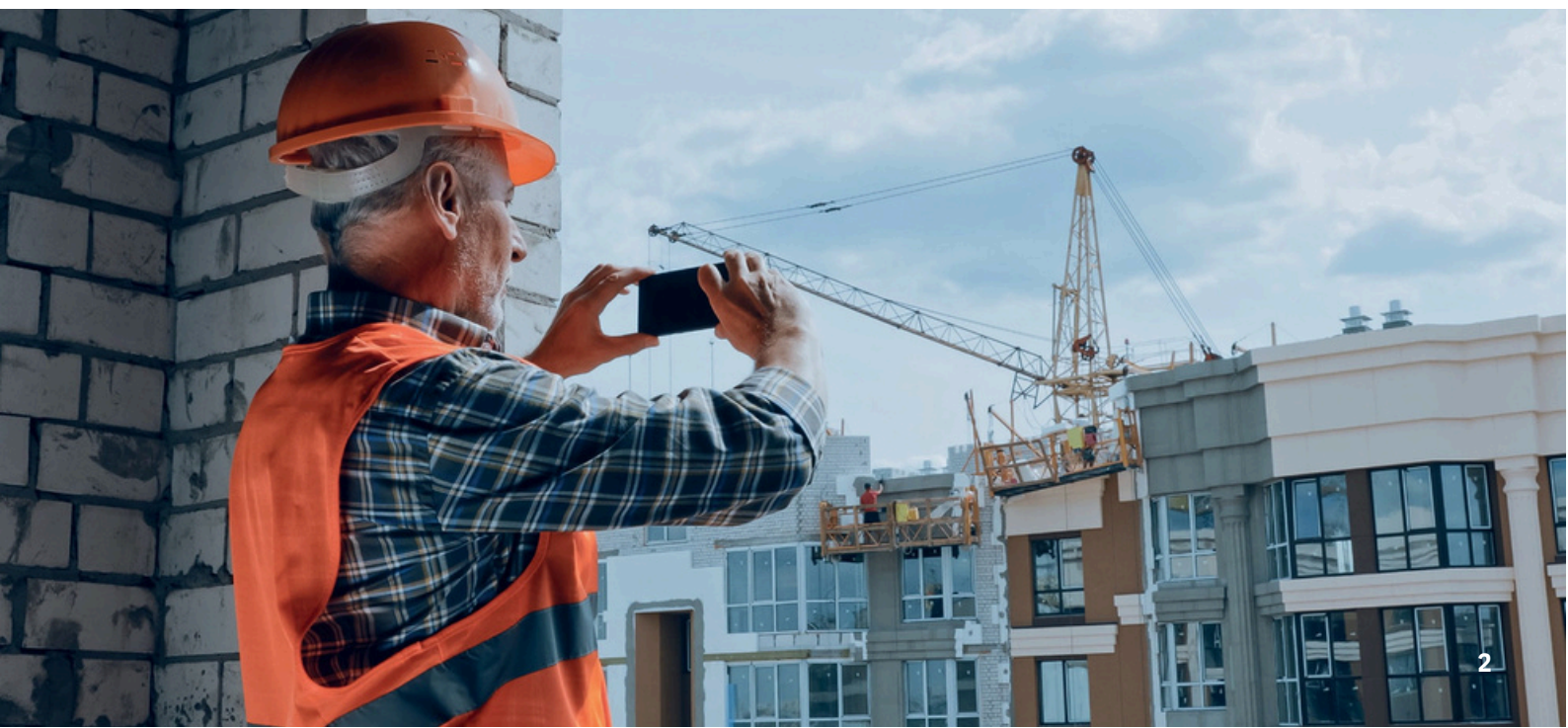
This change covers all new developments which were registered with Building Control from June 15th 2022 in England, and from November 23rd in Wales.

On sites registered before this date, Part L does not require photographic evidence to be collected.

However, any buildings which are not started within one year of the new regulations going live will need to be upgraded to comply with the new building regulation, and therefore photo collection of these plots will be necessary.

These upgraded plots will also need to comply with stricter SAP targets, new rules on better ventilation and will also require overheating checks.

Photographic evidence is not required on non-residential buildings, extensions, renovations or change-of-use projects.



WHO:

Responsibility for taking the photos sits with the developer. We expect site managers and their teams will take photos in most cases.

Somebody also needs to store the photos. Developers may choose to do this themselves. Others may rely on companies like Energist to store images on their behalf.

Regardless of who stores the photos, the files must be readily available for the original SAP assessor to review before the EPC certificates can be released.

