



*Architects Delivering
your Vision
...Nationwide!*

Here's what to expect...

- ❑ Up to 2hrs of our FREE time assessing your needs and advising you of the possibilities...
- ❑ Learn the process of negotiating your way through the Planning and Building Warrant process...
- ❑ Tap into our established network of professional consultants who understand the delivery process...
- ❑ Stop wasting cash on other professional services which don't meet your demands...
- ❑ Stay enthused about your vision...



**Call the Client Services Team today on
01698 422358 for FREE Building Warrant Advice**

BUILDING WARRANT - FREQUENTLY ASKED QUESTIONS.

For Building Regulation purposes, the term "building work" means any of the following: The erection or extension of a building.

1. An alteration to a building.
2. The provision, extension or alteration of a controlled service or fitting (drainage, boiler or other heated appliance, unvented hot water systems, mechanical ventilation systems), replacement windows and electrical work in dwellings
3. An alteration involving work which will temporarily or permanently affect the ongoing compliance of the building service or fitting with the requirements relating to structure, fire, or access to and use of buildings (material alteration)
4. Work relating to a change of use of a building*
5. the insertion of insulation into a cavity wall; and
6. underpinning of the foundations of a building

*A material change of use of a building or part.

(*A change of use is where a building is now a dwelling, flat or hotel/boarding house, institution or public building, where previously it was not; Or when an exempt building is converted to a use to which the Building Regulations apply; Or there is a change in the number of dwellings in a building).

Q. Do I need Building Regulation Approval to build an extension to my house?

A. Yes, unless the extension is exempt, e.g. porch or conservatory under a certain size

Q Do I need Building Regulation Approval to convert my loft into a room?

A. All loft conversions require approval under the Building Regulations. Loft Conversions are not as easy to construct as may be suggested. They can be very complex and the design needs to consider e.g. Structural stability, Fire resistance/protection, Escape window, Smoke detection, A protected stairway enclosure and A fixed stairway to the new floor. Thermal insulation, Sound insulation, Ventilation, Weather resistance. Detailed plans are required for this work to ensure the loft can be constructed. Where the existing loft space is to be used for domestic storage only with access via a loft hatch and no constructional work being undertaken, an application is not required. (This is assuming that the ceiling joists are already of a size suitable for domestic storage loading).

Q Do I need approval to convert my garage into a habitable room?

A. Yes, even if it is used as an occasional room such as a hobbies room

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Q Do I need Building Regulation Approval to make internal alterations within my house?

A. Yes, either if the alterations are of a structural nature e.g. the removal or part removal of a load bearing wall, or removal of part or the whole of a chimney, or if they affect fire safety e.g. changed layouts, etc. Generally, if the alteration involves the insertion of a beam or lintel or will affect the stability of the building then the alteration is a structural one. If you are unsure if the alteration will require approval then seek the advice of an expert or contact Building Control

Q. Do I need Building Regulation Approval to install cavity insulation into my house?

A. Yes. But if you use an approved installer they will generally submit a Building Notice on your behalf as a matter of course.

Q Do I need Building Regulation Approval to construct a detached garage?

A No, provided that the garage meets the following conditions. It is less than 30 square metres internal floor area, It is a single storey, It is one metre from any boundary or constructed of non-combustible materials (including the roof).

Any other garage will require an application. If in doubt please contact Building Control

Q Do I need Building Regulation Approval to construct a carport?

A No, provided its floor area is less than 30 square metres internal floor area and it is open on at least two sides.

Q Do I need Building Regulation Approval to provide a covered yard or covered way to my house?

A. No, provided the floor area is less than 30 square metres internal floor area.

Q. Do I need Building Regulation Approval to construct a porch?

A. No, provided the internal floor area is less than 30 square metres, it is separated from the house by an external quality door, and any glazing in critical locations is safety glass.

Q Do I need Building Regulation Approval to construct a conservatory?

A. No, provided the internal floor area is less than 30 square metres, it is separated from the house by an external door and the roof and walls are substantially glazed. Any glass within critical locations should be safety glass.

Q Do I need Building Regulation Approval to construct a small, detached building on my land?

A. No, provided it contains no sleeping accommodation, is less than 30 square metres internal floor area, it is single storey and is either more than one metre from the boundary or is constructed of non-combustible materials. A detached greenhouse or shed usually falls within this class of building. However, any fixed electrical installations must meet the requirements of the Building Regulations

Q Do I need Building Regulation Approval to carry out repairs to my house?



It all starts with a vision... your vision!



**Your Architect
will be
Kenneth Martin**

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ARIAS, RIBA

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A. No, if the repairs are of a minor nature and you are replacing like for like. This includes replacing the felt to a flat roof, repointing, replacing a small area of brickwork etc. Yes, if the repair involves the removal of a major part of a wall and rebuilding it. In the case of re-roofing if the tiles are of the same type then no approval need be sought. If the new tile or roofing material is substantially heavier or lighter than the existing material then an approval under Building Regulations will be required.

Q Do I need Building Regulation Approval to convert my house into flats?

A. Yes, this is a change of use.

Q Do I need Building Regulation Approval to underpin my house?

A. Yes, this is a structural alteration.

Q Do I need Building Regulation Approval to install fittings and appliances or carry out drainage work?

A. All drainage work (above and below ground) in connection with a building including the installation of a sink, bath, shower, toilet etc, requires an application

Q How long do I have to start the works once work has commenced on site?

A. You have 5 years to start the build.

Q What is the difference between Building Regulation and Planning permission?

A. The legislation for both is very important in development but is fundamentally different. Building Regulations consider the construction of the proposed work and how to comply with the Regulations. They represent a minimum standard. Town Planning legislation (planning permission) principally deals with the appearance of new building work and how it will impact on the surrounding residents and general locality.

Q Is a completion certificate the same as a guarantee or warranty?

A. No. The completion certificate simply confirms that, as far as the Local Authority has been able to ascertain, the work on-site complies with the current Building Regulations. This means that inspections will need to have been carried out at the appropriate times, and that any problems found were put right. The Local Authority does not provide a guarantee or warranty on the work. If you are buying a new or altered property, always make sure your solicitor checks that a completion certificate has been issued for the work. This is particularly important as if defects are found later; it may be you who is responsible for correcting them rather than the previous owner!

Q Building Control charges

A. The Building Control Service is required to cover all its costs from charges income. Charges, therefore, have to be set to recover the cost of providing the service. Please contact your local council directly for full details of the relevant charges.

FAQ's correct at time of printing.