

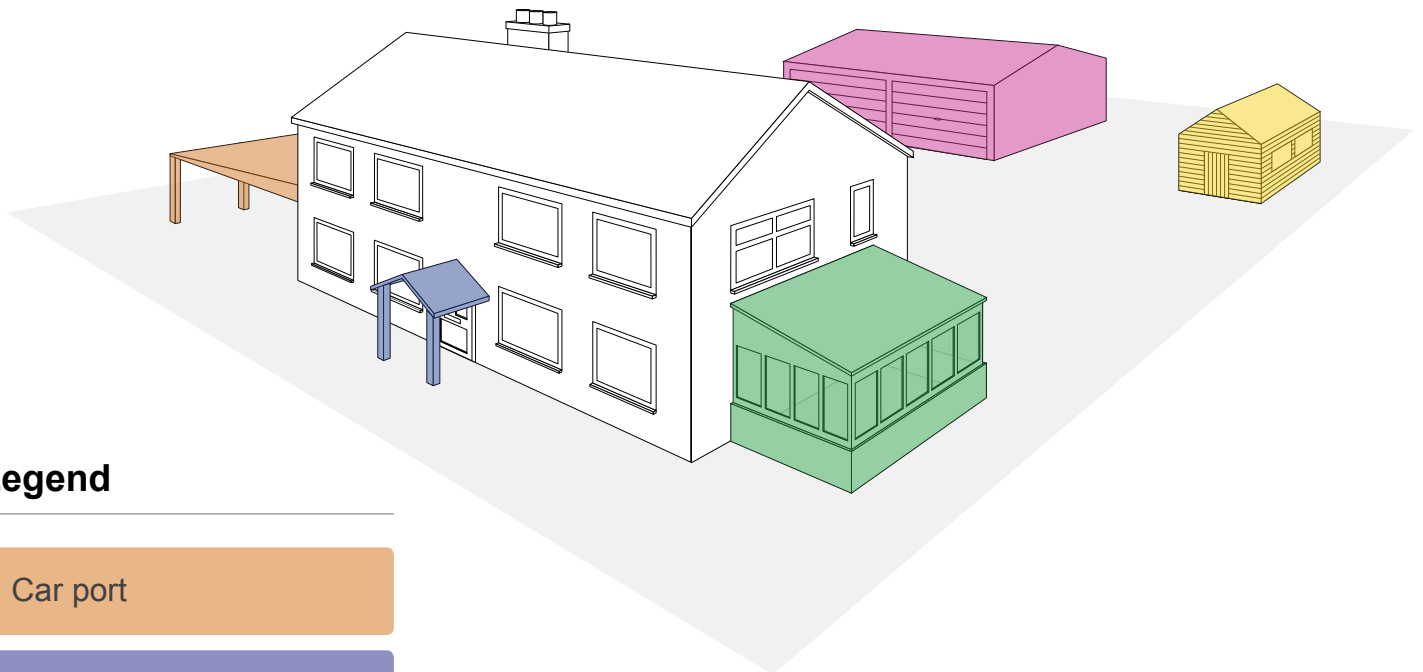
Building Control Guidance Note

Exempt buildings & work

The following is intended to provide you with information about conservatories, porches, domestic garages and other small extensions and buildings which are exempt from the requirements of the Building Regulations.

There are certain buildings that the Government consider can be exempted from the building regulation requirements. These are generally those types of buildings where the application of the regulations would be unduly onerous and in such cases you may build without Building Control being involved.

Even though your proposal may be exempt from the Building Regulations you may still require Planning Permission, Listed building or Conservation Area consent. This has to be applied for separately and advice can be obtained from the Planning Development Control Department (Tel: 01352 703 234 or visit www.flintshire.gov.uk/planning).



Legend

Car port

Porch

Small detached building

Large detached building

Conservatory

Conservatories

Must be less than 30m² in floor area, situated at ground level and not to be used for sleeping, kitchen or living accommodation. The existing doors and windows into the dwelling must be maintained, safety glazing must be used in all areas as identified in approved document N, as shown below.

Porches

Must be single storey, less than 30m² in floor area, not contain any W.C. or drainage facility, have safety glass fitted into any doors or windows required under approved document N, and retain the existing door of the dwelling.

Car ports

Must be at ground level, floor area must not exceed 30m² and the carport must be open on at least two sides.

Covered Ways

Must be under 30m² in floor area and be situated at ground floor level.