The assessor needs to check the photos to ensure the installed insulation and heating systems match their SAP model.

Building Control Officers and Inspectors also need access to the photos. They will want to review the images before final sign-off is given.

Copies of the photos should also be compiled into a report and provided to the first owners of the dwelling as part of the Operational & Maintenance paperwork.

WHY:

EPC ratings show the energy performance of buildings throughout the UK. The Government is keen to make these certificates as accurate as possible, as future legislation is planned which will target homeowners and landlords based on the EPC performance of their building.

When EPCs are carried out on existing buildings, the assessor will complete a site survey to review the energy performance first hand. Collecting photographic evidence has been part of this assessment for more than ten years.

By introducing the need to collect photos on newly built projects, it is hoped that EPCs will become more accurate, as the assessor can check that the photos from site match their SAP model.

It is also hoped this process will improve the energy performance of homes, as construction teams will be aware that their work is being documented to be provided to the homeowner.

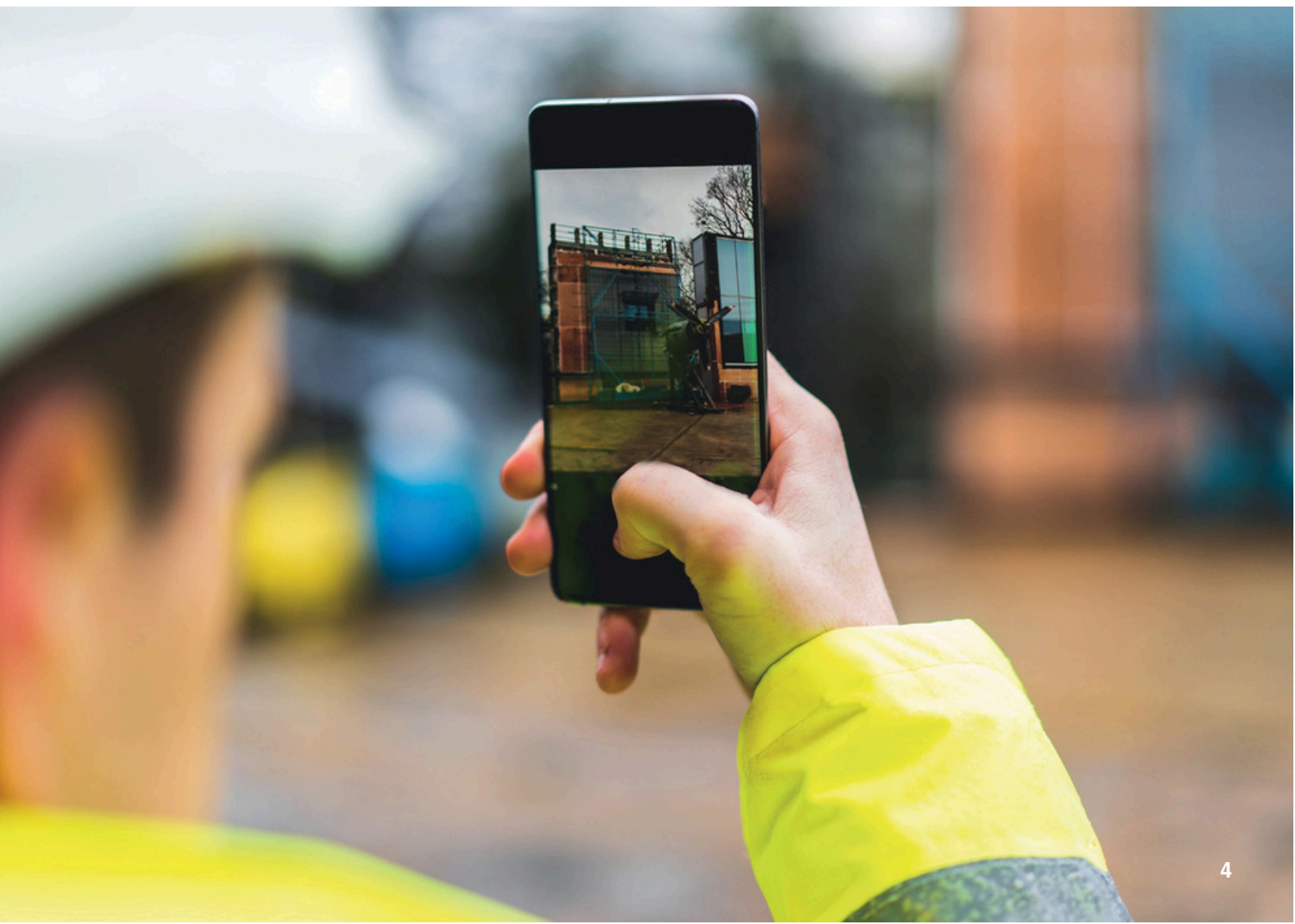


HOW:

With our Photographic Evidence platform, you can revolutionise how you collect, manage, and secure photographic documentation, enabling a seamless, efficient, and hassle-free compliance process.

