

Building Control Solutions

Homeowner Guide 1

# Building Regulation Approval



## Do I need Building Regulations Approval?

This leaflet is intended to provide an introduction to Building Control and the Building Regulations. It is not an authoritative statement of the law, but it is designed to help you understand the system. Any building project may be subject to other statutory controls, or require other consents such as Planning Permission.

## What are the Building Regulations?

The Building Regulations are concerned with the practical side of building design. Their fundamental purpose is to safeguard the health and safety of anyone in or around buildings. Building Regulations are legislated by Parliament and are a national standard. Our Building Control Team will ensure that any design and building operations are carried out in accordance with these Regulations.

## What do the Building Regulations cover?

The requirements of the Building Regulations are divided into the following headings: Please visit: [www.bcsolutions.org.uk](http://www.bcsolutions.org.uk) for advice.

- |                                                |                                                  |
|------------------------------------------------|--------------------------------------------------|
| A. Structure                                   | J. Combustion appliances                         |
| B. Fire Safety                                 | K. Protection from falling, collision and impact |
| C. Site Preparation and Resistance to Moisture | L. Conservation of fuel and power                |
| D. Toxic Substances                            | M. Access and facilities for disabled people     |
| E. Resistance to the passage of sound          | N. Glazing (incorporated in Part K - April 2013) |
| F. Ventilation                                 | P. Electrical safety                             |
| G. Hygiene                                     | Q. Security                                      |
| H. Drainage and waste disposal                 | R. Broadband                                     |

## When is Building Regulation Approval Required?

The Building Regulations will probably apply if you intend to:

- Construct a new building
- Extend or alter an existing building
- Change the use of a building
- Provide fittings such as drains or heat producing appliances.

They may also apply if you wish to put an existing building to a different use. If the Regulations apply you must submit a Building Regulation application.

## When Do I Need Approval?

Please visit [www.bcsolutions.org.uk](http://www.bcsolutions.org.uk) for advice.

## Frequently asked questions

The questions and answers below will help you to decide whether or not you need to make a Building Regulation application.

### *Do I need approval to build an extension on my house? - YES*

But a porch or conservatory with a translucent roof, i.e. Glass or PVC, under 30m<sup>2</sup> in floor area may be exempt (Please ask for details).

### *Do I need approval to make internal alterations within my house? - YES*

If the alterations are of a structural nature such as the removal or part removal of loadbearing construction, ie, a wall, joist, beam or chimney breast. Any alteration that affects the means of escape in case of fire will always require an application.

### ***Do I need approval to install replacement windows to my house? - YES***

The thermal performance of replacement windows is now controlled. Replacing a window may also create a structural alteration, or affect the means of escape in case of fire. Replacement windows may also require the benefit of a Planning Application.

NOTE: Broken window panes alone do not require Building Regulation Approval. Please see Homeowner Guide 14 for full details.

### ***Do I need approval to carry out repairs to my house?***

If the repairs involve more than 25% replacement of wall plastering, external rendering, roof covering or ground floor construction - YES

If the repair consists of removing a major part of a wall and rebuilding it - YES Do I need approval to install a roof light? - YES

### ***Do I need approval to convert my house into flats? - YES***

### ***Do I need approval to convert flats back into a house? - YES***

### ***Do I need approval to install fittings and appliances within my house?***

1. To install or alter the position of a bath, basin or WC - YES If the work involves new drainage or plumbing
2. To install or alter the position of a heating appliance - YES for gas, oil or solid fuel type appliances (unless the installer is registered under a CPS scheme)
3. To install hot water storage - YES If the system is unvented (under direct mains pressure).

### ***Do I need approval to install or replace electric wiring? – YES (unless under a CPS scheme)***

### ***Do I need approval to insert cavity wall insulation? - YES***

## **Party Wall etc. Act 1996**

Advice should be taken from a suitably qualified surveyor or legal expert on the possible implications of the above Act.

## **Providing Guidance**

Please consult our Building Control Solutions team prior to making an application. Our Service is there to help if you are in any doubts over requirements or require further information. This is one of a number of Homeowner Guides to help you through the Building Control process.

## **Other approvals**

In addition to Building Regulation approval, you may also require Planning Permission in certain circumstances. Please contact the relevant authority's Development Control Team for further advice.



Tel: 0300 790 0580  
[www.bcsolutions.org.uk](http://www.bcsolutions.org.uk)

