



RESOLUTION
ENERGY

GUIDE TO PHOTOGRAPHIC EVIDENCE

19/10/23 V1



To meet the requirements of Approved Document Part L 2021, photographs should be taken for each dwelling on a development as a record during the construction of a property. The photographs should be made available to the energy assessor and the Building Control body.

PHOTOGRAHS REQUIRED

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).



PHOTOGRAPHS MUST



Be provided for each detail as listed above



Be unique to each property on the development. This means a photograph for each detail for every dwelling.



For flats (with the exception of building services) photos can be provided on a per block basis.



Be geotagged for date, time and location.



Be of sufficient quality and resolution.

Due to the high number of photographs this requirement will generate across all of our projects, Resolution Energy will only accept photographs that are clearly labelled with the following:

- ✓ Development name
- ✓ Plot name
- ✓ Detail reference e.g.
Eaves detail "3B"
MVHR duct insulation "6C"

For full details of the requirements please refer to:

[Approved Document L 2021](#)

RESPONSIBILITIES

DEVELOPER / CONTRACTOR

The Developer/ Contractor is responsible for:

Constructing the dwelling in compliance with Part L.

Providing the photographs for each detail.

Ensuring photographs are date, time and geotagged for location.

Sending the photographs to the SAP assessor.

Sending the photographs to the Building Control Officer.

Providing a copy of the photographs to the building owner.

SAP ASSESSOR

The SAP assessor is responsible for:

Making sure the SAP calculation and EPC are accurate based on the information supplied to them.

Checking that the photographs reflect the general specification used in the SAP calculation. (e.g.

generic insulation type and whether full fill / partial fill etc.)

The assessor is not responsible for commenting on workmanship.

Making any necessary amendments to the 'as built' SAP calculation to reflect changes that have occurred.

Storing a copy of the photos for 15 years.

FAQs

Here are some frequently asked questions and answers to help explain the requirements.

WHY ARE PHOTOGRAPHS REQUIRED?

To meet the requirements of Approved Document L 2021 and to help reduce the 'performance gap'. This is the difference between much energy new homes are predicted to use and how much energy they actually use.

DOES THIS APPLY TO ALL DEVELOPMENTS?

Photographic evidence is needed for all new build residential development. It does not currently apply to conversions or extensions.

WHEN SHOULD PHOTOGRAPHS BE PROVIDED?

Photographs can be sent to the SAP assessor either as the build progresses or in one batch at the end of the project. The Contractor is also responsible for providing a copy of the photographs to Building Control and the building owner on completion / handover.

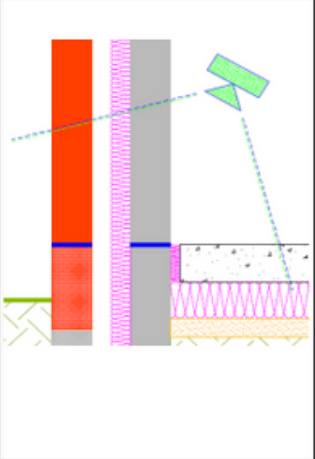

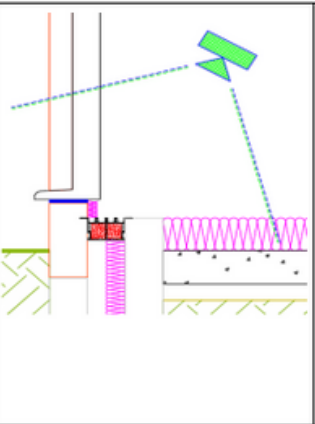

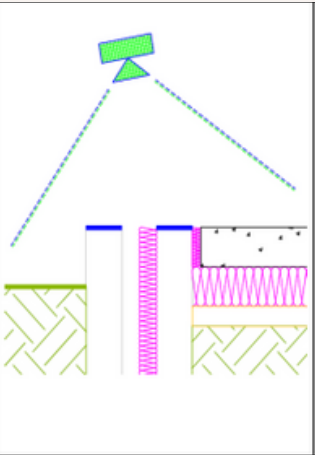

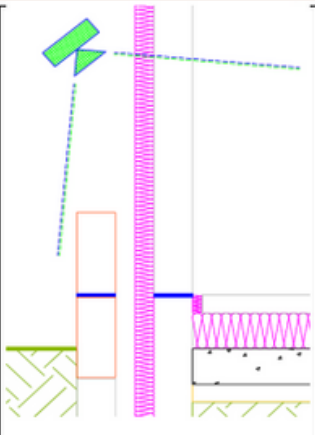

WHAT HAPPENS IF PHOTOGRAHS ARE NOT PROVIDED?

