

## **BUILDING CONTROL INFORMATION SHEET 1**



# **WHEN DO I NEED BUILDING REGULATION APPROVAL?**

This sheet contains guidance on what types of work the Building Regulations cover. Unless otherwise indicated, the answers in the Sheet relate to dwellinghouses only. If you live in a flat, maisonette or require information concerning buildings with other uses Contact Building Control.

### **Do I need approval?**

#### **TO BUILD AN EXTENSION TO MY HOUSE?**

Yes, unless it is considered to be an exempt building.

See information sheet No. 11.

#### **TO CONVERT MY LOFT INTO A ROOM?**

Yes. A loft should not be used as a habitable space and this it has been converted for such use with Building Regulation Approval.

See information Sheet No. 3.

#### **TO CONVERT MY GARAGE INTO A HABITABLE ROOM?**

Yes, it may involve structural works, damp proofing, and additional sound and thermal insulation.

#### **TO INSTALL CAVITY INSULATION INTO MY HOUSE?**

Yes, but if you use an 'Approved Installer' they will generally submit a Building Notice on your behalf, as a matter of course.

#### **TO INSTALL OR REPLACE DOUBLE GLAZING?**

Yes, but if you use an installer who is a member of FENSA they will certify that their installation will comply with the Building Regulations. If you do not use such an installer then you must apply for approval yourself.

No, if you are only replacing broken glass or rotten timber work within an existing frame.

### **TO MAKE INTERNAL ALTERATIONS WITHIN MY HOUSE?**

Yes, if the alterations are of a structural nature, the removal of part removal of a load-bearing wall, or the removal of part or whole of the chimney. Generally if the alterations involves the insertion of a beam or will affect the stability of the building then the alteration is a structural one. Also works may affect fire resistance and means for escape.

See Information Sheet No. 4 for further guidance.

### **TO CONSTRUCT A DETACHED GARAGE?**

No, subject to certain conditions.

See Information Sheet No. 11 for detailed guidance.

### **TO CONSTRUCT A CAR PORT?**

No, provided its floor area is less than 30m<sup>2</sup> and is open on least two sides.

### **TO CONSTRUCT A COVERED YARD OR COVERED WAY TO MY HOUSE?**

No, provided its floor area is less than 30m<sup>2</sup>

### **TO CONSTRUCT A CONSERVATORY?**

No, provided to its floor area is less than 30m<sup>2</sup> and it is at ground level and has a translucent glazed roof. The conservatory should not cover a balanced flue boiler outlet and any glazing should meet the requirements for safety glazing. Separation between the conservatory and the dwelling should be maintained.

See Information Sheet No. 11

### **TO CONSTRUCT A PORCH?**

No, provided to its floor area is less than 30m<sup>2</sup> and it is at ground level. The porch should not cover a balanced flue boiler outlet and any glazing should meet the requirements for safety glazing. Separation between the conservatory and the dwelling should be maintained.

See Information Sheet No. 11

### **TO CONSTRUCT A DETACHED NON HABITABLE BUILDING ON MY LAND?**

No, subject to certain conditions.

See Information Sheet No. 11 for detailed guidance.

## TO CONSTRUCT A BOUNDARY WALL?

No, unless it forms part of a Building to which the building regulations apply. However, the Department of Environment has produced a guidance leaflet that is available from Building Control.

## TO CARRY OUT REPAIRS TO MY HOUSE?

No if the repairs are of a minor nature and you replacing like for like. This includes replacing felt to a flat roof, repointing or replacing a small area of brickwork.

Yes, if the repair consists of removing a major part of the wall and rebuilding it. In the case of re-roofing, if the tiles are of the same type, then no approval need to be sought. If the new tiles or roofing material is heavier or lighter than existing material, Building Regulation approval will be required.

See Information Sheet No. 5

## TO INSTALL OR REPLACE SANITARY OR HEATING FITTINGS AND APPLIANCES WITHIN MY HOUSE?

### **To install or alter the position of a WC, bath, etc.:**

No unless the work involves new drainage or plumbing.

### **To install, replace or alter the position of a heating appliance:**

Gas: Yes, unless installed by a CORGI registered installer.  
Solid Fuel: Yes.  
Oil: Yes.

### **To install or replace hot water storage:**

Yes.

### **To install or replace a boiler:**

Yes.

## TO CARRY OUT ELECTRICAL WORK?

Yes. All new electrical wiring or electrical components for a house or flat must be designed and installed in accordance with the new Part P of the Building Regulations.

There are some exceptions for minor work and replacement of accessories, see Information Sheet No.16 for further guidance.

## TO CONVERT MY HOUSE INTO FLATS?

Yes, this is a material change of use for the purpose of the regulations.

**TO INSTALL A VELUX ROOFLIGHT?**

Yes, this is a structural alteration.

**TO UNDERPIN MY HOUSE?**

Yes, this is a structural alteration.