



CONTROL OF BUILDING WORK

Not all construction operations are controlled by the Building Regulations and similarly some types of work, that may not necessarily be recognised as construction, are controlled. Regulation 5 defines what, in terms of the regulations, constitutes Building Work and therefore controlled.

The erection or extension of a building.

Clearly new buildings and extensions are controlled and are therefore generally subject to a full plans application and a Building Licence. Some types of buildings may be exempt some of the requirements of the Regulations, please refer to the separate guidance note for exempt building work.



The provision or extension of a controlled service or fitting in or in connection with a building.

Typically this work includes the provision, alteration and replacement of central heating systems, hot water storage cylinders, mechanical ventilation systems and windows and doors.

The material alteration of a building, or a controlled service or fitting.....

Work required to be carried out by Regulation 10 (requirements relating to demolition).

Whether as part of a development scheme or as a clearance of a redundant building, demolition is controlled building work and subject to the normal application and licensing regime.

The insertion of insulating material into the cavity wall of a building.

Because of the potentially serious consequences if undertaken incorrectly, this type of thermal upgrading operation is specifically listed as controlled building work.

Work required to be carried out by Regulation 8 (requirements relating to a material change of use.)

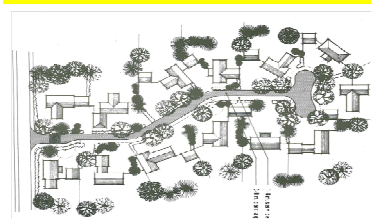
Where existing buildings are reused for a different purpose, the Building Regulations impose conditions on that change. For example where a barn is converted into a dwelling, certain requirements must be met—insulation, suitable drainage, ventilation to name a few. It is this work, required for the change of use, that is controlled.

Work involving the underpinning of a building

Whilst underpinning could be seen as repair work, due to the specialist structural nature of this type of operation and the potentially serious consequences if undertaken incorrectly, it is specifically listed as controlled building work.



The construction or extension of a road.



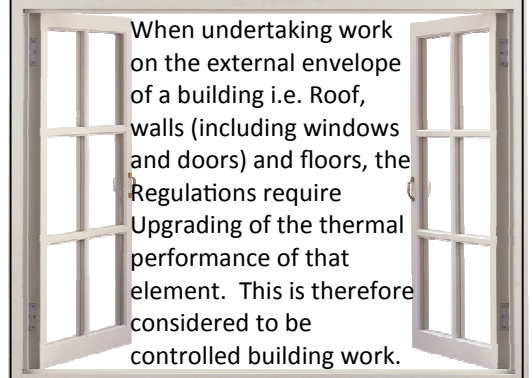
All new private roads in connection with development. These include housing new estate/clos access roads or service roads in association with commercial premises.

Work required to be carried out by Regulation 21 (requirements relating to a change of energy status).

Where heating or cooling equipment has been installed where previously none existed.

Work required to be carried out by Regulation 22 (requirements relating to thermal elements).

When undertaking work on the external envelope of a building i.e. Roof, walls (including windows and doors) and floors, the Regulations require Upgrading of the thermal performance of that element. This is therefore considered to be controlled building work.



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A duty building control surveyor is normally available to provide general guidance at our Frossard House offices between 9am - 10.30am and 3pm - 5pm Monday to Thursday (4.30pm on Friday), during which telephone calls are welcome. Outside these times, an answering service will be available where you can leave a message.

Please note, the duty building control surveyor is able to provide general guidance only. For site specific guidance, please contact the allocated officer.

Please be advised that this guidance note relates only to the situation with regard to Building Control and that separate planning permission may be required in respect of your proposal. You are advised to seek separate, appropriate advice with regard to the position under Planning and development should not be commenced until and unless all necessary statutory consents have been obtained.