In some cases other evidence may suffice e.g. a boiler commissioning certificate could be used rather than a photo of a boiler. If photos of construction details cannot be provided, advice must be sought from the Building Control Officer.

WHO PROVIDES THE PHOTO REPORT?

Resolution Energy can collate the photographs into a report for submission to Building Control and the building owner if required. This is an additional service (quote available on request).

The following examples have been provided by Elmhurst Energy to show the type of photographs that could be provided.

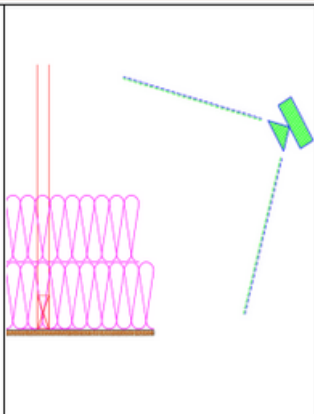
AD L Photo Reference	Direction of Photograph	Typical Example	AD L Guidance
<p>1A – GF perimeter insulation (SAP junction reference E5)</p>			<p>Photograph should show a continuous strip of insulation in contact with the walls around the perimeter of the ground floor.</p>
<p>1B – Door threshold (SAP junction reference E3)</p>			<p>Photograph should show a strip of insulation or insulated cavity closer in the threshold zone.</p>
<p>1C – Below DPC on ext. walls</p>			<p>Moisture-resistant insulation should be fitted below damp-proof course level and extend to the foundation block/structure.</p>
<p>2A – GF to Ext. wall junction (SAP junction reference E5)</p>			<p>External or cavity wall insulation should extend below the damp-proof course</p>

2B – Structural penetrating elements
(SAP junction reference E1/2)



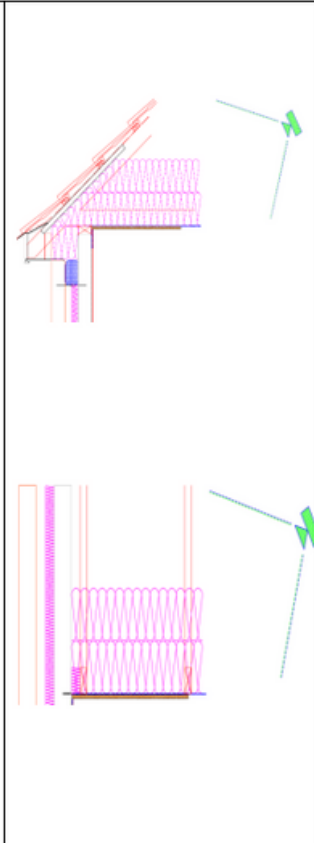
There are a number of items this could cover but discussions with stakeholders suggests this would usually include lintels, and one photo is required per opening type.

3A – Roof at joist/rafter level



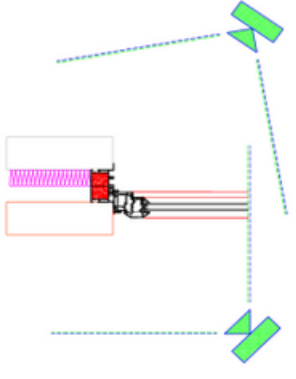

Insulation should be installed tight to the structure, without air gaps, and should extend to the wall insulation


3B – Roof at eaves/gable edges
(SAP junction reference E10, E11, E12, E13)




Eaves photograph should show loft insulation extending beyond the wall insulation to minimise cold bridging.

Gable photograph should show insulation against the inner surface of the external/party walls to minimise cold bridging.

<p>4A/B – Window/door position to cavity closer/insulation line</p> <p>(SAP junction reference E4)</p>			<p>One photo per window/door type is sufficient here.</p> <p>Good practice would be to show a tape measure to check the window/door is in line with the cavity closer/insulation</p>
<p>5 – Airtightness issues</p>			<p>There is little guidance on what is required in this section currently.</p> <p>This could be to show how items that penetrate the air barrier, which are not covered by other photos, are sealed.</p>

<p>6A - Plant/equipment identification label(s), including make/model and serial number</p>			<p>Photos should show the labels clearly identifying make and model of heating system and hot water cylinder.</p>
<p>6B – Primary pipework insulation</p>			

<p>6C- Ventilation ductwork insulation</p>			<p>Only needed for ductwork in unheated spaces and should show the insulated ductwork used.</p>
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This guide is for information purposes only. It has been compiled using guidance given in the Approved Document and technical bulletins from Elmhurst Energy. It may be updated as further information becomes available.

Advice should always be sought from your Building Control Officer.

Resolution Energy is a member of



Resolution /rɛzəluːʃ(ə)n/

1. a firm decision to do something 2. the quality of being determined 3. the act of solving a problem 4. the process of separating something into constituent parts

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