

This certificate is valid for Building Regulations & associated technical guidance in force on the date of registration and for the regulations in the countries indicated

YBS Easi-Close Cavity Closers

Description of Product

This is an assessment of Easi-Close Cavity Closers for use in new build construction either fastened to the window frame, built in as work progresses or installed after the reveal has been constructed. In addition to closing the cavity, they provide the required insulation around the reveals for 50- 100mm cavities and 100-150mm cavities.



Key Factors Assessed

- ☐ Safety in case of Fire
- ☐ Health, Hygiene and Environmental
- ☐ Energy Economy and heat retention
- ☐ Durability serviceability and identification

Validity

This certificate was first issued on 1st September 2015 and is valid until 1st September 2022.

Issue Dated 6th January 2020

Scope of Registration

For use in dwellings and buildings with similar temperature and humidity conditions and correctly installed external cavity walls, which have been designed and constructed in accordance with the relevant clauses of BS 5268.

Not to be exposed to organic solvents or plasticisers.

Conditions of Certificate

Easi-Close Cavity Closers are to be installed strictly in accordance with the details recommended by Yorkshire Building Services. All of the appropriate fixings specified shall be used.

In line with the amendments to Building Regulation 7 (2) which came into effect on December 21 2018, this product cannot be used on any relevant building with a storey at least 18m above ground level and which contains one or more dwellings; an institution; or a room for residential purposes (excluding any room in a hostel, hotel or a boarding house). This includes student accommodation, care homes, sheltered housing, hospitals and dormitories in boarding schools. For more information on the changes to Regulation 7 please click here -

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/760341/AD_7_v2_amend_2.pdf

LABC consider that, YBS Easy-Close Cavity Closers will meet the functional requirements of the Building Regulations (listed below) if the criteria detailed in this certificate are met;



The Building Regulations 2010 (as amended) England & Wales

AD B	Fire safety
Note:	No requirement for fire resistant closers in two leafs of masonry see diagram 13 AD B.
AD C	Site Preparation and resistance to contaminants and moisture
Note:	The cavity closers can adequately resist the passage of moisture to the underlying structure provided the wall is constructed in accordance with BS 5628 Part 3 and the requirements of this certificate. Advice is given in AD C.
AD J	Protection of the building from heat producing appliances
Note:	In order to comply with the regulation the cavity closers must be adequately separated or shielded from a chimney, flue, fireplace recess, heat, producing appliance or hearth; the separations recommended where appropriate are detailed in AD J.
AD L1	Conservation of fuel and power
Note:	The thermal insulation performance of this system should be considered in the context of the contribution made to the overall performance of the element of the building. The edges of an opening in a wall formed using the cavity closers can be designed and constructed to provide an adequate thermal resistance and no undue condensation risk, interposed at the point of closer between the inner and outer external wall leaves when designed in accordance with BS 5250 Robust Construction Details and NHBC Standards Chapter 6.1.
Regulation 7	Materials and workmanship
Note:	Easy-Close Cavity Closers are manufactured from suitably safe and durable materials for their application and can be installed to give a satisfactory performance.



The Building Regulations 2010 (as amended) England

AD L1A	Conservation of fuel and power
Note:	The thermal insulation performance of this system should be considered in the context of the contribution made to the overall performance of the element of the building.



The Building Regulations 2010 (as amended) Wales

AD L1A	Conservation of fuel and power
Note:	The thermal insulation performance of this system should be considered in the context of the contribution made to the overall performance of the element of the building.

Non-Regulatory Information



LABC Warranty

The use of the YBS Easy-Close Cavity Closers has not been assessed to meet the requirements of the LABC Warranty Technical Manual. If you would like to discuss a specific use please make an enquiry to technical.services@labcwarranty.co.uk

Supporting Documentation

BDA Agreement BAW 15-042/01/A Version 1 1/6/2015

BRE Information paper IP 8/08:2008 Determining the minimum thermal resistance of cavity closers

BS 5628 Part 3: 2005 Code of practice for the use of masonry: materials and components, design and workmanship

BS 5250:2011 Code of practice for control of condensation in buildings

BS-EN 13163:2012 Thermal insulation products for buildings-Factory made products of expanded polystyrene foam (EPS) specification

BS-EN 13164: 2012 Thermal insulation products for buildings-Factory made products of extruded polystyrene foam (XPS) specification

BRE Certificate 157/11 November 2011

BS 6515: 1984 Specification for polyethylene damp proof courses for masonry

BS 6203: 2003 Guide to fire characteristics and fire performance of expanded polystyrene materials (EPS and XPS) used in building applications

BS EN 845-1:2013 Specification for ancillary components for masonry. Ties, tension straps hangers and brackets

BS EN 14188-2:2009 Joint fillers and sealants. Specification for cold applied sealants

Easi Close Technical Information YBS V1 06/2012

Contact Information

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