

BUILDING REGULATIONS SOUND INSULATION TESTS BETWEEN RESIDENTIAL PROPERTIES

WHAT HAPPENS IF MY TEST FAILS?

Paragraphs 1.32 to 1.36 of Building Regulations 2000 (2003 Edition) Approved Document E describes formally the actions following failed tests. The details below are provided as additional information to Philip Acoustics Ltd clients and are based upon experience of Philip Acoustics Ltd. The details do answer the most common questions often asked when tests fail.

- If a test result is below the minimum sound insulation performance requirement in Building Regulations Approved Document E then the test is classified as a fail.
- If any of your tests fail we will still issue you with a test report and test certificates for all tests carried out, including failed tests.
- This does not mean that Building Control will not accept the test results. It is our experience that sometimes failed test results are accepted and sometimes remedial works are demanded. Note that the decision to accept or reject failed tests is that of Building Control and not that of Philip Acoustics Ltd.
- In Philip Acoustics Ltd experience there are several reasons why failed test results may sometimes be accepted by Building Control, these include,
 - If the development is a conversion of an Historic Building;
 - The residential properties are already occupied or very close to being occupied;
 - The test results only marginally fail the requirements (by 1 or 2 dB);
 - The remedial work to rectify the fail is too major.
- If the failed tests are not accepted by Building Control then we will assist you by indicating the likely problem causing the failure and advise on any remedial treatments to improve the sound insulation. Note however that very often the remedial treatments are significant and not just a case of applying mastic to gaps or adding an additional layer of plasterboard to a wall or ceiling.
- If re-tests are required after remedial treatment then we typically charge a reduced fee of between 20% to 40% of the original fee per set of tests, depending on how many walls/floors have failed and how many will need re-testing.

Please contact our Hitchin office on 01462 431877 should you require clarification of the above.