
Photographic Evidence

The Following is taken from Appendix B of AD L – Volume 1 for England.

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. No restrictions are imposed on the persons authorised to take the photographs.

Photographs should be taken at various construction stages for each detail listed below and should be unique to each property. A minimum of one image should be provided per detail type although more than one photograph may be necessary (see below). Photographs should include the following minimum details:

1. Foundations/substructure and ground floor to indicate thermal continuity of insulation and quality at
 - a. Ground floor perimeter edge insulation
 - b. External door threshold
 - c. Below damp-proof course on external walls
2. External walls: for each wall type to indicate thermal continuity of insulation, and quality at
 - 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 roof type to indicate thermal continuity of insulation, and quality at
 - a. Joist/rafter level
 - b. Eaves and gable edges

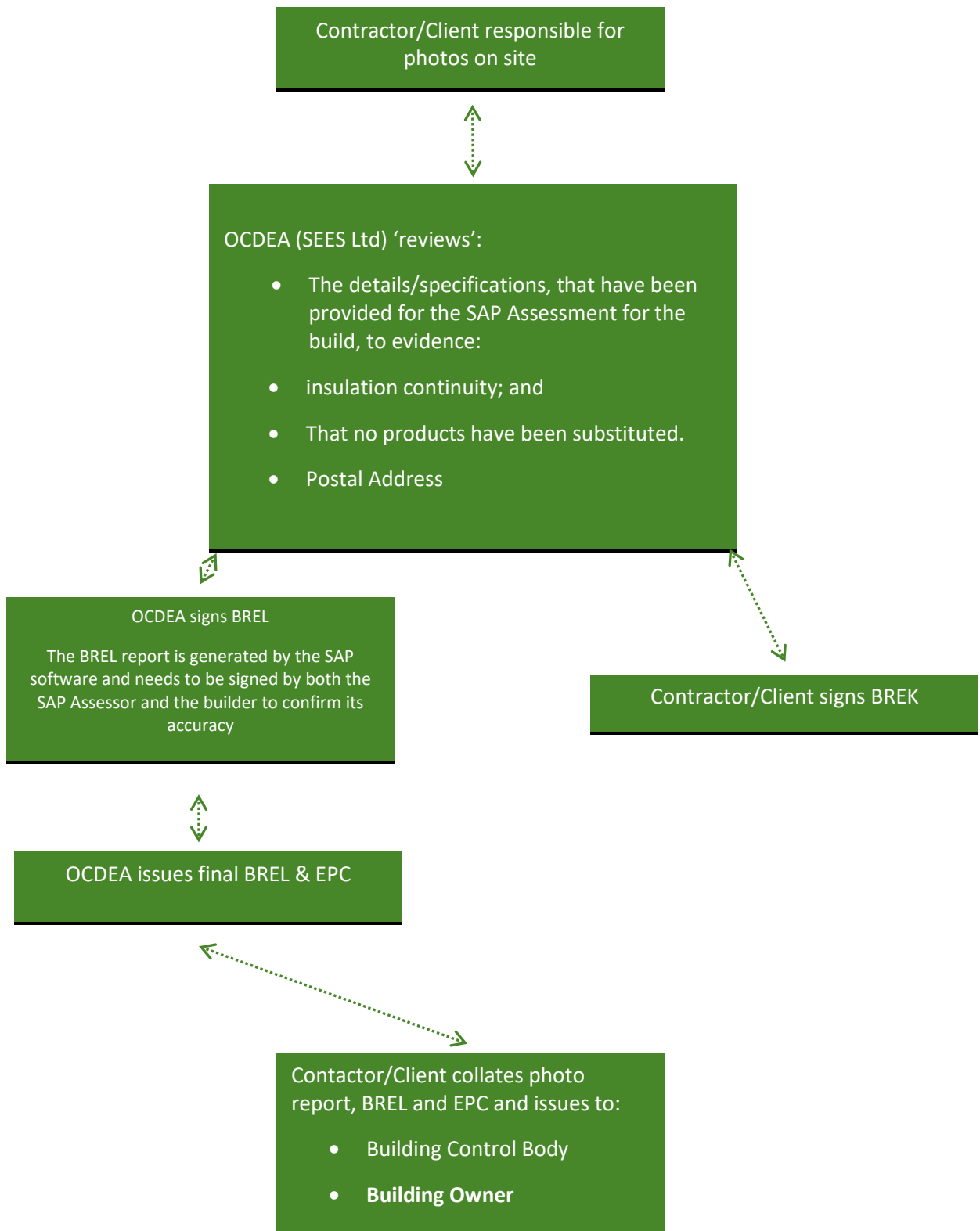


4. Openings: for each opening type (one image per wall or roof type is sufficient) to indicate thermal continuity of insulation, and quality at
 - a. Window positioning in relation to cavity closer or insulation line
 - b. External door set positioning in relation to cavity closer or insulation line
5. Airtightness: additional photos for all details 1-4 to identify airtightness detail (if not included 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 of thermal envelope)

Photos should be:

- Digital
- High quality to allow qualitative audit of the subject detail
