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Part of the **FOCUS** consultancy group

Building Log Books - FAQ

We are often asked a number of questions by both developers and building owners or occupiers about building log books. Below we have listed some of the most common questions:

What is a Building Log Book?

Since Building Regulations Part L2 was updated in 2006 it has been a requirement to provide information about the fixed building services and controls of the new or altered building. The approved documents recommend that building log books are a way of achieving this efficiently.

What does it do for me?

If you are a developer, a building log book will satisfy Part L A & B of the building regulations and will help with the handover of the building to the occupiers. If you are an occupier, think of it as a 'quick start guide' to the services and controls – a manual which gives outline guidance without having to trawl through hefty O & M files. It should also be designed to be kept up to date with both changes to the building along with recording the energy use of the building. Visit our [website](#) for a comprehensive list of benefits of having a building log book.

Is there an approved standard for building log books?

No. But Part L recommends that CIBSE Technical Manual 31 method is used. At MES we are fully conversant with this method and are CIBSE Low Carbon Consultants.

How much do building log books cost?

We are happy to provide a quote for the provision of a building log book as well as its regular updating. The size and complexity of the building has the most influence over the time and cost of these services.

Who provides the building log book?

As with all of Part L's requirements, the responsibility of the provision of the log book lies with the developer, but this is a service provided by expert consultants, such as MES, on behalf of the developer.

When is the log book produced?

Although the log book is handed over along with the completed building, the compilation of the required information should be an ongoing process throughout the design and construction phases. You can't start too soon!

Who's job is it to keep my log book up to date?

It is the responsibility of the building owner or operator to keep the log book up to date, but again this is also a service that MES can assist with.



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