

The requirements of the Building Regulations apply to most buildings. The regulations control many aspects of construction relating to structural and fire safety, conservation of fuel and power, health and access and facilities for disabled people.

**If you are considering undertaking building work you will probably need to obtain Building Regulation Approval first.**

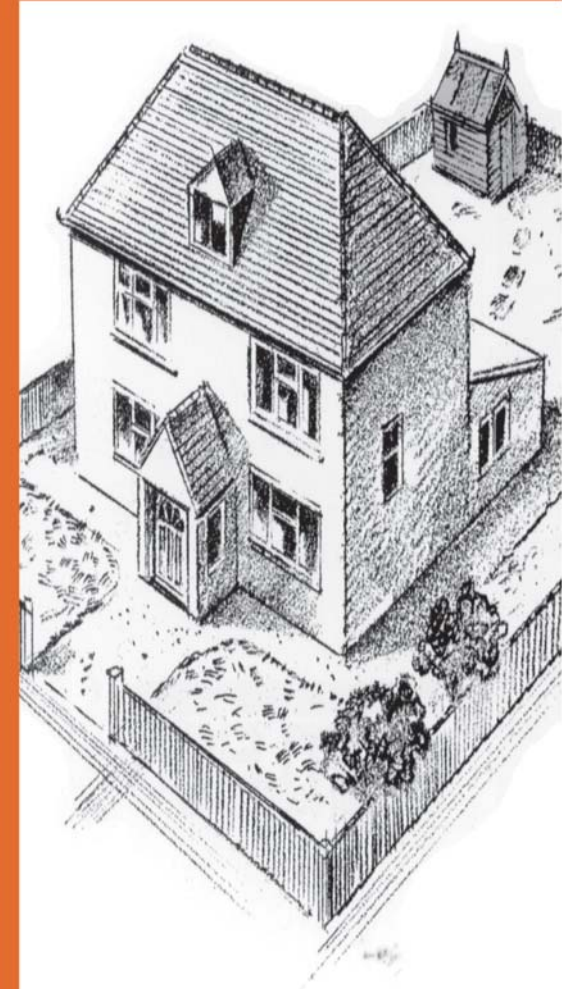
There are some buildings that are not controlled by the Building regulations. For example Agricultural buildings and greenhouses, provided that they are not used as a dwelling and no part of it is less than 1<sup>1</sup>/<sub>2</sub> times its height from a building containing sleeping accommodation and that no part within the building is less than 30m from a fire exit.

There are a number of exempt buildings for domestic use and include certain garages, sheds, conservatories and porches. More detailed information on these are shown in the diagram here.

All exemptions from control are given in the Building Regulations 2000.

The Regulations change from time to time and the circumstances of individual buildings do vary therefore the guidance given here should not be regarded as a definitive interpretation of the legislation. Call us, we will be happy to discuss your project with you.

# Exempt Buildings



# Working together to provide the Best in Building Control

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## Exempt Domestic Buildings

The following buildings and extensions may be erected without obtaining Building Regulations Approval.

A greenhouse or conservatory built at ground level with a floor area of not more than 30m<sup>2</sup> (Although separation is required between the conservatory/greenhouse and the rest of the house by doors)

n.b. glazing at low level or in doors and sidelights must be carried out in safety glass as recommended by the manufacturer or supplier.