- Close-up photos should long shot provide insufficient detail
- Geolocation to confirm location, date and time of each location (some digital cameras have this facility and most modern smart phones i.e. iPhone)
- File names should include plot number and detail reference i.e. Plot 8 4B.





The Buildings Regulations England Part L (BREL) report and photographic evidence should be provided to the building control body and to the building owner to show that building work complies with energy efficiency requirements.

Should your specification change from the design stage our assessors will update the SAP calculations (following the SAP Conventions). It is possible that, if changes to the Design SAP are required to reflect As-Built, this could lead to noncompliance.

For example, with the higher fabric requirements, some of the thermal bridges are particularly critical and remediation is costly. Likewise, with these higher standards, finding areas to improve to compensate, after the event, may not be possible. As such, it is critical that the design stage SAP calculation is accurately reflected on site and, should changes need to be made on site, these are checked with the SAP assessor in advance.

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. Anyone may take the photographs. Photos are taken for each dwelling as they are constructed to indicate:

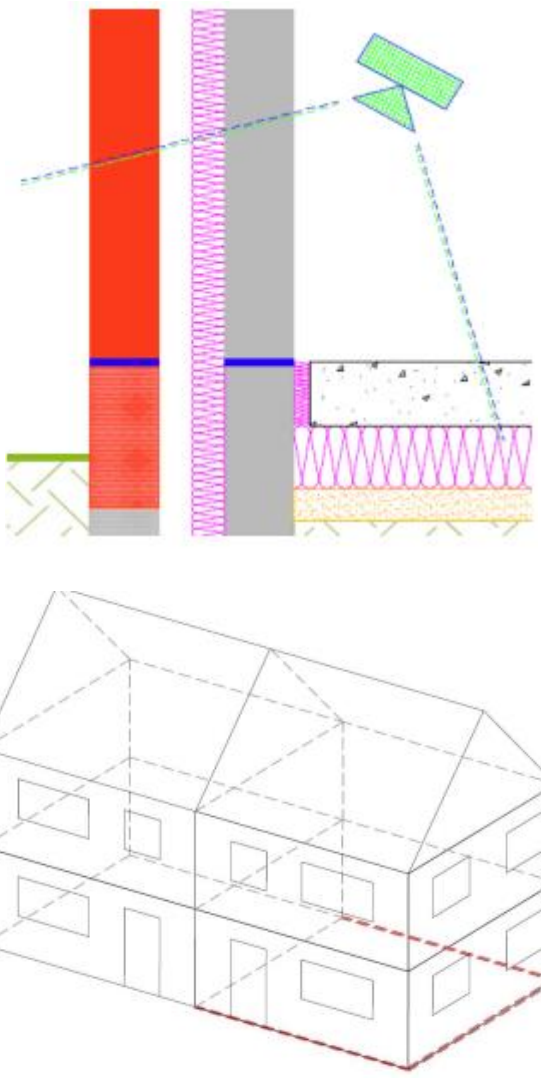

- build quality. They are targeted to show typical details that confirm:
- thermal continuity;
- airtightness detailing;
- What key building services, plant and equipment have been installed;
- pipe and ductwork insulation.