Large detached buildings

Must be single storey and under 30m² in floor area with no sleeping accommodation. Made of non combustible materials if located within 1m of the boundary.

Small detached buildings

Maximum size of 15m² in floor area, can be located on the boundary if required, must not contain sleeping accommodation.

Replacement windows

If you are employing a builder or a window company who are FENSA registered, Building Regulations Approval is not required.

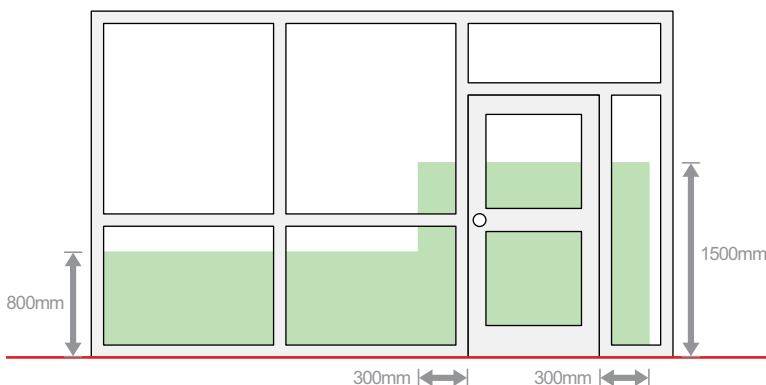
Temporary buildings

A building which is not intended to remain where it is erected for more than 28 days.

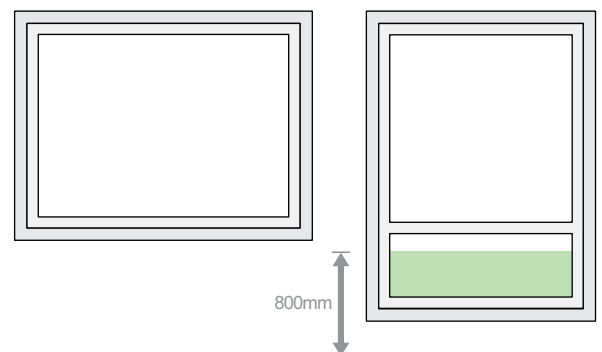
Critical locations in external & internal walls

■ Safety glass must be fitted here ■ Floor level

Doors & side panels



Windows



Fixed Domestic Electrical Installations

If you are employing an Electrician or electrical company who are registered to one of the following Self Certifying Scheme, Building Regulation approval is not required.

- » EC Certification Limited
- » NICEIC Group Limited
- » British Standard Institution
- » NAPIT Registration Limited
- » Association of Plumbing and Heating Contractors (Certification) Limited
- » Oil Firing Technical Association Limited

Buildings controlled under other legislation

- » Any building the construction of which is subject to the Explosives Acts 1875 and 1923(a).
- » Any building (other than a building containing a dwelling or a building used for office of canteen accommodation) erected on a site in respect of which a license under the Nuclear Installations Act 1965 (b) for the time being in force.
- » A building included in the schedule of monuments maintained under section 1 of the Ancient Monuments and Archaeological Areas Act 1979 (c).

Buildings not frequented by people

A detached building:

- » into which people do not normally go; or
- » into which people go only intermittently and then only for the purpose of inspecting or maintaining fixed plant or machinery.

Unless any point of such a building is less than one and a half times its height from:

- » any point of a building into which people can or do normally go; or

- » the nearest point of the boundary of the curtilage of that building,
- » whichever is the nearer.

Greenhouses and agricultural buildings

1. Subject to paragraph 3, a greenhouse.
2. A building used, subject to paragraph 3, for agriculture, or a building principally for the keeping of animals, provided in each case that:
 - 3a. no part of the building is used as a dwelling.
 - 3b. no point of the building is less than one and a half times its height from any point of a building which contains sleeping accommodation; and
 - 3c. the building is provided with a fire exit which is not more than 30 metres from any point in the building.
4. The descriptions of building in paragraphs 1 and 2 do not include a greenhouse or a building used for agriculture if the principal purpose for which they are used is retailing, packing or exhibiting.
5. In paragraph 2, "agriculture" includes horticulture, fruit growing, the growing of plants for seed and fish farming.

Ancillary buildings

A building on a site, being a building which is intended to be used only in connection with the disposal of buildings or building plots on that site.

A building on the site of construction or civil engineering works, which is intended to be used only during the course of those works and contains no sleeping accommodation.

A building, other than a building containing a dwelling or used as an office or showroom, erected for use on the site of and in connection with a mine or quarry.