



Air Tightness Testing

Air tightness testing is a recognised method of measuring the extent to which air is lost through leaks in the building fabric. It's often referred to as an air leakage test or air pressure test.

LABC provides testing for both domestic and non-domestic buildings and is carried out with calibrated equipment to the ATTMA testing procedures by BINDT trained engineers.

For a quotation or to discuss your particular requirements please contact us via consult@labc.co.uk fill in this online quote request form or call 020 7091 6868

How many tests are needed?

Non-dwellings

All non-dwelling buildings need to be tested, with some exceptions:

- a) Buildings below 500m² can adopt a high default value of 15m³/hr/m² which may need a trade off in another area of the construction.
- b) Some large or complex buildings may not be possible to test effectively and will require independently qualified external audits during the construction to ensure there is a continuity of the building fabric.
- c) Modular or pre-fabricated buildings can demonstrate their performance using an independent test body to conduct the test either at the place of manufacture or on site.

Extensions to existing buildings are also considered new build if they are over 100m² and are greater than 25% of the total useful floor area, and as such need to be tested.

Dwellings

Testing should be carried out on three units of each type or 50% of each type, whichever is less.

All new dwellings need to be tested, with these exceptions:

1. If the same builder has produced an identical construction in the last 12 months and successfully passed an air tightness test or
2. Where a high default value of 15m³/hr/m² has been used in the SAP calculation.

For all identical units on a site that are not tested a confidence factor of +2m³/hr/m² is applied which may have an impact on the SAP/EPC calculation.

Ideally the test should be undertaken when the building is as close to completion as possible. As a minimum the building envelope needs to be completed however it is not necessary to be decorated or carpeted.

ATT030914LStv1

Air Tightness Testing



What performance levels must be achieved?

Part L1a and L2a of the building regulations set minimum requirements for testing at a backstop value of 10m³/hr/m². The actual figure needed however is often much lower and is calculated as part of the SAP or SBEM compliance calculation.

For a quotation or to discuss your particular requirements please contact us via consult@labc.co.uk fill in our online quote request form or call 020 7091 6868