Below is the photo reference that should be used:

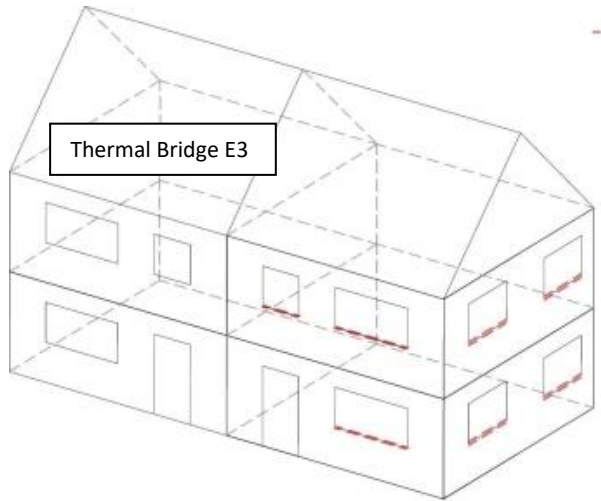
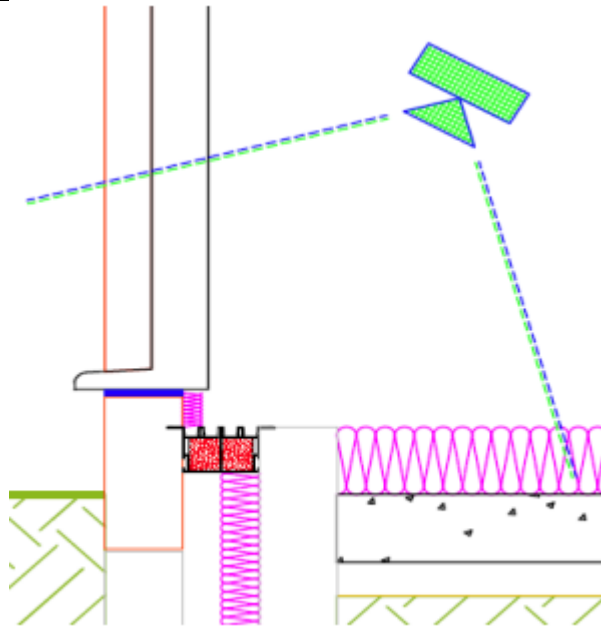
Build Stage	Element to be Constructed	AD L Photo REF
Oversite	Foundations	1A, 1B, 1C
	Sub Masonry	
	Drains	
	Oversite	
Roof	Masonry to Joists	2A, 2B, 3A, 3B, 4A, 4B
	Joists	
	Second Floor	
	Third Floor	
	Masonry to Plate	
	Gables/Roof Carcass	
	Roof Covering	
1 st Fix	1 st Fix Carpentry	
	1 st Fix Plumbing	
	1 st Fix Electrics	
	Plastering	
2 nd Fix/Completion	2 nd Fix Carpentry	6A, 6B, 6C
	2 nd Fix Plumbing	
	2 nd Fix Electrics	
	Kitchen	
	Ceramics	
	Decorations	
	Finals	
	QCFI	
	CML	



ALL Photo Reference	Direction of Photo	Example	AD L Guidance
<p>1A – GF Perimeter (SAP PSI Ψ Junction REF E5)</p>			<p>Photos should show a continuous strip of insulation in contact with the walls around the perimeter of the ground floor.</p>