The Building Regulations state that:

- Photographs should be taken of typical details and should be unique for each property.
- Additional images, such as close-ups, may also need to be required for clarity.
- Photographs should be taken at appropriate construction stages. For example, an image of the ground floor needs to show the positioning of insulation before it is covered.
- Photographs should be digital, and of sufficient quality to show details clearly.
- The image file should be geo-tagged to confirm the location and time that the photo was taken.
 - Every photo is automatically time-stamped and geo-tagged when uploaded to our platform
- Each image file should be named in line with a convention to make auditing and checking images easier.



MINIMUM IMAGE LIST:

Our Photographic Evidence platform provides guided checklists and offers best practice photos to as guidance as what is likely to be accepted or rejected.

1

BEFORE EXTERNAL WALL CONSTRUCTION

These photos are taken before work begins on building up the external walls.

1A) Ground floor perimeter

Image should show the perimeter wall of the ground floor. It should be taken before the screed is laid. The image should show floor insulation and perimeter insulation.

1B) External door threshold

Image should show the wall cavity and perimeter insulation of an external door. This image must be taken before the door frame is installed.

1C) Damp proof course

Image should show the positioning of the damp proof course.

2

EXTERNAL WALLS

These photos are taken as the external wall is constructed.

2A) Ground floor to wall

Image shows the interaction between the ground floor and external wall, showing how the junction is insulated. This would be taken when the external wall is just one block high.

2B) Structural elements

Image should show an example of a thermal break in the wall. This may show a window lintel or jamb. The image should be taken before the window frame is installed to show the cavity insulation within the wall.

MINIMUM IMAGE LIST CONTINUED:

3 ROOF

These photos are taken during the construction of the roof.

3A) Joist and rafter

Photo should show the roof insulation in position.

3B) Eaves and gable

Photo should show the roof insulation where it meets the external wall, both at the gable and the eaves.

4 DOORS & WINDOWS

These photos are taken when doors and windows are installed.

4A) Windows

4B) External doors

Photos show the window and door frames as installed. This is to show how the frame lines up with the wall insulation.

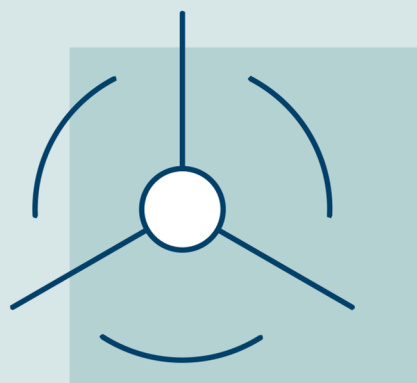
MINIMUM IMAGE LIST CONTINUED:

5 AIR TEST

A collection of photos should be taken during the air test of the dwelling. This is to confirm that the test was carried out correctly, and to show evidence of any remedial work completed in order to improve the result of the air test.

The engineer completing this test may take these photos as part of their own checking process.

Tougher air test requirements have been introduced as part of these recent changes to building regulations. It is now a requirement that every newly built dwelling must have an air leakage test completed without exception.



6 PLANT EQUIPMENT

These photos are taken after the heating and ventilation systems are installed.

6A) A photo of the heating and hot water system, shown make and model of item and ID plate.

6B) A photo showing how primary pipework has been insulated.

6C) A photo showing the ventilation system. This should show the make and model of the item and show an example of ductwork.

EXAMPLES OF ACCEPTED IMAGES:



GOOD EXAMPLES

1B) External door threshold: Before external wall construction

Image should show the wall cavity and perimeter insulation of an external door. This image must be taken before the door frame is installed.



1C) Damp proof course: Before external wall construction

Image should show the positioning of the damp proof course.





GOOD EXAMPLES CONTINUED

4A) Windows: Doors & windows

Photos should show the window as installed. This is to show how the frame lines up with the wall insulation



EXAMPLE OF REJECTED IMAGE:



BAD EXAMPLE

2b) External Walls: Structural elements

Image should show an example of a thermal break in the wall. This may show a window lintel or jamb. The image should be taken before the window frame is installed to show the cavity insulation within the wall.