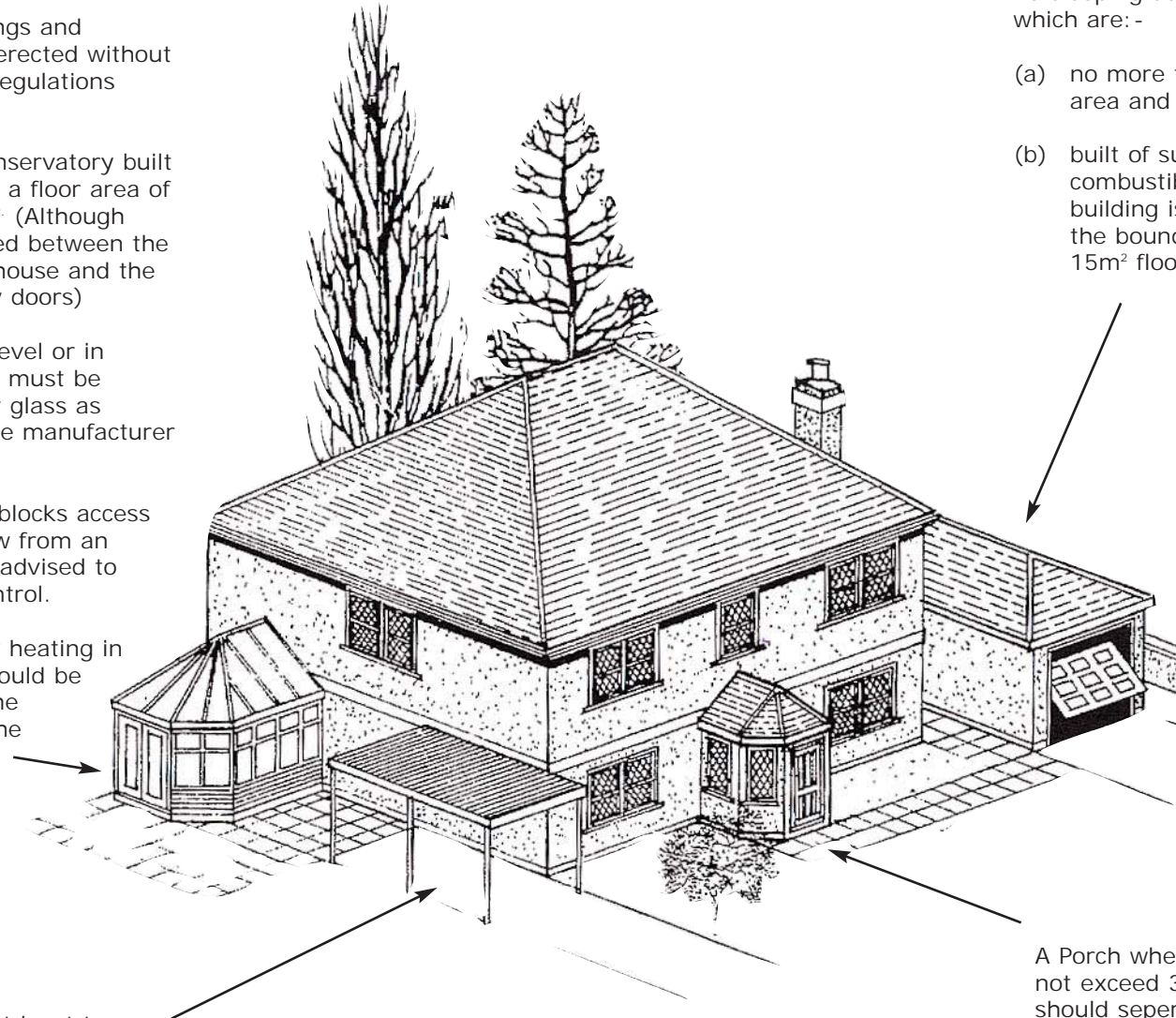
If the conservatory blocks access to an escape window from an upper floor you are advised to contact Building Control.

The controls for any heating in the conservatory should be independent from the heating system to the house.

A Carport open on at least two sides, the floor area of which does not exceed 30m<sup>2</sup>.

Small detached single storey buildings such as garages, sheds and greenhouses which contains no sleeping accommodation and which are:-

- (a) no more than 30m<sup>2</sup> in floor area and
- (b) built of substantially non-combustible materials if the building is less than 1m from the boundary or less than 15m<sup>2</sup> floor area.



A Porch where the floor area does not exceed 30m<sup>2</sup>. (Although a door should separate a porch and the house).