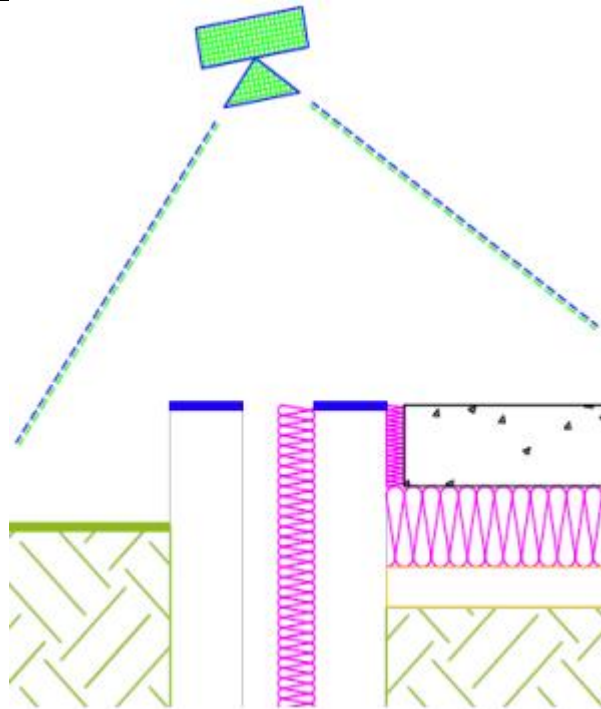
1B – Door Threshold
(SAP Ψ REF
E3)



Photograph should show a strip of insulation or insulated cavity closer in the threshold zone.



1C – Below
DPC on
External
Walls

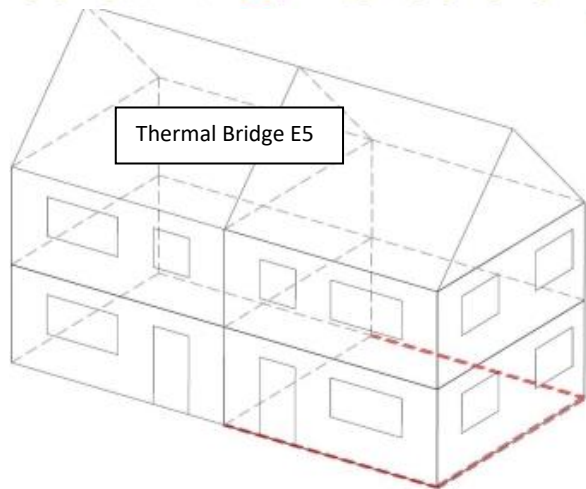
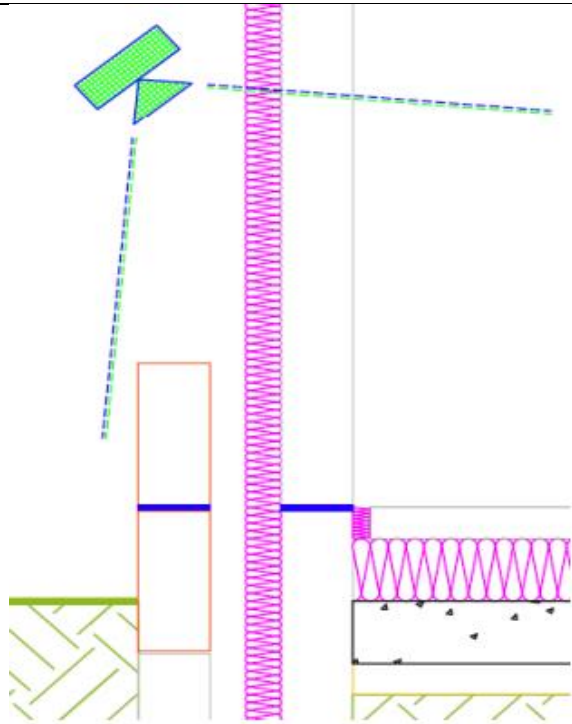


Moisture-resistant insulation should be fitted below damp-proof course level and extend to the foundation block/structure.



