



TECHNICAL ADVICE NOTE

DATE: **OCTOBER 2011**

REF: **TAN 27**

TOPIC: **REPLACEMENT BOILERS**

A heating system consists basically of two parts: A boiler to produce heat and a distribution system to distribute the heat.

Where an existing boiler is to be replaced it is not necessary to make an application to the council (full plans or building notice) where compliance with the relevant regulations does not require the carrying out of any 'associated building works'.

In practice however where a condensing boiler is to be installed it is highly likely that a 'structural alteration' (such as the provision of new flue) will be required, hence an application will be necessary.

Where an application is received for replacing a non condensing boiler with a condensing boiler compliance with the following must be demonstrated/achieved:

- 1) Boiler efficiency
- 2) Satisfactory flue
- 3) Satisfactory disposal of condensate
- 4) Adequate supply of combustion air

It is not necessary to provide any new or additional controls on the distribution system however, if such new or additional controls are provided compliance with the relevant requirements must be achieved.