2A-GF to
Ext. wall
junction

(SAP
junction
reference
E5)

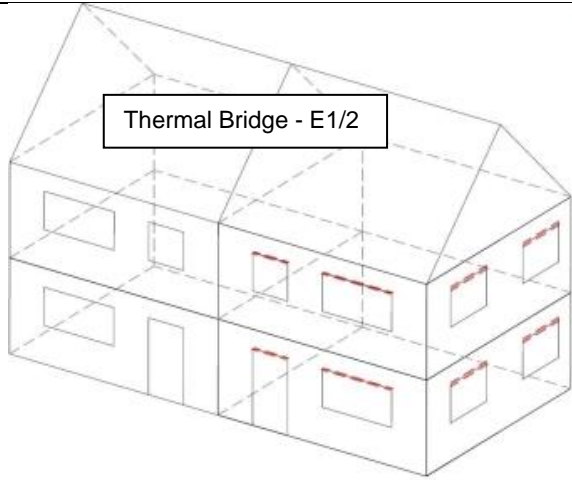


External or cavity wall insulation should extend below the damp proof course.



2B –
Structural
penetrating
Elements

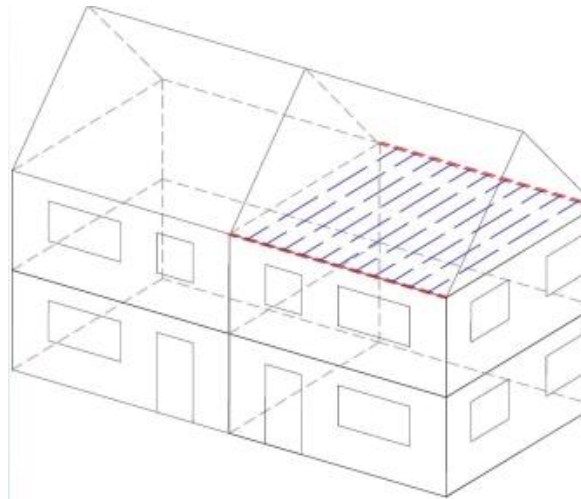
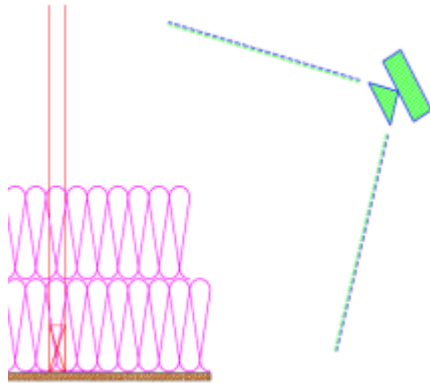
(SAP junction
REF E1/2 -
Lintels)



There are a number of items this could cover but discussions with stakeholders suggests this would usually include lintels and photo is required PER OPENING TYPE!



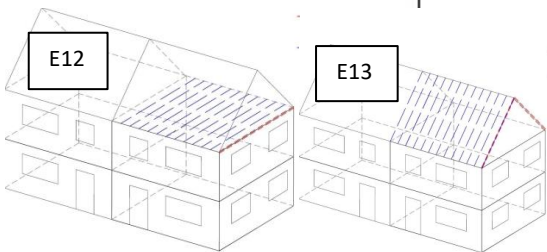
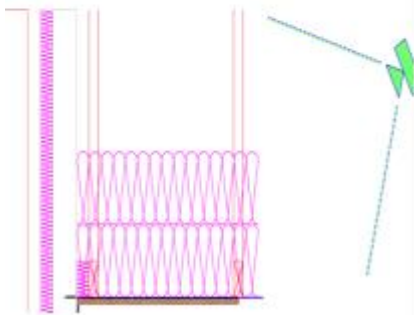
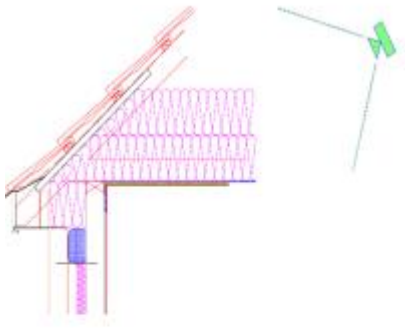
3A – Roof at
joist/rafter
level



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

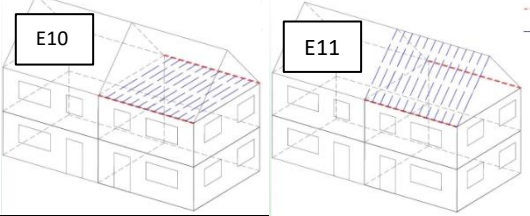
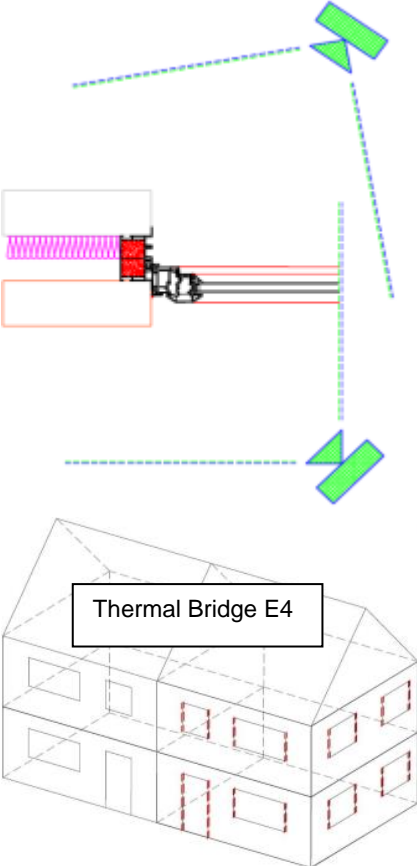

3B Roof at eaves/gables edges

(SAP junction reference E10, E11, E12 and 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/insulati on line</p> <p>(SAP junction reference E4)</p>			<p>One photo per window/door type</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>



5 Air
Tightness
Issues

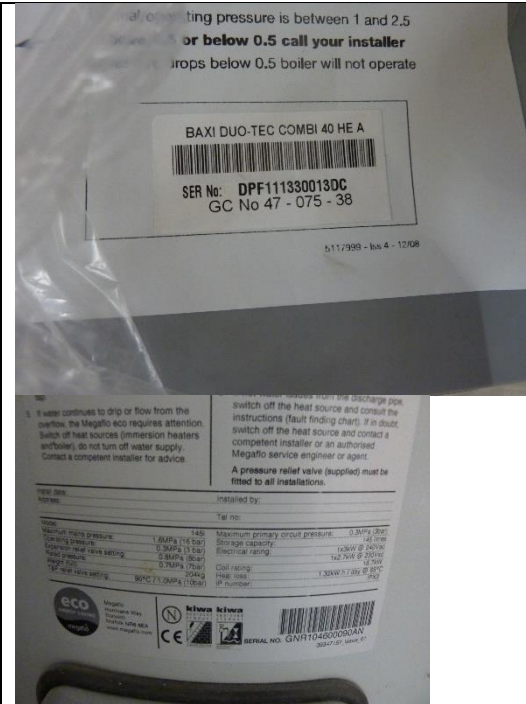


There is little guidance on what is required in this section currently.

This could show how items that penetrate the air barrier, are sealed.

Note: where possible SEES advise to NOT use spray foam, as long term this can compromise and does not provide an air tight seal! For more advice, please contact the office.

6A –
Plant/Equipm
ent
identification
label(s)
including,
make/model
and serial
number



Please note with Air Source Heat Pumps please provide a photo of the data plate from the external condenser unit.



TBC

6B Primary pipework insulation

6C Ventilation
Ductwork
insulation



Approved Installer NOTE?: YES NO
If **yes** please provide a ventilation
inspection/commissioning report per plot

<https://www.gov.uk/guidance/competent-person-scheme-current-schemes-and-how-schemes-are-authorised#current-schemes>

Photograph Evidence Reports

Building Control Bodies would prefer if photographs were submitted to them in a report which represents the photographs in line with the requirements of Appendix B. This can be completed by the builder or alternatively SEES Ltd could provide this service.

GET IN TOUCH

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